

Government of the District of Columbia
Advisory Neighborhood Commission 4B

Doug Payton, 4B01
Shamina Christian, 4B02
Keenan Courtland, 4B03
Charlie Mayer, 4B04
Tamira Benitez, 4B05



Tiffani Nicole Johnson, 4B06
Michael Cohen, 4B07
Garrett Moore, 4B08
Danielle Geong, 4B09
Vacant, 4B10

September 28, 2026

Mr. Anthony J. Hood, Chairman, Zoning Commission

Subject: ANC 4B Letter of Support for PUD ZC Case No. 23-19A
NHP Foundation and Elm Gardens Owner, LLC
Consolidated PUD and Related Map Amendment to the RA-2 District at
7050 Eastern Ave., N.W. (Square 3351, Lot 813)

Dear Chairman Hood,

At a duly noted public meeting on September 28, 2026, and with a quorum present, Advisory Neighborhood Commission 4B (ANC 4B) voted _ yes, _ no, _ abstentions to support The NHP Foundation and Elm Gardens Owner, LLC's (the Applicant's) request for a time extension as described in ZC Case No. 23-19A.

Advisory Neighborhood Commission 4B is fully supportive of affordable housing within the community and provided support to the Applicant in its original application for a consolidated planned unit development (PUD) and the map amendment and zoning relief requested therein. The location of the project is at 7050 Eastern Avenue, N.W. (Square 3351, Lot 813).

The original order granting acceptance of the Applicant's application became effective on November 29, 2024, with an expiration date of November 29, 2026. ANC 4B supports the Applicant's request of an extension of time until November 29, 2028, to allow the Applicant sufficient time to secure funding. The Commission recognizes that current market conditions have precluded construction of the project from beginning.

The Commission also takes note that this is the Applicant's first request to extend the validity of the Order.

ANC 4B respectfully requests that the Zoning Commission consider this letter of support in light of the great weight considerations conferred on Advisory Neighborhood Commissions by §1-309.10 (d)(3)(A) of the District of Columbia Official Code.

If you have any questions or concerns regarding this matter, please contact me at:
4B02@anc.dc.gov

Sincerely,

____/s/ Shamina Christian____

Shamina Christian

Chair ANC 4B