



Advisory Neighborhood Commission 8C

March 6th, 2018

## **VIA ELECTRONIC MAIL**

The District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200S, Washington, DC 20001  
[dcoz@dc.gov](mailto:dcoz@dc.gov)

### **Re: ANC 8C Letter of Support for The Flats at South Capitol**

Dear Chairman Hood:

The 8C Advisory Neighborhood Commission supports The Flats at South Capitol project in Ward 8. At the Commission's March meeting 8C gave its full support to Kaye Stern Properties LLC.

Kaye Stern Properties LLC proposed a 106-unit affordable development at 3836-3848 South Capitol Street, SE. The developers have demonstrated their commitment to providing affordability in this project with many of the units at the 30% and 50% AMI restrictions. We are further encouraged by the unit mix skewing to larger, family sized units. It is extremely important to the community that all the existing tenants can reoccupy the building after it is complete.

Kaye Stern Properties has committed to this verbally and has agreed to put this commitment in writing. They have taken the additional step of hiring Housing Opportunities Unlimited to facilitate the process of relocating tenants temporarily and then moving them back into the completed project.

For the reasons listed above, Advisory Neighborhood Commission 8C recommends that the Zoning Commission approve this development to provide the community with this project as quickly as possible.

Respectfully,

Mike Austin,  
Chairman, ANC 8C

