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October 29, 2002

BY LOCAL COURIER

Geoffrey H. Griffis
Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 220-S
Washington, D.C. 20001

Re: BZA Application No. 16896: Randle Highlands Manor

Dear Mr. Griffis and Members of the Board:

The Applicant has been requested to submit certain information and documents into the record in further support of its application for the zoning relief necessary to develop the first assisted living facility east of the Anacostia River.

By letter dated October 21, 2002, the Applicant submitted a list of assisted living facilities located in the District of Columbia, a document detailing the unit prices, per occupant, of certain assisted living facilities in the District of Columbia and an Executive Summary of the Applicant's Market Study. The latter document details the target market area, alternatives to assisted care living, and discusses the demographics of the market area, qualifying income and rent levels that are associated with the site area and with the proposed development. In addition, the Executive Market Study addresses fair market rent and Section 8 vouchers, makes an assessment of the need for the project in the site area and details the economic data that are minimally necessary to sustain this community services project.

In addition to the aforestated information, the Board has asked the Applicant to address its method of determining building height, other residential developers that have looked at the site but were unable to purchase the site and develop it with a matter-of-right use, and a list of other sites that

BZA
Case No. 16896
Exhibit No. 49

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.49

were considered by the Applicant but not selected. We address these matters in turn:

A. Building Height: The height of the building was measured from the level of the curb opposite the middle of the front of the building (27th Street) to the highest point of the roof. This method of measurement is consistent with Section 199.1 of the Zoning Regulations and has been approved by the Zoning Administrator. There has been no appeal taken from the decision of the Zoning Administrator on this issue interpretation. However, we note, for the record, that the Zoning Commission has initiated Case No. 02-35 to amend the definition of building height to a method by which height is measured from the natural grade at the middle of the front of the building to the highest point of the roof. This case has yet to be heard or decided thereby making the existing procedure for measuring building height applicable to this case.

B. Other Sites Considered: On July 16, 2002, the Applicant testified as follows: "we searched throughout the Anacostia area for properties that would be suitable for an assisted living facility and we looked and we looked and found nothing. And fortunately, the Homestead Program did have one lot that we thought might be able to develop something that was of suitable size and again, keeping that affordability in mind. And that particular property was an abandoned multi-family housing facility that had been abandoned for a while, was an eye-sore for the community and we demolished that facility when we were awarded that property . . . And again, this is another method that the city has utilized to help make this project affordable so that we can meet [the] need that currently is not being met." Emphasis added. (Hearing Transcript Page 263-264, lines 11-25). Ms. Bolden submits further comments in a letter attached hereto.

C. Unsuccessful Purchasers: At the July 16 hearing, Lynn C. French, Senior Policy Advisor to the Deputy Mayor for Children, Youth, Families and Elders testified that ". . . the fact that there are no low and moderate income assisted living facilities in Randle Highlands frustrates an existing city policy . . . the majority of the people in the Randle Highlands area have consented and approved of this proposed assisted living facility." She said further that " . . . over the years different groups actually tried to make a go of it and were unable to get financing or come up with numbers that would

work for residential property at that location . . . We tried from 1992 until 1998 to market [this property but] . . . no one could find a market for it, find financing for it . . . no one [in Randle Highlands] could afford to pay the cost . . . to live at that address. So it went untaken, time and again." Chairperson Griffis asked for the names of those groups that were unable to purchase the site to develop a matter-of-right residential use. Attached hereto is Ms. French's letter in response to that request. The use proposed in this case is, of course, permitted in the Zoning Regulations with the approval of this Board. 11 D.C.M.R. §§ 358, 3103.2.

Sincerely,

Jerry A. Moore III

Enclosures

cc: Ms. Geraldine Marshall (By First Class Mail)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
EXECUTIVE OFFICE OF THE MAYOR



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

October 29, 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 to follow up on your request for additional information about the Homestead Housing Preservation Program's efforts to dispose of 1624-26-28 27th Street, SE, prior to its sale to the Anacostia Economic Development Corporation.

The property first was sold to the Neighborhood Housing Corporation ("NHC") on March 27, 1992, after having been offered for sale through a Request for Proposals ("RFP"). NHC returned the property, withdrew from the Program and repaid the city on July 14, 1993. The next sale, again through an RFP process, was to the Bright Hope Cooperative Association on September 24, 1993. Bright Hope returned the property, withdrew from the program and repaid the city on December 20, 1994. Similarly, the third sale was to the Alpha-Omega Cooperative Association on September 26, 1995. And similarly, Alpha-Omega returned the property, withdrew and repaid its loan.

