

EXHIBIT I



March 19, 2015

Ms. Sheila Carson Carr
Commission Chair
ANC 7F
515 46th St., SE
Washington, DC 20019

Ref.: Meadow Green Courts
BZA Application No. 18972

Dear Ms. Carr:

Thanks to you and your fellow commissioners for the opportunity to make a presentation to you at March 17, 2015 ANC 7F meeting. I wanted to follow up on the very pertinent comments and concerns we heard.

The pending BZA case addresses a small section of Meadow Green Courts, namely the three buildings on the east side of Minnesota Ave. at B St. SE. The entire Meadow Green complex consists of 462 units in 53 buildings located primarily on the west side of Minnesota Ave.

I have enclosed a copy of the overall vision document for Meadow Green. We developed this vision in 2012 together with our residents. As you will see, the overall vision is to replace all of the existing and obsolete buildings with a mix of flats, mid-rise apartments and town homes. We will be applying for a rezoning of the west part of Meadow Green later this year.

1. Rationale for an Affordable Elderly Development

As you know we are proposing to demolish 26 existing units and replace them with 60 units of affordable elderly housing as our Phase 1. We heard a very valid concern about the loss of family units in this process. There are 65 elderly households now living in Meadow Green Courts. (I erroneously stated that there were only 50 elderly households when I met with you on March 17.) Of these 65 households some appear to be over-income, based on tax credit rules. Other households appear to include children and would not qualify to live in the seniors' building. We estimate the number of likely eligible households at approximately 55. Thus, the proposed new units will serve primarily our existing elderly households.

As I noted above, the vision for Meadow Green includes a large number of family-oriented units, many more than exist there now. The site could accommodate as many as 700 units, including Phase 1, about 240 more than presently exist in the current very inefficient layout.

2. Income Levels to Be Served by the Comprehensive Redevelopment of Meadow Green Courts

Meadow Green Courts will continue as a predominantly affordable community into the future. The existing tax credit agreements for the entire property (LURAs) require that 377 units remain affordable for the 15 year extended use period, which ends in 2027. New affordable units, such as the 60 proposed elderly units, will have a new 30-year affordable obligation attached to them.

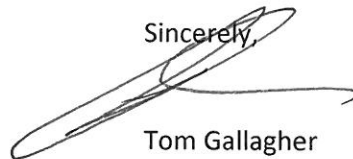
The redevelopment of Meadow Green Courts will occur in phases over the next five to ten years. Later phases may include units that have no rent or income restrictions. We think some level of economic integration is beneficial to our overall community. Future development within Meadow Green will not result in a reduction of affordable units. There will likely be an increase in the number of rent restricted units, in part due to the District's inclusionary zoning regulations.

3. Resident Voluntary Agreement

We have owned Meadow Green Courts for about 17 years and have developed strong relationships with many of our residents. As noted earlier, residents played a central role in developing the new vision for the community. Each household will have the opportunity to enter into a Resident Cooperation Agreement that defines the household's and our obligations to one another. I have enclosed a sample agreement, as you requested. You may be aware that, as a matter of DC law, no residential building may be demolished without the consent of every resident in the building. As a result there are at least two levels of protection for our residents – our written Agreement with each household and the law.

I hope this response is helpful as you consider your willingness to offer a letter of support for our pending BZA application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Gallagher', with a long horizontal flourish extending to the right.

Tom Gallagher

Enclosures, as indicated

Cc: Councilmember Yvette Alexander
Commissioner Edward Rhodes
Commissioner Eboni-Rose Thompson
Commissioner Yolanda Armstrong
Commissioner Karen Settles
Commissioner Elizabeth Travers
J. Patrick Brown, Esq.

MEADOW GREEN COURTS APARTMENTS COMMUNITY REDEVELOPMENT PROGRAM

GUIDELINES FOR COOPERATION BETWEEN RESIDENTS AND E & G GROUP

This document explains the general guidelines ("Guidelines") for cooperation between Residents and the E&G Group (E&G) in the redevelopment of the apartment community known as Meadow Green Courts ("Meadow Green" or "MGC"). An affiliate of E&G is the general partner of Greenway Apartments, L.P. the present owner Meadow Green. E&G is seeking to obtain full control of that entity by purchasing the interest currently owned by a limited partner.

If E&G is successful in securing control of Meadow Green, E&G intends to undertake a multi-year, multi-phase rebuilding project. Over five to seven years E&G plans to demolish all of the existing buildings and to develop new residential units in a variety of housing types. E&G also hopes to develop appropriate community amenities and services. The redevelopment concept is discussed further in a later section of the Guidelines.

