

# ***Advisory Neighborhood Commission 7D***



**District of Columbia Government  
5140 Nannies Helen Burroughs Ave, NE  
Washington, DC 20019  
(202) 398-5160**

RECEIVED  
DC OFFICE OF ZONING  
2007 SEP 25 AM 11 59

September 25, 2007

*Revised*

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

**RE Zoning Commission Case No. 06-30 - Linda Joy and Kenneth Jay Pollin Memorial Community Development Project**

Dear Zoning Commission Members

On behalf of Advisory Neighborhood Commission 7D, I am writing to express our strong support for the proposal presented to the Commission and the Ward 7D community for the construction of the Linda Joy and Kenneth Jay Pollin Memorial Community development.

At a regular monthly meeting of ANC 7D held on September 11, 2007, with proper notice having been given, and where a quorum of Commissioners was present, a motion was presented and properly seconded, calling for ANC 7D to support Zoning Commission Case No. 06-30. ANC 7D previously voted 4-0 at the June 13, 2006 meeting to support the project. Since new ANC Commissioners have been elected since the June 2006 meeting, we requested that PMCD attend the ANC's September 11, 2007 meeting in order to provide the Commissioners and community with an update and for an opportunity for dialogue with PMCD.

ZONING COMMISSION  
District of Columbia  
CASE NO. 06-30  
EXHIBIT NO. 47

**ZONING COMMISSION**  
District of Columbia  
CASE NO. 06-30  
EXHIBIT NO. 47



Representatives of PMCD attended the ANC's September 11<sup>th</sup> meeting and responded to all questions raised by the ANC, including discussion of the relocation process to have a temporary move program until construction is completed, design of the project and affordability information. ANC 7D supports the efforts of the Applicant to make all the units in this project affordable to working families, employment for resident and families in the area, employment for youth program five or more, that the project includes rental, homeownership units, and to have Homebuyers Club at Marshall Heights Community Development for families, and that the project incorporates green space for the community.

Therefore, ANC 7D voted 4 to support the project and 1 opposed, and we recommend that the Zoning Commission approve the application at the Commission's October 15, 2007 public meeting, without the need for a continued public hearing on October 4<sup>th</sup> regarding this case. Dorothy Douglass is authorized to speak on behalf of ANC 7D.

The following is the affordability information provided by PMCD for the rental and homeownership units.

#### Rental Units

- ✦ The 42 rental units are available for families at or below 30% of area median income.

For a family of four, the maximum income for a family earning 30% of the area median income in the District of Columbia is approximately \$28,000.

- ✦ Residents in the rental units will pay 30% of their income toward their rental payment.

#### Homeownership Units

The 83 homeownership units are available for families between 40% and 100% of area median incomes. The incomes we have targeted for (the sale of the homes is 40%, 65%, 75% and 100% of the area median income (AMI). Below are details for (the cost of the home for each income level.

- ✦ For a family of four, the maximum income for a family earning 40% of the AMI in the District of Columbia is approximately \$37,000.

The estimated payment for a house in the proposed development for a family earning 40% of area median income is approximately \$900 per month.

- ✦ For a family of four, the maximum income for a family earning 65% of the area median income in the District of Columbia is approximately \$61,000.

The estimated payment for a house in the proposed development for a family earning 65% of area median income is approximately \$1,500 per month.

- ✦ For a family of four, the maximum income for a family earning 75% of the area median income in



the District of Columbia is approximately \$70 000

The estimated payment for a house in the proposed development for a family earning 75% of area median income is approximately \$1700 per month.

- ✦ For a family of four the maximum income for a family earning 100% of the area median income in the District of Columbia is approximately \$94 000

The estimated payment for a house in the proposed development for a family earning 100% of area median income is approximately \$2300 per month.

It is understood that as the budgets are refined, the house prices may change.

In addition to PMCD's commitment to affordable housing, PMCD has committed to a First Source and LSDBE meeting focused on the ANC7D community. PMCD also agrees to work with the ANC to develop approximately five (5) job and paid internship opportunities for members of the ANC7D community relative to the development of the project.

Furthermore, PMCD will work with the ANC to extend Mr. Pollin's current Thanksgiving and Christmas programs into the ANC7D community. These programs assist a limited number of families in need by providing food and gift baskets. PMCD will work with the ANC7D Commission to identify families that are candidates for this program.

Sincerely,

A handwritten signature in cursive script, reading "Dorothy M. Douglas".

ANC7D Chairperson

P.S. Missing family size two and three for rental and homeownership cost from this letter this need to be added by PMCD as we agreed also awaiting on this information before any action can be taken.



MHCDO

MARSHALL HEIGHTS COMMUNITY DEVELOPMENT  
ORGANIZATION, INC

3939 Benning Road NE, Washington, DC 20019

Tel (202) 396-1200 ~ Facsimile (202) 396-4106 ~ [www.mhcdo.org](http://www.mhcdo.org)

FAX

To Ms Donna Hanousek

Company Zoning Commission

Fax 727-60562

Phone 727-0340

Re Zoning Commission Case No. 06-30

From Dorothy Douglas ANZ70

Date 9/25/07 Chan

Pages 4 (including cover sheet)

Return Phone 396-1200

Remarks



Urgent



For your review



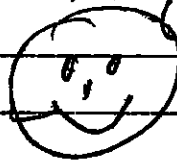
Reply ASAP



Please comment

Comments

Thank you!



CONFIDENTIALITY NOTICE

The document accompanying this transmission contains confidential information belonging to the sender that is legally privileged. The information is intended only for use of the individual or entity named above. If this FAX is not received in its entirety or problems with transmission please call (202) 396-1200.

Thank You