

EXHIBIT D

Arnold & Porter

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December 1, 2025

Anthony J. Hood, Chairperson
DC Zoning Commission
Suite 200S
441 4th Street NW
Washington, DC 20001

Re: Congress Heights Metro Station – Z.C. Case No. 13-08

Dear Mr. Hood:

As previously stated in the attached December 1, 2023 letter to you, the Congress Heights SE Tenants Association (CHSETA) has been and remains fully supportive of the extension of the Planned Unit Development (PUD) at the Congress Heights Metro Station (Z.C. Case No. 13-08). CHSETA's members are long-time tenants of property covered by the PUD, and Arnold & Porter Kaye Scholer LLP is counsel to CHSETA.

Economic circumstances (local, regional and national) have resulted in the need for these extensions. Understanding this reality, CHSETA members remain willing to wait for financing (and related factors) to be resolved, thereby allowing the new construction to proceed. Thank you.

Sincerely,



Blake A. Biles

cc: Ruth Barnwell, CHSETA President

enclosure (1)

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Anthony J. Hood, Chairperson
DC Zoning Commission
441 4th Street, NW - Suite 200S
Washington, DC 20001

Re: Congress Heights Metro Station - Z.C. Case No. 13-08

Dear Mr. Hood,

The Congress Heights SE Tenants Association (CHSETA) continues to fully support the extension of the Planned Unit Development (PUD) at the Congress Heights Metro Station (Z.C. Case No. 13-08). CHSETA's members are long-time tenants of property covered by the PUD, and Arnold & Porter is counsel to CHSETA.

Tenants long opposed the PUD as originally filed and approved, because it did not provide sufficient assurance to current residents of their ability to return to the property, and because it did not provide the proper amount and type of affordable housing to meet the needs of the existing community. The proposed modifications in the PUD extension provide a housing program that meets the needs of CHSETA members, as well as the wider Congress Heights community.

In particular, the residential building will be all affordable housing, with approximately 175 apartments at a range of incomes, from 30-80% of area median income (AMI) - with the majority at the 50% AMI level, which is approximately the actual neighborhood median. And the unit sizing will include more two- and three-bedroom units, providing more options for larger families. Further, the new building will have a range of rents at levels that will be attainable for a much broader range of the current community, as well as the rest of DC.

This opportunity to create new long-term affordable housing, directly at the Metro Station, will serve as an important option for current neighborhood residents, even as higher-cost housing is being developed in the area. Getting out in front of gentrification and increasing rent and housing costs, while also increasing the housing supply, is the correct approach to deal with both the supply and demand challenges that make housing unaffordable in DC.

Finally, the revised development team includes an experienced, mission-driven non-profit affordable housing developer and owner in NHT Communities (NHTC). NHTC has served as our development partner since 2016, and CHSETA has negotiated

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December 1, 2023
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an agreement ensuring that the CHSETA members may return to the newly built building if they wish, at their current rents. This stability always has been the goal of CHSETA regarding our individual members, and this agreement ensures it.

CHSETA reiterates its wholehearted support for the PUD extension and looks forward to construction beginning quickly, so that tenants will be able to move into their new homes. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake A. Biles", written over the word "Sincerely,".

Blake A. Biles

cc: Ruth Barnwell, CHSETA President