

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



Office of the Director

October 4, 2005

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

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT -4 PM 10: 03

Re: Hearing Fees – Zoning Commission Case No. 05-24
(Eastgate Family PUD)

Dear Ms. Mitten:

The purpose of this letter is to request the Zoning Commission to grant a waiver of hearing fees for the Planned Unit Development (“PUD”) application for the Eastgate Family new community development. The applicant is the District of Columbia Housing Authority (“DCHA”) and A&R/THC II, LLC, a joint venture between A&R Development Corporation and The Henson Development Company.

This project will provide a wide range of community benefits, including the revitalization of a blighted area in Ward 7, the provision of affordable rental and for sale housing, the creation of new green space, the construction of a new 25,000 square foot cultural arts center, approximately 50 Section 3 jobs, and the utilization of 35% Local Small Disadvantage Business Enterprises (LSDBE) in the project development. The project will be a catalyst for further change and development in the area.

Section 3042 of the Zoning Regulations provides that the Department of Housing and Community Development (DHCD) may request that the Zoning Commission waive the normal hearing fee 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 Eastgate Family PUD is a HOPE VI project, in which Federal funds from HUD are used to replace obsolete or derelict public housing developments with well-designed new communities with affordable housing. The Eastgate plan is to develop the PUD Site with 186 dwelling units, including 158 townhouses, 20 detached single-family dwellings and 8 units in two grandhomes (each having four units). While Eastgate will be a mixed-income

community, the emphasis is upon affordable units, with 97 units (52%) in the low-income range, 25 units (13%) in the moderate-income range and 64 units (34%) at market rate.

This letter certifies 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 application fees.

For the foregoing reasons, DHCD respectfully requests that the Zoning Commission grant a waiver of all applicable hearing fees for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jalal Greene", written over a vertical line.

Jalal Greene
Director