



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

KENYAN R. MCDUFFIE
Councilmember, Ward 5
Chair Pro Tempore
Chair, Committee on the Judiciary

Committee Member
Finance and Revenue
Transportation and the Environment

May 4, 2015

Chairman Anthony J. Hood
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Zoning Commission Case Number 14-18

Dear Chairman Hood:

I write to express my strong support for the approval of Mid-City Financial Corporation's ("Mid-City") First Stage PUD and Zoning Map Amendment Application for the Brookland Manor Apartments & Brentwood Village Shopping Center properties. After careful consideration, and many conversations with Ward 5 residents, I have determined that moving forward with this transformative undertaking will greatly serve the interests of Ward 5 residents, including those of Brookland Manor, as well as our great city.

Mid-City has worked with a diverse coalition of community interests and has struck a responsible balance in ensuring that existing residents are able to participate in the renewed community.

In a growing city where deep subsidy affordable housing is increasingly placed at risk, I understand that Mid-City has committed to more than 20% of the dwelling units being affordable to low and moderate income residents - many of whom make less than 30% of area median income. To accomplish this, Mid-City has indicated to me that they have negotiated with the United States Department of Housing and Development to continue their participation in the Section 8 program, and retain the current amount of Section 8 designated units. I further understand that all of those in residence at Brookland Manor shall have the opportunity to return to the community upon completion. With exclusionary zoning generally requiring between 8%-10% of the dwelling units to be affordable, I applaud Mid-City's affordable housing commitment on *privately* owned land.

The redevelopment of this property into a mixed income, mixed use community will also create economic opportunity in Ward 5. This truly transformative endeavor will bring much needed retail to the Rhode Island Avenue corridor, which as a result of legislation I authored, is designated as one of the District's Great Streets.

As a lifelong resident of Ward 5 and the current Ward 5 Councilmember, I am aware of the challenges that development projects can bring to communities, and I intend to work with the applicant in the coming years to ensure that all Ward 5 residents and businesses have the opportunity to participate in and make the New Brentwood Village a successful community in which to live and experience a renewed quality of life.

I hope that the Zoning Commission will look favorably upon the Mid-City's application, and thank you for your consideration of this letter.

Sincerely,

Kenyan R. McDuffie

ZONING COMMISSION
District of Columbia
CASE NO.14-18
EXHIBIT NO.80