

Zoning Commission Case No. 06-10
Application of The Morris & Gwendolyn Cafritz Foundation

Affordable Housing Commitments and Standards
(Revised September 18, 2009)

DEVELOPMENT STANDARDS

- Number of Units Reserved:** A minimum of 171 dwelling units, affordable to households in the Target Income Range (Affordable Units).
- Of the 171 Affordable Units, approximately 115 units are anticipated to be reserved for the relocation of then-existing qualified tenants of Riggs Plaza Apartments.
- Unit Types:** The mixture of Affordable Unit types will be comparable to the mixture of market rate unit types: a predominance of one-bedrooms and efficiencies along with two-bedroom and three-bedroom units.
- Unit Sizes:** Gross square footage of Affordable Units will be comparable to that of market rate units.
- Unit Distribution:** Of the 171 Affordable Units, 141 units will be provided in Building A and 30 units will be provided in Building C.
- Affordable Units will be reasonably distributed vertically and horizontally throughout Building A, as generally represented at Sheet 2.00g of the Applicant's architectural drawings dated September 16, 2009.
- Those 98 Affordable Units in Building A reserved for seniors (aged 62+ years) will be located on residential floors 1-4, as generally represented at Sheet 2.00g of the Applicant's architectural drawings dated September 16, 2009.
- Construction:** External design and materials of Affordable Units shall be indistinguishable from market rate units. Internally, appliances and finishes shall be comparable, but may be of different quality.

HOUSEHOLD STANDARDS

Target Income Range:

Eligible households are defined as those households that meet the following criteria:

- **Relocating Riggs Plaza Tenants:** Approximately 115 units (including 72 of which will be Seniors Units) will serve household income not exceeding 60% of the Area Median Income for the Washington, D.C. Metropolitan Statistical Area and adjusted for family size (see below for summary of current income limits)(AMI)
- **Remaining Seniors Units:** Approximately 26 units total – 6 units in Building A will serve household income not exceeding 60% of AMI and 20 units in Building A will serve household income not exceeding 80% AMI
- **Building C Affordable Units:** Approximately 30 units, all of which will serve household income not exceeding 80% AMI

Initial Housing Cost:

Shall be determined based on the following assumptions, as may be adjusted by future income limits.

- Monthly housing payment shall equal to 30% of the Income Limits by family size and unit type.

Unit Type	Household Size	2009 Income Limit (80%)
Studio	1 Person Household	\$57,510
1-Bedroom	2 Person Household	\$65,730
2-Bedroom	3 Person Household	\$73,940
3-Bedroom	4 Person Household	\$82,160
Unit Type	Household Size	2009 Income Limit (60%)
Studio	1 Person Household	\$43,140
1-Bedroom	2 Person Household	\$49,320
2-Bedroom	3 Person Household	\$55,440
3-Bedroom	4 Person Household	\$61,620

- Rental assumptions include:
 - Housing payment includes rent and a utility allowance.

Occupant Selection:

The existing qualified tenants at Riggs Plaza Apartments will have first option to transfer to Building A. Remaining Affordable Units in Building A (approximately 26 Seniors Units) and Affordable Units in Building C (approximately 30 units) will be based on a lottery system for all qualified households to be administered by the Applicant. The Applicant will provide notice of the respective lotteries through advertisements in local newspapers and other vehicles reasonable to ensure broad exposure to potentially eligible renters. Lottery winners shall be determined by the Applicant at

least six months prior to the projected completion of Buildings A and C, respectively.

**Affordability Control
Period:**

For units reserved for relocating Riggs Plaza tenants: The greater of 20 years from the issuance of the first Certificate of Occupancy for the residential unit or the duration of the qualifying tenancy.

For all other Affordable Units in Building A and all Affordable Units in Building C: 20 years from the issuance of the first Certificate of Occupancy for the residential unit.

Enforcement:

The District government will retain all rights to enforce the provisions of the affordability covenants, according to the provisions of this document or such enforcement mechanisms as the District government may deem appropriate. The District government will have the right to recapture any enforcement costs.

Procedural Changes:

The substance of any of the above clauses that are included in deed restriction terms may not be modified without consent of both the unit owner(s) and the District government. Administrative, monitoring and enforcement mechanisms not included in deed restrictions may be modified at the sole discretion of the District government.