

February 10, 2018

Letter of Support to ANC 7F
Address to ANC Chair and our Single Member

Dear Sheila Carson-Carr and Carol Fletcher:

We are writing on behalf of the Meadow Green Courts Residents Association, Inc. ("The Association") in support of Special Exception Application filed by Milestone East Capitol 4 LLC ("the Applicant") Case #19704. I understand that the Applicant has a BZA hearing on March 7, 2018 and will appear before ANC 7F on February 20, 2018.

The Association and the Applicant entered into a comprehensive Development Agreement on May 20, 2017. The Agreement requires the Applicant, among other obligations:

- To pursue the fastest possible path for redevelopment of the property
- To develop new buildings with parking and elevators after demolition of existing , obsolete buildings now on the site
- To provide affordable housing opportunities to all eligible residents and

We have reviewed the application and are satisfied that the Applicant has met both the spirit and letter of the Development Agreement.

Approvals Process and Resident Consultation

The Applicant is seeking a Special Exception for 125 35th Street SE (1.69 acres of the 13+ acre site) to fulfill its obligation to pursue the fastest possible path for redevelopment. The Applicant and its affiliates are preparing a Planned Unit Development submission which will cover the remainder of the Meadow Green Courts property. The Association is fully engaged in this process. One key to the overall plan is to increase the density of the site. Increased density is essential to assuring long-term affordability for our residents. The Association fully supports the density increase. In the case of 125 35th Street the Applicant is replacing 56 exiting rental apartments with 89 new units, an increase of 33 units.

Building Mass and Design

The proposed 89 unit building is three stories tall and has below grade parking for 51 cars. Our residents are particularly concerned with safety. The building will have two elevators. Residents will have in-building access to their mail boxes and trash disposal. This proposed building has only 4 exterior doors, each of which will be locked, with remote access control and security camera surveillance. This is in contrast to the buildings being demolished, which collectively have 14 exterior doors.

Affordability

By the terms of the Development Agreement E&G is committed to providing new units to all eligible residents at rents that are limited by the Agreement. Approximately 75% of Meadow Green Courts residents earn 50% of Area Median Income or less. Nearly 40% of our households receive some type of rental assistance.

The Applicant has advised us that that they intend to apply for Low Income Housing Tax Credits (LIHTC), tax-exempt bonds and loans from the District's Housing Production Trust Fund. This financing plan will assure the Association that the Applicant has the financing it needs to honor its affordability commitments. The use of these programs also assures that this building will be affordable for not less than 40 years from the date it is placed in service.

Unit Mix

The existing buildings that will be replaced by the new 125 35th Street building will increase the number of 2 and 3 bedroom units on the property by 19 additional units to allow to relocation of residents in the community to larger units. The breakdown below reflects the net benefit of new larger units to the community.

	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units
Existing Buildings	13	32	7
125 35th Street Building	31	47	11
Net Change	18 additional units	15 additional units	4 additional units

Please feel free to contact either Gelinda Allen at 202.277.5390 or Shirley Thompson-Wright at 202.702.2710 with further questions.

Sincerely,

Gelinda Allen,
President of Meadow Green Courts Resident Association

Shirley Thompson-Wright,
Vice President of Meadow Green Courts Resident Association