In each instance, the developers were unable to find a willing lender to finance the rehabilitation of an apartment complex at this location. Matters also were complicated by the serious deterioration of what always had been a dilapidated property. Therefore, AEDC's proposal to demolish the complex and rebuild the site was more than welcomed.

Sincerely,

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

Cc: Carlynn Fuller

FAX COVER

HealthCapital Partners
3201 New Mexico Avenue, NW
Suite 350
Washington, D.C. 20016

Fax To: Jerry Moore, Esq.

From: Lisa Bolden

Date: October 29, 2002

Pages: 14 (Including Cover)

Mr. Moore,

In response to your request for information related to Randle Highlands Manor Assisted Living Facility and our BZA Application # 16896, attached is the executive summary, prepared by our market study consultant, RFS Consulting, which addresses the differences between assisted living facilities and other residential care facilities for seniors (pages i - iii). Also attached is information related to our management company.

In the BZA hearing, I was asked what Randle Highlands Manor would do for its residents to provide for medical care. I cannot over-emphasize the fact that, as an assisted living facility, continuous medical care is not required, as is required at a nursing home or a hospital. What will be provided at Randle Highlands Manor, however, as an amenity to residents, is transportation to physician offices for scheduled medical visits, and scheduled physician visits at Randle Highlands Manor, in the planned space for medical visits and physical rehabilitation services. If emergency medical care is required, the resident will be sent to a hospital for care. Alternatively, if the resident's physical condition deteriorates to the point where assisted living is no longer the best residential option for the resident, then plans will be made to transfer the resident to the appropriate facility - either a nursing home, hospital or other medical residential facility.

As for information related to other sites which were considered to place Randle Highlands Manor Assisted Living Facility, we looked at vacant sites and abandoned buildings within zip codes 20019 and 20020, all of which were east of the Anacostia River. None of the sites visited were large

[redacted]

enough to provide us with the scale needed for an affordable assisted living facility.

Finally, regarding the disposition process for the site at which Randle Highlands Manor Assisted Living Facility will be located, we were awarded the site in 1998 to be used for the purpose of developing an assisted living facility. Attached is our initial letter dated August 17, 1998, proposing to acquire the site for use as an assisted living facility. After the Homestead review and approval process, on September 10, 1998, we were forwarded the *standard*, form letter used for the Homestead program, announcing that we had been approved to acquire the subject property, and announcing that we could receive $10,000 per unit to develop the subject site. At no point did we ever indicate to the Homestead program directors that we intended to develop the property for any purpose other than as an assisted living facility. This fact is confirmed in our letter to the Homestead program dated September 17, 1998, where we confirm the allocation of $10,000 per unit for the development of an assisted living facility at the subject site.

PHONE: (202) 895-1368 *FAX: (202) 966-9826*

Executive Summary

RF&S Realty Advisors, Inc. has completed a market feasibility study addressing the development of a 60-bed affordable assisted living residence to be located east of the Anacostia River in the Randle Highlands neighborhood of Washington, D.C. The assisted living residence will be a midrise apartment dwelling with common areas and units designed for people who have physical limitations. The target market is the age 75 and older frail people who live near and around the site. Hereafter referred to as the Subject Development, the property will be developed by the Randle Highlands Manor LP. It will be designed by Marks, Thomas and Associates, Inc., a Baltimore, Maryland architectural firm, which has substantial experience in new construction of assisted living residences as well as building renovations for assisted living. The Subject Development will be managed by a third-party management company experienced in assisted living.

Overview

We found market demand for at least 60 beds given the older frail population living east of Washington, D.C.'s Anacostia River and near Anacostia. We found demand for affordable assisted living in other Washington, D.C. neighborhoods as well. The demographics are sufficient for the Subject Development to sustain high occupancy over time. The Subject Development has strong support. Our conclusions are based on interviews with professionals and lay people in and near Anacostia and throughout the Washington, D.C. area. There is no competition to the Subject Development in Washington, D.C. and its neighboring Prince George's County suburb. Typically, the existing assisted living residences charge monthly fees $2,500 and over for assisted living and $4,200 for Alzheimer's care. The Subject Development is expected to have a basic fee of $1,900 monthly for assisted living and $3,750 for Alzheimer's care. Nonetheless, a strategic and educational marketing effort will be necessary to achieve high occupancy levels in a timely manner. The concept of affordable assisted living is new to the target market. Moreover, there is a cultural propensity among some African Americans for the extended family to provide assisted living care in lieu of moving a parent to an assisted living residence.

