CARVER TERRACE, L.P.

CARVER TERRACE APARTMENTS

REQUEST FOR APPROVAL OF SPECIAL EXCEPTIONS
FOR
COMMUNITY SERVICE CENTER
AND
CONVENIENCE STORE

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENTS

MARCH 2, 2004

BZA
Case No. 17117
Exhibit No. 33

1101 30TH STREET, N.W., FOURTH FLOOR, WASHINGTON, D.C. 20007
PHONE: 202-333-8447 • FAX: 202-338-1565

Board of Zoning Adjustment
District of Columbia
CASE NO. 17117
EXHIBIT NO. 33

CARVER TERRACE APARTMENTS

REQUEST FOR APPROVAL OF SPECIAL EXCEPTIONS

MARCH 2, 2004

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CARVER TERRACE APARTMENTS
PRESENTATION TO
DISTRICT OF COLUMBIA BOAD OF ZONING
ADJUSTMENTS
MARCH 2, 2004

The residents of Carver Terrace Apartments in northeast DC have joined with Telesis Corporation, a local developer of affordable housing, to acquire and revitalize the rental property that is their home and a major part of the Carver Terrace neighborhood.

Originally a 406-unit garden apartment complex in poor condition and more than half vacant Carver Terrace has been reconfigured and fully renovated as a 312-unit complex, with an increased number of large family units and separate community service center. The renovation of the 32 residential buildings is complete and we now are prepared to undertake the renovation of the final building, centrally located at 2026 Maryland Ave, NE.

The building at 2026 Maryland Avenue is planned to have the following uses:

1. most of the building is to be used as a community service center to provide space for a variety of resident programs, such as, implementation of a welfare-to-work grant, computer-learning center, after-school and summer camp programs, and to provide space for the residents association offices;

2. a small part of the building on the ground floor is to be used as a convenience store; and

3. the remaining space is to serve as the property management and leasing offices for the property.

For over ten years a small, neighborhood convenience store has been operating from one of the Carver Terrace buildings, at 2007 Maryland Ave. The residents are requesting that it be relocated to the new community center. This request has the strong support of the tenants association.

The original store was located just across the street and was displaced by the renovation. Owned and operated by the

Duren family, it has been a staple of the Carver Terrace community. Like its predecessor, the new store will provide easy access to basic goods for community residents.

We have a copy of the certificate of occupancy issued to the original store and petition in support of the new store, which we would like to submit. The petition is signed by 135 residents of the neighborhood.

The renovation of Carver Terrace Apartments, including the planned community center, has the strong support of the following agencies and organizations:

DC Housing Finance Agency – which has provided bond financing and tax credits

DC Dept of Housing and Community Development – which has provided grant and loan funds

DC Housing Authority – which has provided Section 8 assistance for existing residents

DC Dept of Employment Services – which has provided grant funds for employment training

ANC – which has provided statements of support for the loans, grants and special exceptions

Fannie Mae – which has provided loans and tax credit investment

Eisenhower Foundation – which has provided grant funds for a police mini-station and youth safety program

Carver Terrace tenants association – which is a partner in the ownership entity with the right to purchase the property at end of tax credit investment period

The approval of the requested special exceptions will make possible the completion of the last, important part of our eight year community revitalization effort. The new community service center and convenience store will be further signs of resurgence in the neighborhood, demonstrating that the residents of Carver Terrace have taken the existing assets of their neighborhood and have transformed them into a stronger and more harmonious community.

