

PARKSIDE

OFFICE OF ZONING
DISTRICT OF COLUMBIA
96 JUN -4 P4:16

June 4, 1996

Ms. Madeliene H. Dobbins
Director
Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW, Suite 210
Washington, D.C. 20001

RE: Parkside BZA fees

Dear Ms. Dobbins:

Please find enclosed a check for an amount of $1,000 in connection with the Board of Zoning Adjustment consideration of our BZA Application hearing on June 5, 1996. The nonprofit Home Corporation at this time is not in a position to pay the requested fee prior to the hearing date. This fee is being posted only to maintain our scheduled hearing date; we respectfully request reconsideration of the BZA's preliminary decision to impose $60,600 in fees to the project for approving the requested zoning variances.

The currently required fee is exorbitant for an affordable housing project such as Parkside. We therefore request that BZA relieve the project from this onerous cost for the following reasons:

- Parkside Phase I BZA fees were entirely waived previously and the next phase which is the subject of the BZA hearing, is only an extension of this existing development.
- The District risks losing a $2 million federal grant if the project is delayed. Parkside is a nonprofit-sponsored, government-subsidized housing project. The project is receiving federal Nehemiah Housing Opportunity Grants and is being developed under a Tri-Party Agreement executed by the District of Columbia Department of Housing and Community Development. The development budget is very lean in order to provide housing at the affordability levels required by the government funding sources. The financial impact on the project to pay these BZA fees makes it extremely difficult to build a cost effective project.

BZA
CASE No. 16144
EXHIBIT No. 41

1101 30TH STREET, N.W. 4TH FLOOR
WASHINGTON, D.C. 20007 • 202-333-8447 • FAX 202-338-1565

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.41

6/4/96

- Telesis Corporation, through its affiliate the Home Corporation, is the development coordinator for the property owner, the Trust for Public Land, a national nonprofit corporation. A reduced fee has no financial benefit to Telesis, the Home Corporation or TPL. The benefit goes directly to the ultimate low and moderate income homebuyer in the form of affordably priced housing.
- Parkside will provide other revenues to the District including generation of property tax revenues. Phase 1 is already adding over $100,000 annually to District revenues; Phase 2 will more than double that amount when sold out. Since most of the buyers are D.C. residents, the project stems the outflow of residents to the suburbs and their income tax revenues and other household expenditures inure to the benefit of the District.

For these reasons, I urge BZA to reconsider its fee for the project, so that we may proceed with a much needed, affordable homeownership project for the District.

Sincerely,

Marilyn Melkonian
Development Coordinator

bcc: Jack Robertson
Bill Highsmith
Kirk White

3331

TELESIS CORPORATION
1101 30TH ST., N.W., 4TH FLOOR
WASHINGTON, DC 20007

FRANKLIN
NATIONAL BANK
WASHINGTON, D.C. 20006
15-154-540

091013/7-95

DATE June 4, 1996 AMOUNT $*****1,000.00*****

PAY
TO THE ORDER OF ****One Thousand Dollars and 00/100**********

D.C. Treasurer

Security features included. Details on back.