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November 26, 2024

VIA ZCSUBMISSIONS@DC.GOV

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 210
Washington, D.C. 20001

**Re: Z.C. Case No. 20-24
Status of Barry Farm Affordable Replacement Units**

Dear Members of the Commission:

On behalf of Preservation of Affordable Housing, Inc., and pursuant to Subtitle K, § 1105.4 (c) of the Zoning Regulations, attached hereto for the Zoning Commission's records is a copy of the information required by Subtitle K, § 1105.4(b) of the Zoning Regulations. By way of background, Subtitle K, § 1105.4 states:

The affordable housing requirement for the entire BF zones shall consist of no less than three hundred and eighty (380) affordable dwelling units that shall be provided as D.C. Housing Authority replacement public housing units ("Affordable Replacement Unit"), subject to the following:

(a) The Affordable Replacement Units shall be subject to and comply with the requirements of Subtitle C § 1001.6(a);

(b) Each application for a building permit for a residential use for a property in a BF zone shall include the following information in tabular and map format of how the provisions of this section are being met:

(1) The number and type of Affordable Replacement Units proposed to be constructed by the building permit application;

(2) The number and type of Affordable Replacement Units for which a building permit has been issued, together with the location and status of completion of each unit; and

(3) The number and type of Affordable Replacement Units that have yet to be provided, together with the planned location and the anticipated date of building permit application and construction of each remaining unit; and

(c) A copy of the information required by Subtitle K § 1105.4(b) shall be submitted to the Zoning Administrator and the Zoning Commission case record for Z.C. Case No. 20-24.

11-K DCMR § 1105.4.

To date, two building permits have been issued for redevelopment of the Barry Farm site. The first building permit was issued for a building known as The Asberry. All of the information required pursuant to Subtitle K § 1105.4(b) and § 1105.5 was submitted to DOB in conjunction with review and approval of that building permit. (See Exhibit A). The Asberry is currently complete and includes 77 affordable replacement units.

The second building permit was issued for a building known as The Edmonson. All of the information required pursuant to Subtitle K § 1105.4(b) and § 1105.5 was submitted to DOB in conjunction with review and approval of that building permit. (See Exhibit B). The Edmonson is currently under construction and includes 50 affordable replacement units.

Thank you for your attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", written over a horizontal line.

Kyrus L. Freeman

EXHIBIT A

11 DCMR Subtitle K § 1105.4 (b) and Subtitle K § 1105.5

1. *The number and type of Affordable Replacement Units proposed to be constructed by the building permit application.*

The number and type of Affordable Replacement Units for Building 1B are as follows:

Number	Unit #, Address	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI
1	201	2A.2	2	2	785	50%
2	202	2A	2	2	785	50%
3	204	1A.6	2	1	583	30%
4	205	1A.2	2	1	566	30%
5	206	1A.4 HC	2	1	591	50%
6	207	1C	2	1	532	30%
7	209	1A	2	1	583	50%
8	210	2B	2	2	803	50%
9	211	1A.1	2	1	579	30%
10	215	1A	2	1	583	30%
11	216	1A	2	1	583	50%
12	217	1A	2	1	583	30%
13	218	2C.2 HC	2	2	823	50%
14	220	2D.2 HC HVI	2	2	672	50%
15	222	1A.7	2	1	583	30%
16	223	1A	2	1	583	30%
17	224	1A HC	2	1	562	50%
18	226	2A.1	2	2	826	50%
19	227	1B	2	1	712	50%
20	301	2A.2	3	2	785	50%
21	302	2A.4	3	2	785	50%
22	303	1A.4	3	1	583	30%
23	305	1A.2	3	1	566	30%
24	306	1A.1 HC	3	1	591	50%
25	307	1C	3	1	532	50%
26	308	1A.1	3	1	583	30%
27	309	1A	3	1	583	30%
28	310	2B.1	3	2	803	50%
29	311	1A.1	3	1	579	30%
30	316	1A.1	3	1	583	50%
31	318	2C.1 HC	3	2	823	50%
32	319	1A.1	3	1	583	30%
33	320	2D.1 HC	3	2	672	50%
34	321	1A.3 HC	3	1	591	50%
35	323	1A.1	3	1	583	30%

