

# ADVISORY NEIGHBORHOOD COMMISSION 8E

Sandra "S.S." Seegars, Chairwoman

1107 Savannah St., SE---Washington, DC 20032---202-561-6616---8e02@anc.dc.gov

November 17, 2009

D.C. Zoning Commission  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C. 20001

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RE: Zoning Commission No. 06-45A Highland Addition PUD

Dear Members of the Zoning Commission:

On June 11, 2007, the Zoning Commission approved the PUD application for the Highland Addition Project. On November 17, 2009, the District of Columbia Housing Authority and the developer, CEMI-NMI LLC, consisting of Crawford Edgewood Managers, Inc. and the New Market Investors, LLC, came before ANC 8E to present to us an expanded development program, to request our support to extend the PUD, which is due to expire, and to modify the unit tenure. This letter represents our continued support for this project. The expanded redevelopment will enhance the project and be of great benefit to the Washington Highlands neighborhood.

On November 17, 2009, the DC Housing Authority and the developer made a presentation before ANC 8E at its regular public meeting where we were advised that the original plan for the vacant site bound by Valley Avenue on the north, 8<sup>th</sup> Street on the east and Condon Terrace on the south in SE. Washington, DC 20032 had been delayed because of a funding shortage generated by the high cost of addressing the site issues. The housing authority is now making an application to the U.S. Department of Housing and Urban Development (HUD) for a HOPE VI Grant that would not only help to fill the funding gap, but would provide funding to help redevelop the remaining 118 units at the Highland Addition property generally located at Wheeler Road and Wahler Place, 9<sup>th</sup> Street and the south side of Condon Terrace.

The original proposal was to construct 138 units on the vacant site. The development included various types of row dwelling, detached and semi-detached dwellings and three-unit buildings [to accommodate seniors]. The proposed modification would entail reducing the number of homeownership units from 108 to 92 and increasing the number of rental units from 30 to 46. The increase in the number of rental units is to accommodate the distribution of rental units throughout the broader redevelopment project.

In an effort to include all of the residents in Highland Addition in the planning stage, ANC 8E distributed fliers to the residents informing them of the meeting to solicit their

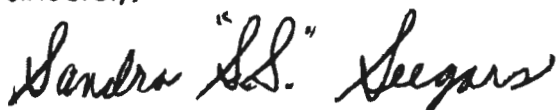
ZONING COMMISSION  
District of Columbia  
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concerns, suggestions and recommendations. The Highland Addition Resident Council President and the residents who attended the ANC meeting welcomed the development [one was undecided]. DCHA and the developers have promised to abide by the HUD Section 3 Law, which would provide job opportunities for low income residents on the property and in the general area of the site. Thereupon, ANC 8E supports this expanded effort to widen the area for a mixed-income community in Washington Highlands.

Sincerely,



Sandra "S.S." Seegars, Chairwoman  
Advisory Neighborhood commission 8E

November 17, 2009

| COMMISSIONERS         | VOTE |
|-----------------------|------|
| Sandra "S.S." Seegars | Yes  |
| Christopher Hawthorne | Yes  |
| Melvin Sims           | No   |
| Karlene Armstead      | No   |
| Stephen A. Slaughter  | Yes  |
| Terrell Waller        | Yes  |

11-18-09

TO Sharon Shelling

From AWC 8F SS 561-6616

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