



## **District of Columbia Housing Finance Agency**

815 Florida Avenue, NW Washington, DC 20001-3017

February 22, 1017

Frederick L. Hill, Chairperson  
District of Columbia Board of Zoning Adjustment  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

**Re: Board of Zoning Adjustment Appeal No. 19374**

Dear Chairperson Hill:

It is our understanding that you have a matter pending before the Board that challenges a long-standing interpretation of the Zoning Regulations allowing residential units at the cellar level of a building.

The DC Housing Finance Agency was established in 1979 to stimulate and expand homeownership and rental housing opportunities in the city. We accomplish this mission, in part, by issuing housing mortgage revenue bonds that lower the developers' costs of acquiring, constructing and rehabilitating rental housing.

The Board's ruling could potentially impact the feasibility of affordable and mixed-income residential projects, particularly in underserved communities. Also, it could potentially reduce affordable housing opportunities for low and moderate income persons and families in more dense areas of the city.

In light of the foregoing, we urge the Board's careful consideration of this matter.

Sincerely,

District of Columbia Housing Finance Agency

Todd A. Lee, Executive Director

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19374  
EXHIBIT NO.63