

March 21, 2019

BY IZIS

Mr. Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 18-14: Application for Approval of a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 77 and 810 in Square 6129 (the “Property”) – Post-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

The Zoning Commission held the public hearing for the above-referenced case on March 7, 2019 (the “**Hearing**”) and requested additional information, which 3840 S Capitol LLC and 3848 S Capitol LLC (collectively, the “**Applicant**”) hereby submits. The chart below reflects each item the Commission requested and the Applicant’s response.

Topic	Comment	Applicant Response
1. Affordable Housing	The Commission requested that the Applicant consider providing an increase to the project’s affordable housing set-aside after the 60-year Low-Income Housing Tax Credit (“ LIHTC ”) Commitment.	The Applicant further studied the Project’s perpetual affordable housing set aside of IZ exempt affordable units, but it is unable to commit to more. The 60-year long-term commitment to deep levels of affordability at the Project is a significant, meaningful benefit of the Project. Providing a large number of family-sized units at 30% and 50% of the Median Family Income (“ MFI ”) for at least 60 years (20 years longer than the typical LIHTC commitment) will create a large amount of affordable housing on a property that currently has no guaranteed affordability for residents. Additionally, the Applicant has committed to 11% of the project at 60% MFI for the life of the Project, exceeding the minimum 10% required under Inclusionary Zoning. In light of the other considerations, the Applicant believes that this commitment is a significant benefit of the Project.

<p>2. Current Units and Rent</p>	<p>The Commission requested a breakdown of the current unit sizes at the Property as well as the rental levels.</p>	<p>The existing buildings at the Property contain 30 dwelling units – 1 five-bedroom unit, 9 three-bedroom units, 17 two-bedroom units, and 3 one-bedroom units. The existing apartments are rented through a mixture of Housing Vouchers (48%), Rapid Rehousing Subsidies (37%), and market-rate units (15%). The market-rate units are rented below 50% of the MFI levels.</p> <p>The new building at the Property will provide 32 three-bedroom units, 20 two-bedroom units, and 34 one-bedroom units. Therefore, all but one resident will have the ability to return to the building to a unit of the same size. As mentioned in the initial filing, the Applicant has coordinated with the resident of the five-bedroom unit to relocate to another five-bedroom unit in the Applicant’s portfolio.</p> <p>The units will also be larger on average than the existing units. In the existing buildings the one-bedrooms are approximately 600 square feet, the two-bedrooms are an average of 653 square feet, and the three-bedrooms are an average of 830 square feet. In the new building, the one-bedroom units will be an average of 612 square feet, the two-bedroom units will be an average of 911 square feet, and the three-bedroom units will be an average of 1,020 square feet. Therefore, the residents will all be able to move back into units with the same number of bedrooms but of a larger size.</p>
<p>3. Relocation Plan</p>	<p>The Commission asked whether the Applicant could commit to providing monetary compensation to current tenants who chose not to return to the new building</p>	<p>The Applicant is committed to ensure residents have a seamless temporary relocation and return to the new building. However, the Applicant recognizes that a few residents may choose to not return to the new building. As noted in Sections III and VI of the Relocation Plan submitted into the record at Exhibit 12A, the Applicant has committed to provide monetary compensation for residents who choose not to return to the new building. The Relocation Plan’s commitment for monetary compensation for “permanently relocated” residents include residents who choose to not return to the new building.</p>
<p>4. Materials</p>	<p>The Commission asked the Applicant to consider additional brick around the sides of the building.</p>	<p>As shown on the revised sheets (elevations and perspectives) attached as <u>Exhibit A</u> (the “Plans”), the Applicant has revised the side elevations to incorporate additional brick for a more “finished” look to the building’s sides</p>

5. Lighting	The Commission asked the Applicant to consider additional rear lighting for safety.	As shown on the Plans, the Applicant is committed to providing building-mounted rear lighting to increase safety at the building.
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The Applicant submits the revised plan sheets, attached as Exhibit A, showing the revised side elevations per the Commission's request.

The Applicant appreciates the Commission's consideration of this case and looks forward to the Commission taking Final Action on April 29, 2019.

Sincerely,

_____/s/
Cary Kadlecek
Goulston & Storrs

_____/s/
Meghan Hottel-Cox
Goulston & Storrs

CERTIFICATE OF SERVICE

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on March 21, 2019.

Maxine Brown-Roberts (2 copies)
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Aaron Zimmerman (2 copies)
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

ANC 8C (6 copies)
3125 MLK Jr. Avenue, SE
Washington, DC 20032

Mustafa Abdul-Salaam – ANC SMD 8C05
3825 South Capitol Street SW
Washington, DC 20032

ANC 8D (7 copies)
PO Box 54781
Washington, DC 20032

_____/s/_____
Meghan Hottel-Cox