

Zoning Commission Case No. 03-12G/03-13G  
Zoning Commission Case No. 03-12H/03-13H  
Zoning Commission Case No. 03-12I/03-13I

TESTIMONY of Ron McBee, ANC 6D03 Commissioner

Commissioners and staff, good evening, I am Ron McBee, Advisory Neighborhood Commissioner for ANC 6D03. My single-member district borders South Capitol Street and the single member district of 6D07 in which the Capper/Carrollburg Venture, LLC and the D.C. Housing Authority PUD project resides. I am testifying in support of the position ANC6D took in its business meeting on March 9th that has been transmitted to the Commissioners in a letter dated March 18. Our ANC has had several meetings regarding this project. Due to the public good of a Hope VI project and its intentions, I nor other Commissioners have pursued a separate Community Benefits Agreement but tried to focus on the "promised" quality of life issues. We have sought information, which I believe still has not been provided to our ANC, such as a report on the "Community Support Services" provided to the original residents of the Capper/Carrollburg community. We have asked for a representative from HUD to appear at these meetings and the applicants have not been able to provide this. Additionally the D.C. Housing Authority representative only attended, late, at the last session in front of our business meeting.

I and certainly all Americans understand the financial constraints that are being placed on our economy and its effect on development.

In good faith I support the increase in office building height and other modifications proposed under 13G and 13H with the exception of the reduced parking spaces for the project. This does remove a number of townhomes from the catalog of buildings and, I believe, alters the social matrix for the project and street ambiance. The partners have assured ANC6D they will increase the number of public/private units proportionally and these new public units will not be segregated or aggregated in one building or floor.

Parking is a critical element and the new proposal is below the number required under the zoning requirement. These spaces are needed. I ask the Commissioners to tour the project in our Near SE community. You will find large mega blocks that are isolated from the main public transportation corridor on M Street. Additionally one senior building in the Capper/Carrollburg complex has 161 units with 160 Home Health Care Aids delivering services to the "active adults" who live their independently. Without this daily and/or periodic help from these resources, we threaten their quality of life and their ability to live independently. I might add this independent living not only provides the ability for one to seek their on needs and activities but it saves tremendously in terms of health care costs. These parking spaces can not be given up with out an alternative to serve these valuable seniors.

This last issue under 13I is why I am in front of you this evening. The others are important but the building of the "community center" is critical for everyone but especially the seniors. These facilities were designed so that their community rooms are small due to the "coming" of the center. These parts of the Capper/Carrollburg project were designed together and not independently. These are not nursing homes for seniors but facilities for "active adults." They reminded me of this recently on a visit. We have been told by the applicants that they need a "critical mass" to start the construction on the community center. No one on the project team can define this term. I certain hope this is not like

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the METRO where the Green line serving the lowest wealth community in the District was the last to get rail service. Without the community center, you are “warehousing” these seniors who live in the Capper/Carrollsbury complex. We were told that few stimulus dollars were coming to the D.C. Housing Authority. I have attached notices of “capital dollar” projects funded under HUD who is receiving 10 Billion Dollars. 4 Billion is earmarked for “capital projects” such as this community center, which is “shovel ready.” Vetted by the Capper/Carrollsbury community, plans have been developed by the architectural firm of Torti Gallis. The D.C. Housing Authority is receiving over 27 million and this represents the 7<sup>th</sup> largest amount among the over 3700 Housing Authorities across America receiving these capital stimulus fund dollars. These funds were awarded formulaically, with the D.C. Housing Authority deciding on the projects to receive these funds. We should not keep these seniors in warehouse like conditions for community activities and social involvement. This community center is ready to be built and can easily meet the mandates of HUD.

I ask that the Zoning Commission grant only a delay in construction of the community center for 12 months. These active adults do not deserve to be warehoused as they are now currently for social interaction. They need this community center as the venue for recreation and entertainment as well as a nexus to connect, exchange, and belong. It is also a big step in returning the community to the people who live there and for the people who will be moving into our near SE community.

Thank You!

Below is a list of the top eight Housing Authorities receiving “capital” stimulus dollars from HUD.

|    |       |                                     |               |
|----|-------|-------------------------------------|---------------|
| NY | NY005 | New York City Housing Authority     | \$423,284,344 |
| IL | IL002 | Chicago Housing Authority           | \$143,913,180 |
| PA | PA002 | Philadelphia Housing Authority      | \$90,561,659  |
| LA | LA001 | Housing Authority of New Orleans    | \$34,576,051  |
| MA | MA002 | Boston Housing Authority            | \$33,329,733  |
| NJ | NJ002 | Newark Housing Authority            | \$27,470,874  |
| DC | DC001 | D.C Housing Authority               | \$27,019,862  |
| CA | CA004 | Housing Authority of the City of LA | \$25,073,834  |

This page is located on the U.S. Department of Housing and Urban Development's Homes and Communities Web site at <http://www.hud.gov/recovery/phcfund.cfm>.



