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

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Office of the Director

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

ZONING COMMISSION
District of Columbia
CASE NO. 04-04
EXHIBIT NO. 20

Re: Hearing Fees – Zoning Commission Case No. 04-04
(G.W. Carver Senior Apartments)

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 the G.W. Carver Senior Apartments. The applicant is the Carver 2000 Tenants Association, Inc. ("Carver 2000"). Carver 2000 was able to purchase the property under the District's Right of First Purchase Program. Carver 2000 will transfer its interest in the property into the G.W. Carver Senior Apartments LP, an entity to be formed to carry out the development. Carver 2000 will be the sole managing member of the G.W. Carver Senior Apartments LP, and the other member will be a low-income housing tax credit equity investor.

Crawford-Edgewood Managers, Inc., ("CEMI") a D.C-based apartment development, and management firm, has been selected by Carver 2000, as the property manager and development consultant. New Market Investors LLC, of which Michael Alexander is the Managing Director, has been retained by CEMI to assist in project financing and project management.

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").

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The G.W. Carver Senior Apartments will comprise 104 apartment units for senior citizens and is subsidized by a combination of federal and local funds. This combination of financing, rent levels on 100% of the apartments and income levels, for 100% of the residents, will be required to remain at low-income levels.

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. All units except the resident manager's unit will be reserved 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.

If you have any further questions or concerns, please call me at (202) 442-7210, or Victor Selman, Supervisory Project Manager on (202) 442-7287.

Sincerely,

Stanley Jackson
Director

District of Columbia
Department of Housing & Community Development
DEVELOPMENT FINANCE DIVISION
801 NORTH CAPITOL STREET, N.E., SUITE 2000

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Fax Transmittal

Date: June 9, 2004

To: George Washington Carver Tenants Assoc. From: Victor Selman

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SUBJECT:

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