

Meredith Fascett
ANC 6D07 Commissioner
909 4th St SE
Washington, DC 20003

January 8, 2015

Zoning Commission for the District of Columbia
Office of Zoning
441 4th St NW,
Washington, DC 20001

RE Z.C. Case No 03-12Q/03-13Q Extension and Flexibility

Dear Members of the Zoning Commission

I am the newly elected Advisory Neighborhood Commissioner for Single Member District 6D07, which is inclusive of the Arthur Capper / Carrollsborg ("ACC") HOPE VI revitalization project. I also am a homeowner in the Capitol Quarter community

I would like to open by affirming my support for the position of Advisory Neighborhood Commission 6D as articulated in the letter to the Zoning Commission, dated June 14, 2014

"Advisory Neighborhood Commission (ANC) 6D voted 6-0 in favor of lowering the requested 5-year extension to a 2-year extension ending at December 31, 2015, and in favor of the applicants' request to move 37 of the required ACC Units to Square 769, and in opposition to the flexibility to move ACC units from Squares, 739, 767, and 768. ANC 6D believes that allowing this applicant any flexibility with the remaining three squares will only serve to allow the applicant to circumvent the theme of HOPE VI in that it will allow the segregation of the low income units even further than the applicant has already done "

The DC Housing Authority ("DCHA") and the Capper Carrollsborg Venture, LLC (CCV) should not be granted the requested flexibility regarding the location and distribution of the 206 remaining ACC public housing units on Squares 739, 767, and 768 DCHA has not provided the community with a plan for how it intends to distribute and integrate ACC and market rate units across the remaining squares DCHA has not outlined its strategy to "foster a sustainable community" or "cultivate opportunities for residents to improve their lives" per its stated agency goals And DCHA has not provided assurances that the flexibility requested will result in a project consistent with the PUD's goal of providing a "vibrant mixed-use and mixed-income community." Instead, DCHA has requested

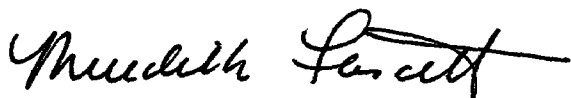
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EXHIBIT NO.45

flexibility so broad that it would be permitted to 1) concentrate the majority of the ACC units on a single square and 2) create buildings containing solely ACC public housing units, both of which go against the intent of the PUD. Given these unknowns and DCHA's track record of building income-segregated housing in the neighborhood (400 M Street SE and 900 5th St. SE), DCHA has lost the public's trust regarding the remaining squares and thus does not have my support for the requested flexibility.

Furthermore, I find DCHA's project finance-based argument for flexibility very concerning. In paragraph three of Exhibit 38, DCHA Executive Director Adrienne Todman outlines the major economic factors that have made the financing of mixed income housing projects that include public housing units more difficult, e.g. a reduction in the number of financial institutions willing to provide financing, HUD's elimination of the "difficult to develop" designation, and the construction of other market rate rental units in the neighborhood. Granting the flexibility requested, however, does nothing to mitigate against these economic factors. Instead, granting the flexibility requested merely facilitates DCHA's ability to create housing projects that are not mixed-income. And that is not in keeping with the PUD's goal to create a vibrant mixed-used and mixed-income community.

Neighbors are committed to building a thriving, inclusive, mixed-income community. We hope that DCHA can find innovative ways to deliver the remaining ACC units to the neighborhood as quickly as possible while also achieving the goals of the PUD and the Hope VI revitalization project.

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Fascett". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Meredith Fascett