Barry Farm Building 1B
Zoning Review

Number	Unit #, Address	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI
36	324	1A.2 HC	3	1	562	50%
37	326	2A.5	3	2	826	50%
38	327	1B.1	3	1	712	30%
39	401	2A.4	4	2	785	50%
40	402	2A	4	2	785	50%
41	404	1A.6	4	1	583	30%
42	405	1A.8	4	1	566	30%
43	406	1A.3 HC	4	1	591	50%
44	407	1C	4	1	532	30%
45	409	1A.1	4	1	583	50%
46	410	2B.1	4	2	803	50%
47	412	1A	4	1	583	50%
48	414	1A.1	4	1	583	30%
49	415	1A.1	4	1	583	50%
50	416	1A.1	4	1	583	30%
51	417	1A.1	4	1	583	30%
52	418	2C HC	4	2	823	50%
53	419	1A.1	4	1	583	30%
54	420	2D HC	4	2	672	50%
55	423	1A	4	1	583	30%
56	425	1A.2 HC	4	1	562	50%
57	426	2A.3	4	2	826	50%
58	501	2A.2	5	2	785	50%
59	502	2A	5	2	785	50%
60	503	1A.5	5	1	583	50%
61	504	1A.6	5	1	583	30%
62	505	1A.2	5	1	566	30%
63	507	1C	5	1	532	30%
64	508	1A	5	1	583	30%
65	509	1A	5	1	583	50%
66	510	2B	5	2	803	50%
67	512	1A	5	1	583	30%
68	514	1A	5	1	583	30%
69	515	1A	5	1	583	30%
70	517	1A.1	5	1	583	50%
71	518	2C HC	5	2	823	50%
72	519	1A	5	1	583	30%
73	520	2D HC	5	2	672	50%
74	523	1A	5	1	583	30%
75	524	1A.2 HC	5	1	562	50%
76	525	1A.2 HC	5	1	562	50%

Number	Unit #, Address	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI
77	526	2A.1	5	2	826	50%

2. *The number and type of Affordable Replacement Units for which a building permit has been issued, together with the location and status of completion of each unit; and*

N/A – There has not been a building permit issued for any Affordable Replacement Units as of yet. Building 1B, the building pertaining to this building permit application, is the first building of the redevelopment that will be obtaining a building permit in the redevelopment.

3. *The number and type of Affordable Replacement Units that have yet to be provided, together with the planned location and the anticipated date of building permit application and construction of each remaining unit; and*

The project is broken up into two phases. There are 209 Affordable Replacement Units in Phase I, as shown in the summary chart provided below. Phase II of the redevelopment is still in the planning phase, and it is anticipated that the remaining 171 Affordable Replacement Units will be delivered within that phase by 2030.

Phase I					
Planned Location	Type	# of Units	Affordable Replacement Units	Anticipated Date of Building Permit	Planned Construction Start Date
Building 1B	1 BR/JR	4	0	May-22	Jul-22
Building 1B	1 BR	80	53		
Building 1B	2 BR	24	24		
Building 1B	3 BR				
Total		108	77		
Building 1A	Studio	14	0	Q4 2023	Q1 2024
Building 1A	1 BR/JR	70	12		
Building 1A	2 BR	55	38		
Building 1A	3 BR				
Total		139	50		
Building 2	Studio	16	0	Q4 2024	Q1 2025
Building 2	1 BD/JR	112	5		
Building 2	2 BR	43	21		
Building 2	3 BR	14	14		
Total		184	40		
Rental TH	TH 2 BR	1	1	Q4 2024	Q1 2025
Rental TH	TH 3 BR	22	22		
Rental TH	TH 4 BR	14	14		

Barry Farm Building 1B
Zoning Review

Rental TH	TH 5 BR	4	4		
Rental TH	TH 6 BR	1	1		
Total		42	42		
Phase II					
TBD	TBD		171	2030	2030

