



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



**Office of the Director**

December 1, 2017



Zoning Commission  
of the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

**Re: Request for Waiver of Zoning Commission Hearing Fee for ZC Case No. 17-19:  
Deanwood Town Center**

Dear Members of the Commission:

Pursuant to 11-Z DCMR § 1602, the District of Columbia Department of Housing and Community Development (“DHCD”) requests that the Zoning Commission (“Commission”) waive the portion of the hearing fee for the above-referenced application attributable to the construction of residential units that will be reserved as affordable housing. Based on the project characteristics presented to DHCD, this development would be eligible to receive funding from a recognized District of Columbia or federal government housing subsidy program. DHCD expects that this project will apply for financing through the Low Income Housing Tax Credit (“LIHTC”) and/or Housing Production Trust Fund (“HPTF”) programs if the Planned Unit Development (“PUD”) is approved.

The PUD application proposes 294,900 square feet of gross floor area, of which 180,300 square feet of gross floor area (61.1%) will be reserved as 165 units of affordable housing. All of the 165 affordable units will remain affordable for at least 40 years. Based on the attached assumptions and calculations, DHCD recommends a 61.8% hearing fee reduction of \$13,352. If the recommendation is accepted, the new hearing fee would total \$8,251.

Because there is not yet an affordability covenant or subsidy contract associated with this property, it is essential that the assumptions upon which this recommended reduction is based be incorporated into the Commission’s order as a requirement enforceable by DHCD and the Zoning Administrator, if approved.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me at 202-442-7210 with any questions or concerns.

Sincerely,

Polly Donaldson, Director

**D.C. Department of Housing and Community Development**  
**Reduction Calculator for Zoning Commission Hearing Fee**

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**Applicant:**  
**The Warrenton Group - Deanwood Town Center**

**A Total Hearing Fee** \$ **21,603**

Gross Square Footage for Affordable Housing **180,300**  
 Total Gross Square Footage of Entire Project **294,900**

**B Percent Affordable** **61.1%**

<u>AMI Served</u>	<u>Weight</u>	<u>Units</u>	<u>Weighted Total</u>
30% AMI	1.2	61	73.2
40% AMI	1.1		0
50% AMI	1		0
60% AMI	0.9	104	93.6
80% AMI	0.7		0
<b>Affordable Units</b>		<b>165</b>	<b>166.8</b>

**C Weighted Total / Total** **1.01**

Affordability Term (years) **40**

**D Affordability Term / 40** **1.00**

**Recommended Hearing Fee Reduction (A \* B \* C \*D)** \$ **13,352**

**Reduced Hearing Fee** \$ **8,251**