(04-37)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

December 22, 2004

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Ms. Carol Mitten, Chairperson
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Waiver of Hearing Fees – Eastgate Senior Residences (Hope VI) PUD

Dear Ms. Mitten:

The purpose of this letter is to request that the Zoning Commission grant a waiver of hearing fees for the Planned Unit Development (PUD) application for the Eastgate Senior Residences. The application was submitted on December 17, 2004 and is currently being processed at the Office of Zoning.

Section 3042 of the Zoning Regulations provides that the Department of Housing and Community Development (DHCD) may request that the Zoning Commission waives the normal hearing fees for PUD applications involving "low or moderate income subsidized housing development." Under the regulations, a "subsidized housing development" is defined as a housing development that receives funding from a recognized District of Columbia or federal government subsidy program. "Low or moderate income" is defined by the U.S. Department of Housing and Urban Development (HUD). The site is in the Marshall Heights neighborhood in Ward 7.

The New East Capitol project has been granted a $20 million HOPE VI grant for the "New Eastgate Revitalization", a development in Southeast Washington, D.C., to replace deteriorated, existing public and subsidized housing in the neighborhood with a high-quality, mixed income residential community. The Eastgate Senior Residences are part of that HOPE VI development and include exclusively affordable units.

It has been determined that the subject project is a "subsidized housing development" that meets the requirements of the applicable regulations and is therefore eligible for a waiver of the normal hearing fees. DHCD has found the project to be consistent with housing and community development needs and strategies of the District of Columbia, which emphasize:

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- Creating homeownership and rental housing opportunities for low and moderate income families, while also increasing the real estate tax revenue base;
- Building stable and livable neighborhoods, thereby decreasing crime; and

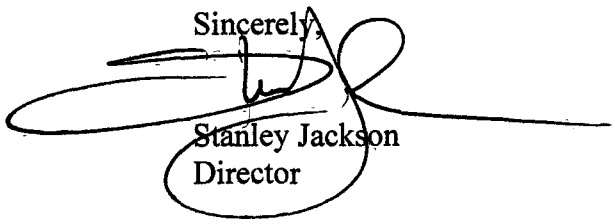
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3. Creating mixed-income neighborhoods.

Thank you for your consideration of this request.

Sincerely,



Stanley Jackson
Director