BEACON communities

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November 3, 2026

Board of Zoning Adjustment
441 4th Street, N.W., Suite 200S
Washington, DC 20001

Re: Beacon Communities, LLC
Request for One-Year Time Extension of BZA Order No. 21208

Dear Members of the Board:

This letter is submitted on behalf of Beacon Communities, LLC ("Beacon") in support of its request for a one-year extension of time of BZA Order No. 21208 (the "Order").

The Order permits the construction of a mixed-use building at the southwest corner of the intersection of 10th and V Streets, NW. The building will include a daycare center on the ground floor and approximately 65 affordable units for income levels ranging from 30% MFI to 80% MFI (the "Project").

Since the Order was issued, Beacon has diligently pursued financing for the Project. However, financing for affordable housing developments in Washington, DC has been particularly challenging due to reduced investor interest and limited funding sources. In particular, funding from the Department of Housing and Community Development ("DHCD") and the DC Housing Finance Agency ("DCHFA") for new construction has been constrained because both agencies have focused their resources on the preservation of existing affordable housing.

In 2026, Beacon received a partial award of State LIHTC and HPTF Funds from DHCD, but did not receive the full amount requested, including funding through the Local Rent Supplement Program ("LRSP") and the National Housing Trust Fund ("NHTF"). DHCD has encouraged Beacon to reapply for LRSP funding in the Spring of 2027. In addition, Beacon intends to apply to DCHFA in the first quarter of 2027 for financing with 4% Low Income Housing Tax Credits ("LIHTC") and tax-exempt bonds. That application is timed to follow receipt of the first round of comments from the building permit review, which is a threshold requirement for submission.

Beacon remains committed to the Project and to delivering much-needed affordable housing in the District, and intends to file the building permit application in 2027. The delay in commencing the Project results from an inability to obtain sufficient project financing due to economic and market conditions beyond our reasonable control, and not from any lack of diligence. In light of the foregoing, we respectfully request your approval of a one-year time extension.

Sincerely,

BEACON COMMUNITIES LLC

Dara Kovel
CEO and Authorized Signatory

Board of Zoning Adjustment
District of Columbia
CASE NO. 21208A
EXHIBIT NO. 2D