

Restated and Enhanced Community Benefits

In consultation with the community, led by ANC Commissioner 5C09 Silas Grant, EYA has developed a comprehensive community benefits package.

1. Affordable Housing:

The project will provide 24 for-sale affordable homes. Fifty percent of these homes will be priced at levels that are affordable to families earning at 50% of the Area Median Income (AMI) for the Washington, DC region and 50% will be priced at levels that are affordable to families earning at 80% of the AMI. The homes will be either two or three bedrooms in the same proportion to the market rate homes. The homes will be mixed throughout the site and their exteriors will be the same level of quality and materials as the market rate homes.

2. Homeownership Training:

EYA will sponsor training for people interested in purchasing the affordable for sale homes in the new community. Specifically, prior to releasing the affordable homes for sale, EYA will organize and sponsor informational sessions to meet the various needs of potential purchasers. Information will be provided on a variety of topics including the following:

1. Detailed explanation of process to be qualified to purchase an affordable home
2. Information on DC grant and low interest programs for qualified buyers
3. Information on a variety of conventional mortgage programs
4. Programs for first-time buyers such as credit score training and home budgeting

EYA will promote these sessions through the ANC 5C Commission, the Ward 5 Councilmember, and the Edgewood Civic Association. It will further seek to reach area renters with a direct mailing identified through the Haines Directory.

3. Triangle Park

EYA will make improvements valued at \$315,000 to the public space bounded by 4th Street, Lincoln Road, and Franklin Street. The design for the improvements has been approved by the DC Department of Parks and Recreation and an agreement has been drafted, shown in Exhibit D of the Applicant's Pre Hearing Submission. In addition to the improvements, EYA will maintain the park for one year after its completion. EYA will complete the improvements prior to the issuance of 119th Certificate of Occupancy.

4. Shaed Elementary School Improvements

EYA will complete various improvements to the school and the grounds. Representatives from EYA inspected the school with its head custodian on May 28th and compiled a detailed list of improvements to be made. EYA will complete the list of improvements prior to the start of the 2009 school year. Among the repairs to be made are electrical repairs, tile replacement, masonry and concrete repairs, painting, and landscaping. EYA will coordinate these repairs with the school staff and Mr. Mel Butler in the Office of Public Education Facilities Modernization.

5. Offsite Streetscape and Infrastructure Improvements

EYA will make improvements to include new and separate storm water lines, important water connections to create a looped system improving both water quality and flows, repairs to roads, curb and gutters, and sidewalks, and the replacement of street trees. The area of off-site improvements is shown on Exhibit C-8 of the Applicant's Prehearing Submission.

6. Ward 5 Employment Opportunities

EYA will enter into an agreement to participate in the Department of Employment Services (DOES) First Source Employment program to promote hiring of District residents during the construction process. EYA will request that DOES allow the new hire priority to be Ward 5 residents above all other District residents. Additionally, EYA will provide information sessions for Ward 5 businesses about the type of subcontractors needed for the project and the qualifications for competing for the work.

7. Sustainable Development

The project will meet or exceed the standards for certification of LEED – Neighborhood Development as delineated in Exhibit G of the Applicant's Prehearing Submission.

8. Mass Transit Enhancements

EYA will provide each new homeowner with a Transit Welcome Package which will be intended to educate new residents on the many options available for transit usage. This package will include, a MetroSmart Card, Metro map, Bus Schedules and Routes, a map of the Metropolitan Branch Trail, and a comprehensive list of retailers and service providers within walking distance of the site.

EYA will also make an application for a Zip Car (or similar provider) location on the site and provide appropriate signage directing people to the Metropolitan Branch bike trail.

9. Collegiate Scholarship

EYA will provide \$45,000 to a fund for the purpose of granting college scholarships to deserving high school seniors within ANC 5C. EYA will work with the ANC 5C Commissioner and the Ward 5 Councilmember to ensure that the fund is properly established and the selection criteria detailed. EYA's contribution will be made in single lump sum at the time of the settlement of the 1st home at Saint Paul's.

10. Small Business Grants

EYA will provide \$40,000 to the Ward 5 Business Council to fund grants and training to small businesses with ANC 5C. EYA's contribution will be made in single lump sum at the time of the settlement of the 1st home at Saint Paul's.

11. Edgewood Civic Association Contribution

EYA will provide \$15,000 for equipment and services for the benefit of Edgewood Civic Association. EYA will purchase a laptop and printer for the Association so that it may further its membership goals. Any funds remaining from the purchase of the referenced equipment will be used pay legal fees for establishing the Association as a non-profit 501c3 and to prepay printing costs of the Association.