GOVERNMENT OF THE DISTRICT OF COLUMBIA
EXECUTIVE OFFICE OF THE MAYOR

CAROLYN N. GRAHAM
Deputy Mayor for Children, Youth and Families

D.C. BOARD OF ZONING
2002 JUL 16 PM 5:15

July 15, 2002

Mr. Geoffrey Griffis, Chair
Board of Zoning and Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Randle Highlands Manor
Assisted Living Facility

Dear Chairman Griffis:

This letter is written in support of the proposed Randle Highlands Manor Assisted Living Facility that would be developed at 1624, -26, -28 27th Street, SE, in Ward 7. There is a tremendous need for aging facilities in the District, to accommodate its ever-aging population – 43% of which has some sort of disability.

The 2000 Census indicated that one in every six city residents was over 60 and that the elderly population would grow both numerically and proportionally as the "Baby Boomer" generation ages. That same census indicated that 18.6% of the Ward 7 population was 60 or older. An even closer look at the census track in which the facility would be located indicates that 17.3% of the people living in it were 60 or older with 47% living alone and the remaining 53% living with either family members of non-relatives. One might also note that 70% of those households lived in rental properties.

The Williams Administration's goal is to promote the development of qualitative facilities that would enable the elderly to remain in their respective residential neighborhoods and retain their important relationships as well as their independence and dignity.

Sincerely,

Carolyn N. Graham
Deputy Mayor for
Children, Youth, Families and Elders

BZA
Case No. 16896
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.36

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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D.C. ZONING
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Mr. Geoffrey Griffis, Chair
Board of Zoning and Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Randle Highlands Manor
Assisted Living Facility

Dear Chairman Griffis:

The District of Columbia awarded and sold the property located at 1624, -26, -28 27th Street, SE, in Ward 7, to the Anacostia Economic Development Corporation ("AEDC") through a competitive bid process conducted by the Department of Housing and Community Development ("DHCD") Homestead Program Administration in 1998. I served as Homestead Program Administrator at that time.

The property at that time was the site of a three-building courtyard apartment complex that was in sub-standard condition. AEDC submitted a proposal to demolish the buildings and build an assisted living facility. Not only were we anxious for the bedraggled complex to be demolished, but also we were aware of the tremendous need for aging facilities in the city.

Attached you will find a copy of a memorandum from then-DHCD Director Richard A. Monteilh to Dr. Abdusalam Omer, who at that time served as Deputy Chief Financial Officer for Budget and Planning. It confirms the city's intent at that time.

Sincerely,

Lynn C. French
Senior Policy Advisor
Office of the Deputy Mayor for
Children, Youth, Families and Elders

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

MEMORANDUM

Reply To

TO: Dr. Abdusalam Omer
Deputy Chief Financial Officer
for Budget and Planning

THRU: Matthew J. Berlin
Chief Financial Officer, BSED Date: _____

FROM: Richard A. Monteith
Director
Department of Housing and
Community Development Date: 9-17-98

SUBJECT: Approval of Loan Agreement

Attached for your review and approval are the settlement documents for a 27-unit apartment complex in Randle Highlands, 1624,-26,28 27th Street, S.E., which would be sold to the Anacostia Economic Development Corporation ("AEDC") under the aegis of the Homestead Housing Preservation Act of 1986. We request expedited approval, to facilitate settlement no later than September 30, 1998.

AEDC proposes to raze the complex and build a 39-unit assisted living facility for elderly city residents. The project largely would be financed by direct funding from HUD and the application process for that financing could take up to a year. However, AEDC's commitment to DHCD would be to raze the property immediately. It is an awful eyesore and it abuts an upscale neighborhood. The Randle Highlands Civic Association, as well as many individual neighborhood residents have appealed to us to relieve them of the eyesore.

Our sales price is $6,750 and the total development cost would be $1,778,954. The Homestead Program Administration would lend $390,000 in gap financing.

Attached are copies of the Homestead Housing Preservation Act of 1986, and the settlement documents, which have been approved by the Office of the Corporation Counsel. Should you require any further information, I can be reached on 535-1970 and Lynn C. French, Homestead Program Administrator, can be reached on 535-1307.