



Government of the District of Columbia
Anne Phelps, ANC Commissioner for 6Co4

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October 30, 2009

Zoning Commission of the District of Columbia
441 4th Street NW, Suite 210 South
Washington, DC 20001

RE: Proposed Minor Modification of ZC Order No. 05-36, (First Stage & Consolidated PUD & Related Map Amendment-200 K Street N.E.)

Dear Chairman Hood and Commission Members:

I am writing today to support the request submitted by Union Place Phase I, LLC for approval of a change in the project covenant and the Zoning Order to allow affordable-unit tenants to devote up to 38% of household income to their housing costs.

As the Advisory Neighborhood Commissioner representing the Single Member District where the Loree Grand project is located, I have reviewed the submission and discussed its intent with the Applicant. I believe this minor change will help to expand the pool of tenants eligible for the affordable-housing units, and promote the success of the effort to attract artists as residents. A lively community of live-work artists at the Loree Grand would be an exciting addition to our neighborhood.

This minor modification will not impact the number of affordable units nor the agreed upon percentage of AMI. Moreover, the 38% housing cost level is consistent with the regulations recently implemented governing the Inclusionary Housing Program, the District's major initiative for promoting affordable housing.

Thank you for your consideration.

Sincerely,

Anne M. Phelps
ANC Commissioner, 6Co4
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ZONING COMMISSION
District of Columbia
CASE NO. 05-36C
EXHIBIT NO. 5

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