VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

RE: Request for Party Status – Zoning Commission Case No. 05-22
Consolidated PUD – Level 2 Development LLC

Dear Members of the Zoning Commission:

Pursuant to Sec. 3022.3 of the District of Columbia Municipal Regulations, the Sankofa Tenants' Association, Inc. (the "Association") respectfully requests party status in the above-referenced case (the "Case"), which is scheduled to be heard before the Zoning Commission on December 5, 2005. The Association will be represented by its president, Ms. Sheila Royster, who will appear as a proponent of Level 2 Development LLC's application for a planned unit development on the east side of 14th Street, N.W., between Florida Avenue and Belmont Street (the "PUD Application"). The address for the Association is 1430 Belmont Street, N.W., Washington, D.C. 20009.

The Association believes that it should be granted party status to the Case because it is the beneficiary of the off-site affordable housing amenity offered by Level 2 Development LLC in connection with the PUD Application. Specifically, Level 2 Development LLC has agreed to make a $1 million contribution to the Association to assist with funding for the acquisition of the Cresthill Apartments, a 48-unit apartment house with over 50,000 square feet of gross floor area. The apartment house is located within one half block of the proposed PUD, at 1430 Belmont Street, N.W. The Association, with the assistance of Jubilee Housing, Inc. and other professionals, intends to acquire the apartment house, convert it to a cooperative, and rehabilitate and maintain the units as affordable housing.

In light of the foregoing, we submit that the Association's interests would be more significantly, distinctively, and uniquely affected by the proposed zoning action than those of other persons or entities in the general public. As such, we seek your favorable consideration of this request for party status.

Sincerely,

SANKOFA TENANTS' ASSOCIATION

Sheila Royster

Cc: Amy Rifkind, Esq.
Mr. David Franco
Leila M. Jackson Batties, Esq.

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District of Columbia
CASE NO. 05-22
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