

June 4, 2026

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**VIA IZIS**

Michelle Pourciau, Chair  
District of Columbia Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, DC 20001

**Re: Eastern Avenue Holdings III, LLC; 1342 Eastern Avenue NE; BZA Case No. 21416**

Dear Chair Pourciau:

On behalf of Eastern Avenue Holdings III, LLC, the “Applicant” in the above-referenced case, please accept this letter and the attached supplemental filing related to the relocation plan and efforts for current and former residents in the existing buildings located on the properties subject to these cases.

The Applicant’s tenant relocation plan is as follows:

1. The developer has engaged a third-party vendor - Equally Crafted Management (“ECM”) - to facilitate relocation services and negotiations for relocation and buyouts of the 36 tenants across all five Eastern Avenue NE properties subject to the above-referenced BZA cases (1106, 1112, 1206, 1216, 1342).
2. Tenants were issued relocation notices via the Uniform Relocation Assistance and Real Property Acquisition Policies Act (“URA”) guidelines that gave them 120 days to accept a buyout (cash for keys) along with relocation assistance from ECM to find new apartments, or apply for programs such as the IZ program, etc. as well as coordinate logistics for movers, etc.
3. If tenants do not want to accept the buyout option, their alternative is to be relocated (again coordinated by ECM) starting on the 120 day deadline to temporary housing for the duration of the renovation, during which time the developer will be supplementing any increased cost in housing at the temporary location, up to a certain point as outlined by the URA guidelines. Upon completion of the renovations, the tenants will have the first right to apply to any of the new units in their old building at the new rate (77 units will be 50% AMI affordable and 42 will be market rate) and application qualifications. The developer’s responsibility to supplement the temporary housing costs ends when the tenants are able to apply for the completed units.
4. As of April 2026, the Applicant was notified by the Rental Administrator that there were procedural concerns as it pertained to the filing of the URA notices and requested modifications. This process is still underway with the Applicant actively working with the Rental Administrator and her office to ameliorate any concerns

with, and make any requested revisions to, the URA notices, at which point they will be refiled and reissued to the remaining tenants.

5. Until such time that the modified URA notices are issued and associated timelines met, the remaining tenants retain their rights to their units with the developer's offer of a buyout and relocation package of resources if they choose to accept.
6. The Applicant remains committed to complying with all regulatory, procedural, and legal requirements associated with the relocations and will continue to cooperate with DOB, OAG, and the Rent Administrator to ensure a successful completion of this process.

The attached documents reflect the relocation efforts and plans by the Applicant and ECM to date.

In addition, the Applicant has submitted revised architectural plans rearranging the HVAC units to address concerns about noise impacts on future residents.

Please let us know if you have any questions related to this Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Williams", written in a cursive style.

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Zachary G. Williams

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of these revised application materials and all related materials was sent to the below addresses by e-mail on June 4, 2026.



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Zachary G. Williams

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