To: Board of Zoning Adjustment

From: Douglas J. Patton and Lindsley Williams, Holland & Knight LLP

Date: September 11, 2001

Subject: Informational Brochures Relevant to BZA Applicant in BZA Case 16773

Enclosed, in separate folders, please find informational materials about the entities and individuals invovled in BZA Case 16773, Totten Tower Limited Partnership. Please include these in the record of this case, but outside of the official pre-hearing statement submitted concurrently.

Thank you.

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BZA
Case No. 16773
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16773
EXHIBIT NO.28

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Warder Totten Development
Resumes of Development Team Members

DEVELOPMENT TEAM
Warder Totten House and Tower

The Warder Totten House and Tower are being developed by a joint venture of Historic Housing L.L.C. and American Housing Partnership, Inc. The principals have developed over $200 million in tax credit properties and have raised over $70 million in limited partner equity over the last several years.

Historic Housing L.L.C. is owned by H. Louis Salomonsky, Larry S. Shifflett, and David S. White. These three principals have over 25 years of experience in real estate development and finance. Historic Housing L.L.C. is financially backed by its chief lender and equity partner, First Union Bank and its Capital Markets Division. Historic Housing L.L.C. has worked with First Union on 14 projects totaling over $140 million in development cost and resulting in over $50 million in equity investments in the affordable and historic housing fields. Affiliates of Historic Housing L.L.C. include companies that specialize in architectural design, construction, and real estate management. The principals of Historic Housing L.L.C. have developed and designed over 2,000 multi-family units and currently manage or own approximately half of those units.

American Housing Partnership, Inc. is an Alexandria-based housing developer. The principal of AHP is Tim Chapman and American Housing Partnership, Inc, and Historic Housing L.L.C. have joint-ventured numerous projects in the Virginia, Maryland and D.C. area. They are currently in various stages of development on projects in Washington, D.C. and in Maryland.

HISTORIC HOUSING L.L.C.

Larry S. Shifflett, David S. White and Louis Salomonsky, the three principals of Historic Housing L.L.C., have been renovating historic properties primarily for over 20 years. The firm specializes in the historic rehabilitation of properties converting them into housing. The firm has developed a reputation for quality renovation work, winning numerous design awards including citations from the Governor of Virginia, the National Park Service and numerous historic preservation organizations. A recent survey of historic rehabilitation work found that the principals of Historic Housing have done more certified historic rehabilitation work in Virginia than any other firm.

In 1980, the principals began work on the Jackson Ward Apartments, and 18-unit renovation of eleven row houses in Richmond's Jackson Ward. That project was one of the first projects done in Virginia under the historic rehabilitation program of the National Park Service. Upon completion, the Park Service sent a letter of special commendation for quality of the restoration.

In 1981, they began rehabilitation of 1705 East Main Street, a commercial and residential building in Shockoe Bottom. This project was one of the first new projects attempted in Richmond's Shockoe Bottom. Since then, Shockoe Bottom has become one of Richmond's most active and growing commercial and residential neighborhoods.

In 1982, they began work on the first phase of the three-phased Shockoe Hill Elderly Housing complex. During the Civil Ward, Shockoe Hill was a hospital and, for a time, the home of VMI. After that, it became the City Nursing Home. The 1982 rehabilitation of the main building brought new life to the first of three abandoned historic buildings. The final phase of this project was completed in 1992, and is home for 189 elderly and disabled residents.

In 1992, the began work on an adaptive reuse of five buildings in the Shockoe Bottom area. This project, now called Market Slip, provides affordable housing for 30 residents and 12,000 SF of office space. The project also has a 56-space, two-level parking garage hidden behind the office space and under the apartments.

In 1994, they began work on the renovation of the old Yardley Square Apartments. When work first began less than half of the units were occupied. Drug trafficking was rampant and crime was a major problem. The property, now known as Brook Run Townhouses, is 98% occupied and has a waiting list.

In 1996, they began work on Tobacco Landing, a 62-unit, new construction project in the Tobacco Row area. This project was the first new construction in the Tobacco Row area in several years. Although their project was new construction, it was designed to "fit in" to its historic warehouse environment through the incorporation of materials and details common to the area.

Since then, the firm has worked on a wide variety of historic and affordable housing credit projects. Recent projects include:

Appomattox Regional Governor's School	$18 Million
Maggie L. Walker Governor's School	$24 Million
Coliseum Lofts	$13 Million
Shenandoah Station	$11 Million
Phillip Morris Lofts	$27 Million.

