



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Office of the Director

May 13, 2016

Zoning Commission
of the District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: **Request for Waiver of Portion of Hearing Fee
Application for Consolidated Review and Approval of a Planned Unit Development
And Zoning Map Amendment for the Bruce Monroe Site in Square 2890**

Dear Members of the Commission:

Pursuant to 11 DCMR § 3042, the District of Columbia Department of Housing and Community Development (“DHCD”) requests that the Zoning Commission (“Commission”) waive a portion of the hearing fee for the above-referenced application attributable to the construction of residential units that will be reserved as affordable housing. Based on the project characteristics presented to DHCD, this development would be eligible to receive funding from a recognized District of Columbia or federal government housing subsidy program.

The Planned Unit Development (“PUD”) application proposes 274,433 square feet of gross floor area, of which 191,134 square feet of gross floor area (70%) will be reserved as 202 units of affordable housing. All of the 202 affordable units will remain affordable for at least 40 years. Based on the attached assumptions and calculations, DHCD recommends a 72% hearing fee reduction, totaling \$14,130.

Because there is not yet an affordability covenant or subsidy contract associated with this property, it is essential that the assumptions upon which this recommended reduction is based be incorporated into the Commission’s order as a requirement enforceable by DHCD and the Zoning Administrator, if approved.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me at 202-442-7210 with any questions or concerns.

Sincerely,


Polly Donaldson, Director

ZONING COMMISSION

D.C. Department of Housing and Community Development

Reduction Calculator for Zoning Commission Hearing Fee

Applicant: PUPC/DMPED - Bruce Monroe

A	Total Hearing Fee	\$ 19,267
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Gross Square Footage for Affordable Housing	191,134
Total Gross Square Footage of Entire Project	274,433

B	Percent Affordable	69.6%
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<u>AMI Served</u>	<u>Weight</u>	<u>Units</u>	<u>Weighted Total</u>
30% AMI	1.2	94	112.8
40% AMI	1.1	0	0
50% AMI	1	0	0
60% AMI	0.9	108	97.2
80% AMI	0.7	0	0
Affordable Units		202	210

C	Weighted Total / Total	1.04
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Affordability Term (years)	40.00
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D	Affordability Term / 40	1.00
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Recommended Hearing Fee Reduction (A * B * C * D)	\$ 13,950
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Reduced Hearing Fee	\$ 5,317
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