

**BZA Order No. 19841A**  
**Request for Extension of Time**

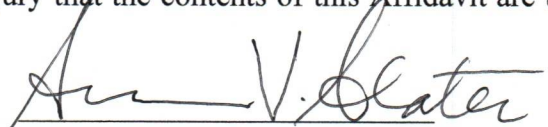
**Affidavit of Applicant in Support of Two-Year Extension of Time**

I, Susanne V. Slater, being duly sworn, depose and state as follows:

1. I am \_\_\_Susanne V. Slater\_\_\_, the President & CEO of Habitat for Humanity of Washington D.C., Inc., which is the owner of property located at 900-914 55th Street, NE (Square 5204, Lot 22) (the “Site”).
2. The Property is subject to BZA Order No. 19841, which approved special exception relief under 11-C DCMR § 305.1 from the subdivision regulations of 11-C DCMR § 302.2, and an area variance from the side yard requirements of 11-D DCMR §§ 307.1 and 307.4, to construct 17 new semi-detached and detached single dwelling units on a single record lot in the R-2 zone at the Site. BZA Order No. 19841 had a final date of January 17, 2019, and became effective on January 27, 2019.
3. In BZA Order No. 19841A, and pursuant to 11-Y DCMR § 705.7, the BZA granted an administrative COVID-19 one-year time extension to BZA Order No. 19841, thus extending the order’s validity until January 27, 2022. BZA Order No. 19841 had a final date of January 17, 2021.
4. We are now requesting that the Board extend BZA Order No. 19841A for a period of two years, or until January 27, 2024. The extension is requested because we have been unable to submit final building permit applications for the approved project, despite our good faith efforts, due to an inability to obtain sufficient project financing beyond our reasonable control, and the existing of other conditions beyond our control that are set forth herein.
5. Financing Delay. The COVID-19 pandemic has caused, and continues to cause, major disruptions and delays to Habitat’s operations. Financing for the approved project is contingent on the sale of a separate 14-unit development project in Southeast DC, since our affiliate uses New Market Tax Credits for financing, thus resulting in our source of funding being fueled by prior project sales. Due to the pandemic, the sales and closing processes on these units has been significantly prolonged.
6. Homebuyer Difficulties. The pandemic has also caused changes to many of our homebuyers’ work situations, which has affected their credit. Although this is temporary for most, it has delayed the process for some and has caused others to drop out of the homebuying process altogether. When a buyer drops out, the process starts over with all new screening, approvals, pre-settlement demonstrations, and necessary homeowner-tied inspections such as The Home Purchase Assistance Program at the Department of Housing and Community Development. For example, ten buyers had to drop out over the last year. This has been highly resource-draining and time consuming for our already limited staff, and as such directly affects our ability to start the project approved by BZA Order No. 19841.

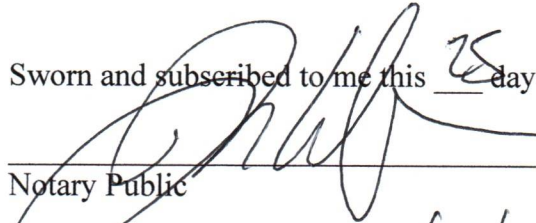
7. Budgeting Delays Due To A Shortage of Contactors and Increased Costs of Labor and Materials: Habitat has had to repeatedly revise budgets to account for increased costs. We have greatly exceeded what was considered reasonable contingency allotments in our budgets, which has required us to reassess the projected project financing needs and plan accordingly. A shortage of contractor availability has also made it more difficult to get reasonable proposals and proposals in general.
8. Operating with Smaller Staff: Habitat has lost funding sources that would have been devoted to the project approved by BZA Order No. 19841, and we have also had a major shortage of staff during the COVID-19 pandemic.
9. No Volunteers: Due to the pandemic, Habitat has not taken on AmeriCorps, crew leaders, or regular volunteers. This has been a major change in how we operate. Tasks that would have been done by volunteers now need to be contracted out or done by our very limited field staff. We are just now starting discussions about starting to take some limited volunteers again and if that can be done safely and/or effectively.
10. Continued Remote Work: Due to the rise of COVID-19 variants and safety concerns for employees' families and those considered immunocompromised, all but the field staff continue to work from home. This has caused delays and some inefficiencies in completing existing projects and starting the project approved by BZA Order No. 19841.
11. In order to move the project forward, we have acquired preliminary construction drawings. We do not have the funds for architects or engineering at this time. Realistically as soon as we have the funds we can move forward with preparing to file for building permit in under a year.
12. Based on the foregoing, I submit that Habitat has experienced significant delay in being able to finalize construction drawings and file a building permit application for the project approved by BZA Order No. 19841, which has been a direct result of our inability to obtain sufficient project financing and other conditions created by the COVID-19 pandemic that are beyond our reasonable control, which have collectively delayed our ability to move forward with development at this time.
13. Despite the foregoing, we are committed to moving forward with the development of the approved project. To date, we have invested approximately \$249,815.71 including legal, architectural, engineering, and other consulting fees, on top of the costs to purchase, finance, and carry the land. There is no financial advantage for Habitat to not redevelop the Property as approved, and we have every incentive to do so as soon as it is feasible. Accordingly, the requested extension will allow us the time needed to complete all remaining predevelopment-related steps. We anticipate finalizing our financing and commencing construction in the within the next year.

I solemnly affirm under the penalty of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge.



Susanne V. Slater  
President and CEO  
Habitat for Humanity of Washington, DC,  
Inc.

Sworn and subscribed to me this 25 day of Sept, 2021.

  
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Notary Public

My Commission Expires: 7/31/24

