



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



NOV 18 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 existing development on this site is currently subsidized under a project-based rental assistance contract with the U.S. Department of Housing and Urban Development (“HUD”) that runs through 2016.

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 (“AMI”), 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 applicant does not intend to extend the existing HUD contract beyond the 2016 expiration date, so without further action, the District will not be in a position to enforce project-based affordability restrictions on the redeveloped units. Therefore, it is essential that the assumptions upon which this recommended reduction is based (i.e. at least 199 units will be reserved for households earning no more than 60% of the AMI for a period of no less than 40 years) be incorporated into the Commission’s written decision as a requirement enforceable by DHCD, if approved.

ZONING COMMISSION

District of Columbia

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,

A handwritten signature in blue ink, appearing to read "Polly Donaldson". The signature is fluid and cursive, with the first name "Polly" being more prominent than the last name "Donaldson".

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 |
|----------|--------------------------|------------------|

| | |
|--|-----------|
| Gross Square Footage for Affordable Housing | 226,064 |
| Total Gross Square Footage of Entire Project | 1,347,265 |

| | | |
|----------|---------------------------|--------------|
| B | Percent Affordable | 16.8% |
|----------|---------------------------|--------------|

| <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 |
|----------|-------------------------------|-------------|

| | |
|----------------------------|----|
| Affordability Term (years) | 40 |
|----------------------------|----|

| | | |
|----------|--------------------------------|-------------|
| D | Affordability Term / 40 | 1.00 |
|----------|--------------------------------|-------------|

| | |
|--|------------------|
| Recommended Hearing Fee Reduction (A * B * C * D) | \$ 13,742 |
|--|------------------|

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|----------------------------|------------------|
| Reduced Hearing Fee | \$ 77,258 |
|----------------------------|------------------|