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JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

WASHINGTON DC
THE AMERICAN EXPERIENCE

441 4th Street, N.W., Suite 718
Washington, DC 20001

202-724-8181
202-724-8109 fax

jgraham@dccouncil.washington.dc.us

July 20, 2000

Membership:
Consumer and Regulatory Affairs
Human Services
Local and Regional Affairs
Public Works and the Environment

Board of Directors, WMATA/Metro

Lessie Powell Evans
Senior Vice President
Community Preservation and Development Corporation
5513 Connecticut Avenue, NW, Suite 250
Washington, DC 20015

DISTRICT OF COLUMBIA
00 SEP 14 A10:10

Re: Clifton Terrace Redevelopment and the Parking Garage
Special Exception/Variance Case Before the BZA ; BZA No. 16612

Dear Ms. Evans:

I am writing to express my support of the Community Preservation and Development Corporation and the Michael's Development Corporation's plans to renovate Clifton Terrace Apartments and develop a parking garage structure. The needed parking garage structure requires approval of the BZA.

For many, many years, Clifton Terrace has been a major problem for the Columbia Heights community. I am very excited about the opportunity for the redevelopment of this complex into a mixed-income condominium and rental housing development. This will be a wonderful redevelopment for this community.

I understand that the Community Preservation and Development Corporation (CPDC), a 501(C)(3) nonprofit housing and community program corporation has partnered with Michaels Development Corporation (MDC) an exceptional affordable housing developer with extensive redevelopment experience. CPDC is a regional nonprofit working in the District of Columbia, Maryland and Virginia, with experience in substantial renovation, community program development and computer technology. MDC has built or rehabilitated over 1 billion dollars in affordable housing since 1963. Its portfolio consists of over 20,000 units in 15 states and the Virgin Islands.

The renovation and redevelopment of Clifton Terrace is absolutely needed and is the next step for this community. Given CPDC's work in District over the years along with your team's experience as an affordable housing developer and community services provider makes you the appropriate entity for this development. Additionally, the addition of parking on this site greatly adds to the success of this development and I applaud you for your concern and sensitivity of the

BZA
Case No. 16612
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16612
EXHIBIT NO.22

overall impact of this development on the entire community.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



CC: Sheila Cross-Reid, Chair
Board of Zoning Adjustment