



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Fairlawn/ Historic Anacostia/ Hillsdale/ Sheridan

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Director Michael Kelly
Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue
Washington, DC 20020

May 6, 2014

Director Kelly,


ANC 8A would like to formally express our enthusiastic support for Four Points LLC ("Four Points") to develop 71 units of mixed income housing on the development site located at 2255 Martin Luther King Jr. Avenue, SE. Four Points has worked very collaboratively to solicit community input during the PUD process and other community interaction over the last seven years. This development will represent the first of four residential buildings (out of eight total buildings) to be built on the PUD site and it will serve as a catalyst for much needed investment in the Anacostia area.

ANC 8A, voted at the monthly community meeting on May 6 2014, with 5 out of 6 Commissioners in favor of the development. The Commission recommends that DHCD award an allocation of Housing Production Trust Funding ("HPTF") to facilitate the new construction of this mixed income development, in direct response to community input. Four Points has proposed to reserve approximately 14 units (20% of the total) for market rate tenants. Ward 8 has the largest concentration of low income housing in the District, and this development would seek to target a greater diversity of tenants across many income levels – a goal that has proven extremely challenging for the vast majority of new development in the Ward.

Four Points has also partnered with local nonprofit ARCH Development Corporation to provide at least 6 units of rent and income restricted units on the ground level to serve as live-work studios for local artists. This concept has been very successful in other DHCD funded developments including the Brookland Artspace Lofts in Ward 5, and it will seek to further foster the growing artist population in Anacostia.

This letter is in support of funding only and recommends that DHCD approve Four Points for a HPTF award in the 2014 funding round to support the project mentioned above.

Thanking you in advance for your consideration.

Sincerely,

 Barbara J. Clark
 Chair ANC 8A
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ZONING COMMISSION
 District of Columbia
 CASE NO.08-07A
 EXHIBIT NO.73B