



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



NOV - 5 2015

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 / Sursum Corda Cooperative Association, Inc. /
Application for First Stage of a Planned Unit Development and Zoning Map Amendment**

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.

The PUD application proposes 1,347,265 gross square feet of development, of which 226,064 gross square feet (16.8%) will be reserved as 199 units of affordable housing, to remain affordable for at least 40 years. Under the assumption that the average income level served by these affordable units is 60% of the Area Median Income, DHCD recommends a 15.1% Hearing Fee reduction totaling **Thirteen Thousand Seven Hundred and Forty Two Dollars (\$13,742)**, based on the attached calculations.

The assumptions upon which this recommended reduction is based should be incorporated into the Commission’s written decision as requirements, 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

D.C. Department of Housing and Community Development
Reduction Calculator for Zoning Commission Hearing Fee

Applicant: Sursum Corda Cooperative Association, Inc.

A	Total Hearing Fee	\$ 91,000
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Gross Square Footage for Affordable Housing	226,064
Total Gross Square Footage of Entire Project	1,347,265

B	Percent Affordable	16.8%
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<u>AMI Served</u>	<u>Weight</u>	<u>Units</u>	<u>Weighted Total</u>
30% AMI	1.2	0	0
40% AMI	1.1	0	0
50% AMI	1	0	0
60% AMI	0.9	199	179.1
80% AMI	0.7	0	0
Affordable Units		199	179.1

C	Weighted Total / Total	0.90
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Affordability Term (years)	40
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D	Affordability Term / 40	1.00
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Recommended Hearing Fee Reduction (A * B * C)	\$ 13,742
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Reduced Hearing Fee	\$ 77,258
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