LARRY S. SHIFFLETT
Manager and Member
Historic Housing L.L.C.

Mr. Shifflett is an architect, contractor and developer of affordable and historic housing. Current projects range in size and scope from a 48-unit renovation of the historic Belleview School in Orange, Virginia to a 170-unit gut rehab of a 35-year old apartment project in Prince William County, Virginia to a 110-adaptive reuse of a historic factory in Richmond for student housing.

Mr. Shifflett was trained as an architect but has spent most of his career in real estate development concentrating in the affordable housing and historic real estate development fields. Mr. Shifflett runs the affiliated Construction and Architectural firms. He has over 10 years of experience in construction management and has overseen the construction of the firm's projects over the last six years.

Mr. Shifflett currently oversees the construction of over 200 units of affordable housing and is involved in the development of approximately 300 additional housing units at this time. Recent projects include the rehabilitation of the historic Bowler and Bacon Schools in the Church Hill area of Richmond into affordable elderly housing; the rehabilitation of a historic Civil War hospital into market-rate housing; and the substantial rehabilitation of a nearly abandoned 1960's apartment complex in Northern Virginia into "luxury" affordable family housing.

DAVID S. WHITE
Manager and Member
Historic Housing L.L.C.

Mr. White is an architect, contractor and developer of affordable and historic housing. Current projects range in size and scope from a 110-unit renovation of the historic Coliseum Lofts project in Richmond, Virginia to a 193-unit renovation and addition to the Warder Totten property in Washington, D.C..

Mr. White was trained as an architect but has spent most of his career in real estate development concentrating in the affordable housing and historic real estate development fields. He has over 25 years of experience in real estate design, development and construction. He has participated in the design and development of over 1,500 units of housing, the great majority of which are affordable units under various governmental programs including the Low Income Housing Tax Credits, Section 8 Substantial and Moderate Rehabilitation, Historic Tax Credits, and HUD financing programs

Mr. White's firm currently manages 1,000 units of affordable housing and is involved in the development of approximately 300 additional housing units at this time. Recent projects include the rehabilitation of the historic Church Hill area of Richmond into affordable elderly housing; the rehabilitation of a historic Civil War hospital into market-rate housing; and the substantial rehabilitation of a nearly abandoned 1960's apartment complex in Northern Virginia into "luxury" affordable family housing.

H. LOUIS SALOMONSKY
Manager and Member
Historic Housing L.L.C.

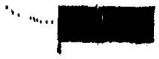
Mr. Salomonsky is an architect, contractor and developer of affordable and historic housing. Current projects range in size and scope from a 120-unit renovation of the historic Phillip Morris factory in Richmond, Virginia to a 100-unit historic rehabilitation of the old Todd Ham building in Richmond, Virginia.

Mr. Salomonsky was trained as an architect but has spent most of his career in real estate development concentrating in the affordable housing and historic real estate development fields. He has over 25 years of experience in real estate design, development and construction. He has participated in the design and development of over 2,500 units of housing, the great majority of which are affordable units under various governmental programs including the Low Income Housing Tax Credits, Section 8 Substantial and Moderate Rehabilitation, Historic Tax Credits, and HUD financing programs

Mr. Salomonsky's firm currently manages 1,000 units of affordable housing and is involved in the development of approximately 300 additional housing units at this time. Recent projects include the rehabilitation of the historic Church Hill area of Richmond into affordable elderly housing; the rehabilitation of a historic Civil War hospital into market-rate housing; and the substantial rehabilitation of a nearly abandoned 1960's apartment complex in Northern Virginia into "luxury" affordable family housing.



American Housing
Partnership, Inc.



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September 7, 2001

David White
President
SWA Construction
1551 E. Maine Street
Richmond, Virginia 23210

Re: Warder Totten House

Dear David

As a president of American Housing Partnership I have been a primary team member over the development and restoration of multi-family and historic buildings. My back ground is in identification, acquisition, construction over site, marketing and government relations of various real estate development projects.

Currently I have over site of the Totten Tower, Warder Mansion and Euclid Street Lofts projects in the District of Columbia. I also have development control of the Howard street lofts in Baltimore, Maryland. Further more I am working with the DCHFA to create a home ownership opportunity for lower income families in DC.

If you have any questions please do not hesitate to call.

