



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

202-535-1000

Adrianne Todman, Executive Director

February 10, 2017

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:

We understand that you have a matter pending before your Board that calls into question the ability to devote to residential use the lower level of a residential building, and specifically those areas classified as “cellars” for zoning purposes. We request that you take into consideration the possible effects of your ruling on the interests of the District of Columbia Housing Authority (DCHA).

DCHA is an independent government agency that provides quality affordable housing to extremely low-to-moderate income households. We foster sustainable communities where residents can improve their lives. As one of the District’s largest landlords, DCHA serves 50,000 qualified low-income residents through traditional affordable housing, tenant-and project-based housing vouchers, and mixed-income properties.

A number of our buildings include units and other living areas on the lower level, including portions of the building which are classified for zoning purposes as cellars. A ruling by your Board that would change the current policy, to no longer allow these units to exist, and to prevent the future establishment of such units, will have an adverse effect on DCHA’s ability to fulfill its mission.

Thank you for taking our views into consideration. If you would like to discuss this further, you may reach me at 202-535-1000.

Sincerely,



Merrick T. Malone
Director, Office of Capital Programs