

Schellin, Sharon (DCOZ)

From: Schellin, Sharon (DCOZ)
Sent: Tuesday, July 26, 2016 1:21 PM
To: Donaldson, Polly (DHCD); Ladd, Allison (DHCD)
Cc: Bardin, Sara (DCOZ); Shaw, Eric (OP); Steingasser, Jennifer (OP); Lawson, Joel (OP)
Subject: Z.C. Case 15-15

Ms. Donaldson:

On behalf of the Zoning Commission, thank you for your letter in Z.C. Case No. 15-15 (JBG/Boundary 1500 Harry Thomas Way, LLC, *et al.* – Consolidated PUD & Related Map Amendment @ Square 3576). The Commission considered this case on their public meeting agenda last night and, after receiving your letter, deferred action until this Thursday, July 28th. The Commission asked me to follow-up with you to obtain some further information.

In this case, the Applicant has asked for relief from the IZ requirements, and instead has proposed providing the required 50,095 square feet of gross floor area at the 60% AMI level, rather than the IZ required 80% AMI. It proposes to run an affordable housing lottery and administer these 60% AMI units for the life of the project, subject to monitoring by DHCD, as is required by § 2409.10 of the Zoning Regulations.

DHCD's letter indicated the department has several concerns about the applicant's requested relief from the IZ program. The Commission would greatly appreciate additional DHCD clarification of the following:

- Why DHCD would not be able to administer units at the 60% AMI level. One Commissioner noted that DHCD has a program that administers units outside the IZ program, using covenants and monitoring agreements. An explanation of why an alternative program would not work in this case would be greatly appreciated.
- Whether the DHCD objection to the proposal is primarily based on policy concerns, or on administrative concerns, and clarification of how DHCD feels this proposal would undercut the District's comprehensive affordable housing strategy and policy.
- Clarification of what the longer term implications of administering the applicant's proffered alternative to IZ would be to DHCD's overall affordable housing programs.

Please feel free to provide any further information that will help the Commission to understand your position in this application. We look forward to receiving your response.

Thank you,
Sharon

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