

KELSEY GARDENS PROPERTY COMPANY LLC

Kelsey Garden Redevelopment Community Benefits Package

Contribution to Shaw Main Streets Operating Budget. Shaw Main Streets is non-profit organization which provides business promotion and development services within the Shaw community. In order to maintain eligibility for their funding from the City, Shaw Main Streets has to raise matching funds from the business community. These funds provide for operational costs including the director's salary, rental on their space, administrative costs, phone costs, and general costs associated with running an organization. The community benefits contribution will occur annually prior to September 30, 2008 for each year including 2008 through 2011. The contribution helps Shaw Main Streets to meet their funding obligations and maintain City support.

\$20,000

The Green Team is a transitional employment program run by a comprehensive organization of the title "Columbia Heights/ Shaw Family Support Collaborative" This organization runs a number of programs aimed at teen violence mitigation, transitional work, and other areas which they believe to be primary factors in improving the welfare of families in both the Columbia Heights and Shaw communities. The Green Team provides services to a number of corridors including 7th Street NW in front of Kelsey Gardens, picking up trash, cleaning graffiti, and notifying officials of problems with sidewalks, traffic lights etc. They employ neighborhood residents transitioning from incarceration to public life again, serving the dual purpose of beautifying the neighborhood and providing a living wage to community members with few options. This organization is also a non-profit and relies on private donations, the Neighborhood Investment Fund of the City and other grants to fund their staff, administrative costs, and uniforms for their workforce, equipment for their workforce, office space and storage for their equipments. The Green Team provides services very important to any retail corridor, and of particular importance to an emerging corridor. It is the intention of our commitment to the Green team that they procure uniforms as needed and for new employees, rain gear so that the crews continue to be active in bad weather, a 'gum buster' for side walk cleaning, and again, to ensure that the organization, which relies on donations, and public sources for operating costs, can continue to serve the 7th Street retail area, once Kelsey Gardens has been delivered.

\$52,500

Watha T. Daniel Library will be occupying a new building beginning in 2010. Money is allocated to the Library as sponsorship for grand-opening celebrations and programming as well as for adding books and programming to the young-adult collection.

\$40,000

Emmaus Services for the Aging provides food and social work services to the aging adult population of Shaw. In addition to providing operational funding to the organization, Kelsey Gardens Property Company has committed to funding intergenerational activities developed by Emmaus including a recreational bowling league and the rag-baby exchange.

\$50,000

Shaw Middle School has a proud marching band tradition that has faded in recent years. Funding is being provided to allow for uniform, equipment and travel needs for the marching band at Shaw Middle School. Shaw Middle School may accept donations via the Office of Partnerships and Grants. This DC government office receives the actual funds, and regulates their use

\$30,000

RECEIVED
D.C. OFFICE OF ZONING
2008 OCT 15 PM 1:22

ZONING COMMISSION
District of Columbia

ZONING COMMISSION

CASE NO. 703-770-3680

CASE NO. 08-14

EXHIBIT NO. 41

based on an agreement with the donor. That agreement would not be inked until the donation is prepared for transmittal.

Funding to support the food and clothing bank operations of Bread for the City are being provided. Bread for the City is located across the street from the development site and has traditionally provided social, medical, and legal services to at-risk area residents. \$10,000

Purchase 100 Thanksgiving dinners each Thanksgiving beginning in 2008 and continuing through 2011. The Thanksgiving dinners are a unique program started by Metropolitan last Thanksgiving to interact with the community. The weekend before Thanksgiving Metropolitan Development purchased 100 meals including a turkey, stuffing, vegetables, fruit, cranberry dressing, etc. from the Giant Grocery Store. The ECCA and ANC identified area families in need to receive the baskets. Metropolitan collaborated with the ECCA and ANC to coordinate the delivery of the meals to the identified families. \$20,000

Provide and install tree guards matching the new development's at 15 tree-boxes on the 8th and Q Street sides of the block in which the project is located. \$20,000

Tenants Association contributions for computer lab and programming needs at Gibson Plaza \$7,500

Total: \$250,000

Commitments to the Kelsey Gardens Tenants Association

Contribution to Tenants Association for discretionary use. \$250,000

Payment to tenants for relocation expenses. \$264,000

Fees allocated for payment to a Tenants Association Development Representative. Real estate professional that monitors development progress and reports to the Tenants Association. Individual also represents Tenants Association's interests in the development planning. \$20,000

Total: \$534,000

RECEIVED
D.C. OFFICE OF ZONING
2008 OCT 15 PM 1:22