[illegible]artin Luther King, Jr. Avenue, SE
[illegible]ton, D.C. 20020
[illegible]9-5100
[illegible]2) 889-9508

"Serving the Community Since 1969"

August 17, 1998

Ms. [illegible]ach
Ho[illegible]ogram Administrator
D.C. [illegible]ent of Housing and Community Development
P.O. [illegible]
Washington, D.C. 20013

Re: 1624 27th Street, S.E.

Dear Ms. Fr[illegible]h:

The Anacostia Economic Development Corporation (AEDC) respectfully submits this proposal to acquire for $[illegible]0 and develop the property identified as "1624 27th Street, S.E." The property will be used to develop an assisted living/board and care facility for the aged. The property will be either rehabilitated or demolished with a new structure put in its place. At this present time, it is our intention to renovate the existing structure unless we discover that it is more economical to develop an entirely new facility.

The proposed assisted living/board and care facility will consist of forty units, twenty of which will be used for private suites with the remaining designated for semi-private suites. The average unit size will be 350 square feet and will include a bedroom, bathroom and kitchenette area. For common space, there will be at least one large common room for watching television, reading and socializing. There also may be a beauty salon. In addition to housing, three daily meals, housekeeping and linen service, transportation, activities, and approximately twenty to thirty minutes of daily living assistance in the base level of care will be provided. All of these services will be provided for a flat fee of between $1,300 - $1,700 per month unless we are able to identify additional funding sources which can enable us to provide the services at an even more affordable level.

The proposed project should cost approximately $3 million and will be financed with proceeds from a HUD Section 232 loan, equity raised through a combination of CDBG grants/loans, investor contributions, tax credits, etc.

If you should need any additional information, please do not hesitate to contact me at (202) 889-[illegible]100.

Sincerely,

James A. Diggs, Jr.
Director of Real Estate & Commercial Services

[illegible]D/sa
Enclosures
cc: Theresa [illegible]owe-Jones, Chairperson, AEDC

BZA
Case No. 16896
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.32

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

Reply To

HOMESTEAD PROGRAM ADMINISTRATION
51 "N" Street, N.E., #514
Washington, D.C. 20002
September 10, 1998

Mr. Albert Hopkins
President & CEO
Anacostia Economic Development Corporation
2019 Martin Luther King Avenue, SE
Washington, D.C. 20020

Dear Mr. Hopkins:

Congratulations! The Anacostia Economic Development Corporation has been selected to develop the District's Homestead property located at 1624,-26,-28 27th Street, S.E.

The purchase price for the property is $6,750. If you wish to accept this offer, a $250 deposit must be paid by cashier's or certified check, payable to the District of Columbia Treasurer, no later than Thursday, September 17, 1998, at 4:00 p.m., at the Homestead Program Administration, D.C. Department of Housing and Community Development, 51 "N" Street, N.E., Room 514. You also must submit the enclosed affidavit -- signed and notarized -- at that same time.

If you wish to inspect the properties prior to payment, you may contact Ms. Barbara Cannady-Masimini, on 535-1307, to arrange an appointment.

As developer of the properties, you would be required to:

1. Rehabilitate the property and ensure that each meets housing code standard or raze it;
2. Secure the property prior to and during rehabilitation, Homesteader selection and occupancy;
3. Sell each unit to a first time homebuyer who will live in it for at least five years; and
4. Ensure that the Homesteaders enroll in and successfully complete our homeownership training course.

Albert
293 6511

NOTICES

D.C. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

I. FINDING OF NO SIGNIFICANT IMPACT

In accordance with Section 58.43 of the Environmental Review Procedures for the Community Development Block Grant (CDBG) Program (24 CFR Part 58), the District of Columbia gives notice that:

A. It proposes to fund the 1624, 1626 and 1628 27th Street, S.E. Development Project. The existing building is a single, multi-family structure with three separate entrances. The project will involve the demolition of this building. After demolition, the site will be developed into a living care facility for the elderly. The new facility will consist of 39 units with a total of 59 beds: 19 private and 20 semi-suites. The project will provide needed housing and services for elderly residents. It will also eliminate the visual impact of the underutilized property. Estimated CDBG funding for the project is $390,000. The total project cost is $2,403,000. Developers for the project are the Anacostia Economic Development Corporation and HealthCare Partners, Inc.

B. The Environmental Review Record (ERR) for this project may be examined between 8:15 a.m. and 4:45 p.m. at DHCD, 51 N Street, N.E., Room 602. Copies are available upon request. Comments on the findings for this project may be submitted to Valerie Browne, Supervisory Program Analyst, Office of Program Monitoring at the aforementioned address until April 14, 1999.

C. It finds that a release of funds by the U.S. Department of Housing and Urban Development (HUD) for this project would be appropriate.

D. No further environmental review of this project is proposed.

II. INTENT TO REQUEST RELEASE OF FUNDS

In accordance with 24 CFR 58.70, the District of Columbia hereby gives notice that:

A. On or about April 15, 1999, it will submit a Request for Release of Funds and Certification to HUD for the 1624, 1626 and 1628 27th Street, S.E. Development Project.

B. The applicant is the District of Columbia, Anthony A. Williams, Mayor/Chief Executive Officer, 441 4th Street, N.W., Washington, D.C. 20001.

