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

Office of the Director

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Nov. 25, 2002

Ms. Carol Mitten, Chairperson
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Hearing Fees – Zoning Commission Case (Eastgate Gardens)

Dear Ms. Mitten:

The purpose of this letter is to request that the Zoning Commission grant a waiver of hearing fees for the Planned Unit Development (PUD) application for Eastgate Gardens. The applicant is the District of Columbia Housing Authority (DCHA), in partnership with the project's developer, A&R/THC, LLC, a joint venture between A&R Development Corporation and The Henson Development Company.

Section 3042 of the Zoning Regulations provides that the Department of Housing and Community Development (DHCD) may request that the Zoning Commission waive the normal hearing fee for PUD applications involving "low or moderate income subsidized housing development." Under the regulations, a "subsidized housing development" is defined as a housing development that receives funding from a recognized District of Columbia or federal government subsidy program. "Low or moderate income" is defined by the U.S. Department of Housing and Urban Development (HUD).

The Eastgate Gardens PUD will contain a total of 169 dwelling units—32 apartments (in 8 grand houses with 4 apartments each), 29 single-family detached units, 76 duplex units (in 38 duplexes), and 32 townhouse units. The PUD site formerly contained a 230-unit public housing development, but has been almost completely vacant since 1998 when 214 units were demolished. The new development will provide high-quality housing that is affordable to people in a wide range of income levels and will include home ownership and rental opportunities for low-income and market-rate families.

ZONING COMMISSION
District of Columbia
Case 02-49
EXHIBIT 10

ZONING COMMISSION
District of Columbia
CASE NO.02-49
EXHIBIT NO.10

This letter certifies that the subject project is a "subsidized housing development" that meets the requirements of the applicable regulations and is therefore eligible for a waiver of the normal hearing fees. DCHA and A&R/THC, LLC are applying for federal funding for the project through the HOPE VI program, and DCHA as well as the District of Columbia Government will provide funding as well. Many of the 169 units will be for occupancy by low and moderate income persons as defined by HUD's regulations. For the foregoing reasons, DHCD respectfully requests that the Zoning Commission grant a waiver of all applicable hearing fees.

Sincerely,

Stanley Jackson
Director