Surrounding Neighborhood



Summer Camp

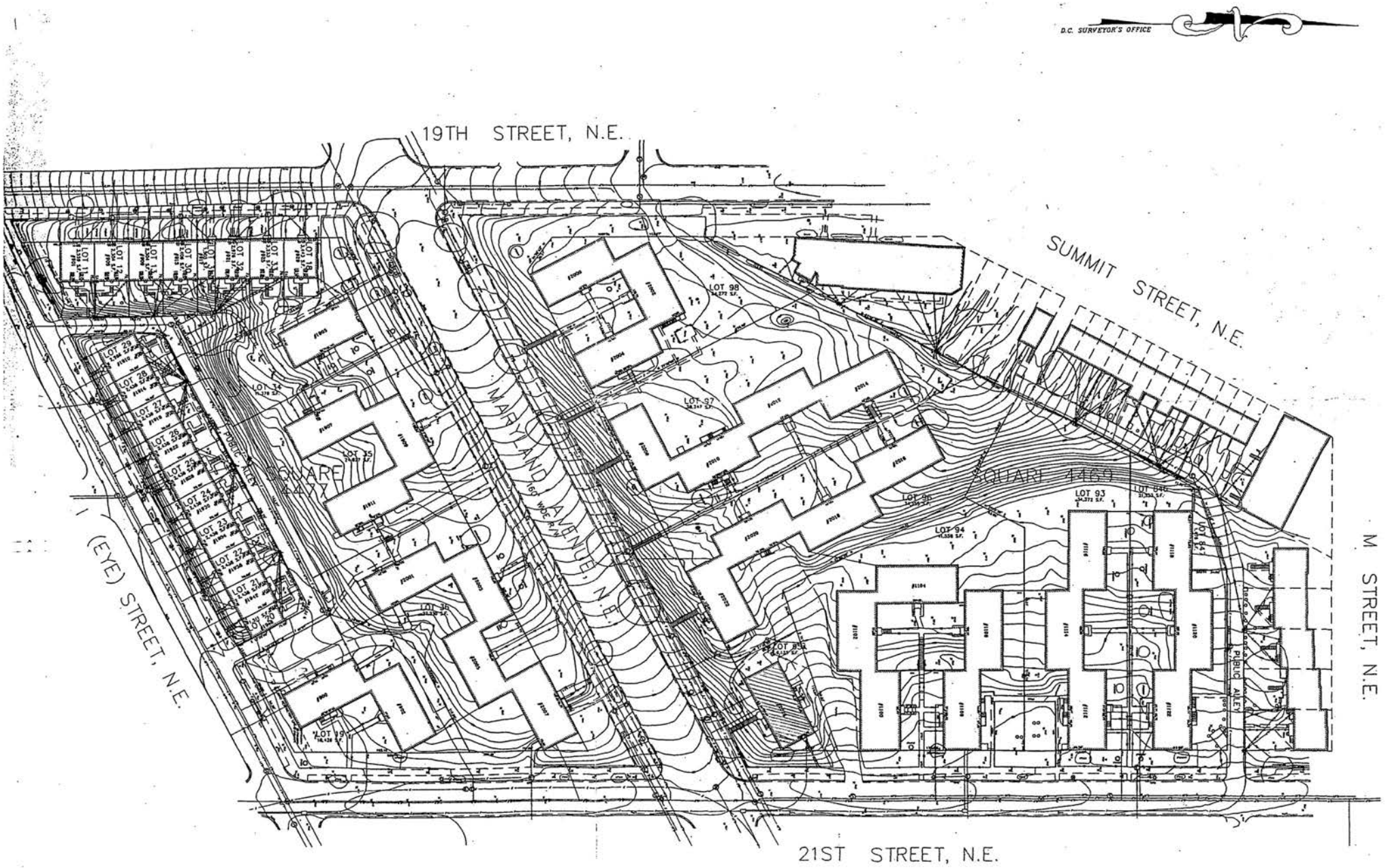




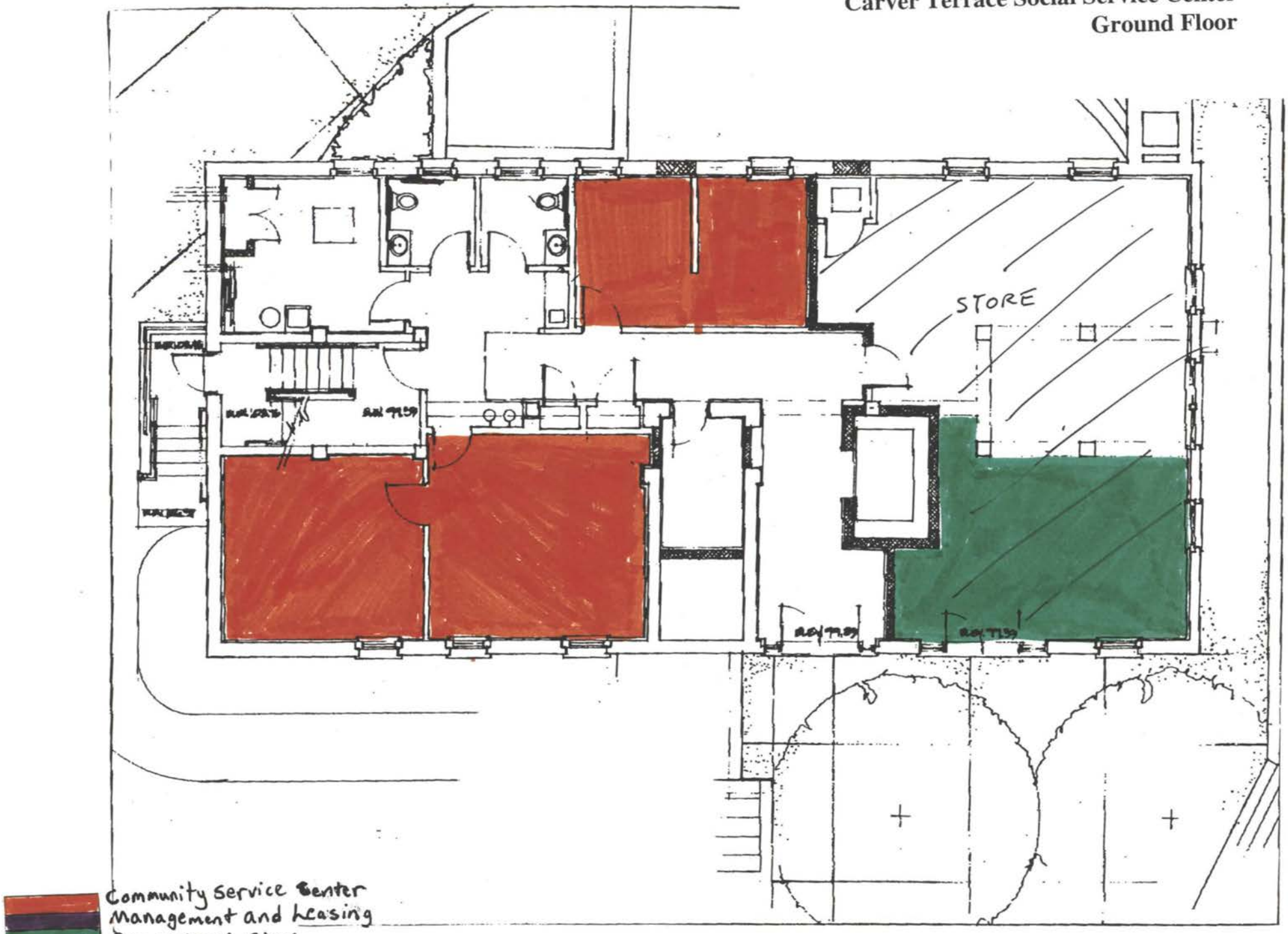
New CVS



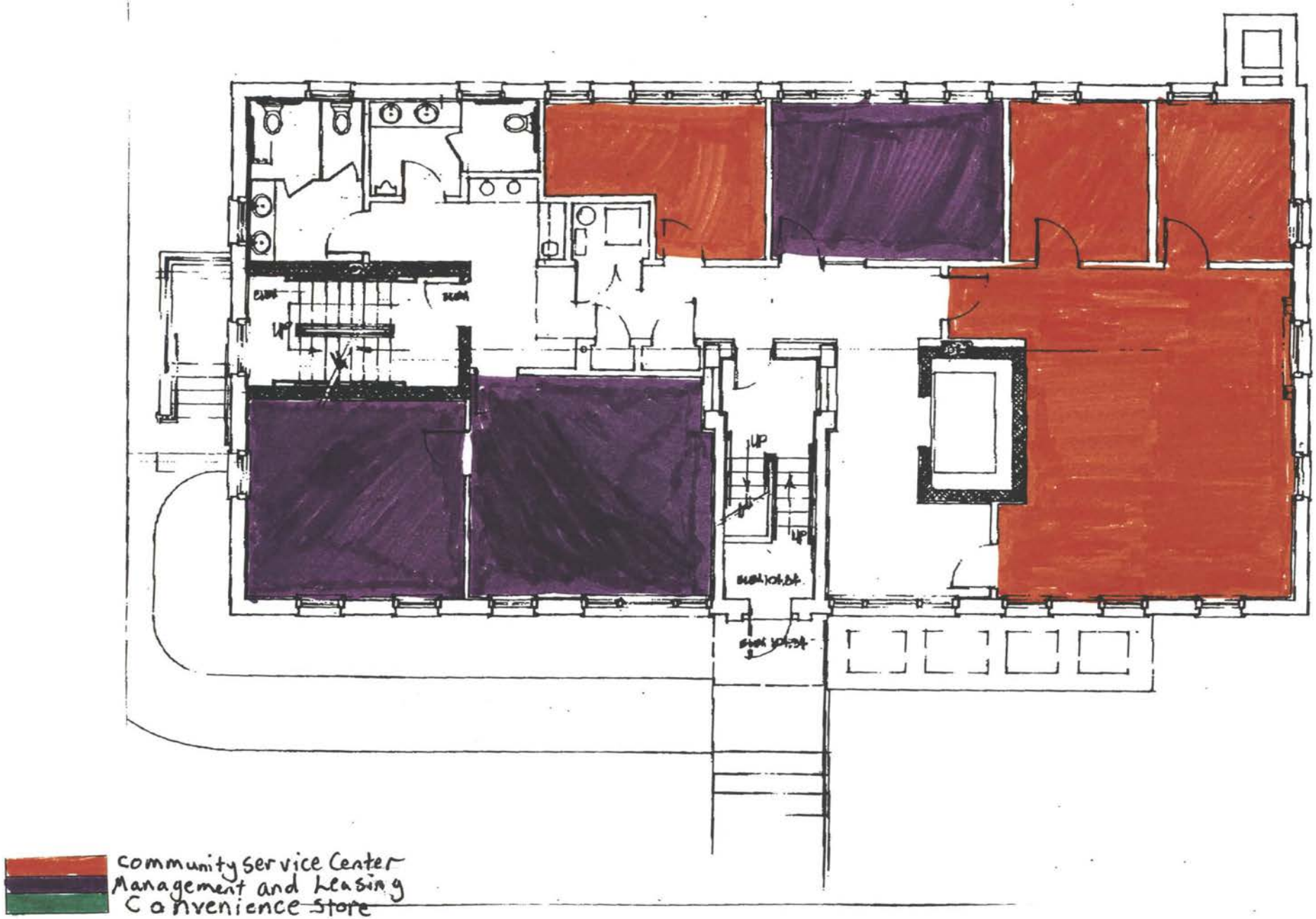
Community Service Center Building


D.C. SURVEYOR'S OFFICE
19TH STREET, N.E.
SUMMIT STREET, N.E.
SQUARE 4477
SQUARE 4460
MARYLAND AVENUE, N.E.
160' WIDE R/W
(EYE) STREET, N.E.
M STREET, N.E.
21ST STREET, N.E.
PUBLIC ALLEY
LOT 98
LOT 97
LOT 96
LOT 95
LOT 94
LOT 93
LOT 35
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Carver Terrace Social Service Center
Ground Floor



