PARKSIDE

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March 18, 1996

OFFICE OF ZONING
DISTRICT OF COLUMBIA

Madeline H. Dobbins, Director,
District of Columbia Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Ms. Dobbins:

As Project Coordinator for the Parkside development, we hereby request a waiver of the filing fee associated with Home Corporation's application to the Board of Zoning Adjustment for approval of special exceptions and variances for the development known as Parkside II. Home Corporation is a non-profit entity carrying out the Parkside development. In July, 1988, the Board voted favorably on the zoning application of Parkside Phase I. The Parkside development has been designated as one of the District's special projects in the area of affordable housing. Phase I - the first 100 homes - was recently completed and is now home to 96 first time homebuyers, all of whose incomes are between 60% and 115% of the Washington area's median (the only non first time homebuyers are senior citizen empty nesters who sold existing larger homes to move into a smaller Parkside home).

The goal of the residential component of the District approved Parkside master plan is to provide at least 200 affordable homeownership opportunities for low-to moderate-income families in the District. Much of the success of Parkside is due to the significant investments made in the project by both the Federal and District governments. Almost every Parkside Phase I household received assistance through the District's Home Purchase Assistance Program (HPAP). In addition, the District has invested over $4 million in infrastructure construction and other costs. The Federal government, through the Department of Housing and Urban Development (HUD), has provided approximately $2 million in construction assistance for Phase I and has awarded a $2 million Nehemiah Housing Opportunity Grant in the form of direct $15,000 purchase assistance funds to every qualified homebuyer in Parkside II.

BZA
CASE No. 16144
EXHIBIT 12

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Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.12

Phase II will provide 132 additional units of decent, affordable housing to the low-to moderate-income (the 80% of Washington area median), primarily first time homebuyer market. In order to keep Phase II as affordable as possible, it is essential to trim project costs wherever possible. Therefore, we respectfully request a waiver of the $52,800 filing fee. Please contact me at 202-333-8447 with any questions.

Sincerely,

Marilyn Melkonian
Project Coordinator

cc: Honorable Marion S. Barry, Jr.