

TO: District of Columbia Zoning Commission
FROM: ^{JLS}Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: May 16, 2019
SUBJECT: Zoning Commission Case No. 18-21 - Supplemental Report

At the April 25, 2019 Public Hearing for the proposed planned unit development (PUD) at 3135 and 3201 8th Street, N.E., the Zoning Commission asked the Office of Planning (OP) to review the revised inclusionary zoning (IZ) unit layout filed by the Applicant in Exhibit 33A. OP has reviewed the layout with the DC Department of Housing and Community Development (DHCD) and neither agency has concerns regarding the proposed layout. The project will be reviewed for full compliance with the IZ regulations by the Zoning Administrator as part of the building permit review process.

The Zoning Commission also asked OP to explore the feasibility of setting aside one of the PUD's proposed IZ units for seniors. OP discussed this with DHCD and the DC Department of Aging and Community Living (DACL) (formerly DC Office on Aging) and it was determined that under the current IZ program rules, DHCD does not have the ability to set aside units for a particular class including seniors (see Attachment 1). The IZ lottery participants provide their income level and household size and priority is given to applicants who live or work in the District, but DHCD does not consider age for IZ. DACL had asked the Applicant to consider reserving one or two units for seniors in addition to the proposed IZ units but it was determined that DACL and DHCD do not currently have a program set up that could administer this type of set aside for this PUD.

OP recommends approval of the PUD and related zoning map amendment for the properties located at 3201 and 3135 8th Street NE, in case 18-21.

Attachment 1

From: Bulmash, Gene (DHCD)
Sent: Monday, May 6, 2019 10:52 AM
To: Fothergill, Anne (OP) <anne.fothergill@dc.gov>
Cc: Pelletiere, Danilo (DHCD) <Danilo.pelletiere@dc.gov>
Subject: RE: ZC 18-21, 3201 & 3135 8th Street NE

Anne,

Following up our phone calls, this is to confirm that DHCD supports the proposed public benefit proffer of IZ units at this development, based on:

- 12% of square footage set aside as IZ;
- IZ units at 30%, 50%, 60% & 80% MFI; and
- identical finishes and fixtures in the affordable units to those in the market rate units.

We explored the possibility of setting aside some of the IZ units for seniors, but at this time that does not appear feasible. We will continue to work with OP and DACL on possible ways to address affordable senior housing in relation to or in addition to IZ. If you have any questions, let me know. Thanks & cheers,

Gene Bulmash

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