Carver Terrace Social Service Center
First Floor

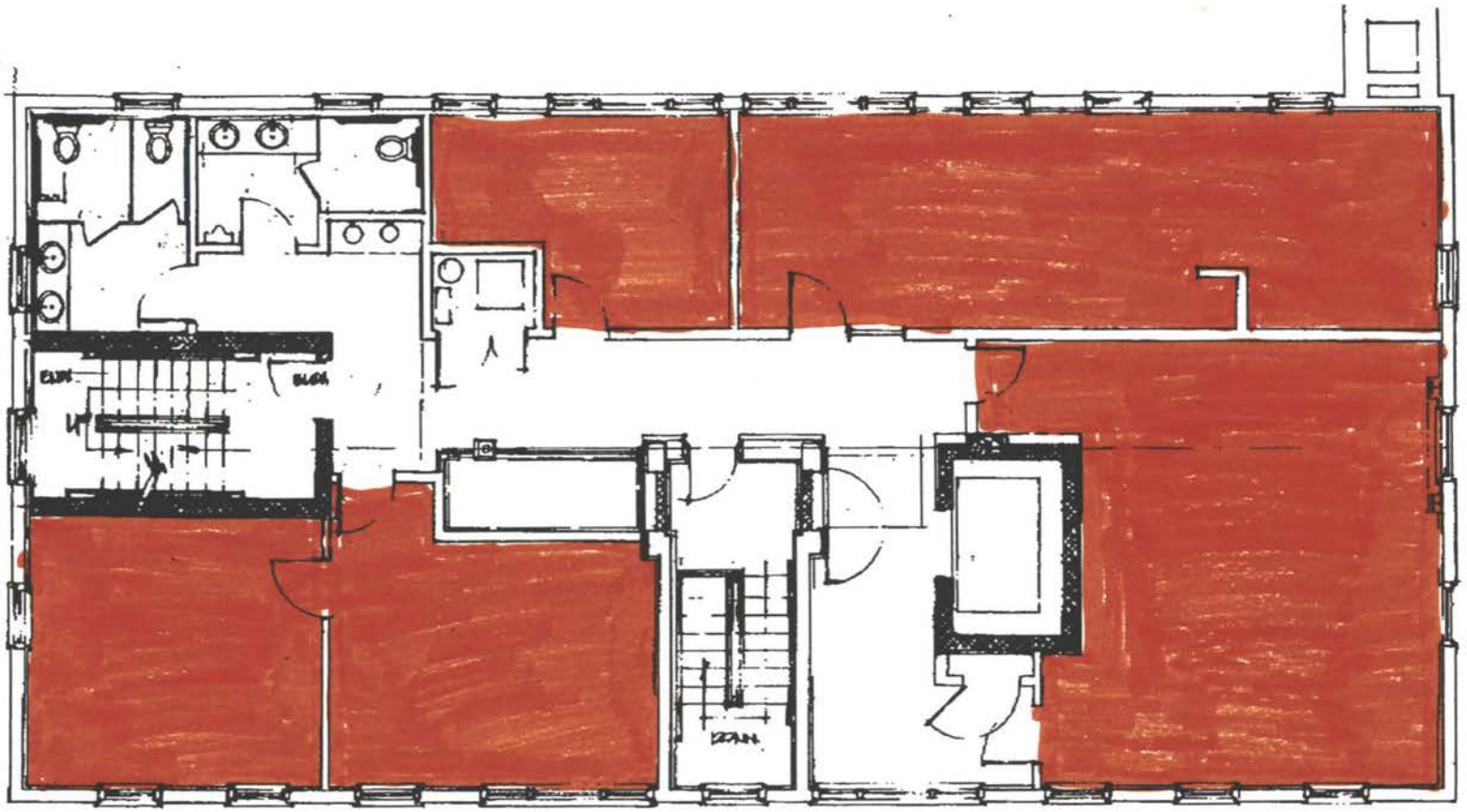


Carver Terrace Social Service Center
Second Floor



community Service Center
Management and Leasing
convenience store

Carver Terrace Social Service Center
Third Floor



community Service Center
Management and Leasing
convenience store

2026 Maryland Avenue, NE
Washington, DC

Previous and Intended Uses

The building at 2026 Maryland Avenue, NE, Washington, DC is part of a 33 building development, known as Carver Terrace Apartments ("Carver Terrace"). The property, which is zoned R-5, has been used as multifamily rental housing for nearly 60 years. The resident association's offices and programs have been housed in one of the buildings and a convenience store has been located in another. Carver Terrace, L.P. (the "Partnership"), which is controlled by CTTCA-Wire, Inc. (the non-profit, residents association) and Telesis Corporation, has acquired the property and has renovated 32 buildings as rental housing with financial assistance from the District of Columbia Housing Finance Agency and Department of Housing and Community Development. The Partnership now has secured funds from these agencies and private investors to undertake the renovation of 2026 Maryland Ave. At the request of the residents this building will have the following uses: most of the building will be used as a community center; part of the lower level will house a convenience store; and the property's management and leasing offices will be located in the remaining space.

Convenience Store

For over ten years a small, neighborhood convenience store has been operating from the building at 2007 Maryland Ave. At the request of the residents the Partnership has agreed to permit the store to be relocated to 2026 Maryland Ave.

Residents Association Programs

Originally developed between 1943 and 1945 Carver Terrace, like many urban communities, experienced a serious decline in the late 1970's and 1980's as a spike in drug related activities and gang violence plagued the area. To improve their community, the Carver Terrace residents established the Carver Terrace Tenant and Civic Association in 1984. Energized by the desire for a healthier community, the residents association and its partners led a community wide effort to revitalize the neighborhood. Through local involvement and creative partnerships with outside organizations, the Carver Terrace residents have been able to reverse the trend that had led the community into decline.