EXHIBIT B



Barry Farm Building 1A

1130 Sumner Road, SE Washington, DC 20020

DOB Project Number: B2303645

Dated: August 16, 2023

Zoning Review Response to 4th Review Cycle

Reference Permit Set Issue Date: January 31, 2023

Addendum 4: June 19, 2023 (Delta 5)

Question:

1. PROVIDE DOCUMENTATION SHOWING YOU ARE IN COMPLIANCE WITH DCMR TITLE 11, SUBTITLE K1105.4, (b, 1-3, c).

RESPOND POINT BY POINT TO ALL COMMENTS IN WRITING. FAILURE TO RESPOND TO ALL COMMENTS IN WRITING WILL RESULT IN AN ADDITIONAL REVIEW CYCLE. ADDITIONAL COMMENTS MAY FOLLOW.?

Response:

1105.4 The affordable housing requirement for the entire BF zones shall consist of no less than three hundred and eighty (380) affordable dwelling units that shall be provided as D.C. Housing Authority replacement public housing units ("Affordable Replacement Unit"), subject to the following:

- (a) The Affordable Replacement Units shall be subject to and comply with the requirements of Subtitle C § 1001.6(a);

The Barry Farm Building 1A Project is exempt from inclusionary zoning (IZ). An updated DHCD exemption letter was provided to DOB by Gene Bulmash on 08/02/2023. The email confirmation from Gene is included in the attached supporting documentation.

- (b) Each application for a building permit for a residential use for a property in a BF zone shall include the following information in tabular and map format of how the provisions of this section are being met:
 - (i) The number and type of Affordable Replacement Units proposed to be constructed by the building permit application;



The number and type of Affordable Replacement Units for Building 1A are as follows:

No	Unit	Type	Floor Number	Net Unit Area (SF)	Number of Bedrooms	Income Set Aside
1	204	2A	2	908	2	30%
2	205	2A-ROLL-IN	2	897	2	50%
3	206	1D	2	615	1	50%
4	209	2D-HC	2	993	2	30%
5	211	1B	2	594	1	30%
6	212	1B	2	594	1	50%
7	213	2A-VHI	2	908	2	50%
8	218	2E	2	1001	2	30%
9	221	1B	2	594	1	50%
10	225	2F	2	882	2	50%
11	226	2F	2	882	2	50%
12	229	1A-VHI	2	622	1	50%
13	230	2A	2	908	2	30%
14	232	2C	2	897	2	50%
15	233	2A	2	908	2	50%
16	234	2B	2	1107	2	30%
17	235	2A-HC	2	898	2	50%
18	236	1F	2	623	1	30%
19	242	1A-HC	2	617	1	50%
20	302	2H	3	954	2	30%
21	304	2A	3	908	2	50%
22	305	2A-HC	3	898	2	50%
23	307	1A	3	622	1	30%
24	313	2A	3	908	2	50%
25	315	1C	3	553	1	50%
26	318	2E	3	1001	2	50%
27	325	2F	3	882	2	30%
28	326	2F	3	882	2	50%
29	327	2A	3	908	2	30%
30	328	2H	3	954	2	50%
31	330	2A	3	908	2	50%
32	332	2C	3	897	2	30%
33	333	2A-VHI	3	908	2	50%



No	Unit	Type	Floor Number	Net Unit Area (SF)	Number of Bedrooms	Income Set Aside
34	335	2A-HC	3	898	2	50%
35	345	2A	3	908	2	30%
36	402	2H	4	954	2	50%
37	405	2A-HC	4	898	2	50%
38	412	1B	4	594	1	50%
39	413	2A	4	908	2	50%
40	417	1C	4	553	1	50%
41	418	2E	4	1001	2	30%
42	425	2F	4	882	2	50%
43	426	2F	4	882	2	30%
44	427	2A	4	908	2	50%
45	430	2A	4	908	2	50%
46	433	2A	4	908	2	30%
47	434	2B	4	1107	2	50%
48	435	2A-HC	4	898	2	30%
49	438	1A-HC	4	617	1	30%
50	445	2A	4	908	2	50%

- (ii) The number and type of Affordable Replacement Units for which a building permit has been issued, together with the location and status of completion of each unit; and

A building permit (B2109963) was issued June 16, 2022 for 77 Affordable Replacement Units for The Asberry f/k/a Building 1B. Building 1B, was the first building of the redevelopment to obtain a building permit. Building 1A, the building applicable to this application, will be the second building.

