A&R
Development Corp.

Cheryl P. Hamilton
Vice President,
Washington, D.C. Operations

January 29, 2003

Carol Mitten
Chairperson
Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

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Re: Zoning Commission Case No. 02-05

Dear David:

I would like to provide you with additional information concerning the acquisition process at Capitol Gateway Estates (CGE). The development team and DCHA have developed a comprehensive process to acquire the 8 parcels adjacent to the former East Capitol site. The locations of these parcels are shown (A-G) on the attached site plan. The parcel represented by the letter H is the building currently owned by HUD, which DCHA is seeking to acquire. Currently, only 3 of the 8 parcels are occupied by families, individuals or businesses (the Occupants).

The process for the acquisition of parcels is as follows:

- Dozens of meeting were held throughout the East Capitol community preparatory to submitting the HOPE VI application in May 2000 which included the Master Plan for revitalization of this distressed community. The community members who participated in these discussions guided the DCHA and the development team significantly.
- Many additional meetings, including regularly scheduled quarterly community-wide task force meetings have been held since the award of the HOPE VI grant in August 2000. These parcels have always been shown for acquisition on the Master Plan.
- Appraisals were undertaken to establish the price ranges of the lots to be acquired.
- Representatives from the development team and DCHA met with the Occupants at their property.
- A Notice of Intent to Acquire and a United States Department of Housing and Urban Development Acquisition Brochure was sent to all owners to inform them of their rights and the process for acquisition.
- Review appraisals (by a different firm) are currently being undertaken to confirm the appraisal.
- The review appraiser will meet with all owners to discuss the appraisal process and answer any questions (currently ongoing).
- After the review appraisal is complete, an offer letter will be issued to all owners who will be given 30 days to respond.
- Affirmative responses will move forward to contracts of sales.
- Non-responses or a response to decline an offer to purchase will be considered for condemnation.

Case 02-05
Exhibit 42

Irrespective of the above, the developer and DCHA are endeavoring to ensure long time residents of the community who desire to remain, will be given every opportunity to do so. To that end, DCHA and the Developer are scheduled to meet with the Occupants to discuss all the available housing options within the

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ZONING COMMISSION
District of Columbia
CASE NO.02-05
EXHIBIT NO.42

new development. These discussions will be led by Ms. Janice Burgess, Deputy Director, Office of Planning & Development at DCHA.

We will provide a status update to you once these meetings have occurred. However, should you require more information in the interim, please do not hesitate to contact me.

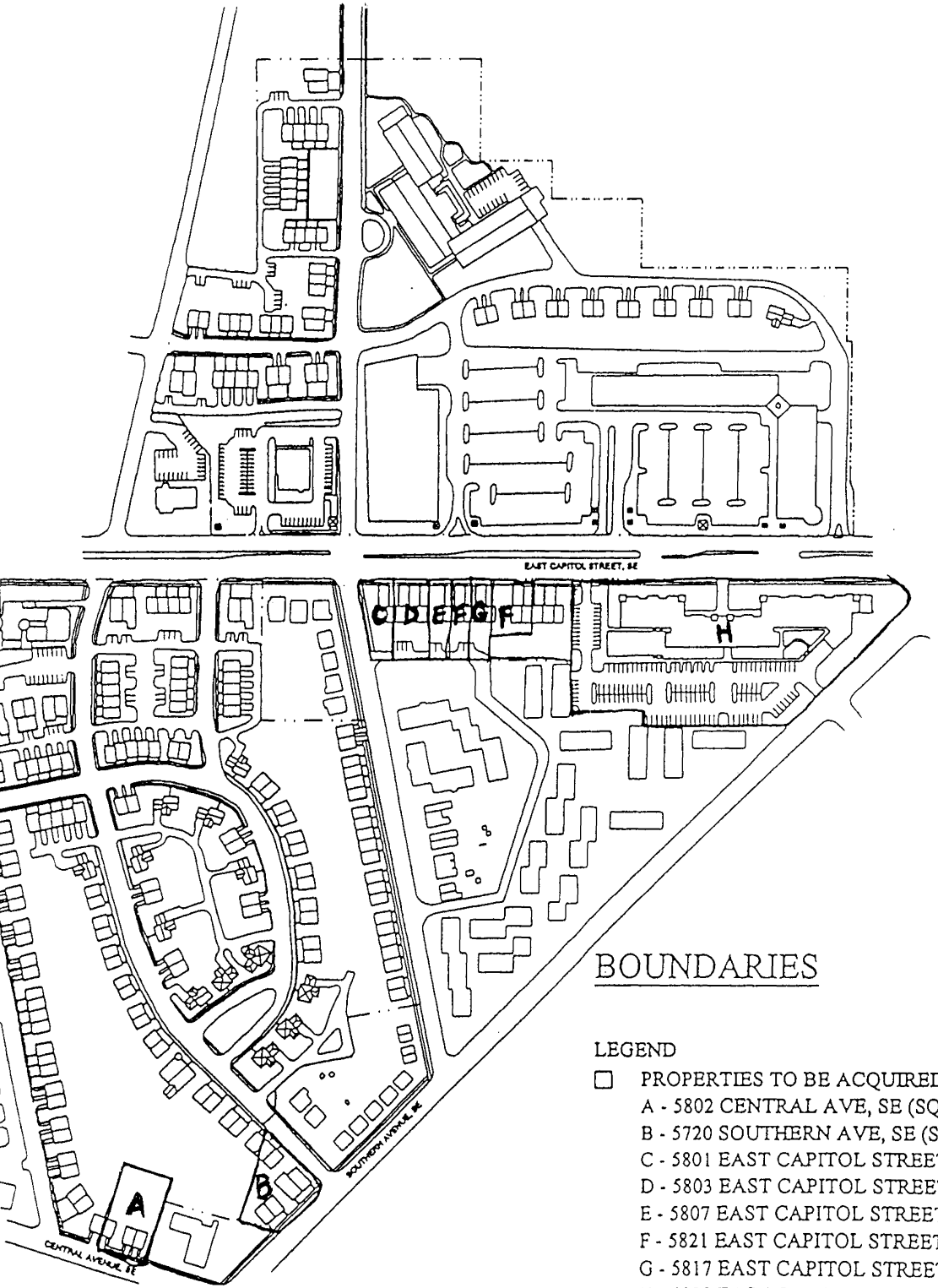
Sincerely,

Cheryl P. Hamilton

Cc: Cynthia Giordano
Dan Henson
Janice Burgess
Kerry Smyser

Enclosure: Site Map

Capitol Gateway Estates
(Formerly New East Capitol)
Washington, D.C.



N

BOUNDARIES

LEGEND

☐ PROPERTIES TO BE ACQUIRED

A - 5802 CENTRAL AVE, SE (SQUARE 5281, LOT 801)
B - 5720 SOUTHERN AVE, SE (SQUARE 5281, LOT 812)
C - 5801 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 25)
D - 5803 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 26 & 19)
E - 5807 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 27)
F - 5821 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 28 & 29)
G - 5817 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 29) – Acquired
H - 5929 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 52)