The residents association aims to overcome negative influences with positive community activities. It seeks to promote community businesses, improve living conditions, and increase safety. To this end, it has created several exceptional grass roots programs, which are described below. In addition to these important programs, the residents organize many ad-hoc events. These include a free Christmas and Thanksgiving dinner, distribution of gifts during the holiday season, monthly

neighborhood newsletter, senior citizen excursions, and delivering food to the elderly and shut-in.

Summer Enrichment Camp

For the past fifteen years, the residents association has successfully organized and run a summer day camp. Last year, the camp ran from June 22 to August 14, Monday through Friday, 8:00 a.m. to 5:00 p.m. Close to three hundred neighborhood children attend the camp. Activities at the camp include arts and crafts, educational sessions, recreational sports, visits to the movie theatres and sites such as Adventure World, talent shows and festivals. Meals are provided every day. Additionally, the Department of Recreation provides a golf program at Langston Park.

The staff of the summer camp totaled 34 counselors including two AmeriCorps VISTA volunteers and 14 students from the District's Summer Youth program. The 4H Club also worked with the camp to provide an herb and flower garden. Funding and organizational assistance for the camp are provided through the Girl Scouts.

Funding: The Summer Enrichment Camp receives donations from the U. S. Department of Justice Weed & Seed Program, the Central North East Family Strengthening Collaborative, National Capital Area Food Bank (in-kind contributions), Girl Scouts, USA, C.T. Associates (property management), Jetu Apartments (William C. Smith, Inc.) and MWM Properties (Corky McClure).

After-School Program

In response to a lack of organized after-school activities, the residents association started its own after-school program. Originally, this consisted of a group of mothers meeting to clean out a few old storage rooms in order to set up a study area. They rounded up kids and gave them a safe place to study and play. Since then, the program has made major strides in expanding and becoming more sophisticated while never loosing sight of its original purpose: to help children learn and grow in a safe, nurturing environment.

The residents association after-school program will take place at the new Carver Terrace community center. There are over 100 neighborhood children in the program. Children are required to complete homework assignments before engaging in recreational activities. Tutors from the community assist students in arithmetic and reading. The children are provided one hot, healthy and nutritious meal each school day. The kids engage in soccer, basketball, art and games. On Fridays, the students embark on education field trips.

Four years ago, the after-school program teamed up with the national Kid's House program. This organization provides training, funding and seminars to help us maintain the best teaching and mentoring techniques. All tutors have completed at least four training seminars run by Kid's House. Last year, 80% of the junior high school

students who participated in the program were on the school honor roll. The U.S. Department of Justice designated the After School Program a Youth Safe Haven.

Funding: The After School Program receives donations from the U. S. Department of Justice Weed & Seed Program, the Central North East Family Strengthening Collaborative, The National Capital Area Food Bank (in-kind contributions), Girl Scouts, USA, C.T. Associates (property management), Jetu Apartments (William C. Smith, Inc.), MWM Properties (Corky McClure) and the Urban Family Institute.

The Langston-Carver Youth as a Resource Program (LCYAR)

The LCYAR meets regularly and is supervised by the residents association's members. The group promotes community service in children and adolescents, aged 8 to 18. Community organizations and partners run workshops focused on developing skills for productive living. The group organizes at least one significant neighborhood enhancement project each year. For four years, the residents association has organized and arranged funding for an annual retreat to Camp Tockwogh for 30 to 40 students. This retreat involves breakout sessions to address youth issues and has proven successful in instilling positive ideals and goals.

Funding: The Langston-Carver Youth as a Resource Program receives donations from the U. S. Department of Justice Weed & Seed Program.

Girl Scouts

Carver Terrace has five Girl Scout troops made up of 100 girls. All troops convene for a meeting once a month and hold smaller meetings once a week. Girl Scouts are heavily involved in the summer camp. Programming includes career development, conflict resolution, and community service projects, such as, "Adopt a Grandparent." Through its programs, the Girl Scouts provide $37,000 annually to support the Carver Terrace programs.

