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MEMORANDUM

To: Arthur Jackson  
From: Phil Feola *Feola*  
Cary Kadlecek *CK*  
Date: July 16, 2008  
Re: Requested Additional Information, Zoning Commission Case No. 07-27,  
EYA/St. Paul's College

In its July 7, 2008 report in the above-referenced case, the Office of Planning ("OP") requested additional information about several amenities that the developer, EYA, has proposed. This memorandum offers additional information for each of the requests as listed below.

1. Initial Value of Smart Card

Each new homeowner will receive a SmartCard with an initial value of \$20, along with applicable bus schedules, bus routes and information concerning bicycle routes.

2. Proposal to Train Persons Interested in Affordable Units

EYA will organize and sponsor information sessions, in conjunction with the Ward 5 Councilmember and ANC 5C, to assist those interested in purchasing the affordable townhomes. The sessions will occur prior to releasing the affordable homes for sale and will provide a detailed explanation of the process to be qualified to purchase an affordable home. In addition, the sessions will provide: (a) information on the District of Columbia's grant and low interest programs for qualified buyers; (b) information on a variety of conventional mortgage programs; and (c) programs for first-time buyers, such as credit score training and home budgeting.

The goals of the program are to: (a) inform interested District residents that 24 homes will be sold to qualified people at prices that are affordable to people earning 50% and 80% of Area Median Income; (b) provide a detailed explanation of the process a person must complete in order to be deemed qualified to participate; (c) identify the unique needs (i.e. homeownership training, credit counseling, financing options) of people through the public meeting process and arrange the appropriate training or counseling; and (d) ensure that those District residents that meet the requirements of the affordable housing component of the project have an opportunity to fully participate.

ZONING COMMISSION  
District of Columbia

CASE NO. 07-27  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 400895096v2 37  
CASE NO. 07-27  
EXHIBIT NO. 37



### 3. Improvements to Shaed Elementary School Building and Grounds

EYA will make the following improvements to Shaed Elementary before the 2008-09 school year, in fact, some of the work has already begun.

1. Paint exterior doors and hand rails
2. Landscape improvements
3. Remove weeds and clean up around the entire building
4. Replace missing ceiling tiles
5. Install signage
6. Paint two-story cafeteria and several offices
7. Install light bulbs in the exterior lights
8. Re-wire the entry sign
9. Replace missing sign letters mounted on the building
10. Repair and point up brick wall
11. Replace broken concrete steps

### 4. Administration of the College Fund

EYA will provide \$45,000 to a college scholarship fund for the purpose of granting college scholarships to deserving DCPS high school seniors residing within ANC 5C. EYA will work with ANC 5C, DCPS faculty of Ward 5 high schools, and the Ward 5 Councilmember to ensure that the fund is properly established and that the selection and disbursement criteria are determined prior to funding. EYA will assist in creating the fund (a legal entity separate from EYA), developing the selection criteria, and identifying the scholarship selection committee. EYA's monetary contribution will be made in single lump sum at the time of the settlement of the first home in the project. EYA will complete all of the administrative tasks before the contribution is due. The scholarship will be administered by the legal entity, and the selection committee will award scholarships according to the selection criteria.

### 5. Contribution to Edgewood Civic Association

EYA will provide \$15,000 for equipment and services. The funds will go toward the purchase of a new laptop computer and printer for the Association. Remaining funds will be used for legal fees to establish the Association as a non-profit 501(c)(3) organization and for any of the Association's printing costs.



6. SmartBike Kiosk and ZipCar Spaces

EYA will install a SmartBike Kiosk at the site's property line on Hamlin Street, N.E. which is the location closest to 7<sup>th</sup> Street. EYA will also apply to ZipCar to have 2-3 cars located on the grounds of the proposed project.

7. Zip Car Applications

EYA will pay the application fee (currently \$25) for each homeowner to become a ZipCar member.

8. First Source Employment and Donation Agreements

EYA will enter executed copies of the First Source Employment Agreement and Department of Parks and Recreation Donation Agreement in the public record prior to the issuance of any building permit.

cc: Jennifer Steingasser

Joel Lawson

Jack Lester