

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



June 30, 2014

Zoning Commission  
of the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 220S  
Washington, D.C. 20001

RE: Zoning Commission Case No. 14-08 - 1441-1449 U Street, N.W. (Square 204, Lot 208)  
Request for Hearing Fee Waiver

Dear Members of the Commission:

The District of Columbia Department of Housing and Community Development ("DHCD") requests the Zoning Commission ("Commission") to waive the portion of the hearing fee attributable to the subsidized housing units for the above-referenced case, pursuant to 11 DCMR § 3042. Section 3042 permits the Commission to waive the normal hearing fee for applications for the construction of a low or moderate income subsidized housing development. As described herein, the planned unit development ("PUD") requested pursuant to this application involves the construction of new income restricted housing units that are eligible for funding from a recognized District of Columbia or federal housing subsidy program.

The Applicant is Portner Place, LLC, a development entity formed by Jonathan Rose Companies and Somerset Development Company (together, the "Applicant"). The Applicant proposes to construct a mixed-use residential building with ground floor retail at 1441-1449 U Street, N.W. (Square 204, Lot 208) (the "PUD Site"). The building will be divided into two sections: Wing A will be rezoned to the R-5-D District and will be comprised entirely of 96 residential units, all of which will be devoted to households earning up to 60 percent of the area medium income ("AMI"), of which not less than 15 percent will be devoted to households earning up to 50 percent of the AMI. Wing B will be rezoned to the CR District and will be comprised of ground floor retail with approximately 270 market-rate units.

DHCD hereby certifies that 28 percent of the project will qualify as a subsidized housing development under 11 DCMR § 3042.2. Thus, DHCD hereby requests that the Commission waive 28 percent of the normal hearing fee for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael P. Kelly', is written over the word 'Sincerely,'.

Michael P. Kelly  
Director