E&G's goal is to redevelop Meadow Green in a way that assures suitable and affordable housing choices for all Eligible Resident Households (defined below). E&G's company policy is that no resident will be involuntarily displaced as result of the redevelopment.

In general, each Eligible Resident Household that participates in the Redevelopment is entitled to rent a new apartment within Meadow Green. As discussed more fully below, E&G will pay for temporary moves to permit the demolition of all existing buildings and construction of new residential buildings and community amenities.

1. THE REDEVELOPMENT PROCESS

Because of the extensive work planned for Meadow Green Courts, E&G will need to get approval for a Planned Unit Development (PUD) from the District of Columbia. This process will take up to two years and needs to be completed before any new buildings can be constructed.

E&G may ask the District to officially close the existing access road along East Capitol Street and give E&G the land for part of the development. If the District agrees to close the street and give E&G the land, the land might be used as parking, for access, or as land for new buildings, depending on the best location of buildings on the site.

Assuming E&G is successful in getting the PUD approved, E&G will design and build the new buildings in phases. E&G has not decided on the phases at this time. E&G will consult with

residents about the phasing and will seek to minimize disruptions, such as avoiding the need for residents to move temporarily more than one time. E&G cannot define or agree to any resident-specific relocation plan at this time.

E&G will have to get building permits for the buildings in each phase and comply with all applicable building codes.

The demolition of existing buildings at Meadow Green Courts will also occur in phases as each phase is designed and permitted. All residents of a building will be asked to consent to demolition and physically move out of the building. Resident benefits will only be available to individual residents once all of the affected residents in a phase have agreed to the redevelopment plan and have moved out of their units.

2. REDEVELOPMENT CONCEPT

E&G is in the very early stages of planning for the redevelopment of Meadow Green Courts. Given the age and obsolete design of the buildings, E&G believes that all buildings ought to be demolished and replaced with new residential buildings and community amenities. The most recent version of the redevelopment concept is attached to these Guidelines.

With a better site plan, E&G will be able to increase the number of residential units on the site from 462 today to as many as 700 units. E&G's goal and policy is that all Eligible Residents will be able to live in a suitable new unit affordable to them at Meadow Green Courts.

E&G plans to build a mix of housing types. Some will serve primarily elderly. Some will serve families and individuals. Some may be available for purchase. E&G will consult with the residents as it develops the concepts into specific plans.

Building types will probably include mid-rise buildings with elevator, walk up apartment buildings and town homes. The exact style and mix of buildings is not known at this time.

In addition to housing, E&G would like to develop community amenities on the property. Amenities might include a resident services center, a charter school or learning center, and convenient retail shops. E&G will consult with the residents as E&G explores the best and most feasible amenity ideas for Meadow Green Courts.

3 ELIGIBLE RESIDENT RENT BENEFIT; MOVES TO TEMPORARY APARTMENTS; MOVES TO NEW UNITS

E&G Group and each Eligible Resident will enter into a legally binding Cooperation Agreement that will contain the details of the Eligible Residents' benefits and obligations.

a. Eligible Resident Rent Benefit

E&G's goal is to offer each eligible Resident the opportunity to live in a suitable new unit at a rent the resident can afford. E&G will not ask any residents to sign a Cooperation Agreement or to move from their existing unit until E&G has identified a suitable unit, in terms of bedroom size, and has offered the resident an initial rent that does not exceed 40 % of the Eligible Residents' household income. The identified unit may be in a building that has not yet been built, in which case E&G will identify the unit on the building plans. The Eligible Resident agrees to cooperate with E&G in securing rental assistance for a building or for the Eligible Resident's specific unit by applying for rental assistance from available public and private sources, including Section 8. Within the limitations of the economics of each phase, E&G may offer discounted rents to Eligible Residents if government rental assistance is not available for some reason.

E&G cannot guaranty that a suitably sized unit will be in the location or building preferred by the Eligible Resident. The redevelopment of Meadow Green Courts will result in an entirely new building layout. E&G will provide a permanent off-site relocation payment to an Eligible Resident who chooses not to live in a suitable unit at the Eligible Resident's discretion. The amount of the payment will be specified in the Eligible Resident's specific Cooperation Agreement.

b.. Resident Assistance During the Redevelopment; Moves to Temporary Apartments

At the time E&G takes an Eligible Resident's unit out of service for demolition, E&G will provide a temporary living unit. E&G will move the resident to and from the temporary unit at E&G's expense. E&G will also pay any applicable utility connection fees, including electric, phone and cable TV. The intent is that a resident will incur little or no out of pocket cost because of the move to a temporary unit. The Eligible Resident must pay any security deposit required by a utility company if the deposit arises due to resident's prior payment record (i.e. the resident has had a history of late payments). The resident will pay for his or her electric, phone and cable TV service when living in the temporary apartment.

