

**Kelsey Gardens 2004 Tenants Association, Inc.  
c/o Selma E. Providence, President  
1510 7<sup>th</sup> Street, N.W., #3A  
Washington, DC 20001**

September 28, 2006

Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 220  
Washington, DC

**Re: Kelsey Gardens PUD Redevelopment (700-702 Q Street, N.W.)**

Dear Commission Members:

This letter is submitted in support of rezoning the referenced property, Kelsey Gardens, to permit the development of a new residential building by Deliverance Church of God In Christ Housing Corporation and Metropolitan Development at Kelsey Gardens, LLC (the "Joint Venture") up to the height of 95 feet and 6.5 FAR.

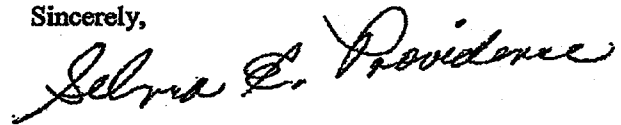
After lengthy negotiations between the Tenants Association and the Joint Venture, the parties have achieved a settlement that resolves a number of issues of particular concern to the residents of Kelsey Gardens. Specifically, each resident of Kelsey Gardens will have the right to return to the redeveloped property with very favorable terms, including the Joint Venture's agreement to accept Housing Choice Vouchers, its assurance that current residents will be able to return to the new buildings at a rent unaffected by the redevelopment, and its promise to pay relocation expenses for each of the residents.

The proposed mixed income project will offer a one-for-one replacement of the existing low-income units with new, upgraded units (54 in total) that will remain low-income for at least fifty (50) years through the use of a restrictive covenant. This portion of the project will be financed with tax credits. The unit mix for the low income units in the new building will include 4 four-bedroom units, 14 three-bedroom units, 23 two-bedroom units and 13 one bedroom units. The low-income units will be reasonably scattered throughout the building and all common amenities, including a community room/cyber cafe and a fitness room, will be made available to all residents alike, without regard to income.

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We request that the Commission approve the proposed project expeditiously so that the Joint Venture can proceed with development and we can move into our new units as soon as possible. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Selma E. Providence".

Selma Providence  
President  
Kelsey Gardens 2004 Tenants Association,  
Inc.

cc: Office of Planning