District of Columbia Housing Authority

1133 North Capitol Street, N.E.
Washington, D.C. 20002-7599
(202) 535-1000

Michael Kelly, Executive Director

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D.C. OFFICE OF ZONING
2005 JUL -5 AM 9:00

June 28, 2005

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

Re: Case number ZC 04-37

Dear Ms. Mitten:

The District of Columbia Housing Authority (DCHA), in partnership with A&R/THC, LLC, came before the commission on May 23, 2005 to present a Planned Unit Development (PUD) and FAR variance for the Eastgate Gardens Senior Housing Development located at Ridge and Anacostia Road, SE. In response to the presentation, the commission requested that supplemental submissions be provided with a follow- up hearing on July 11th. This is a request for an expedited determination on the zoning variance and PUD approval by July 30th.

The DCHA will be providing one third, $3.7 million, of the financing for the Eastgate Senior Development which will consist of 100 one-bedroom units designed for independent living. Tax-exempt bonds issued by the DC Housing Finance Agency and four percent Tax Credits will provide the remaining funding. The DCHA funds will be made available from a special U.S. Department of Housing and Urban Development (HUD) program, Replacement Housing Factor (RHF) Funds. This fund is made available to DCHA specifically to increase the availability of low-income housing. However, the RHF funds have a statutory sunset of October 1 by which the funds must either be expended or be recaptured by HUD. HUD requires that a closing occur before the funds can be expended.

In view of the fact that the RHF funds comprise a significant portion of the $11.6 million total development costs needed, it is imperative that we meet this deadline and not lose these funds or the opportunity to address the need for low-income housing for seniors. Therefore, we respectfully request that the commission render a decision regarding the variance and PUD by the end of July. This will enable us to complete the permitting process and to get the other financing in place to close by September 30th.

ZONING COMMISSION
District of Columbia
CASE NO. 04-37
EXHIBIT NO. 38

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Should you require additional regarding this matter, please contact Lawrence Dwyer, Director, Office of Planning and Development at 202-535-1445. Thank you for your consideration of this urgency.

Sincerely,

Michael Kelly
Executive Director