Zoning Commission Case No. 04-04
G.W. Carver Senior Housing PUD
Commission Hearing October 7, 2004
6:30 pm

Presentation Outline

I. Owner---Carver 2000 Tenant's Association, Inc.
II. Architect---Arel Architects, Inc
III. Zoning---Arnold & Porter LLC
IV. Economics---New Market Investors LLC

I. Owner Presentation (10-15 minutes)

Erin Carter, President, Carver 2000 Tenants Association, Inc.
Janice Little, Secretary, Carver 2000 Tenants Association, Inc.
Mary Jackson, ANC 7E04
HR Crawford, Consulting Developer

The history of the organization of this tenant's group and their partnership with many city groups is a rare case of success in preservation of affordable housing and support of tenant's rights. The presenters will walk the Commission through its organization and its exercise of their right of first refusal. The city agencies that have assisted along the way include DCHFA ($2.4 million bridge loan), DHCD (earnest money deposit loan, $25,000; tenant assistance program predevelopment grant, $250,000; housing production trust fund subordinate loan for property operation, demolition, and building design, $1,200,000) and DCHA (Housing Assistance Payment contract on 103 apartments to subsidize very low and low income senior renters).

II. Architect's Presentation (15 minutes)

Ron Lipford, AIA, President, Arel Architects, Inc.
Ben Yoder, New Market Investors LLC

The architect will summarize the proposed building's quality design concepts and superior site plan. A review of the building's desirable fit in the neighborhood and how its height easily comports with the immediate and surrounding neighborhood will be highlighted.

ZONING COMMISSION
District of Columbia
Case 04-04
Exhibit 33

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.33

III. Zoning Issues (5 minutes)

- Nate Gross, AICP, Arnold & Porter

A report by the owner's zoning advisers will summarize the PUD request and the appropriateness of the proposal.

IV. Economics (10 minutes)

Mike Alexander, New Market Investors LLC

The economics of the project will be reviewed, with an emphasis on (1) the positive impact of the first source agreement/affirmative action agreement with the DHCD, (2) the significant impact the building will have on the lives of over 100 lower income seniors and (3) a brief summary of the negative impact that will be caused by a requirement to eliminate a floor of the proposed building.