Hypothermia Center

The residents association works closely with the Hypothermia Center to ensure its success. The Hypothermia Hotline (202-399-7093) is operated 24-hours a day, fielding calls from citizens with concerns or information about the homeless. Fourteen staff members monitor the telephones and drive three vans that provide blankets, sleeping bags, clothing, and food for homeless people. If the temperature drops below 30 degrees, the Hotline teams with the EPRD (Emergency Psychiatric Response Division) to bring safety and medical attention to the homeless. In the summer, vans provide mobile hydration stations and transportation to summer cooling stations located in government buildings. Local news teams along with the strategic distribution of information flyers provide an ongoing public awareness campaign. This special work

evokes pride in the Carver neighborhood and connects it to the D.C. community at large.

Funding: The Hypothermia Center is funded through the United Planning Organization (UPO) through a grant from the District of Columbia.

Carver Terrace Food Bank and U.S. Commodities Supplemental Food Program

An on-site food bank provides food for pregnant women, children under six, and residents over 60 to ensure that neighborhood residents who may be in need have access to adequate food. Recipients must meet conditions stipulated by the Department of Agriculture to receive food. The Food Bank has been operating for 15 years and is open every third Wednesday, Thursday, and Friday of the month.

Funding: The Carver Terrace Food Bank and Supplemental Food Program is funded by a grant from the District of Columbia, as well as private and non-governmental donations. Food and stipends are provided by the U.S. Department of Agriculture.

Youth Safe Haven Police Mini-Station

Safe Haven, a youth oriented education, mentoring and community policing program, is designed to coordinate, augment, and improve youth programs in the community. Engaging families in activities is an important element of the program. For example, parents join their children on recreational field trips organized by Safe Haven. Educational sessions cover issues such as drug and alcohol abuse, safety, careers, computer access, leadership skills, and simply "Coping With Everyday Life."

Since 1988, the Eisenhower Foundation has developed a model that merges the American concept of an after school safe haven with the Japanese concept of a neighborhood based police mini-station that is easily accessible to citizens. An after school safe haven operated by residents is combined with a police mini-station. The safe haven and police mini-station share the same space. The safe haven – mini-stations are most active from 3 p.m. to 10 p.m. weekdays, when youth are most likely to get into trouble. The safe haven – mini-stations are designed, as magnets to attract other opportunities for residents at or near the same locations, like job training and remedial education for parents. Paid staff and carefully trained volunteers at each safe haven – mini-station give priority to mentoring, near peering and coaching high-risk youth.

Police spend about half their time counseling and mentoring youth and the other half undertaking problem-oriented community policing on foot or on bicycle, using the safe haven – mini-station as home base. In neighborhoods where they operate, safe haven – mini-stations have reduced crime by at least as much as "zero tolerance" policing. The Foundation's strategy improves police relations with the community.

Quantum Opportunities Program (QOP) at Youth Safe Haven

Quantum Opportunities are the component of safe havens specially designed for the needs of at-risk high school aged youth. Originally developed by the Opportunities Industrialization Centers of America, Quantum has demonstrated that adolescents from low income families can benefit greatly from academic tutoring and computer skills training, stipends, money toward college, caring adult supervision, community service, life skills training and alcohol and drug abuse awareness training. Many of Quantum's lessons go beyond academics. Students are taken to museums, plays and concerts. The adult supervisors not only became mentors, but also surrogate parents or family members with roots in the same community.

Funding: The Youth Safe Haven is a national program funded by The Milton Eisenhower Foundation with more than $500,000, over several years, for these activities which will be located at the new Carver Terrace Community Center.

Summary

Now that the renovation of the apartment buildings is complete the final component for a healthy and successful community is the establishment of the community center and convenience store in 2026 Maryland Ave. The center will offer permanent facilities for the resident association's many social programs. The space will be home to a diverse collective of programs including the implementation of a welfare to work grant, computer-learning center, after-school and summer camp programs, classrooms for community programs, police mini-station, hypothermia center and resident association offices.

The Partnership with the strong support of the residents, our neighbors and the local ANC is requesting approval of the community center and convenience store uses as special exceptions. Once these uses are approved and renovation of the building is complete, 2026 Maryland Ave. will be a vibrant, living symbol of the renewed spirit of community that has grown from the physical revitalization of the Carver Terrace neighborhood.

