

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



February 9, 2006

Carol Mitten, Chairperson
DC Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

Re: **Z.C. Case No. 05-19 - Planned Unit Development Application of The Neighborhood Development Company, LLC (the "Applicant"), for the Property Located at 4100 Georgia Avenue, N.W. (the "Subject Property") - Request for Waiver of Hearing Fees**

Dear Chairperson Mitten and Members of the Commission:

Pursuant to 11 DCMR §3042, the D.C. Department of Housing and Community Development ("DHCD") requests that the Zoning Commission waive the normal hearing fee for the above-mentioned Planned Unit Development ("PUD") application. The project proposed in this PUD application, to be known as 4100 Georgia Avenue, NW, will provide 72 new rental housing opportunities that will be affordable to households earning 60% or less of the annual Area Median Income ("AMI"), in addition to retail space that is much needed in this neighborhood.

The U.S. Department of Housing and Urban Development ("HUD") defines low income households as those households, who earn at least sixty percent (60%) of the AMI. HUD further defines moderate income households as those households whose household income is at eighty percent (80%) of the AMI.

The Applicant has applied for DHCD funding for this project which will satisfy HUD and DHCD formulas for low income subsidized housing developments. Most recently, DHCD's Loan and Project Review Committee ("Loan Committee") met on November 18, 2005 to consider, among other items, a request from the Applicant, for funding of its project at the Subject Property. The Loan Committee recommended that the Director of DHCD approve funding of a loan in the amount of Six Million Six Hundred Seventy Seven Thousand Forty Three Dollars (\$6,677,043.00) for the project to be provided from the District's available Fiscal Year 2005 Housing Production Trust Funds. DHCD has imposed a requirement that at least fourteen units within the Subject Property be reserved for households who are at thirty one percent (31%) to fifty percent (50%) of the AMI. All seventy two (72) units will be rented to families who are at sixty percent (60%) or less of the AMI.

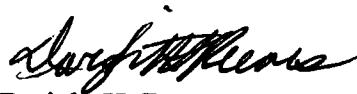
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I certify that the Subject Property meets the requirements of 11 DCMR §3042.2. I further certify that DHCD will cause a restrictive covenant to be placed upon the land records of the District of Columbia, which requires that the Subject Property be affordable to low income households for a period of forty years. On an annual basis, DHCD will monitor compliance with this requirement.

By granting this fee waiver, the Zoning Commission will financially assist the Applicant in creating a residential project that is not only affordable to low income residents, but is also a safe, attractive and inviting place to live. This is exactly the type of development that should be encouraged throughout the District.

If you have any questions regarding this fee waiver request, please contact the undersigned at 202-442-7135.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwight H. Reeves".

Dwight H. Reeves
Special Projects Manager

cc: Buwa Binitie