



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



December 8, 2016

Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: ZC Case No. 16-11 and 16-12
Bruce Monroe and Park Morton Sites

Dear Members of the Zoning Commission:

The D.C. Department of Housing and Community Development ("DHCD") has reviewed the schematic plans for Z.C. Application No. 16-11, of Park View Community Partners and the District of Columbia (together, the "Applicant"), seeking consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone a portion of Lot 849 in Square 2890 from the R-4 and C-2-A Districts to the R-5-B and C-2-B Districts.

DHCD has also reviewed the schematic plans for Z.C. Application No. 16-12, of Park View Community Partners, the District of Columbia Housing Authority, and the District of Columbia (together, the "Applicant"), seeking consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone property in Squares 3039 and 3040 from the R-4 District to the R-5-B District.

Based upon our initial assessment of your plans, DHCD has determined that:

- 1) The two projects collectively will provide a total of 462 new residential units, with 273 units at the Bruce Monroe site and 189 units at the Park Morton site.
- 2) Of the total units, 147 units (32%) will be public housing units serving families earning up to 30% of AMI ; 155 units (33%) will be affordable units serving families earning up to 60% of AMI; and 160 units (35%) will be market-rate units.
- 3) The 155 affordable units reserved for households earning up to 60% of the AMI will create housing that is affordable for teachers, police offers, and other working professionals in the District.

ZONING COMMISSION

District of Columbia

CASE NO.16-11

EXHIBIT NO.237J

4) The proposed development will help to meet the goals of the District's New Communities Initiative, which is a program designed to revitalize communities plagued with severely distressed housing, poverty, high crime and economic segregation.

5) Given the proposed income mix, we do not believe that the proposed developments will result in the destabilization of land values, the acceleration of gentrification, or the displacement of neighboring residents.

Thank you for your consideration of our comments, and we look forward to working with the Applicant as necessary to ensure the successful completion and delivery of the projects.

Sincerely,

A handwritten signature in cursive script that reads "Alliswhadd for Polly Donaldson".

Polly Donaldson

Director

Department of Housing and Community Development