

HORNING BROTHERS – PUD and Zoning Map Amendment Application – The Townhomes at Stanton Square Summary of Affordable Housing Program

Development Standards

Total Square Footage: The Applicant will commit to reserve 63 of the 187 townhomes in the project as workforce affordable housing units; 20 townhomes will be reserved for households making up to 60% of the area median income (“AMI”), and 43 townhomes will be reserved for households making up to 80% of AMI.

Unit Types and Distribution:

The affordable townhomes will consist of the 14 and 16 foot wide models, which include two bedrooms and two bedrooms with a den. The affordable townhomes will not constitute a majority of units in any particular area of the development.

Construction:

The external design and materials of the affordable townhomes will be indistinguishable from the market rate townhomes. 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:

- Having an annual household income not exceeding 60% or 80% of the Uncapped AMI Limits for the Washington, DC Metropolitan Statistical Area and adjusted for family size as determined annually by the Department of Housing and Community Development (“DHCD”);
- Purchasing their primary residence;
- Having no ownership interest in any other housing, or using the townhome as their primary year-round residence;
- Committing to continuous owner occupancy;
- Having an income eligibility certification letter from a District agency or appropriate third party; and
- Qualifying for the necessary home mortgages and funding the required down payment.

Housing Costs

Initial Housing Cost: Sales Price shall be determined by the District government based on the sum of the following assumptions:

- Monthly housing payment, consisting of required principal and interest payments, not exceeding 30% of the Target Incomes for a family of four.

Target Income	Family of Four Income (*)	Monthly Payment
60% AMI	\$56,700	\$1,418
80% AMI	\$75,600	\$1,890

- Downpayment equal to three percent (3%) of the Sales Price.
- Any subsidy or deferred financing funds, to include HPAP, DHCD deferred financing, and/or similar programs, provided to the unit or buyer.

***Calculations based on HUD FY 2007 AMI of \$94,500 for the Washington, DC Metropolitan Statistical Area.**

Final Housing Cost: Shall be determined 60 days prior to the marketing of the affordable townhomes using current information for the same assumptions above.

Selection of Buyers:

The affordable townhomes will be sold on a first-come, first-served basis, subject to meeting financing criteria. The Applicant will notify residents of Advisory Neighborhood Commission 8A ("ANC 8A") of the availability of these units at the earliest possible date. Applicant will provide notice of the availability of the affordable townhomes through advertisements in local newspapers, announcements at ANC 8A public meetings, and other vehicles reasonable to ensure broad exposure to potentially eligible purchasers. The Applicant will work with DHCD in advising existing applicants to its home purchase assistance programs of this affordable housing opportunity.

Restrictions on Sale of Affordable Units: *Resale During Control Period - The affordable townhomes will be restricted through a deed restriction, covenant and/or other legal means in their resale for a period of twenty years to: (1) income-eligible homebuyers; and (2) a maximum purchase price equal to*

the initial unit price plus the cumulative change in the consumer price index and the cost of permanent improvements to the townhome.

Resale After Control Period. Upon the expiration of the twenty-year restricted selling period, the then current owner of the affordable townhome may sell the affordable townhome without restriction but the sales proceeds shall be allocated as follows:

- (i) First, to the seller in the amount of their original sales price plus the cumulative change in the consumer price index, the cost of permanent improvements to the affordable townhome, the closing costs paid by the seller at their closing and a reasonable sales commission; and
- (ii) The remainder shall be split equally between the seller and a District of Columbia government fund, such as the Housing Production Trust Fund, dedicated to the provision of affordable housing.

Monitoring and Enforcement:

Restrictive covenants shall be active until the Housing Production Trust Fund or similar organization receives the appropriate contribution from the sale of a unit.

The District government shall 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 shall have the right to recapture any enforcement costs.

Changes to Procedure Before and After Initial Sale of Units:

The substance of any of the above clauses that are included in deed restriction terms may not be modified without the 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.

The Applicant reserves the right to modify the Affordable Housing Program described in this document in order to address requirements imposed by other District of Columbia governmental agencies or affordable housing lenders.

STANTON SQUARE TOWNHOMES PROJECT AND COMMUNITY AMENITIES PACKAGE

- Workforce Affordable Housing
At least 63 of the 187 townhomes will be reserved as workforce affordable housing units. At least 20 of these affordable units will be made available to households making up to 60% of the Area Median Income (“AMI”), and at least 43 of these units will be made available to households making up to 80% of AMI.
- Public Space Improvements in the Community
The Applicant will make a financial contribution of **\$30,000** that will be used for the purchase and placement of 30 commercial trash receptacles (36 gallon size with steel slats), 30 decorative pole banners, and 30 decorative single pole brackets for placement in the surrounding neighborhoods. The Applicant and representatives of ANC 8A are working with representatives of DDOT to determine location requirements and the ability of the District to remove the trash placed in the receptacles.
- Fort Stanton Recreation Center
The Applicant will make a financial contribution of **\$30,000** to the Fort Stanton Recreation Center. The Applicant will work with members of the Fort Stanton Civic Association and the Department of Parks and Recreation to determine the most effective and appropriate use of these funds.
- Signage in the Fort Stanton and Hillsdale Neighborhoods
The Applicant will contribute **\$15,000** for the creation and installation of two signage welcoming visitors to the Fort Stanton and Hillsdale neighborhoods. The Applicant will work with the ANC 8A07 Single Member District Commissioner and other members of the community to determine the most appropriate locations for such signage.
- Low Impact Development/”Green” Design Strategies
The Applicant has maintained a significant amount of green space (33%) on the property and has limited the amount of paved area (25%) on the property. The property includes a tot lot and parks for residents of the project and the surrounding community.
- Homebuyer’s Program
The Applicant will work with MANNA, Inc. to create a series of Homebuyer’s workshops to help members of the surrounding community be financially prepared for homeownership.

DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN

Horning Brothers¹ (the “Applicant”) seeks to mitigate any adverse impact on the surrounding neighborhood resulting from construction activity related to the Applicant’s plans to construct a planned unit development consisting of approximately 187 townhomes on a site bounded by Stanton Road, Elvans Road, and Pomeroy Road, S.E. (the “Project”).

1. Communication.

a. Applicant’s Representative. The Applicant shall designate a representative to be the key contact during the period of construction of the Project for the interaction with Advisory Neighborhood Commission 8A and residents within 200 feet of the development site.

The Representative will have a local office and will be accessible during all business hours. At any time construction activity is occurring on the Applicant’s property, the Representative or his/her designee shall be available on-site or by telephone to receive complaints or other communications from the surrounding community. The name and work telephone number of the Representative or his/her appointed designee shall be conspicuously posted on the Applicant’s property and shall be readily available to members of the community. In addition, a name and telephone number of a person designated by Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.

b. Duties of the Applicant’s Representative. The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Development and Construction Management Plan and enforce its provisions. The Representative, designee and emergency contact shall:

- (i) receive notice of violations of this Development and Construction Management Plan;
- (ii) respond as soon as possible, to the person who has reported the violation, and to the Contact Person (described below);
- (iii) act to remedy the violation as soon as possible; and
- (iv) contact ANC 8A and residents within 200 feet of the development site and relate the complaint, remedy and time frame for resolution of the problem.

c. Resume Bank. The Applicant and the Applicant’s Representative will maintain a resume bank on-site for members of the community to submit resumes for potential

¹ Stanton Square LLC is the current owner of the site. Horning Brothers and Stanton Square LLC have entered into a contract whereby Horning Brothers will act as fee developer for the site upon approval of this project by the Zoning Commission.

employment on this Project and future projects of the Applicant in the District of Columbia and surrounding jurisdictions.

The Applicant will post all Requests for Applications and employment opportunities on the Eckington listserv and those of neighboring communities.

The Applicant encourages the submission of resumes of architects, engineers, project managers, marketing, public relations, community relations, and real estate professionals, in addition to applications for tradespersons and construction workers.

The Applicant encourages the submission of resumes of architects, project managers, and other real estate professionals, in addition to resumes of tradesmen and construction workers.

d. **Neighborhood Contact Person.** The Applicant will work with representatives of Advisory Neighborhood Commission 8A, the ANC 8A Single Member District Representative, and residents within 200 feet of the development site to designate a single contact person ("Contact Person"), who may change from time to time, to represent the surrounding community. The initial Contact Person will be determined prior to the start of construction activity on the Applicant's property. The Contact Person will receive and disseminate information from the Applicant to the community. The Applicant shall provide to the Contact Person, and keep updated, the names of and pertinent information about the Representative, the designee and emergency contact, including their home phone numbers and beeper numbers, as appropriate.

2. **Construction.** The Applicant shall require that all their personnel and vendors, including supply and service vendors, will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety. The following is a discussion of construction-related issues and shall be binding on the Applicant, its subcontractors and any successors and/or assigns of the Applicant.

a. **Permits.** The Applicant will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.

b. **Site Management.**

(i) The Applicant will erect and maintain construction fencing and barricades in order to screen and secure the site during the construction process. The Applicant and its contractors will work with community members and the Department of Consumer and Regulatory Affairs to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning such that there shall be no adverse water impacts on the adjacent neighborhood.

(ii) A minimum amount of lighting, directed away from residential properties, will be provided at the Applicant's property at night. These lights will be sufficient to provide necessary security and to comply with federal and municipal safety standards.

(iii) Subject to District of Columbia approval, the Applicant will attempt to locate the construction trailer on the Applicant's property so as to minimize impacts on adjacent neighbors. If such approval is not granted, such trailer(s) will be located to minimize neighborhood impacts.

c. Cleanliness. The Applicant will remove rubbish and construction debris continuously during the construction period during the normal construction workday and during periods of weekend construction work. In addition, the Applicant will monitor and police the construction site daily or more often as required to ensure cleanliness. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. All excavation or back fill trucks will be covered before proceeding from the Applicant's property onto city streets. Dust and debris will be removed from the Applicant's property on an as needed basis. Portable latrines will be located on the Applicant's property to minimize impacts upon adjacent properties.

d. Work Hours.

(i) The normal construction work week will be Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 4:00 p.m. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Applicant's property only during the foregoing hours. There will be no queuing of construction related vehicles or arrival of workers prior to stated work hours.

(ii) The Applicant will make good faith efforts to limit work that is likely to disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week require work on Saturdays to meet the requirements of construction teams for a 40 hour work week.

(iii) The Applicant will not permit any activity on the Applicant's property that requires the movement of heavy vehicle traffic or other significant traffic, to or from, the Applicant's property or which generates sound levels in excess of sixty decibels (60 db) or otherwise is likely to significantly disturb the residents of the adjacent neighborhoods prior to 7:00 AM or after 6:30 PM on weekdays and prior to 9:00 AM or after 4:00 PM on weekends.

e. Contractors and Subcontractors. The Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Development and Construction Management Plan. The Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers and that they comply with all DC traffic laws and regulations.

f. Traffic, Loading, and Parking.

(i) Truck queuing and routing will be worked out with the DC Department of Transportation and adjacent property owners.

- (ii) The Applicant will use its best efforts to ensure that construction-related traffic will not impede rush hour traffic on Stanton Road. A flagperson will be assigned to expedite movement of construction related traffic, if any consistent traffic backups occur on any of these streets.
- (iii) Parking for all construction workers will be provided for on the Applicant's property. No construction related parking will be permitted on the adjacent neighborhood streets.