The Asberry will be located at 1200 Sumner Rd, SE Washington, DC 20020. The 77 Affordable Replacement Units for The Asberry are under construction and construction for the building is 50% complete with an anticipated completion of Q2 2024. A list of the replacement units and their floor locations, along with construction progress is included below.

No.	Unit Number	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI Restriction	Construction Completion	Construction Progress
1	201	2A.2	2	2	785	50%	Q2 2024	50%
2	202	2A	2	2	785	50%	Q2 2024	50%
3	204	1A.6	2	1	583	30%	Q2 2024	50%
4	205	1A.2	2	1	566	30%	Q2 2024	50%
5	206	1A.4 HC	2	1	591	50%	Q2 2024	50%



No.	Unit Number	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI Restriction	Construction Completion	Construction Progress
6	207	1C	2	1	532	30%	Q2 2024	50%
7	210	2B	2	2	803	50%	Q2 2024	50%
8	211	1A.1	2	1	579	30%	Q2 2024	50%
9	215	1A	2	1	583	30%	Q2 2024	50%
10	216	1A	2	1	583	50%	Q2 2024	50%
11	217	1A	2	1	583	30%	Q2 2024	50%
12	218	2C.1 HC 2D.2 HC	2	2	823	50%	Q2 2024	50%
13	220	HVI	2	2	672	50%	Q2 2024	50%
14	221	1A.3A HC	2	1	591	50%	Q2 2024	50%
15	222	1A.7	2	1	583	30%	Q2 2024	50%
16	223	1A	2	1	583	30%	Q2 2024	50%
17	224	1A.2A HC	2	1	562	50%	Q2 2024	50%
18	226	2A.1	2	2	826	50%	Q2 2024	50%
19	227	1B	2	1	712	50%	Q2 2024	50%
20	301	2A.2	3	2	785	50%	Q2 2024	50%
21	302	2A	3	2	785	50%	Q2 2024	50%
22	303	1A.4	3	1	583	30%	Q2 2024	50%
23	305	1A.2	3	1	566	30%	Q2 2024	50%
24	306	1A.1 HC	3	1	591	50%	Q2 2024	50%
25	307	1C	3	1	532	50%	Q2 2024	50%
26	308	1A.1	3	1	583	30%	Q2 2024	50%
27	309	1A	3	1	583	30%	Q2 2024	50%
28	310	2B.1	3	2	803	50%	Q2 2024	50%
29	311	1A.1	3	1	579	30%	Q2 2024	50%
30	316	1A.1	3	1	583	50%	Q2 2024	50%
31	318	2C HC	3	2	823	50%	Q2 2024	50%
32	319	1A.1	3	1	583	30%	Q2 2024	50%
33	320	2D.1 HC	3	2	672	50%	Q2 2024	50%
34	321	1A.3A HC	3	1	591	50%	Q2 2024	50%
35	323	1A.1	3	1	583	30%	Q2 2024	50%
36	324	1A.2A HC	3	1	562	50%	Q2 2024	50%
37	326	2A.3	3	2	826	50%	Q2 2024	50%
38	327	1B.1	3	1	712	30%	Q2 2024	50%
39	401	2A.2	4	2	785	50%	Q2 2024	50%
40	402	2A	4	2	785	50%	Q2 2024	50%
41	404	1A.6	4	1	583	30%	Q2 2024	50%
42	405	1A.8	4	1	566	30%	Q2 2024	50%



