GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

APR 16 2003

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Geoffrey H. Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, NW
Suite 220 South
Washington, DC 20001

Re: BZA Application No. 16896: Randle Highlands Limited Partnership, Applicant

Dear Chairman Griffis and Members of the Board:

I understand that my January 28, 2003 letter regarding this application did not reach the Board of Zoning Adjustment ("Board") before it deliberated on this case and that the absence of a clear statement from this department may have contributed to the Board's decision to deny the application.

I respectfully request that you receive and consider my letter which contains an unequivocal statement of DHCD policy:

> DHCD is clear that the proposed assisted living facility is an appropriate use, in keeping with the overall plan, for the development of low and moderate income assisted living facilities in the East of the River community. To this end, DHCD fully supports the zoning relief requested.

The serious need for a moderate income assisted living facility such as that proposed by Randle Highlands Limited Partnership goes unmet. This is due in substantial part to the shortage of suitable sites in the Randle Highlands neighborhood. The property at 2700 R Street, S.E. has been in DHCD's inventory for an extended period largely because no developer has successfully undertaken to develop housing of the kind that suits the needs of the neighborhood. Hence, vacant or shuttered properties, such as the property at issue here, continue in that condition – as eye sores and unfulfilled opportunities which are , of course, of no beneficial use to the community or to the city.

BZA
Case No. 16896
Exhibit No. 68

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.68

The assisted living housing proposal made by Randle Highlands Limited Partnership addresses that need in a way that is entirely consistent with, and complementary to, DHCH policy. It is our hope that this new facility, among many older ones, will spur additional new development in this deserving neighborhood.

For these reasons, I trust that the Board will seriously consider the content of both of my letters and find merit in the applicant's request to reconsider its decision.

Sincerely,

Stanley Jackson
Director