

Post-It® Fax Note	7671	Date	4/9/09	# of pages	2
To	Ms. Schellin	From	Vandana Sareen		
Co./Dept.	DC Zoning	Co.	SW NA Rep. (MD)		
Phone #		Phone #	202.464.4261		
Fax #	2/227/6072	Fax #			

2009 APR -9 PM 3:38

Vandana Sareen <sareen123@gmail.com>

Capper Carrollsburg HOPE VI Community Building

9 messages

Vandana Sareen <sareen123@gmail.com>

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Bcc: sareen@tcgdevelopment.com

Tue, Apr 7, 2009 3:26 PM

Dear Commissioner Aquarius:

Thank you for introducing yourself at the DCHA ARRA public hearing on March 30th. I understand another session will take place tomorrow at 1:00 PM. As I had mentioned in my comments at the public hearing, I would like to reiterate the same to you and DCHA Board. While a lot is underway and planned in near SE/SW community, it is not necessarily addressing or prioritizing the community's needs. With that intent I would like to bring to your attention, the commitment of providing a Community Center as part of the overall capital improvement for the referenced HOPE VI as an integral part of the mixed-income residential development. I and the community hope that DCHA and its board recognizes that a community center amenity plays an integral part, especially in an area and a community that has been distressed, dispersed, and being re-built from scratch.

Delay in Community Center Unacceptable: The public housing residents, as well as the SE/SW community at large, of ward 6D are much aware of the lack of community amenities and services (physical facilities and programmatic) available and strongly oppose any further delay in bringing this community center for the former Capper/Carrollsburg 2001 HOPE VI online. The proposed delay in the permit filing to 2011 and construction to 2012, bringing the community center online potentially in 2013, five years later than committed. The 6D ANC has accommodated DCHA rezoning PUD request to file the permit for the building no later than February 2010 and construction to 2011. Note that the subsequent DCHA HOPE VI developments Capitol Gateway (2002) and Glenncrest (2004) are already near completion.

Economic Downturn is not Unique to DCHA: A key reason for the delay cited by the DCHA staff as part of its hearing at the zoning commission on March 18th has been the lack of access to funding. It has been proposed by the DCHA staff that the community center will be financed through PILOT bonds financed by the commercial and retail developments that are currently being zoned and planned as part of Phase 2 of the HOPE VI. The phase 2 is expected to come on line probably end of Year 2012. The DCHA staff has also stated at the ANC 6D meeting in March that the design of the community building has been developed by Torti Gallas & Architects and budgeted at \$6 Million. As

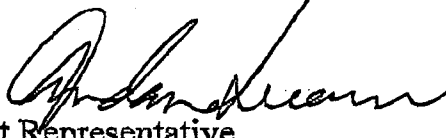
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 92

you will be aware more than half of the units will be built and occupied by year 2012. The community is sympathetic to the goals of the development and the economic downturn and thus is willing to consider the proposed increase in density and a drastic change in the overall PUD from townhouses to mid and high rise development. But not delay the community center, which is and remains a key component of the HOPE VI development and an integral part of the overall services needed by the residents of SE/SW.

DCHA has not Considered Firm Solutions: We urge that the as the owner and sponsor of the development in this community, DCHA provide a firm funding solution to meet its commitment of a community center as an essential amenity. We strongly disagree with DCHA implementation plan that does not include the community center as a timely key component any longer. DCHA must keep to its revitalization plan as promised to HUD at the time of the HOPE VI award which includes a community center as part of the revitalization. DCHA has a commitment to the community first on an ongoing delayed capital project which has lost its funding prior to expediting future capital improvement needs. DCHA needs to ensure that the HOPE VI community building is online no later than 2012 for the residents who are and will be occupying the 700 units that will be on line by the end of 2010 and 1000+ units by 2012. Taking average census numbers that will be 2600 new population only for the HOPE VI development, over 1000 children, without a community building facility and/or coordinated services that make a community, in addition to the 162+ seniors currently residing on-site.

I appreciate your time and consideration to this critical need for the community. If needed I can be reached at 202-468-4261.

Sincerely,
Vandana Sareen
SWNA 4th District Representative



Mail Delivery Subsystem <MAILER-DAEMON@aol.com>
To: sareen123@gmail.com

Tue, Apr 7, 2009 at 6:26 PM

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