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June 3, 2005

BY HAND DELIVERY

Geoffrey Griffis
Chairman
DC Board of Zoning Adjustment
Office of Zoning
441 Fourth Street, NW
Suite 210 South
Washington, DC 20001

Re: BZA Application No. 17316:Randle Highlands Limited Partnership, Applicant

Dear Chairman Griffis and Members of the Board:

Attached for submission into the record, and for your consideration, is a copy of a recent letter from the Director of the D.C. Department of Housing and Community Development that, in pertinent part, makes clear the Applicant's obligation to reserve "...at least two of the for sale" townhouses as affordable townhouses for low to moderate income first-time home purchasers.

Sincerely,

Jerry A. Moore III

cc: Advisory Neighborhood Commission 7B: By First Class Mail
Butch Hopkins
Michael Wallach
Matthew Wallach

BZA
Case No. 17316
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 17316
EXHIBIT NO. 34

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

Office of the Director

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[redacted]

June 2, 2005

Mr. Albert (Butch) Hopkins
President
Anacostia Economic Development Corporation
2021 Martin Luther King, Jr. Avenue, SE
Washington, DC 20020

RE: Proposed Loan Forgiveness, concerning the District of Columbia, acting by and through the Department of Housing and Community Development ("DHCD"), Loan to Anacostia Economic Development Corporation ("AEDC") in the amount of $390,000.00 (the "Loan"), in connection with the Development of Property at 27th Street and R Street, SE, Washington, DC (the "Property")

Dear Mr. Hopkins:

In keeping with the discussions between AEDC and DHCD, regarding forgiveness of the subject matter loan, DHCD proposes, if permitted by law, to forgive the outstanding Loan amount, which was to be used for the construction and development of an Assisted Living Facility. Because the Assisted Living Facility cannot be constructed on the property due to unforeseen circumstances, DHCD shall forgive the Loan; provided, however, AEDC shall reserve two (2) or more of the ten (10) town homes to be constructed on the Property, for sale [only] to low to moderate income *first-time* home purchasers in the District of Columbia.

If this forgiveness proposal is acceptable to both parties, AEDC shall execute an appropriate covenant running with the land, reserving at least two of the "for sale" town homes as affordable town homes for low to moderate income *first-time* home purchasers. This covenant shall be recorded simultaneously with the Release of the DHCD lien, securing the Loan and affecting the Property.

If you have any questions, please do not hesitate to contact Victor Selman, Chief Operating Officer, or myself at (202) 442-7200.

Sincerely,

Jalal Greene
Director

cc: Victor L. Selman, DHCD, COO
Andrew Earl Ridley, OAG