The Target Market

The target market is the age 75 and older single persons who are frail and in need of assisted living care. The target market will require someone on site 24 hours daily to help with scheduled or unscheduled personal care needs, such as walking, dressing, getting out of a chair, grooming, bathing, toileting and medicine reminding. They are commonly called activities of daily living (ADLs). The target market will not require the medical care provided in nursing homes. They will be African Americans and others who seek affordable assisted living. The majority will live in neighborhoods surrounding the site and have low to moderate annual income. The target market will live in single-family homes, rent-subsidized apartment buildings and general occupancy apartments. A significant number will live with a family member, such as a child or grandchildren.

Product Design

The assisted living residence will be a three-story building with private units primarily. A small number of units may be semi-private to offer lower fees. There will be common areas to include a living room, dining room, lounge area and activities area. The units will have a kitchenette that includes a small refrigerator, sink and microwave oven.

Site and Neighborhood Appeal

The Subject Site is located in a desirable but low-moderate income neighborhood that is well-suited for an assisted living residence. Situated in the Randle Highlands neighborhood, the location has a good image compared to other sections east of the Anacostia River. We find the neighborhood to be generally safe, clean and accessible. The local civic association is geared to retaining and improving this neighborhood image. The property's location within two blocks of Pennsylvania Avenue, a major road leading to downtown Washington, D.C. and within one mile of the Prince George's County suburb, links the neighborhood to adjacent residential areas. The neighborhood extends about five city blocks in all directions and is residential, with three- to four-story apartment buildings and 50- to 70-year-old single family homes.

The Market Area

We defined the primary market area as east of the Anacostia River in Washington, D.C. and beyond to parts of northeast Washington, D.C. The market area known as Anacostia, has been perceived as impoverished with relatively high crime. It is undergoing economic change plus a surge of new residential development. Three townhome developments with starting prices at $100,000 plus public home-buyer incentive programs are inspiring home sales and some in-migration. The market area's predominance of 60- to 70-year-old homes include those well maintained and a mix of those in disrepair and in the process of being refurbished. At the same time the area generates citizen loyalty and a sense of belonging. Consequently, the Subject Development, because of its Randle Highlands location, will attract the target market.

We defined the secondary market area as west of the Anacostia River to include neighborhoods similar in character to Randle Highlands. The area extends three miles north to Rhode Island and west to 11th Street northeast. Residents living there would feel comfortable moving to the Subject Site for assisted living.

As important is the tertiary market area. We define this area to be pockets of Washington, D.C., such as neighborhoods in Southwest Washington, locations near Capitol Hill and elsewhere in the city. Our interviews indicate that people from other parts of Washington, D.C. will move to the Randle Highlands' area for affordable assisted living.

Competition and Supply Analysis

We found no existing affordable assisted living residences. We found one proposed affordable assisted living facility in the preliminary planning stage. It is a 50-bed residence sponsored by the Shiloh Baptist Church. Located off Massachusetts Avenue, N.W. about eight miles from the Site, the property is expected to be developed by the National Cooperative Bank.

[redacted]

We found no existing assisted living residences that we deem competition. Assisted living residences in Washington, D.C. and its suburbs are not affordable to the target market. Fees start at $2,500 for a basic service package of meals, housekeeping and typically less than one-hour daily of assisted living care. Higher prices are charged for added assisted living care. Continuing care retirement communities (CCRCs) also are not competition. They do not accept people into assisted living who are not already living in one of their apartments. Group homes do not cater to frail elderly needing assisted living care. They attract residents primarily with mental and other disabilities. Assisted living care in rent-subsidized housing is limited to social workers providing such care intermittently during the course of a week or month.

Alternatives to Assisted Living Care

Home health care agencies charge at least $11.50 per hour for personal care and thus are not an alternative for affordable assisted living. Adult day care centers serve primarily people with medical and therapeutic needs. While social service providers are meeting some demand for in-home services, none can provide the combination of custodial and personal care services demanded by individuals who can no longer live independently.

Market Penetration Rates

The market penetration rate is an indicator of risk. It represents the percentage of the target market required to move to the Subject Development for the property to achieve high occupancy. We assume that a market penetration rate less than 25 percent is favorable; a higher market penetration rate edges toward risk. We base our 25 percent threshold on the assumption that frail people who need assisted living care are limited to three choices: family care, home health care and an assisted living residence.

