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August 23, 2008

2008 SEP 16 PM 2:19

I am pleased to present a comprehensive Communities Amenities Plan for your consideration. All the items listed below came from direct input and feedback received from Commissioner Grant and/or his constituents through the 13 community meetings held over the past 16 months.

This chart summarizes the estimated value of the various elements of the plan. Below, I have provided more detail regarding the implementation of the amenities plan.

Community Amenities Plan Summary	
Affordable Housing*	\$5,987,106
Homeownership Training*	\$20,000
Triangle Park Improvements and Maintenance	\$340,000
Shaed Elementary Improvements*	\$75,000
Streetscape and Infrastructure Improvements*	\$450,000
Collegiate Scholarships	\$45,000
Small Business Support	\$40,000
Edgewood Civic Association Support	\$15,000
Total	\$6,972,106
*estimates	

ZONING COMMISSION
District of Columbia

CASE NO. 07-27
EXHIBIT NO. 46

Affordable Housing:

EYA is committing to provide 24 for-sale affordable homes. The homes will be priced at levels that are affordable to families earning between 50% and 80% of the Area Median Income (AMI) for the Washington, DC MSA. 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.

The chart below shows the estimated sales prices of the affordable homes at 50% and 80% of AMI for three bedroom homes. These prices were determined using 2008 AMI figures, a 30 year fixed mortgage at 6.50%, and a 5% down payment. The prices at time of sale will be calculated using the most current AMI data and interest rates as approved by the DC Office of Planning. The chart further estimates the subsidy being provided by EYA and the Paulists for affordable housing. We have estimated the difference between the value of the affordable homes and the market rate homes to be more than \$5.7MM.

Saint Paul's Affordable Housing Program					
AMI	# Units	Family Size (3 bedroom)	Subsidized Sales Price	Market Price**	Total Subsidy
50%	12	4.5	\$151,244	\$465,000	\$3,765,066
80%	12	4.5	\$279,830	\$465,000	\$2,222,040
	24				\$5,987,106
*based upon estimated interest rates and taxes, 30 year term and 5% down payment					
**estimated market price at time of sale					

ZONING COMMISSION
District of Columbia
CASE NO. 07-27
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Homeownership Training:

EYA is committing to 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 Commissioner, 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.

Triangle Park

EYA is committing to 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 (exhibit D). 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 Occupancy Permit.

Shaed Elementary School Improvements

EYA is committing to 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.

Streetscape and Infrastructure Improvements

EYA is committing to 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.

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.

Collegiate Scholarship

EYA will provide \$45,000 to a fund, to be established, for the purpose of granting college scholarships to deserving DCPS high school seniors residing within ANC 5C. EYA will work with the ANC 5C, DCPS faculty of Ward 5 high schools, and the Ward 5 Councilmember to ensure that the fund is properly established and

the selection and disbursement criteria are 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.

Small Business Support

EYA will provide \$40,000 to the Ward 5 Business Council to provide technical business assistance 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.

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. EYA and the Association will work together to select the printer. EYA will purchase the equipment and fund the services noted above at the time the PUD Covenant is recorded.

The Community Amenities Package is a part of the larger PUD application for Saint Paul's College and is conditioned upon the approval of the PUD by ANC 5C at its September meeting and the Zoning Commission.

Sincerely,

Jack Lester
Vice President
EYA, LLC

2825 3rd St., N.E. #203 (202) 635-1961 Fax: (202) 635-1962



Fax

To: Sharon Schellin From: The H.E.L.P. Foundation
 Fax: (202) 727-6072 Pages: 7
 Phone: (202) 727-0340 Date: Sept. 16, 2008
 Re: CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Select this text and delete it or replace it with your own. To save changes to this template for future use, choose Save As from the File menu. In the Save As: Type box, choose Document Template. Next time you want to use it, choose New from the File menu, and then double-click your template.

RECEIVED
D.C. OFFICE OF ZONING
2008 SEP 16 PM 2:18

Wahdi M. Shady

August 23, 2008

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RECEIVED
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 2008 SEP 26 PM 3:33

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**estimated market price at time of sale					

ZONING COMMISSION
 District of Columbia

CASE NO. 07-27
 EXHIBIT NO. 46 (resubmitted)

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