Best Wishes,

Timothy Chapman

AMERICAN HOUSING PARTNERSHIP, INC.

American Housing Partnership is a for profit real estate development firm that specializes in restoration of multi-family and historic buildings. American Housing Partnership was formed in 1998 as a conduit for the development and revitalization of communities in the District of Columbia.

Currently American Housing Partnership is in various stages of development of over $50 million of real estate in the District of Columbia. Furthermore, we are currently working with the DCHFA to create a home ownership opportunity for lower income families. We are projecting a growth rate of 150% over the next 3 years. Over the past 7 years our principal JV group has developed projects totaling over $75 million in development cost. We have also been primary development consultants in projects totaling over $40 million in development. At present, we are in various stages of development for additional projects with development costs totaling over $50 million. The aforementioned reflect only those projects in which we have utilized Section 42 or Section 47 tax credit equity.

Real Estate Development Experience
Principals of Warder Mansion L.P. and Totten Tower L.P.
9/7/01

PROJECT	DEVELOPMENT COST	TYPE OF CREDIT	EQUITY RAISED
8 & 10 So. 14th St.	$1,700,000	LIHTC & HTC	$900,000
Appomattox Regional Governor's School	$18,546,000	HTC	$5,700,000
Bacon Retirement Community	$6,353,951	LIHTC & HTC	$4,056,067
BEAMA	$1,371,441	HTC	$145,861
Belleview House	$4,036,000	LIHTC & HTC	$2,584,000
Bowler Retirement Community	$6,417,462	LIHTC & HTC	$3,461,632
Brook Run Apartments	$5,367,460	LIHTC	$1,897,588
Coliseum Lofts (under development)	$13,276,000	HTC	$3,906,000
Davenport Alley	$4,000,000	HTC	$1,100,000
Hill Building	$2,300,000	HTC	**by General Partner**
Jackson Ward Apartments	$1,517,543	LIHTC & HTC	$489,511
Jackson Warehouse	$1,700,000	HTC	$250,000
Lawrence II Phase I	$500,000	HTC	**by General Partner**
Lawrence II Phase II	$1,200,000	HTC	$220,000
Main Street Station	$18,000,000	HTC	$5,000,000
Maggie L. Walker Governor's School	$24,619,000	HTC	$7,850,399
Market Slip	$3,265,893	LIHTC	$198,590
Philip Morris	$27,539,883	HTC	$7,717,139
Pine Alley Lofts	$850,000	HTC	$150,000
Railroad Y	$3,713,153	HTC	$973,114
Rocketts View Apartments	$3,691,750	HTC	$892,773
Rose Office Building	$1,200,000	HTC	$175,000
Shenandoah Station Apartments	$11,020,000	LIHTC	$4,227,707
Shockoe Hearth Apartments	$3,000,000	HTC	$850,000
Shockoe Hill I	$5,000,000	HTC	$1,680,000
Shockoe Hill II	$2,800,000	LIHTC & HTC	$1,110,590
Shockoe Hill III	$668,983	HTC	$117,000
Tobacco Landing	$4,459,019	LIHTC	$2,153,792
Totten Tower (under development)	$12,889,075	LIHTC	$10,721,633
Warder Mansion (under development)	$8,283,074	HTC	$1,022,966
Windsor Gardens	$4,271,954	LIHTC	$1,143,152
Windsor Townhouse	$750,000	LIHTC	**by General Partner**
Totals	**$204,307,641**		**$70,694,514**

Some values are approximate
HTC = Historic Tax Credit
LIHTC = Low Income Housing Tax Credit

PICTURES OF PROJECTS BY PRINCIPALS OF WARDER MANSION L.P. AND TOTTEN TOWER L.P.

Maggie L. Walker Governor's School, Richmond, Virginia
Certified Historic Restoration
Circa 1938 / renovated 2001
During Renovation

Appomattox Regional Governor's School, Petersburg, Virginia
Certified Historic Restoration
circa 1917 / renovated 1999
Post-renovation

Bacon School, Richmond, Virginia
59 elderly apartments
Certified Historic Restoration
circa 1915 with 1960 1-story addition / renovated 1997-8
Post-renovation

Bowler School, Richmond, Virginia
60 elderly apartments
Certified Historic Restoration
circa 1913 / renovated 1996-7
Post-renovation

Civil War Hospital and Alms House, Richmond, Virginia
113 elderly apartments
Certified Historic Restoration
circa 1860 / renovated 1983
Post-renovation