C. It and Richard Monteilh, DHCD Director, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental review, decision-making and action; and that these responsibilities

have been satisfied. Upon approval of the certification, the District of Columbia may use CDBG funds, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969. HUD will accept an objection to the certification only if it is on any of the following bases: (1) the applicant's certifying officer did not execute the certification; (2) a required decision, finding or step applicable to the project is omitted from the environmental review record; or (3) that another Federal agency has submitted a written finding to HUD that the project is unsatisfactory from the standpoint of public health, welfare or environmental quality. Objections must be prepared and submitted in accordance with 24 CFR 58, and addressed to Ronald Herbert, Director, Community Planning and Development Division, 820 First Street, N.E., Suite 420, Washington, D.C. 20002-4205. Objections to the release of funds on bases other than those stated above will not be considered by HUD. No objections received after May 3, 1999, or fifteen (15) days from the time of the Request for Release of Funds and Certification by HUD, whichever is later, will be considered by HUD.

Richard Monteilh, Director
D.C. Department of Housing and Community Development

AFFIDAVIT

This is to certify that the **ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION ("AEDC")** hereby accepts the option to purchase and develop the **District of Columbia Homestead Program Administration's ("HPA")** property located at **1624,-26,-28 27th Street, S.E. ("the property").** Attached is a cashier's or certified check, or money order, for **$250, payable to the D.C. TREASURER,** which is posted as a deposit on said property.

AEDC acknowledges that title to said property will be transferred at the time of closing, which shall take place no later than **September 30, 1998.** AEDC is aware that if closing does not take place within the agreed upon period of time, it could forfeit the property.

As developer of 1624,-26,-28 27th Street, S.E., AEDC acknowledges and agrees to fulfill the below-stated requirements of the **Homestead Housing Preservation Program.**

1) AEDC shall rehabilitate the property (or raze it) and ensure that it meets housing code standards.
2) The property shall be secured from purchase until sale.
3) AEDC will sell the resultant units to first time homebuyers who will live in it for five years.
4) AEDC shall ensure that the Homesteaders shall enroll in and successfully complete HPA's Homeownership Training Course.

ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION

By, _____
Albert Hopkins, President & CEO

Sworn to and subscribed to before me this ____ day of _____, 1998.

_____
Notary

My commission expires:

Closing must take place no later than Wednesday, September 30, 1998. The Homestead Program Administration will lend you $10,000 per property for construction and closing costs.

Please contact Mrs. Jenell Pitts, of my staff, on 535-1307, as soon as possible, to advise her as to which settlement company you will be using. This will enable her to submit the requisite paperwork to ensure our having a check for you at the settlement table.

The University of the District of Columbia's Architectural Research Institute (UDC/ARI) is available to provide the needed rehabilitation work write-ups, drawings, technical assistance and building permits. We would require architectural plans that have been approved by UDC/ARI, a mutually agreed upon draw schedule and evidence of financing prior to settlement.

It is my genuine hope that you will be able to transform the property into homes in which Homesteaders and their families will be able to live and thrive for many years to come.

Sincerely,

Lynn C. French
Homestead Program Administrator

07/16/02 TUE 09:40 [TX/RX NO 7221]

Anacostia Economic Development Corporation
2019 Martin Luther King, Jr. Avenue, SE
Washington, D.C. 20020
(202) 889-5100
FAX (202) 889-9508

"Serving the Community Since 1969"

September 17, 1998

Lynn French
Homestead Program Administrator
D.C. Department of Housing and Community Development
P.O. Box 2024
Washington, D.C. 20013

Re: 1624, -26, -28 27th Street, S.E.

Dear Ms. French:

This letter is to confirm that the Homestead Program will provide the Anacostia Economic Development Corporation (AEDC) with a deferred loan of $390,000 ($10,000 per unit) to develop a 39 unit assisted living facility on the property, known as, 1624, -26, -28 27th Street, S.E. AEDC requests approval to use this funding to pay for development and closing costs associated with developing a thirty-nine (39) unit assisted senior citizens housing facility.

It is AEDC's plan to start demolition of the property immediately after receiving the $390,000 deferred loan.

If the above meets with your approval, please so indicate below and return one of the originals of this letter to AEDC. Thank you for your assistance in this matter.

Sincerely,

James A. Diggs, Jr.
Director of Real Estate and
Commercial Services

SEEN and AGREED to, this 18th day of September, 1998.

Lynn French

cc: Theresa Howe-Jones, Chairperson, AEDC
Albert R. Hopkins, Jr.
Lisa Bolden

07/17/2002 04:31 2029669826 FROM AEDC 889 9508 P.8
1-06-1995 4:14AM LISA BOLDEN PAGE 06

March 29, 1999

NOTICE

TO: INTERESTED PARTIES

RE: Notice of Intent to Request Release of Funds

Attached is a copy of a Notice of Intent to Request Release of Funds published on March 29, 1999, in accordance with 24 CFR 58.70, for the 1624, 1626 and 1628 27th Street, S.E. Development Project. It is proposed that Community Development Block Grant funds, to be provided by the U.S. Department of Housing and Urban Development, be used in support of these projects..

Jeannette Johnson, Program Analyst
Office of Program Monitoring

Attachment