



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Office of the Director

JUN 26 2017

Zoning Commission
of the District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: **Request for Waiver of Zoning Commission Hearing Fee for ZC Case No. 17-10: The Strand Residences**

Dear Members of the Commission:

Pursuant to 11-Z DCMR § 1602, the District of Columbia Department of Housing and Community Development (“DHCD”) requests that the Zoning Commission (“Commission”) waive the portion of the hearing fee for the above-referenced application attributable to the construction of residential units that will be reserved as affordable housing. Based on the project characteristics presented to DHCD, this development would be eligible to receive funding from a recognized District of Columbia or federal government housing subsidy program. DHCD expects that this project will apply for financing through the Low Income Housing Tax Credit (“LIHTC”) and/or Housing Production Trust Fund (“HPTF”) programs if the Planned Unit Development (“PUD”) is approved.

The Planned Unit Development (“PUD”) application proposes 78,546 square feet of gross floor area, of which 74,928 square feet of gross floor area (100%) will be reserved as 86 units of affordable housing. All of the 86 affordable units will remain affordable for at least 40 years. Based on the attached assumptions and calculations, DHCD recommends an 85.8% hearing fee reduction of \$4,809. If the recommendation is accepted, the new hearing fee would total \$792.

Because there is not yet an affordability covenant or subsidy contract associated with this property, it is essential that the assumptions upon which this recommended reduction is based be incorporated into the Commission’s order as a requirement enforceable by DHCD and the Zoning Administrator, if approved.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me at 202-442-7210 with any questions or concerns.

Sincerely,

Polly Donaldson, Director

Enclosure

ZONING COMMISSION

District of Columbia

CASE NO. 17-10

EXHIBIT NO. 14

D.C. Department of Housing and Community Development
Reduction Calculator for Zoning Commission Hearing Fee

Applicant:

ZC Case No. 17-10: The Strand Residences

A	Total Hearing Fee	\$	5,601
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Gross Square Footage for Affordable Housing	74,928
Total Gross Square Footage of Entire Project	78,546

B	Percent Affordable	95.4%
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<u>AMI Served</u>	<u>Weight</u>	<u>Units</u>	<u>Weighted Total</u>
30% AMI	1.2		0
40% AMI	1.1		0
50% AMI	1		0
60% AMI	0.9	86	77.4
80% AMI	0.7		0
Affordable Units		86	77.4

C	Weighted Total / Total	0.90
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Affordability Term (years)	40
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D	Affordability Term / 40	1.00
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Recommended Hearing Fee Reduction (A * B * C * D)	\$	4,809
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Reduced Hearing Fee	\$	792
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