Market Slip, Richmond, Virginia
30 apartments above commercial 1st floor and basement with parking deck in rear
Certified Historic Restoration
circa 1905 / renovated 1995
Post-renovation

1407 – 1411 East Cary Street, Richmond, Virginia
20 luxury apartments above commercial 1st floor and basement
Certified Historic Restoration
circa 1870 / renovated 1997-98
Post-renovation

Shockoe Hearth, Richmond, Virginia
33 apartments with fireplaces above commercial 1st floor and basement
Certified Historic Restoration
circa 1870 / renovated 1990
Post-renovation

8 – 10 So. 14th Street, Richmond, Virginia
24 apartments above commercial 1st floor and basement
Certified Historic Restoration
circa 1870 / renovated 1995
Post-renovation

Jackson Warehouse, Richmond, Virginia
44 apartments
Certified Historic Restoration
circa 1870 / renovated 1996
Post-renovation



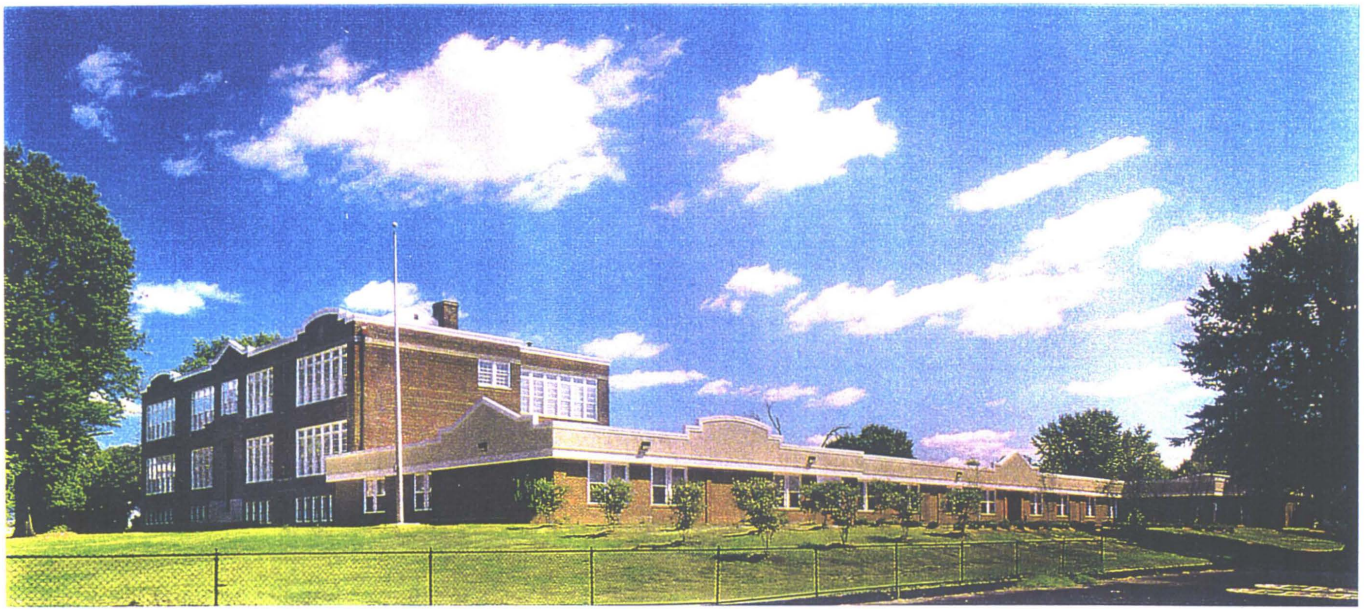


Maggie Walker Governor's School
Certified Historic Renovation
Circa 1938 / Renovation in Process





Appomattox Regional Governor's School
Certified Historic Restoration
circa 1917 / renovated 1999
Post-renovation



Bacon School, Richmond, Virginia
59 elderly apartments
Certified Historic Restoration
circa 1915 with 1960 1-story addition / renovated 1997-8
Post-renovation



Bowler School, Richmond, Virginia
60 elderly apartments
Certified Historic Restoration
circa 1913 / renovated 1996-7
Post-renovation

