District of Columbia Housing Finance Agency
815 Florida Avenue, NW Washington, DC 20001-3017

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October 13, 2004

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

RE: Zoning Commission Case No. 04-04
G.W. Carver Senior Housing PUD

Dear Ms Mitten and Members of the Commission

The DC Housing Finance Agency (DCHFA) is strongly in support of the G W. Carver Senior Housing project and the planned unit development (PUD) application that is before the Zoning Commission for public hearing and decision

Housing for seniors is an acute need in the District of Columbia, especially housing for low-income seniors The DCHFA Board of Directors was interested in methods the development team could employ to raise the height and unit count of the proposed development, given the shortage of affordable, decent, safe and sanitary housing options for senior citizens living in DC The sponsors have informed us that increasing the building height is not a viable option, and in fact, they are fighting to preserve the four-story plan under consideration We would hope to create as many affordable units as possible and encourage all parties to seek approval of the project that maximizes affordable housing opportunities

The building has an appealing, traditional design in brick and will fit in well with the surrounding neighborhood Accordingly, DCHFA lends its support to the current design as proposed

DCHFA has provided and will continue to provide substantial funding to assist the economic feasibility of this project. In 2002, Carver 2000 Tenants Association, Inc ("Carver 2000") received a $2 4 million bridge loan from DCHFA through our McKinney Act Program These funds were used by Carver 2000 to purchase their apartment property, The George Washington Carver Apartments On April 27, 2004, the DCHFA Board of Directors passed an inducement resolution authorizing the Agency to issue up to $13,600,000 in bonds to be used to finance the construction of the proposed senior apartment building along with an allocation of 4% low-income housing tax credits

We have worked diligently with the Carver 2000 leadership for nearly three years and wish to express our support for the senior building as proposed

Sincerely,

Milton J Bailey
Executive Director

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 37

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CASE NO.04-04
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