We show market demand by income group and provide hypothetical but achievable fees for each group. We do not factor in spend down of assets and family financial assistance in determining market demand. These factors are not easily quantified. However, they would allow for higher fees or broader demand. The number of beds in demand by income group when residents come from the primary market area only is shown below.

Primary Market Area: Beds in Demand			
Income Group	**Hypothetical Fees**	**Beds in Demand**	
		2000	2005
<$15,000	Medicaid; $1,100	92	84
$15,000 - $24,999	$1,450-$1,900	41	44
$25,000 - $34,999	$1,900-$2,400	29	28
$35,000 +	$2,500-$3,500	57	75

[redacted]

RANDLE HIGHLANDS MANOR

An Assisted Living Facility

Management Company
Complete Care Services

[redacted]

Complete Care Services

Complete Care Services is a full service management, marketing and development organization serving owners and residents of facilities which house the elderly, including nursing homes, personal care facilities, assisted living facilities, independent living facilities and life care communities. Complete Care Services serves clients from Virginia through New York from its home office in suburban Philadelphia and oversees a number of facilities in Texas from a regional office located in suburban Dallas.

Complete Care Services currently manages over 11,000 beds or living units, including facilities that are non-for-profit, for-profit and county owned. Projected revenues for the current year for these facilities in excess of $250 million. These facilities are as small as a 22 bed assisted living facility and as large as a 900 bed county owned nursing home.

The Assisted Living Division of Complete Care Services provides specialized management services to assisted living facilities and other less medically intense retirement communities. This Division currently manages twelve senior living facilities having a total of approximately 1500 units/beds (see Attachment). Through its Challenge Marketing subsidiary the company also consults with numerous owners, lenders and developers on the full spectrum of marketing and sales areas.

Executive Officers

Complete Care Services has been built on the experience and reputation of its principals. Many of its senior executives have worked together for over 25 years, and, collectively, have over a century of experience in senior care facility management and development.

Selected senior management of Complete Care Services are as follows:

Peter J. Licari, President and Chief Executive Officer. Mr. Licari formed Complete Care Services in 1989. Prior to forming Complete Care Services, Mr. Licari was Senior Vice Presidnet of a large, national nursing home company where he directed the operations of 42 long-term care facilities in six east coast states. Prior to this, Mr. Licari was Assistant Vice President and Southeast Regional Director of American Medical Affiliates, Inc. He also served in administration at St. Christopher's Hospital for Children in Philadelphia, Pennsylvania. He has been involved in the long-term care industry for 23 years. From the ages of 13 through 18, Mr. Licari worked part time in a nursing home, thus beginning his life-long interest in the care of the elderly. Mr. Licari earned a Bachelor's Degree from Pennsylvania State University and is a licensed Nursing Home Administrator in the States of Pennsylvania, Florida and Alabama.

[redacted]

Michael D'Arcangelo, C.I.A., Senior Executive Vice President. With Mr. Licari, Mr. D'Arcangelo formed Complete Care Services in 1989. He oversees the day to day operations of Complete Care Services and leads the Medicare and Medicaid reimbursement process. Mr. D'Arcangelo was formerly Vice President of Business Services for a major nursing home chain. In this capacity, he managed employee relations for the eastern region in which there were over 4,500 employees. He also developed and implemented accounting and business office procedures, systems and controls for 42 long-term care facilities in six east coast states. Mr. D'Arcangelo earned a Bachelor's Degree in Accounting from Drexel University and is a Certified Internal Auditor.

Nancy W. Weikert, Executive Vice President Assisted Living Division, President, Challenge Marketing. Ms. Weikert oversees the management And marketing of Complete Care Services managed facilities that have significant assisted or independent living components. She also heads Challenge Marketing, a division of Complete Care Services that provides marketing consulting services to owners and/or managers of facilities for the elderly. Prior to joining Complete Care Services in 1991, Ms. Weikert was Project Manager and Executive Director of Longwood at Oakmont, a new, 150-unit life care community located in suburban Pittsburgh where she was responsible for day-to-day marketing and management operations. Prior to Longwood, Ms. Weikert was President of the Germantown Home, a facility in Philadelphia consisting of 300 independent living units and a 180-bed skilled nursing facility. Before that, she was Executive Director of Beaumont at Bryn Mawr, a continuing care retirement community in Bryn Mawr, Pennsylvania. Ms. Weikert was also Chief Executive Officer at Rydal Park, a continuing care retirement community in Rydal, Pennsylvania for ten years. Ms. Weikert earned a nursing diploma form Abington Memorial Hospital and has done additional professional studies at Duke University and Beaver College. She is a licensed Nursing Home Administrator and a Licensed Professional Nurse.

