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Carol Mitten, Chair
D.C Zoning Commission
441 4th Street, N W
Washington, D C 20001

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Re Zoning Commission Case No 04-04
G W Carver Senior Building

Dear Ms. Mitten

The attached document is the Applicant's statement as to the household income levels and percentages of annual incomes projected for rents in the proposed apartment building for low to moderate income seniors Also indicated is the time period of affordability and the project's proposed package on jobs and contracting Twenty copies are enclosed.

Sincerely,
ARNOLD & PORTER LLC

Nathan W Gross, AICP

Enclosures

cc Office of Planning
ANC 7C

ZONING COMMISSION
District of Columbia
CASE NO. 04-04
EXHIBIT NO. 29

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.29

Carver Senior Apartments

A 104 Unit, Newly Constructed Apartment Building
Located at 4700 East Capitol Street, NE
Washington, DC 20019

Affordable Housing For Low-Income Seniors

Carver 2000 Tenants Association, Inc ("Carver 2000") has submitted to the DC Office of Planning a request to modify the land use zoning for a parcel of land located on East Capitol Street, NE located between 47th and 49th Street The proposal will provide for the construction of a new 104 unit, four-story apartment building to be used to provide much needed housing to lower income senior citizens residing in the District of Columbia.

Carver 2000 has agreed to enter into a number of affordable housing use restrictions which will reserve 100% of the apartments for very-low and low-income renters in addition to insuring that the economic benefits of the construction budget are shared with the disadvantaged As summary of these agreements follows·

Extended Use Agreement with the DCHFA

As a requirement of the tax-exempt financing to be issued, Carver 2000 will enter into a 40-year land use restriction agreement with the District of Columbia Housing Finance Agency ("DCHFA") The terms of the agreement will restrict the rental of 100% of the apartments to seniors earning less than 60% of the area median income ($40,860) for a period of not less than 40 years at rents which do not exceed 30% of the area median income.

Rent Regulatory Agreement with DHCD

The DC Department of Housing and Community Development ("DHCD") has agreed to make a predevelopment loan to Carver 2000 under its Housing Production Trust Fund program. The program requires the borrower to enter into a Rent Regulatory Agreement with a minimum 40-year term which regulates rent levels on all of the apartments

Income levels will be restricted as follows.

% of Project	# of Apts	% Median Income Range	$ Annual Income Range
40 00%	41	00.00% to 30.00%	$ 0 to $20,430
40 00%	42	30.00% to 50.00%	$20,431 to $34,050
20.00%	21	50 00% to 80.00%	$34,051 to $54,480

Construction Affirmative Action Plan with DHCD

In addition to the 40-year use restriction agreement with the DHCD, Carver 2000 has agreed to enter into an Affirmative Action Plan ("AAP") which will, at a minimum, require that the $13,5000,000 project provide the following economic benefits:

35% of all construction trade jobs are to be filled by Local, Small and Disadvantaged Business Enterprises ("LSDBE")

6.9% of construction jobs to be filled by women

51% of the workforce to be filled by DC residents.

42% of the construction workforce to be filled by minorities.

25% of the non-construction workforce to be filled by minorities.

Housing Assistance Payments Contract with DCHA

Carver 2000 has entered into an Agreement to Enter into Housing Assistance Payment Contract ("AHAP") with the District of Columbia Housing Authority ("DCHA") The AHAP will provide for a rent subsidy on 103 of the 104 apartments to be built. The subsidy is funded to the DCHA by the US Department of Housing and Urban Development The rent subsidy will insure that no renter will have to pay more than 30% of their actual income for rent and utilities. If the renter has no income, the rent subsidy will pay all the rent and provide a cash advance to the renter to assist in payment of utilities. The term of the subsidy agreement is for 10 years and is renewable subject to mutual agreement.

The subsidy agreement will insure that the 59 seniors currently living in temporary apartments on the south side of the GW Carver Apartments property will be able to afford their new apartments, regardless of their current income levels. The agreement also provides a priority for seniors on the DCHA waiting list currently living in substandard housing that are waiting for decent apartments to become available. These priority low-income seniors will be provided a new apartment regardless of their very low-income levels

Further questions regarding the affordable housing setaside requirements for Carver Seniors may be directed to the attention of Mike Alexander, New Market Investors LLC at 703-225-0399