



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



BACKGROUND:

The RFP solicited proposals from respondents for the redevelopment of the “Property” which was a vacant, two-story structure. The RFP specifically indicated that it was DHCD’s intent that the vacant and blighted site be rehabilitated into much needed affordable housing that would contribute to DHCD’s continued effort to meet Mayor Bowser’s District-wide new units affordable housing goal across ten (10) planning areas.

ICS has proposed the redevelopment of the site into a three (3) level improved structure that will contain two (2) affordable units and one (1) community/office space. The two affordable units will be 3 BR/2BA and sold at 50% and 80% Area Median Income. Housing Production Trust Fund (HPTF) in the amount of \$950,000.00 was approved by DHCD Loan Review Committee on April 4, 2024. HPTF funding will not support the costs of community/office space.

The current PDR-1 zoning designation associated with the site limits housing development for special purpose accommodations. The current zoning designation would significantly limit the marketability of the units proposed for the site and the intent of the DHCD/RFP was to create affordable units that could be marketed to the greater community as a whole and not limited to a smaller specialized market segment.

DECISION MEMORANDUM SUMMARY/RECOMMENDATION:

DHCD recognizes that the prior residential use on the property was abandoned for more than three years, creating a unique condition under the zoning regulations whereby new residential use cannot be reestablished without a use variance from the BZA. Absent this relief, the ICS would face an undue hardship, as it would be unable to satisfy the binding affordability and programmatic obligations imposed by DHCD through the development covenant. Failure to obtain the variance would jeopardize the project, potentially resulting in reversion of the property to DHCD and continuation of the existing vacancy and blight, as the site cannot be redeveloped under the program except for residential purposes.

It is for the reason noted above that the Director is asked to consider executing the attached letter to support the ICS zoning relief appeal to the Zoning Commission/BZA to move forward with the proposed plan. The BZA hearing on the application is set for December 3, 2025. PADD is recommending the Director sign the Support Letter attached.

ATTACHMENTS:

- BZA Support Letter



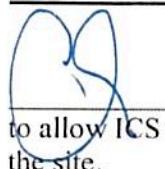
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CONTACT PERSON:

Ralph Marshall, PADD Project Manager
D.C. Department of Housing and Community Development
202.442.7263

DECISION AND SIGNATURE:



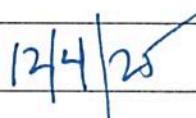
I concur with the PADD staff recommendation to sign the BZA Support Letter attached to allow ICS to develop 1106 3rd Street NE as planned based on the RFP proposal that was awarded for the site.

I do NOT concur with the PADD staff recommendation to sign the BZA Support Letter attached.

Additional comments and recommendations:


Colleen Green

Date


12/4/25



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DEC 04 2025

Zoning Commission of
The District of Columbia
441 4th Street, NW
Second Floor
Washington, DC 20001

**RE: District of Columbia Department of Housing and Community Development
Letter of Support for the Zoning Map Application Concerning Lots 0072 and 0824 in
Square 0748**

Dear Members of the Board:

On behalf of the District of Columbia, acting by and through the Department of Housing and Community Development ("DHCD"), as the stakeholder, with a recorded covenant against Lots 0072 and 0824 in Square 6239 ("Property"), this letter serves as support for Institute of Caribbean Studies ("Petitioner") application for a Board of Zoning Adjustment ("BZA") concerning the Property pursuant to 11 DCMR U § 201 and 11 DCMR C § 714.2 of the Zoning Regulations.

The Property is in the NOMA neighborhood and is within the boundaries of the Advisory Neighborhood Commission 6C. The Property is presently vacant. The Petitioner seeks Board of Zoning Adjustment Relief to Use the Property to construct a third story/and a three-story rear addition to the existing two-story structure for residential and office uses in the PDR-1 zone, pursuant to a use variance (the "Petition"), consistent with the Property Acquisition and Disposition Agreement between DHCD and the Petitioner, related to the disposal and redevelopment of the Property.

DHCD is in support of the application for BZA relief for the purpose of filing and prosecuting the Petition. Please contact Keishon Keane, DHCD PADD Manager, at 442-7254 or Keishon.keane@dc.gov with any questions concerning this letter.

Sincerely,


Colleen Green
Director