Z.C. CASE NO. 03-04

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
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Chairperson
Human Rights, Asian/P.I. & Latino
Affairs & Property Management
Subcommittee

Chairperson
Board of Directors, Washington
Metropolitan Area Transit Authority

November 12, 2003

Clark Wagner, Director of Development Services
Bozzuto Homes, Inc.
6401 Golden Triangle Drive, Suite 200
Greenbelt, MD 20770-3203

Mr. Wagner:

I am writing to you as Councilmember of the most diverse ward in Washington, DC and this diversity is something that I greatly value. I clearly recognize the benefits that new development is bringing to my Ward and I am also aware of the often unintended negative consequences on low- and moderate-income residents who are a major part of my constituency. As a supporter of affordable housing policies such as Inclusionary Zoning and Inclusionary Development, preserving this diversity is one of my top priorities.

While I welcome new development such as the 105 units that you propose for Belmont Street, I do recognize the upward pressures that luxury developments have on the housing market. Your condos will not replace any currently existing affordable housing, but area property taxes will rise, as will area rents. And that, in turn, has an obvious impact on the affordability of the neighborhood.

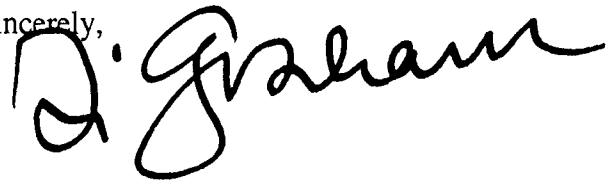
I have met with Columbia Heights ACORN members and they have conveyed to me their desire to see more than four affordable units in your development. I am a supporter of ACORN's work. I join with ACORN in seeking greater community benefits from your proposed development. I discussed with ACORN the fact that your proposed Planned Unit Development is late in the process and there may be issues with ACORN's original request for 15% set aside. Even so, I feel that you should provide tangible community benefits. I am supportive of ACORN members sitting down to discuss other concrete options with you.

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 39

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.39

I will be following up with Columbia Heights ACORN members and I hope their negotiations with you to go well.

Sincerely,



JG/fr
Cc: Chairman Carol J. Mitten, Zoning Commission