

May 15, 2008

Anthony Hood, Chair  
Zoning Commission  
Office of Zoning  
441 Fourth Street, N W  
Suite 210  
Washington D C 20001

ZONING COMMISSION  
District of Columbia

CASE NO 05-24.B  
EXHIBIT NO A

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Re Proposed Modification to Eastgate Hope VI PUD  
(Z C No 05-24)

Dear Mr Hood and Members of the Zoning Commission

This is in follow-up to the Applicant's previous request for a minor modification to substitute 45 new housing units (to consist of 10 duplex units, 9 triplex units and 39 townhouses) for 20 previously approved single family units located on the interior of the 186 unit project. For the reasons explained in detail in the Applicant's two previous submissions on the modification (copies of which are attached hereto), the substitution is necessary because the previously approved, 20 detached units are unmarketable and unsalable at this time due to current market conditions that prevent buyers from financing the homes under previously available programs.

The modification was initially requested as a minor modification because the units are of the same type architecturally as previously approved townhouse and semi-detached unit types. Further, the Applicant is under tremendous pressure from its lender to quickly modify the project so that the developer can build a housing type that can be sold in light of current market conditions. Moreover, this modification will allow the developer to access additional HOPE VI funding in order to reduce the overall prices for all 150 of the new homes to levels that will be affordable to families earning between 30% and 80% of AMI. Finally, the current ongoing construction of the project necessitates resolution quickly to avert costly construction delays.

At the March monthly meeting of the Zoning Commission, the Commission determined that the request would not be heard as a minor modification, but that a public hearing was needed. In order to expedite the hearing, the Commission waived the prehearing submission requirement.

This submission is submitted in accordance with § 3013.8 - 3013.10 of the Zoning Regulations which provide that no application shall be modified less than 20 days prior to public hearing and that a report by a transportation consultant shall be provided to DDOT.

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at least 20 days prior to public hearing We are not modifying our application at this time but in view of the waiver of the prehearing submission, we are filing supplemental materials, including an updated transportation report, at least 20 days prior to the hearing

The supplemental materials being submitted herewith include

- (1) Outline of testimony and list of witnesses to appear on behalf of the Applicant at the upcoming public hearing We estimate that the Applicants' presentation will take approximately 30-45 minutes (Exhibit A)
- (2) Updated Analysis of Project Economics (Exhibit B)
- (3) Transportation Report Update (Exhibit C)
- (4) Report on the Status of Project Minority Subcontracting (Exhibit D)
- (5) Architectural Plans including Site Plans depicting Proposed Modification and Elevations of Modification Units

Thank you for your continuing consideration of the modification

Sincerely,



Cynthia A. Giordano

Attachments

cc Office of Planning  
ANC 7E