No.	Unit Number	Unit Type	Floor Number	Number of Bedrooms	Net Square Feet	AMI Restriction	Construction Completion	Construction Progress
43	407	1C	4	1	532	30%	Q2 2024	50%
44	409	1A.1	4	1	583	30%	Q2 2024	50%
45	410	2B.1	4	2	803	50%	Q2 2024	50%
46	412	1A	4	1	583	50%	Q2 2024	50%
47	414	1A.1	4	1	583	30%	Q2 2024	50%
48	415	1A	4	1	583	50%	Q2 2024	50%
49	416	1A.1	4	1	583	30%	Q2 2024	50%
50	417	1A.1	4	1	583	30%	Q2 2024	50%
51	418	2C	4	2	823	50%	Q2 2024	50%
52	419	1A	4	1	583	30%	Q2 2024	50%
53	420	2D.1 HC	4	2	672	50%	Q2 2024	50%
54	421	1A.3A HC	4	1	591	50%	Q2 2024	50%
55	423	1A	4	1	583	30%	Q2 2024	50%
56	425	1A.2 HC	4	1	562	50%	Q2 2024	50%
57	426	2A.3	4	2	826	50%	Q2 2024	50%
58	501	2A.2	5	2	785	50%	Q2 2024	50%
59	502	2A	5	2	785	50%	Q2 2024	50%
60	503	1A.4	5	1	583	50%	Q2 2024	50%
61	504	1A.6	5	1	583	30%	Q2 2024	50%
62	505	1A.2	5	1	566	30%	Q2 2024	50%
63	507	1C	5	1	532	30%	Q2 2024	50%
64	508	1A	5	1	583	30%	Q2 2024	50%
65	509	1A	5	1	583	50%	Q2 2024	50%
66	510	2B	5	2	803	50%	Q2 2024	50%
67	512	1A	5	1	583	30%	Q2 2024	50%
68	514	1A	5	1	583	30%	Q2 2024	50%
69	515	1A	5	1	583	30%	Q2 2024	50%
70	518	2C	5	2	823	50%	Q2 2024	50%
71	519	1A	5	1	583	30%	Q2 2024	50%
72	520	2D.1 HC	5	2	672	50%	Q2 2024	50%
73	521	1A.3 HC	5	1	591	50%	Q2 2024	50%
74	523	1A	5	1	583	30%	Q2 2024	50%
75	524	1A.2 HC	5	1	562	50%	Q2 2024	50%
76	525	1A.2 HC	5	1	562	50%	Q2 2024	50%
77	526	2A.1	5	2	826	50%	Q2 2024	50%



- (iii) The number and type of Affordable Replacement Units that have yet to be provided, together with the planned location and the anticipated date of building permit application and construction of each remaining unit; and

The Barry Farm Redevelopment Project is broken up into two phases. There are 229 Affordable Replacement Units in Phase I, as shown in the summary chart provided below. Phase II of the redevelopment is still in the planning phase, and it is anticipated that the remaining 151 Affordable Replacement Units will be delivered within that phase by 2030. A preliminary timeline of the redevelopment is included in the supporting documentation for reference.

Phase I					
Planned Location	Type	# of Units	Affordable Replacement Units	Anticipated Date of Building Permit	Planned Construction Start Date
The Asberry (Building 1B)	1 BR/JR	4	0	Q2 2022	Q3 2022
The Asberry (Building 1B)	1 BR	80	53		
The Asberry (Building 1B)	2 BR	24	24		
The Asberry (Building 1B)	3 BR	0	0		
Total		108	77		
Building 1A	Studio	14	0	Q3 2023	Q4 2023
Building 1A	1 BR/JR	73	12		
Building 1A	2 BR	52	38		
Building 1A	3 BR	0	0		
Total		139	50		
Building 2*	Studio	10	0	Q4 2027	Q4 2029
Building 2*	1 BD/JR	94	22		
Building 2*	2 BR	71	26		
Building 2*	3 BR	12	12		
Total		187	60		
Rental Flats*	1 BR	7	0	Q4 2024	Q3 2026
Rental Flats*	2 BR	21	10		
Rental Flats*	3 BR	33	13		
Rental Flats*	4 BR	14	14		
Rental Flats*	5 BR	5	5		
Total		80	42		



Phase II					
TBD	TBD		151	2030	2030

***Please note that these numbers are preliminary as the projects are still in the design phase**