## Public Housing Capital Fund (Formula)

### Program Description

The Public Housing Capital Fund provides funds for the capital and management activities of Public Housing Agencies as authorized under Section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) (the "Act"), including modernization and development of public housing. The funds cannot be used for operations or rental assistance.

Public housing authorities shall give priority to capital projects that can award contracts based on bids within 120 days from the date the funds are made available to the public housing authorities. Public housing agencies shall give priority consideration to the rehabilitation of vacant rental units and capital projects that are already underway or included in the 5-year capital fund plans required by the Act (42 U.S.C. 1437c-1(a)). Any restriction of funding to replacement housing uses shall be inapplicable. Funds provided shall supplement and not supplant expenditures from other Federal, State, or local sources or funds independently generated by the grantee. Notwithstanding Section 9(j), public housing agencies shall obligate 100 percent of the funds within one year of the date on which funds become available to the agency for obligation, shall expend at least 60 percent of funds within two years of the date on which funds become available to the agency for obligation, and shall expend 100 percent of the funds within three years of such date.

### Process for Making Awards

Funds shall be obligated to public housing agencies within 30 days of enactment of the American Recovery and Reinvestment Act of 2009, which was signed February 17, 2009. Each public housing authority will execute a Capital Fund Program Amendment to the Annual Contributions Contract (ACC), which must be signed by the local HUD Field Office. The authorities will provide the local HUD Field Office an Annual Statement specifying how the funds are to be used, and the Field Office spreading the individual budget line items (BLIs) in HUD Line of Credit Control System (LOCCS).

### Eligible Applicants

Public Housing Agencies that own or operate Low Income Public Housing and are eligible to receive capital funding under Section 9 of the United States Housing Act of 1937.

### Funding Amounts

Total Funding: \$3,000,000,000\*  
Total Funds Allocated: \$2,985,000,000  
Total Funds Obligated: \$0  
Total Funds Expended: \$0

See allocations by state

- Information by State
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This page is located on the U.S. Department of Housing and Urban Development's Homes and Communities Web site at <http://www.hud.gov/recovery/phcapfundh.cfm>.



## Public Housing Capital Fund Stimulus (Competitive)

### Program Description

To provide funds for the capital and management activities of Public Housing Agencies as authorized under section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) (the "Act"), with the exception that funds cannot be used for operations or rental assistance. The funds shall be awarded by competition for priority investments, including investments that leverage private sector funding or financing for renovations and energy conservation. Funds shall be obligated through competitive funding by September 30, 2009. Public housing authorities shall give priority to capital projects that can award contracts based on bids within 120 days from the date the funds are made available to the public housing authorities. Public housing agencies shall prioritize capital projects that are already underway or included in the 5-year capital fund plans required by the Act (42 U.S.C. 1437c-1(a)). Funds provided under this heading shall serve to supplement and not supplant expenditures from other Federal, State, or local sources or funds independently generated by the grantees. Notwithstanding section 9(j), public housing agencies shall obligate 100 percent of the funds within 1 year of the date on which funds become available to the agency for obligation, shall expend at least 60 percent of funds within 2 years of the date on which funds become available to the agency for obligation, and shall expend 100 percent of the funds within 3 years of such date.

- ☐ Information by State
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Milestones in the award process include the publication of the competitive Notice of Funding Availability (NOFA), the approval by HUD of applications, the signing by the public housing authority of a Capital Fund Program Amendment to the Consolidated Annual Contributions Contract (ACC) for selected applicants, the execution by of the ACC by the HUD Field Office, and the spreading of funds awarded in HUD's Line of Credit Control System (LOCCS).

The Catalog of Federal Domestic Assistance (CFDA) number for this program is 14.884.

### Process for Making Awards

HUD will issue a Notice of Funding Availability (NOFA) seeking applications from eligible applicants. Awards shall be obligated through competitive funding by September 30, 2009.

### Eligible Applicants

Public Housing Agencies that own or operate Low Income Public Housing and are eligible to receive capital funding under section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) (the "Act").

### Funding Amounts

Total Funding: \$995,000,000  
 Total Funds Allocated: \$995,000,000  
 Total Funds Obligated:  
 Total Funds Expended: