

1. Can OP independently evaluate the proposed PUD in a way that seeks to protect the public from the myriad of adverse impacts generated by the proposed project?

The submission, evaluation and treatment of VMP's PUD application for McMillan is handled in the same manner as all PUD applications submitted to the Zoning Commission. The District's zoning law explicitly requires the Office of Planning to review and comment upon all zoning cases, regardless of who the applicant is. D.C. Code § 6-623.04 (2012 Repl.). The Zoning Regulations also require the Office of Zoning to refer PUD and map amendment applications to the Office of Planning for review and recommendation on whether the matter should be processed further. 11 DCMR § 3011.1. If the Commission sets the case for a hearing, the matter is again referred to the Office of Planning and other District agencies to assess the impacts of the project. 11 DCMR § 3012.2. The Office of Planning performs an independent review of the application subject to a predefined criteria under the PUD evaluation standards of Chapter 24, and issues a report of their findings. The Office of Planning routinely conducts independent evaluations of projects where the District of Columbia owns the property. See, for example, Z.C. Case Nos. 02-38 (Waterfront Station), 03-12/03-13 (Hope VI Capper Carrollsburg), 04-08 (St. Elizabeth's), 11-03 (Southwest Waterfront), 07-23 (Highland Park West), 09-17 (D.C. Public Library Alabama Ave.), 11-12 (West End Library), among others.

2. Housing Affordability:

What is the duration of the proffered affordable units, and is it in writing?

For sale townhomes designated as affordable will remain affordable pursuant to the affordable housing covenant placed on the property that generally lasts for 15-30 years; thereafter, the IZ regulations apply.. MF units designated affordable under the Inclusionary Zoning process, remain affordable for the life of the project, via a covenant placed on the property.

Define "for the life of the project" please?

The phrase "for the life of the project" means for so long as the affordable housing project or inclusionary development exists, consistent with 11 DCMR § 2602.4.

How will the proffered affordability affect the 70,000-person waiting list for affordable housing?

20% of the total housing units are being designated as affordable and will be available to persons on the waiting list.

Is there any truly affordable housing for those making less than \$30,000 a year and below in this project?

The 85 senior affordable units will be set at 50% of AMI, which is currently \$37,450 for a single person household. Multi-family units will be set at 80% of AMI, which is currently \$47,950 for a single person household. For sale townhomes will be offered at 50% and 80% AMI, which is the same as above for a single person household and \$53,500 and \$68,500 respectively for a 4-person household. More information is available at (<http://www.huduser.org/portal/datasets/il/il2014/2014summary.odn>). See also the Inclusionary Zoning Rent and Purchase Price Schedule issued April 26, 2013 (60 D.C.Reg. 6304-05 (2013)).

Where is the Department of Housing and Community Development studies and evaluation of these issues?

The Department of Housing and Community Development studies and evaluations of affordable housing issues can be found in its latest final report issued in 2013 at:

<http://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/DC%20CAPER%20-%20FY13%20CAPER%20FINAL.pdf>).

Other reports and data are available through DHCD's main website at (<http://www.dchd.dc.gov>).

- 3. Why hasn't the amount of funding the City is putting up to rehabilitate the site to prepare for vertical construction not being accounted for in the balancing of the incentives being offered? Where is DC's Chief Financial Officer report for this case?**

The land development costs will not be finalized until the completion of the entitlement and design phases; however, initial estimates are \$76M, which includes all public infrastructure, historic preservation, park, open space and community center costs.