



CO. CIL OF THE DISTRICT OF COL. BIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
ROOM 107
WASHINGTON, DC 20004

HARRY THOMAS, JR.
COUNCILMEMBER
WARD 5

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RECEIVED
D.C. OFFICE OF ZONING
2007 SEP - 7 AM 11:22
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September 4, 2007

Carol J. Mitten, Chair
The Zoning Commission
of the District of Columbia
441 4th Street NW- 2nd Floor
Washington, DC 20002

RE: V. C. Application No. 7-14A

Dear Ms. Mitten:

For the record, in the case that is the subject of your September 13th hearing, this is to apprise you of my strong support for the approval of the rezoning of the property at the Brentwood Shopping Center site. It is my understanding that the Office of Planning is proposing that the subject property would be changed from the M and C-M-2 Districts to a C-2-B District for Lot 56 and proposed Lot 817 on Square 3848, and Lots 800, 801, and 802 on Square 3854. I support this request because Advisory Neighborhood Commission 5B has voted to support it.

The first is to help achieve a general policy goal for our government and citizenry which is to bring zoning uses and map into alignment and consistency with the new comprehensive plan. This proposed action would result in that congruence for the subject site and so I support the rezoning on this basis.

The second is more specific. I support the zoning change because it will permit the building of a new residential use on the site, currently not allowed. The new residential use being proposed is a construction of a 34 unit accessible and affordable senior citizen housing facility with socialization amenities for seniors currently living in Ward 5 or those who want to do so. This facility proposed is to be built by a partnership involving Israel Baptist Church, its non-profit organization, Israel Manor, Inc., Walker Development Company, and Community Development Concepts. Representatives of these partners have worked diligently through a series of community meetings to apprise Brentwood leaders and residents and address the concerns about the proposed project and the rezoning process.

According to data extracted from the State Data Center of the Office of Planning, the subject site is located in a census tract that is part of the federally designated enterprise zone. The area has significant pockets of poverty. 20% of the households living within

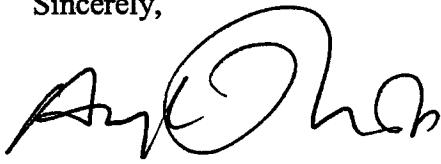
ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
CASE NO. 07-14A
EXHIBIT NO. 11

one-mile radius of this site have incomes of under \$10,000 with an additional 15% having a household income under \$20,000. The median household income within a one-mile radius of the site was \$33,079. 22% of the 2009 estimated population of 31,263 is estimated to be 55 years and older. There are 6,864 people that are over 55 within a one mile radius of this site. The proposed facility with 34 units, accounts for less than 1% of the existing senior population. Thus, we think that the demand is extremely strong for this product.

I trust this case meets with your favorable and expeditious approval in order that the public financing for this project from the DC Department of Housing and Community Development is not lost. Should you have questions or desire further information from me, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tommy Thomas Jr.', with a large, stylized 'T' and 'H'.

Harry "Tommy" Thomas Jr.
Councilmember, Ward 5

Cc: Anthony Hood
Rev. Morris Shearin
Veronica Harrison
Carrie Thornhill