

April 13, 2009

VIA FACSIMILE DELIVERY

D.C. Zoning Commission  
441 4<sup>th</sup> Street, N.W., Suite 210  
Washington, DC 20001

Re: Response to Post Hearing Submission for ZC Case Nos. 03-12G/03-13G, 0312H/-3-13H and 03-12I/03-13I from ANC6D Commissioners

Dear Members of the Commission:

We are submitting our response to the April 3<sup>rd</sup>, 2009 response of Capper/Carrollsborg Venture, and the District of Columbia Housing Authority (DCHA).

Our regular business meeting is this evening, where this response will be put forth in front of the ANC6D for ratification. Additionally we support the submission of ANC6B in their discussion of the Community Center and green space.

We have reviewed the submission packet including varied information on CSSP, parking for help/health aids, and the revised drawings.

**CSSP Program – False Success:** With respect to the CSSP reports, we are extremely concerned over the data submitted. As per the April 6, Memo summarizing the activities, either we are not smart enough to decipher the data or it lacks intentional clarity. Based on the table assimilated from the data provided, 131% of the DCHA resident caseload identified, either declined, were ineligible, or could not be located (39% plus 57% plus 35%). Clearly 1+1 does not add up, thus we are not sure that the other numbers provided hold much relevance.

Activity	Year	Case load	Declined	Ineligible	Missing	Net Case load
Grant Award	2001					
Late Start/ Key Yrs. Inactivity	2002					
	2003					
	2004					
Benchmark	2005	485				485
Case load Increase	2006	107	129	156	99	208
	2007	67	111	126	79	-41
	2008	169	85	191	110	-258
<b>Summary Total</b>		<b>828</b>	<b>325</b>	<b>473</b>	<b>288</b>	<b>394</b>
			39%	57%	35%	48%

Note: Minors and seniors not part of 2008 benchmark year

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As per the CSSP Annual Report, at a glance, in most categories the numbers exceed goals, however if one reviews carefully only in terms of quantities not quality and does not clearly indicate retention, especially if most residents face attrition as summarized above.

<b>Total</b>	<b>Goal</b>	<b>Actual</b>
Enrolled Job Skills Training	45	159
Completed Job Skills Training	40 (89%)	53 (33%)
Enrolled High School or Equivalent	15	164
Completed High School or Equivalent	10 (67%)	53 (32%)

Note: Goals set not responsive to Needs Assessment from the total actual enrollment response. Success is defined by limited goals set by agency, rather than on enrollment.

Observation: Current employment only reflects 2008 figures in total actual. These are observations not unique to these categories.

It is hard to understand why the reporting starts with 2005 when the HUD Capper Carrollsburg Hope VI Project was awarded in 2001. Mr. David Cortiella, Project Coordinator, Capper Carrollsburg Hope VI Project, announced at a March 2009 meeting, held at Capper I, the CSSP funds under the HUD Hope VI Project have been depleted and no further funds for the CSSP will be forth coming from HUD. The CSSP is down to a part time individual located in SW at 203 N Street SW, DCHA Greenleaf Gardens Mid-Rise.

Secondly in looking at the evaluation report of March 2008 by Green Consulting Company, it is clear the quality and sustainability of the CSSP has not happened from the efforts of Capper/Carrollsburg Venture, and the District of Columbia Housing Authority (DCHA).. As noted above, the numbers do not paint a good picture for a Hope VI Project whose main objective is sustainability and empowerment for the effected community. Here we are in this project, with HUD funds expended, the report states: “While clear outcomes in terms of job acquisition, improved quality of jobs, home ownership, and business development have not yet become evident, much of the underpinning for progress in achieving self-sufficiency for residents seems to increasingly in place ...more intensive follow up...and adding a job developer...” This is a very crafted statement and as we now know there are no resources to accomplish this. At best they have served as a referral service for these residents and at best per Mr. Cortiella this is what they are limited to doing in the future, at best. It clearly appears this project will not make those dreams of self-sufficiency and empowerment a reality for these Hope VI residents at Capper/Carrollsburg.

Adding a foot note to these considerations is that the seniors and other DCHA residents have not been allowed or supported to organize into a tenant association. Most of these residents are without a voice in their environment. Other DCHA facilities have resident councils who come together to accomplish things that they cannot do alone. They are meant to give their members real representation and decision-making power. This is not happening – these residents need to be empowered to have a voice and the ability to effect decisions that concern their quality of life.

