



July 20 2007

VIA HAND DELIVERY

DC Zoning Commission
441 4th Street N W Suite 210
Washington DC 20001

RE Pollin Memorial Community Development
Consolidated PUD and Related Map Amendment – Case No 06 30

Enterprise Community Partners strongly supports the approval of the Consolidated PUD and Related Map Amendment for the Linda Joy and Kenneth Jay Pollin Memorial Community development in northeast Washington DC

The Washington Metropolitan area now stands as one of the nation's strongest regional economies This prosperity has generated tremendous opportunities and challenges Home prices and rents are rising faster than incomes creating serious hardship for working families Demand for high end housing and an active for profit development community contribute to significant housing production at all levels driving up land prices and fueling gentrification and displacement The redevelopment of the two parcels in the subject Consolidated PUD application in the Parkside Neighborhood of Ward 7 will not only help to stabilize the community it will also bring 125 new affordable housing units to a community in need of revitalization Affordable rental and homeownership opportunities have become more difficult for low income families to locate in all neighborhoods in the city given the high housing costs today This development is an important investment and opportunity for the District

Another important item to note is that the developer will be utilizing Enterprise's Green Communities grant for the construction of the units Green Communities is the first national green building program focused entirely on affordable housing It incorporates many innovations from the 'mainstream' green building movement including the use of environmentally sustainable materials reduction of environmental impact and increased energy efficiency Green Communities takes the idea of green several steps further emphasizing design and materials that safeguard the health of residents and siting that provides close easy access to public transportation schools and services

We would be pleased to provide additional information or answer any questions in regard to our support for development

Sincerely,

A handwritten signature in black ink, appearing to read "David Bowers", written over a horizontal line.

David Bowers

Local Office Director
ENTERPRISE COMMUNITY PARTNERS INC

10 G Street NE Suite 450 Washington DC 20002 202 842 9190 www.enterprisecommunity.org

ZONING COMMISSION
District of Columbia

CASE NO 06-30

EXHIBIT NO 38

CASE NO.06-30
EXHIBIT NO.38