

# Brookland Neighborhood Civic Association

1502 Otis Street, N.E. Washington, D.C. 20017

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May 18, 2010

Ms. Leila Edmonds  
Department of Housing and Community Development  
Anacostia Gateway Government Center  
1800 Martin Luther King, Jr. Avenue, S.E.  
Washington, D.C. 20020

Dear Ms. Edmonds:

I am writing to express the support of the Brookland Neighborhood Civic Association for the Dahlgreen Courts Tenants' Association in its efforts to purchase the Dahlgreen Courts apartment complex and preserve affordable housing units in Brookland. The Dahlgreen Courts apartment complex is located on 10th Street, N.E. in Washington, D.C. I hope that your office is able to extend financing assistance for the project to ensure the preservation of these historic buildings as good-quality, low-income housing in a Metro-accessible area.

A substantial redevelopment effort is underway for the area surrounding the Rhode Island Avenue Metro station. While this redevelopment effort is designed to benefit the surrounding neighborhood by increasing the amenities available to residents and attracting new businesses to the area, it is imperative that low-income residents not be forced out in the process. Supporting the Dahlgreen Courts Tenants' Association in its TOPA purchase is a cost-efficient way to preserve affordable housing in this area and to ensure that some of the benefits of the new development flow to long-standing residents of the neighborhood.

The Tenants' Association and its development consultant have developed a creative financing plan that maximizes private sources of funding through the sale of LIHTC and historic preservation tax credits. The portion of total development costs sought from the city is estimated to be less than 25% which is substantially lower than in similar projects of this magnitude. The Dahlgreen Courts project, if successful, will serve as a model for how public-private synergies and ingenuity can be harnessed to achieve affordable housing goals, even in the midst of the worst recession in decades.

The Tenants' Association is seeking SAFI funding, a predevelopment loan and gap financing from the city. I urge DHCD to support the Tenants' Association and show D.C.'s commitment to affordable housing by providing financing assistance for the Dahlgreen Courts project.

Thank you for your consideration of this request. Please do not hesitate to contact me if you would like to discuss this matter further.

Sincerely,

Caroline Petti, President