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**Parking Needs for the Seniors:** The numbers presented at the Zoning Commission were based off data acquired from management representatives. The response from Karina Ricks, Department of Transportation is based on zoning guidelines but does not take into account the actual needs of the seniors who reside in the buildings. The density and need for street parking in this community will only increase in time as new residents and office buildings are occupied. Those cited spaces are hardly enough to serve the needs of the seniors to assure that their help/health aids can find space to park and address their needs in a timely manner. We have requested additional spaces to serve and keep our seniors viable and active from the services provided by these help/health aids, which are critical for them!

**Community Center NEED:** A mixed income community that is being built from scratch needs a Community Center first not last especially if incorporating one for one replacement of public housing, and within adjacent to a community that is faced with poverty, unemployment, low wages, and low literacy levels. If not now then when. This is not about just the brick and mortar of the Community Center. One has to remember the Capper/Carrollsborg Community before the Hope VI project had both a DPR Recreation Center as well as a separate Community Center. This was a major principal elements of the Community Benefits package for the PUD needed for this Hope VI Project.

The absence of the Community Center has already done sufficient damage. The DCHA and its development team must prioritize this key amenity as the other components of PUD Phase 2. As the guardians of the Community, we request this Zoning Commission to consider very carefully, the consequences of continued absence of the Community Center and the lack of will from DCHA and its development team to construct this amenity now or in the future.

The Community Center is already behind schedule and we feel greatly needed to mold this community and area again. ANC6D recognized the economic issues associated with the current development climate and was willing to provide an additional 12 months to the schedule. But we now have no confidence in the Capper/Carrollsborg Venture, and the District of Columbia Housing Authority (DCHA) that the Center will ever be built. Over the past weeks, ANC6D has seen the testimony given by DCHA regarding the stimulus dollars and their budget activities proposed for the coming year. Nowhere has DCHA stated anything about building the Community Center during all this testimony to the City Council. No where in their package of April 3<sup>rd</sup> have they stated that the Community Center will be built. It was also not found in their 5 Year Strategic Plan.

The problem is that the delay in the Community Center as per DCHA is due to the following reasons that are not unique to DCHA and that which the Obama Administration has addressed via the new ARRA stimulus package: a) investment slow down in real estate industry, b) inability to issue a PILOT bond or multiple bond offerings due to tightening of the capital markets, c) access to interim financing.

The bottom line is that DCHA development team is moving forward on the development of the phase two without the Community Center, indicating that they feel confident to overcome the economic hurdles identified by them for the development of phase 2 except for the 18,000 SF Community Center, which is to include the career counseling offices, a computer training center, pre-school day care center, and other facilities for delivering community supportive services. This clearly indicates a lack

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of will by DCHA and its development team to give the same priority and commitment to a Community Center amenity as opposed to the retail and housing. Absent the will, the Community Center construction start will remain a distant dream in January 2013 as well.

In consequence, continued absence of the Community Center amenity, will fail to address the social and educational needs of the residents and add to the distress and tensions (such as low educational levels, low wages, poverty, and crime especially in this economic downturn) that continue to plague SE/SW neighborhood and its surrounding communities.

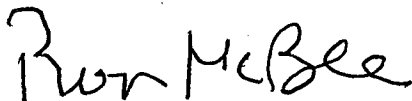
DCHA is getting an additional \$27 million for capital expenditures for 2009 under HUD's stimulus package per their formula and as stated in their testimony by Michael Kelly, Executive Director of DCHA, they are also anticipating to get approximately \$20-30 million of the competitive dollars under HUD's stimulus package. The project as one would put it has architectural design drawings and is "shovel ready."

We hope the Zoning Commission will ensure to the ANC and the community that this needed amenity is delivered!

**Unit Design Input:** With respect to the design, we are concerned about the mix of architectural elements from different styles for the new mid-rise town homes in block 882A. Also we were told all these units in each block would appear the same per the exterior. We would request the ZC to look at the proportion of units that are intended for low-income and returning residents with respect to balcony, patio, or sun room. It is suggested that all similar units include balcony, patio, or sun-room as a standard requirement for every unit, public housing or non-public housing, and not select few.

We greatly appreciate the opportunity to provide this information to the Zoning Commission and appreciate your consideration to concerns and issues with this second stage PUD application.

Sincerely,



Ron McBee, ANC6D03

and  


Robert Siegel, ANC6D06