

**Dorchester House Associates, LLC and Kalorama West, LLC – PUD
and Zoning Map Amendment Application –
Zoning Commission Case No. 04-36
Summary of Affordable Housing Program**

DEVELOPMENT STANDARDS

- Gross Floor Area:** The Applicant will provide approximately 30,000 square feet of gross floor area for units affordable to households within the targeted income range. This is equal to approximately 30% of the additional gross floor area that is achieved through the PUD and Zoning Map Amendment application.
- Buildings:** The affordable units will be provided in both the existing apartment building and in the proposed addition.
- Unit Types:** The mixture of affordable unit types shall be in rough proportion to the mixture of unit types in the building and the proposed addition.
- Unit Sizes:** The internal square footage of affordable units will be in rough proportion to market rate units.
- Unit Distribution:** Affordable units will be distributed throughout the existing apartment building and the proposed addition. Affordable units will not be concentrated in any area.
- Construction:** Affordable units shall be indistinguishable from market rate units in design, materials, appliances and furnishings.

HOUSEHOLD STANDARDS

- Income Limits:** Eligible households are defined as those households that meet the following criteria:
- Having household incomes not exceeding 80% of the Area Median Income for the Washington, DC Metropolitan Statistical Area and adjusted for family size as determined annually by the HUD Section-8 low-income standard;
 - Using the apartments as their primary year-round residences;
 - Occupying the apartments continuously without subleasing;
 - Remaining in compliance with all lease terms and conditions;
 - Having no ownership interest in any other housing;
 - Being certified annually as to income eligibility according to HUD

procedures for project-based Section-8 housing subsidies.

Occupancy:

Under the current landlord/tenant law a tenant may not be evicted except under conditions prescribed by law. Therefore, if any tenant originally eligible under the program becomes ineligible by reason of excess household income, the tenant will be allowed to remain in the unit. The rent for the unit will be raised to the market rent for the type of unit. The Applicant will put the next similar unit to become vacant into the affordable housing program and reserve it until leased to an eligible household.

Unit Rents:

Affordable housing rents will be computed annually and derived from the HUD Section-8 low-income limits based on the following methodology:

- Occupancy shall not exceed the 'safe-harbor' maximum number of occupants set forth in the Human Rights Act,
- Occupancy for each unit type will be figured at the safe-harbor maximum number of occupants and at one fewer occupant,
- Income limits by family size shall be correlated to the number of occupants and averaged for each apartment type,
- Rents shall be at first taken at 30% of the average income limit by unit type, and
- Utilities paid by the tenant shall be deducted from the rents according utility tables published by the D.C Housing Authority for Section-8 housing allowances for high-rise apartments.

Based on the published HUD Section-8 low-income limits for the Metropolitan Statistical Area, the initial rents in 2005 would be as follows:

Number of Bedrooms	Efficiency	1 Bedroom	2 Bedroom
Rent (before utilities allowance)	\$1,088	\$1,233	\$1,508

Selection:

The Applicant will seek as new tenants those who contribute to the fabric of the neighborhood, such as police officers, firemen, emergency medical technicians, schoolteachers, and long-time employees of local retailers and public-service organizations. The Applicant will also seek references from the Advisory Neighborhood Commission as well as from local civic, business, religious, and social service organizations.

Term:

The Affordable Housing Program will commence upon the issuance of a certificate of occupancy for the addition and run for twenty years thereafter. Upon expiration of the program, these units may be rented at market rates.

Enforcement:

The Affordable Housing Program will be imposed on the property by a covenant and/or other legal means. The District government shall retain all rights to enforce the provisions of the affordability covenants, according to the provisions of this document or such enforcement mechanisms as the District government may deem appropriate. The District government shall have the right to recapture any enforcement costs.

Amendment:

The substance of any of the above clauses that are included in the terms of the covenant addressing the Affordable Housing Program may not be modified without the consent of both the Applicant and the District government. Administrative, monitoring and enforcement mechanisms not included in the terms of the covenant placed on the property may be modified at the sole discretion of the District government.

EXISTING RENT RESTRICTED UNITS IN THE DORCHESTER APARTMENTS BUILDING

There are approximately forty-five rental units that are restricted by the rent-control law to rents that are materially below current market rents. Those units will remain subject to all applicable rent-control limitations. Those units are not counted toward the affordable housing program.