Kevin S. Kelly, Senior Vice President of Development. Mr. Kelly is responsible for the acquisition, development, divestiture and financing activities of Complete Care Services and on behalf of its clients. Mr. Kelly's most recent prior experience is a senior officer of two rehabilitative therapy companies, one of which provided services to nursing homes and other facilities for the elderly. He also has extensive prior experience in the real estate syndication, development and management business. Mr. Kelly began his business career on the audit staff of Deloitt Touche. He earned a Bachelor of Business Administration in Accounting from the University of Notre Dame and is a member of the American and Pennsylvania Institutes of Certified Public Accountants.

[redacted]

Complete Care Services Assisted Living Division

Existing Facility	Location	Number of Units/Beds	Type	Occupancy(1)
Coburg Village	Clifton Park, New York	160	Independent Living	93 (2)
The Colonnade at Schwenksville	Schwenksville, Pennsylvania	94	Assisted Living	86 (2)
Cardinal Village	Sewell, New Jersey	199	Assisted Living	196
DuBois Village	DuBois, Pennsylvania	60	Assisted Living	60
Fox Ridge Manor	Dover, Pennsylvania	145	Assisted Living	118
Jefferson Court	Brookville, Pennsylvania	48	Assisted Living	36
Rose Manor – Waynesboro	Waynesboro, Pennsylvania	67	Assisted Living	7 (2)
Rose Manor – Ellicott City	Ellicott City, Maryland	60	Assisted Living	18 (2)
Saxony Manor	Saxonburg, Pennsylvania	88	Assisted Living	66 (2)
The Manor at Woodside	Poughkeepsie, New York	136	Independent Living	(3)
The Woods at Cedar Run	Camp Hill, Pennsylvania	147	Assisted Living and Independent Living	143
Wood River Village	Bensalem, Pennsylvania	292	Continuing Care Retirement Community	286

(1) All occupancy information is as of June 30, 2000.
(2) In initial rent-up
(3) Under construction

10/29/02 TUE 16:44 [TX/RX NO 5443]

27-1998 10:[illegible]AM [illegible]ROM AEDC 889 9508

DC

[illegible]acostia 201 [illegible]artin Luther King, Jr. Avenue, SE
[illegible]opment Was[illegible]ton, D.C. 20020
[illegible]opment (20[illegible]9-5100
[illegible]oration FAX (2[illegible]2) 889-9508

"Serving the Community Since 1969"

August 17, 1998

Ms. Lynn F[illegible]nch
Hom[illegible]stead [illegible]ogram Administrator
D.C. Depar[illegible]ent of Housing and Community Development
P.O. Box 20[illegible]4
Washington, D.C. 20013

Re: 1624 27th Street, S.E.

Dear Ms. Fre[illegible]ch:

The [illegible]acostia 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 [illegible]sisted living/board and care facility for the aged. The property will be either rehabilitated or demolished [illegible]ith a new structure put in its place. At this present time, it is our intention to renovate the existing struc[illegible]e unless we discover that it is more economical to develop an entirely new facility.

The p[illegible]osed assisted living/board and care facility will consist of forty units, twenty of which will be used for pr[illegible]e suites with the remaining designated for semi-private suites. The average unit size will be 350 square [illegible]t and will include a bedroom, bathroom and kitchenette area. For common space, there will be at lease one [illegible]rge common room for watching television, reading and socializing. There also may be a beauty salon. [illegible] addition to housing, three daily meals, housekeeping and linen service, transportation, activities, and [illegible]proximately twenty to thirty minutes of daily living assistance in the base level of care will be provided. [illegible]ll of these services will be provided for a flat fee of between $1,300 - $1,700 per month unless we are [illegible]le 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 [illegible]ould need any additional information, please do not hesitate to contact me at (202) 889-[illegible]5100.

Sincerely,

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

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

P.10 2029869826 Lisa Bolden Oct 29 02 03:53p

10/29/02 16:44 [TX/RX NO 5443]

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

Oct 29 02 03:54p Lisa Bolden 2029696826 p.11

-2-

Closing must take place no later than Wednesday, September ~~30, 1998~~. The Homestead Program Administration will lend you $10,000 per ~~property~~ unit 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

10/29/02 TU 6:44 [TX/RX NO 5443]

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

Oct 29 02 03:54p Lisa Bolden
1-06-1995 4:14AM FROM AEDC 889 9508
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P.8