The temporary units will probably be existing, unrenovated units. While the temporary units will provide all basic housing services, E&G does not represent that the temporary units will be comparable to the Eligible Resident's Current Unit in terms of finishes, appearance or location on the property or within each building. E&G will attempt to offer Eligible Residents temporary units that meet reasonable resident requests. The Eligible Resident will have an opportunity to

visit the temporary unit and request reasonable repairs. E&G will make every reasonable effort to complete the repairs requested.

c. Move to New Unit

E&G will move the resident to a new unit from the temporary apartment at E&G's expense. The Eligible Resident's New Unit will be listed in the Cooperation Agreement prepared specifically for each Eligible Resident. The Eligible Resident is not required to sign the Cooperation Agreement until E&G has identified:

- The exact New Unit E&G is offering the Eligible Resident, including building address and unit location, size and amenities of the unit;
- The First Year rent;
- A listing of all utilities that the Eligible Resident must pay directly;
- A projected move-in date, based on E&G's best efforts to expedite the demolition of existing building and construction of the New Units.
- Rental assistance potentially available to the Eligible Resident.

4. WHO IS ELIGIBLE FOR THE DISCOUNT PLAN

In order to be eligible for the Discount Plan a person must be an Eligible Resident of Meadow Green Courts Apartments. An Eligible Resident is a person whose occupancy of Meadow Green Courts meets the following criteria:

- The person entered into a written lease with Greenway Apartments, L.P. at the time he or she initially occupied his or her unit.
- The person must be a resident of Meadow Green.
- The person must be in good standing. Good standing means that the resident has no uncured lease violations and is making timely rent payments. If the resident has arranged a work-out plan for delinquent rent, the resident will be considered in good standing if the resident is complying with the terms of the work-out plan and has no other uncured lease violations.
- The resident must continue to live in Meadow Green until the redevelopment begins and the resident moves to a temporary residence in accordance with the terms of the resident's individualized Cooperation Agreement.
- If there is more than one resident in a unit, all residents of the household must sign the Guidelines and must designate one individual in the Guidelines who will act as the Eligible Resident Spokesperson on behalf of all residents of the unit in dealing with E&G.

- Employees of E&G and its affiliates are not eligible for the Discount Plan. E&G may require reasonable proof of identity and evidence of eligibility from persons who claim to be Eligible Residents.

5. RESIDENT COOPERATION

a. Move Upon Notice from E&G

The Eligible Resident agrees to relocate to a temporary apartment within Meadow Green upon twenty-one (21) days written notice from E&G.

b. Payment of Rent and Observance of Lease Obligations

While in a temporary unit the Eligible Resident continues to be a Tenant. The Eligible Resident agrees to continue paying rent, as that rent may be adjusted from time to time.. The Eligible Resident agrees that all other terms and conditions of his or her current apartment lease are unchanged, including provisions related to late payment of rent.

d. Timely Performance

The Eligible Resident agrees that timely performance of his or her obligations is of the essence of the Agreement. Failure to perform in a timely way may result in reduction or termination of resident benefits.

e. Income Certification

It is likely that many Eligible Residents will participate in rental assistance or rental discount programs. Such Eligible Residents will be required to certify their income and assets and participate in periodic recertifications.

e. “All or Nothing” Benefits

In order to demolish a residential building, D.C. law requires that all affected residents of the building agree to the demolition and relocate voluntarily. E&G will only provide benefits to individual Eligible Residents once all affected residents have agreed and taken the needed action, moving out the building or buildings to be demolished.

6. RESIDENT AND E&G ACKNOWLEDGEMENT OF THE GUIDELINES

I (we) have read these Guidelines and I (we) agree to work in good faith with E&G to achieve the redevelopment of Meadow Green Courts. We agree that the person listed below as the Eligible Resident is authorized to act on behalf of all residents in our unit:

Eligible Resident Spokesperson

Current Address

Date

E&G agrees to be bound by these Guidelines. These Guidelines, together with the Cooperation Agreement, when executed, will constitute the entire Agreement between the parties.

E&G Group
BY:

Thomas P. Gallagher
Principal