SWA ARCHITECTS, PC
Architects & Planners

SWA ARCHITECTS, PC

Building Type:
Multi-Family Housing - Elderly

Size:
60,000 square feet/113 units
$5 million

Location:
Richmond, Virginia

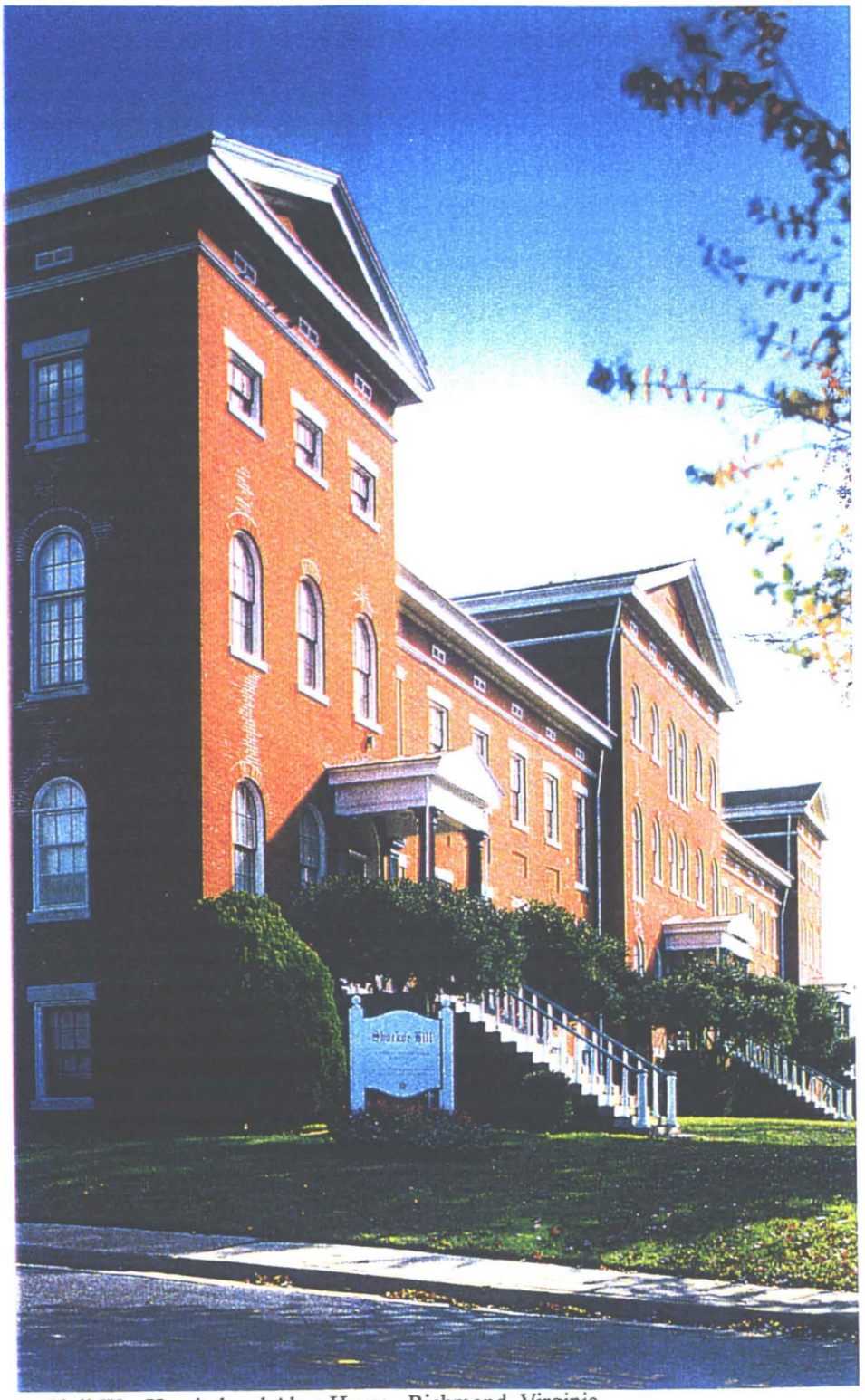
Client:
Shockoe Hill Associates

Completion:
1983

Publications:
Certified Historic Restoration - National Parks Service







Civil War Hospital and Alms House, Richmond, Virginia
113 elderly apartments
Certified Historic Restoration circa 1860/ renovated 1983



Market Slip, Richmond, Virginia
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20 luxury apartments above commercial 1st floor and basement
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