

Documents showing the placement of Sankin's Harvard Business School application among the 562-page group of documents relating to the Stanley Arms:

First page of group:

Bates-number 002251 (S 007301)

Document preceding the Sankin application:

Bates-number 002768-69 (S 006051-52)

Sankin Application:

Bates-number 002770-71 (no S-prefix number)

Document immediately following the Sankin application:

Bates-number 002771 (S 004944)

Last page of group:

Bates-number 002812 (S 005022)

DEPARTMENT OF THE DISTRICT OF COLUMBIA

FORM 38 (Rev. 6/85)

Department of Consumer and Regulatory Affairs
Housing and Environmental Regulation Administration
Rental Accommodations and Conversion Division
614 H Street, N.W., 4th Floor, Washington, D.C. 20001
(202) 727-7315

HARDSHIP PETITION

THIS PETITION IS IN LIEU OF RENT INCREASE PURSUANT TO
Section 206(b), D.C. Act 6-18

PRINT OR TYPE ONLY

FOR OFFICIAL USE ONLY
Case #/77 _____ Yard _____
Date Filed _____
Walk-in [] Mail [] Registered []
Contact Representative _____
Approval Chief _____

Section 212 of the Rental Housing Emergency Act of 1985, D.C. Act 6-18, allows
the owner of a housing accommodation to petition the Rent Administrator for a
rent increase which will generate a twelve percent (12%) rate of return on the
owner's equity in the housing accommodation. This Hardship Petition Form must be
completed and filed according to the provisions of Section 209 of the
Regulations for the Rental Housing Emergency Act of 1985.

Section I

- 1. Address of Property 1125 17th St. NW Zip Code 20005
2. If the housing accommodation is part of a complex, supply complex
name. Stanley Arms Apartments No. of Units 40
3. Date property was registered with the D.C. Rental Accommodations
and Conversion Division as required by the Rental Housing Emergency
Act of 1985. Date: 11/7/77
4. Registration Number LR-19302

S007301

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March 27, 1985

Mr. Edward T. Dillon
Assistant Vice President For Real Estate
American Security Corp.
635 Massachusetts Ave., N.W.
Suite 840
Washington, D.C. 20013

Re: Stanley Arms Apartments

Dear Mr. Dillon,

I am writing to inform you that, effective May 1, 1985, ACS & Assoc. of 5437 Conn. Ave. N.W. in Washington is appointed as property manager of the Stanley Arms Apartments. ACS will assume all functions previously performed by American Security Bank. I trust that you will work with myself, my daughter, Deborah Gore Dean, and Mr. Sankin to facilitate a smooth transition.

In that regard, you are hereby authorized and requested to pay the \$2,841.30 tax deposit due on March 30, 1985. Further, I would like to request that copies of all contracts currently outstanding on the Stanley Arms be furnished as soon as possible. These contracts should include trash service, elevator service, laundry and vending service, and any leases that you may have in your possession.

Lastly, I have determined that the building cannot support a full time, resident employee. Regretfully, therefore, I must ask you to please inform Lorenzo Hippolito that as of May 1, 1985, his services will no longer be required; the apartment should be vacated at that time. Mr. Hippolito will be provided with two weeks severance pay.

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Thank you very much for all your past courtesies and patience. Please be assured that my actions are not at all reflective of any displeasure with American Security Bank, in general, and yourself, in particular. Rather, this is simply an effort by our family to exert more direct control over the day to day operation of the building.

Sincerely Yours,

Mary Gore Deen

Enclosures

CC: B. Louise Gore
M. Grady Gore
James G. Gore
Andrew C. Senkia

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MAY 29 '52 03:17PM ACS DEV/ TEC TRAD GP

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HARVARD UNIVERSITY
GRADUATE SCHOOL OF BUSINESS ADMINISTRATION

George F. Baker Foundation
SOLDIERS FIELD
BOSTON, MASSACHUSETTS 02163

APPLICATION FOR ADMISSION TO THE CLASS ENTERING THE TWO-YEAR
MASTER IN BUSINESS ADMINISTRATION PROGRAM IN SEPTEMBER, 1959
ALL APPLICATION MATERIALS MUST BE SUBMITTED BY THE
FINAL FILING DATE, MARCH 27, 1959

Name Sankin Andrew Charles
Present address 5400 Uppingham St. Chevy Chase, MD. 20815 Telephone (301) 986-1752
Permanent address _____ Telephone _____
Citizen of United States Social Security Number 213647438
If not a U.S. citizen, is your visa status that of a permanent resident? Yes No
Age 30 Birth Date 10/23/58 Age of brothers and sisters 10
Marital status Single Number of children 0
Father's name Julius Sankin Mother's name Jeanne Sankin
Father's occupation Attorney/President (retired) Mother's occupation Homemaker

If currently employed fill in the following. (You will be asked for more detailed employment information in question 12)
Name of Employer ACS & Associates, LTD.
Nature of Business Development & management of apartment properties, financial consulting
Your Job Title President
Your Job Function Managing General Partner of acquired properties/supervision of all personal/professional consultation with clients

Please list all high schools, colleges and universities attended:
Prefix (P) where full time; (P) where part time.

