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

Office of the Director

MEMORANDUM

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OFFICE OF ZONING

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: November 22, 2004

SUBJECT: Zoning commission Case No. 04-11—Planned Unit Development (PUD) Located at 611 Emerson Street, NE, Washington, DC (Square 3788, Lot 811)

This Memorandum serves to amend the Department of Housing and Community Development's (the "Department's") comments on the subject matter PUD, contained in its memorandum of comments, dated November 8, 2004. After further review of the proposed development affected by the subject matter PUD, the Department has agreed to support this PUD provided in keeping with the substitute comment nine (9), which reads, as follows:

> **The offered contributions to the community by the developer as part of the PUD (for the design and installation of community identification signs for various organizations) are very minimal and not really adequate. A condition of the proposed PUD approval should be a requirement that the developer provides fifty percent (50%) or seven (7) of the thirteen (13) proposed bonus units as affordable home ownership units for households earning eighty percent (80%) of the Washington Metropolitan Area Median Income ("AMI").**

This change, along with the comments contained in the original Memorandum, constitutes the Department's final comments to the Commission on the PUD.

ZONING COMMISSION
District of Columbia
Case 04-11
Exhibit 27

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.27