



Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington DC 20001
February 15, 2017

Re: BZA Appeal No. 19374

Dear Members of the Board:

Mission First Housing Group's mission is to develop and manage affordable, safe and sustainable homes for people in need, with a focus on the vulnerable. We ensure that our residents have access to resources to help them live independently. We deliver housing that provides long-term benefits to residents and neighbors alike. Our latest project in DC is Plaza West, at the northeast corner of 4th and K Streets, NW, which we are developing in partnership with Golden Rule Plaza, Inc., a nonprofit affiliate of Bible Way Church. This project will have 50 units for families making 30-50% AMI, and 173 units for families making less than 60% AMI, and will open in 2018.

We understand that this appeal before you challenges the ability to locate housing units and other living spaces on the cellar level. The use of the cellar level for housing units and living spaces is a practice widely used in the affordable housing industry in the District. Such spaces are not counted in the gross floor area, which helps to reduce the development costs and increase the usability and efficiency of the building. A decision which prohibits cellar-level use could negatively impact affordable-housing providers in the District. We ask that you deny this appeal.

Sincerely,

Elizabeth Everhart
Senior Project Executive