

SUMMARY OF AFFORDABLE HOUSING PROVIDED IN ZC CASE NO. 14-18 (First Stage PUD and Zoning Map Amendment Application)

IN THE EVENT THAT THE SECTION 8 PROGRAM REMAINS IN EFFECT

Residential Unit Type	GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	1,746,459	1,760				
Multi-Family	To be determined ¹	1,646				
Townhouses and Two-Over-Two Units	To be determined	114				
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Affordable/Non-IZ ²	To be determined	373	Less than 50% AMI	perpetuity	rental	Retention of Sec. 8 contract
IZ – Townhouses or Two-Over-Two Units	To be determined sf/5%	6	50% AMI	perpetuity	Ownership	
IZ – Townhouses or Two-Over-Two Units	To be determined sf/5%	5	80% AMI	perpetuity	Ownership	

¹ Since this is a first stage PUD approval, the Applicant believes that it is appropriate to note the number of affordable units. In each second stage PUD application, the Applicant will provide the actual square footage of the affordable units being provided in that building.

² The senior citizen building proposed for Block 4 will be 100% assisted, each multi-family building will have at least 10% of the units reserved as affordable housing, and 10% of the for-sale residential units (townhouses or two-over-two units) will be reserved as affordable dwellings

SUMMARY OF AFFORDABLE HOUSING PROVIDED IN ZC CASE NO. 14-18 (First Stage PUD and Zoning Map Amendment Application)

IN THE EVENT THAT THE SECTION 8 PROGRAM IS ABOLISHED BY THE FEDERAL GOVERNMENT

Residential Unit Type	GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	1,746,459	1,760				
Multi-Family	To be determined ³	1,646				
Townhouses and Two-Over-Two Units	To be determined	114				
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Affordable/Non-IZ ⁴	To be determined	329	60% ⁵ AMI	perpetuity	rental	
IZ – Townhouses or Two-Over-Two Units	To be determined sf/5%	6	50% AMI	perpetuity	Ownership	
IZ – Townhouses or Two-Over-Two Units	To be determined sf/5%	5	80% AMI	perpetuity	Ownership	

³ Since this is a first stage PUD approval, the Applicant believes that it is appropriate to note the number of affordable units. In each second stage PUD application, the Applicant will provide the actual square footage of the affordable units being provided in that building.

⁴ The senior citizen building proposed for Block 4 will be 100% assisted, each multi-family building will have at least 10% of the units reserved as affordable housing, and 10% of the for-sale residential units (townhouses or two-over-two units) will be reserved as affordable dwellings

⁵ Provided the change in underwriting standards is approved, some form of property tax relief is granted for those units, and DC Housing Trust Funds are provided. If the change in underwriting standards is not approved, some form of property tax relief is not granted for these units, or DC Housing Trust Funds are not provided, the Applicant will reserve 20% of the multi-family units for persons making the minimum income levels prescribed in the Inclusionary Zoning Regulations.