

April 3, 2009

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

Re: Z.C. Case No. 03-12G/03-13G (DCHA & Capper/Carrollsborg Venture, LLC)

Dear Members of the Commission:

Edgewood Management Company has managed the apartment units at Capper Senior I and at 400 M Street since they have been completed, in 2005 and 2007, respectively. As you are aware, these are buildings within the Capper/Carrollsborg Redevelopment. They represent the first of the 707 replacement public housing units and total 300 new public housing units. Capper Senior I includes 162 units dedicated exclusively to seniors. 400 M, which contains 138 units, has no age restriction and includes some seniors, but the vast majority of the tenants are not elderly. We will also manage the 86 public housing townhouse units that will begin to become available for occupancy later this month.

We have worked closely with the District of Columbia Housing Authority on many issues affecting Capper/Carrollsborg. Our main point of contact with the Housing Authority is David Cortiella. One of the items that Mr. Cortiella has assisted us with is parking for health care professionals at both Capper Senior I and 400 M. The Housing Authority is the Owner of the land at Square 882 that houses a large parking facility. This lot was intended primarily for baseball parking but does get some use at other times. Two years ago, the Housing Authority made available to the property managers of our two buildings a total of seven parking passes for certified health care professionals so that they could always be assured of parking when they visited our residents. This number reflected the maximum number of caregivers that were on site at one time. This arrangement has been satisfactory since its inception and we have not received complaints or requests from the residents or their health care professionals for additional parking. Nonetheless, Mr. Cortiella has assured us that should a greater need arise, he would make additional passes available.

I hope that this information is helpful.

Sincerely,



Bernardette Curtis-Lambert
Regional Property Manager

ZONING COMMISSION
District of Columbia

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CASE NO. 03-12G/03-13G
EXHIBIT NO. 89