

Affidavit

AFFIDAVIT OF ROBERT AGUS

I, Robert Agus, swear or affirm:

1. That I am the Development Manager for Lincoln Westmoreland Housing, Inc., located at 1730 7th Street, Northwest, Washington, DC 20001.
2. That I have been leading the development projects located at 1700-1730 7th Street NW, Washington, DC 20001, since 2008.
3. That I wrote the document, "Justification for Request" related to a Motion to Extend Order 18182, and submitted same to the Board of Zoning Adjustments.
4. That the facts presented in the "Justification for Request" are correct and accurate to the best of my knowledge.

I SWEAR OR AFFIRM THAT THE ABOVE AND FOREGOING REPRESENTATIONS ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

4/26/2013 Robert Agus
Date Robert Agus

District of Columbia

I, the undersigned Notary Public, do hereby affirm that Robert Agus personally appeared before me on the 26th day of April 2013, and signed the above Affidavit as his free and voluntary act and deed.

Alf Brahim
Notary Public

ALF BRAHIM
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires January 31, 2018



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18182
EXHIBIT NO. 35

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18182
EXHIBIT NO. 35



District of Columbia Housing Finance Agency

815 Florida Avenue, NW Washington, DC 20001-3017

May 1, 2013

DC Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Re: Support for Motion to Extend Order 18182

Dear Members of the Board:

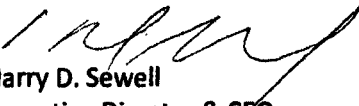
I am writing to express our support for the Motion to Extend BZA Order 18182.

Lincoln Westmoreland Housing (LWH) has been working with the District of Columbia Housing Finance Agency (DCHFA) since August 2011 on funding for its Shaw renovation and new construction project.

A McKinney Act Loan is part of the financing package for this project. LWH is using this loan for design and other predevelopment activities. The loan was first funded until January 2013. We expect to issue approximately \$22 million in tax exempt bonds to fund the rehabilitation of 108 units and new construction of 56 units.

DCHFA remains supportive of this project and looks forward to a construction start in 2013.

Sincerely,


Harry D. Sewell
Executive Director & CEO

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PH 410.727.2111
FX 410.727.3233

20 South Charles Street, Suite 1000
Baltimore, MD 21201
www.agmfinancial.com

April 25, 2013

Re: The Lincoln Westmoreland Projects in Washington, DC 20001

Dear Members of the BZA of the District of Columbia,

AGM is an FHA-licensed multifamily mortgagee headquartered in Baltimore, Maryland.

It has been our pleasure to work with Lincoln Westmoreland Housing, Inc. on the renovation of the existing building and the development of a new apartment building in the 1700 block of 7th Street, NW, Washington, DC.. We are very close to submitting applications to the U.S. Department of Housing and Urban Development for FHA mortgage insurance of two loans which will be a major component of project funding.

This is a complex project and one where completion of one aspect can ease or make difficult the completion of others. An excellent example is the conceptual design and then completion of building construction drawings which are key to the entire effort. There have been delays in the securing of funding which has caused substantial delays in completion of the preparation of the plans and permit applications – which we need prior to submitting our final application. The lengthening of the period of predevelopment has prevented the initiation of construction and hence use of the BZA Order that has contributed to the framework for the new building's design and construction.

The LWH development team, represented by Robert Agus and Dahn Warner, has made very substantial progress. We hope that construction will commence shortly as funding is in place, applications completed and permits received.

Thank you for your support.

Sincerely,

A handwritten signature in black ink that reads "Troy D. Brown".

Troy D. Brown
Senior Vice President

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Nero, Richard (DCOZ)

From: Dahn Warner <warner@keyurban.com>
Sent: Thursday, May 02, 2013 1:51 PM
To: Nero, Richard (DCOZ)
Cc: Robert Agus
Subject: BZA 18182 follow up items
Attachments: 18182 Motion to Extend -followup.pdf

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Mr. Nero,

Attached are the items requested by the BZA at our April 23 hearing:

- Affidavit by the development manager
- Letter of support from AGM, the lender
- Letter of support from DC Housing Finance Agency, the bonds issuer and agency overseeing the tax credits.

With these, we believe our materials submission is complete. Do you agree? We are planning to attend the May 7 hearing to continue the board's consideration of our motion.

Thank you!
Dahn

Dahn Warner
KeyUrban
202.744.5309 Fax: 202.280.1002