School	Location	Date (Month & Year) Attended From	To	Degree, if Any, Month and Year Received
The Bullis School	Potomac, MD	9/77	6/78	6/78 High School Diploma
Stony University	Atlanta, GA	9/76	8/77	
University of Maryland	College Park, MD	9/77	12/80	B.A. 12/80
Georgetown University Law Center	Washington, D.C.	9/81	12/84	J.D. 12/84

If appropriate, date on which you took or will take the TOEFL _____
Do you need the Special Financial Aid Request Form for International Applicants? Yes _____ No X
Have you filed a complete application for admission to any previous Harvard MBA class? Yes _____ No X
If yes, for class entering what year? _____

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6. Describe an ethical dilemma you have experienced. Discuss how you managed the situation.

Early in 1986, I entered into a potentially lucrative consulting contract with a real estate developer as my client. The purpose of the arrangement was to obtain from the United States Department of Housing and Urban Development (HUD) a major project-based Housing Assistance Payment (MAP) contract. This contract would enable my client to profitably develop a multi-family housing property. Other than a small retainer, my fee was contingent upon my client's capturing the contract. The award of a MAP is wholly discretionary, and requires a broad base of support from both the executive and legislative branches. In a seemingly fortuitous stroke of fate, a close childhood friend was appointed Federal Housing Commissioner. As the Commissioner awards MAP contracts, it then became a fait accompli that my client's request would be approved. It was clear to me, though, that regardless of the merits of our request, or the thoroughness of the supporting documentation, that for the brand new Federal Housing Commissioner to sign the award of a MAP contract to my client would have the distinct appearance of impropriety, and would have opened the door to possible negative publicity, or worse, a criminal investigation. The likelihood of adverse reaction was small, and the potential for financial reward great, but should I expose myself, my client, or the Commissioner to such a risk?

My goal was to service the needs of my client, generate a fee for my firm, and remove any potential jeopardy from all involved parties. In order to avoid any hint of impropriety, I had to separate the decision to award the contract from my friend, the Commissioner. My first step was to identify and meet with another decision maker at HUD that could cause the contract to be awarded to my client. The meeting was with the Executive Assistant to the Secretary/Chief of Staff. She told me that the request for funding seemed to be justified and well documented, and that she would support the request. Beyond her support, a funding proposal of this nature would need additional political support. As I did not want to utilize the support of the Commissioner, the support would have to come from another source. I enlisted the aid of a fellow consultant and colleague who was well respected in the field. The purpose of the consultant was not to prepare the case, or establish lines of communication, rather to provide any needed additional political support, to become the consultant of record and, working through the Chief of Staff, provide an unassailable arm's length relationship with the Federal Housing Commissioner. While the fee was split, a substantial fee still was earned, my client was satisfied, and my friend, the Commissioner, was not put in a compromising position.

Candidate's Name... Andrew C. Sankin.....

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS



Rental Accommodations
and Conversions Division

OCT 22 1986

H. Grady Gore Estate
c/o H.C.C. & Associates
5437 Connecticut Avenue, N.W.
Washington, D.C. 20015

Re: Hardship Petition
1125 - 12th St., N.W.
Washington, D.C.
H/P# 20,100

Dear Sir:

Enclosed with this letter is a copy of the audit report and the proposed decision on the above referenced hardship petition.

I have recommended a rent increase of 50.1%. If you wish to file an exception or objection to specific findings, conclusions, or calculations in the audit report, you must forward such exceptions/objections to the Rent Administrator on or before the date specified on the final page of the audit report. You must, in addition, forward a copy of such exceptions/objections to each tenant.

A date for a hearing has been scheduled as noted on the last page of the audit report. The hearing will be limited to those exceptions/objections that have been filed. In the event that no objections have been filed, the hearing will be cancelled and the recommendations will become a final order as indicated on the final page of the audit report.

Sincerely,

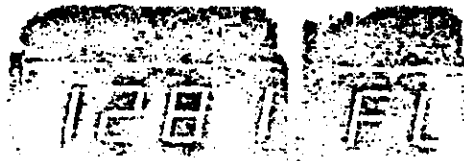
Lewis F. Rainist
Auditor

cc: John Hampton
James Aldridge
Cerald Harper
file

enclosure

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Page Three
H/P #20,150

Copies to:

H. Grady Gore Estate
c/o A.C.S. & Associates
5437 Connecticut Avenue, N.W.
Washington, D.C. 20015

Tenants of 1125 12th Street, N.W.
Washington, D.C. 20005
Apartment Nos. 1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 31, 32, 33,
34, 35, 41, 43, 44, 45, 51, 52, 53, 54, 55, 51, 52, 53, 54, 55,
71, 72, 73, 74, 75, 81, 82, 83, 84, and 85

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Order was mailed to the above named parties on

JUN 11 1987


Name of Certifying Party

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