CARVER TERRACE APARTMENTS
BACKGROUND INFORMATION
MARCH 2, 2004

Site and Neighborhood

Carver Terrace Apartments is located along Maryland Avenue between 19th Street and 21st Street, Northeast, in Washington, D.C. Built between 1943 and 1945, the property is situated on two contiguous blocks on approximately 6.5 acres and consisted of 200 one-bedroom and 206 two-bedroom units located in 33 three-story, wood-frame constructed buildings with brick masonry exteriors. Carver Terrace followed the trend of decline in urban neighborhoods throughout the country in the late 1970's. By the 1980's the neighborhood was suffering severely from drugs, gangs, and violence. It was then that the residents organized. Through years of effort by the Carver Terrace Tenant and Civic Association and its partners, the community has successfully reversed the decline in the neighborhood through resident involvement and comprehensive physical revitalization.

The neighborhood has many positive features including:

- part of the Carver/Langston Terrace–Ivy City–Trinidad Neighborhood Revitalization Strategy Area;
- located within two miles of the U.S. Capitol, with a spectacular view of the Capitol from the corner of 19th and Maryland Avenue;
- easily accessible to and from Interstate Highway 295;
- conveniently served by a Metro bus service along Maryland Avenue and Benning Road;
- within walking distance of Northeast Washington's major retail center, Hechinger Mall, a 200,000 square feet shopping center anchored by a Safeway supermarket;
- within walking distance of a new CVS Pharmacy located across from the Hechinger Mall;
- conveniently served by four local public schools, K-12 and their recreational facilities;
- next to two major District recreational amenities, the National Arboretum and Langston Golf Course; and
- situated within a stable, single-family neighborhood.

The renovation of Carver Terrace Apartments is building on these positive features to revitalize the community. The addition of the community center will strengthen the community by making available many needed community and resident services.

Physical Redevelopment

The renovation of the residential units at Carver Terrace began in the winter of 2001 and was completed in 2003. In order to create larger units and incorporate much needed three-bedroom units, the physical redevelopment plan called for a reduction from 406 units to 312 units, including 63 one-bedroom units, 156 two-bedroom units, and 93 three-bedroom units, all in various sizes and configurations.

Each building has been fully renovated and upgraded to market standards, inside and out. All roofs have been replaced. Exterior elevations have been enhanced with new windows, attractive design, including façade enhancements, and new entryways. New plumbing, electrical and HVAC systems have been installed. All appliances, including dishwashers and washer/dryer systems, are new, as are kitchen and bathroom cabinets, bathroom fixtures, lighting fixtures, and all flooring.

Site improvements include enhanced lighting, underground utilities, landscaping, decorative fencing, play areas and community garden. Importantly, hardscape areas for circulation within the site – much of which was in disrepair – have been replaced and upgraded for improved access and flow throughout the new community.

Neighborhood –Wide Resurgence

The resurgence of the Carver Terrace neighborhood is well underway – a dramatic reduction in crime through the Weed and Seed program, new social service and health care facilities based in the neighborhood, and new retail development at the gateway to the neighborhood. A new CVS drugstore was recently constructed and the existing Safeway supermarket has been expanded. A neighborhood that was once considered by the DC Office of Planning as a "hot-spot" for drug activity and violence is now a "hot-spot" for positive community change. Continuing community activities is essential to a peaceful and safe community and the planned community center is a important part of this effort.

Development Team

CTTCA – Wire, Inc. and Telesis Corporation jointly control Carver Terrace, L.P., the ownership entity. This unique joint effort was formed because of the two organizations' mutual goals for neighborhood redevelopment with an emphasis on resident empowerment. Guided by mutually agreed upon goals and objectives, CTTCA and Telesis organized the development program.

CTTCA is a non-profit corporation that was formed to represent and serve the residents of Carver Terrace. It has been providing social services to the Carver Terrace neighborhood for nearly 20 years. For many years, the tenants of Carver Terrace endured poor management and substandard housing conditions. Through it all, our active resident association has continued to undertake many tenant services for children (summer youth employment, in-home day-care,

Boys and Girls Scouts, summer day camp), persons with disabilities, the elderly, and others to improve the quality of life in the neighborhood.

Some of the programs currently being supported by CTTCA include:

- After-School Tutoring and Day Care
- Youth as a Resource Community Services
- Summer Camp
- Hypothermia Center
- Orange Hat Neighborhood Safety Patrol
- Community Outreach and Crisis Intervention
- Resident Job Training and Business Development
- Youth Football Team

Without the renovation of the building that is set aside for the community center, there will be no suitable space for these many resident activities.

Community Center

With the physical revitalization of Carver Terrace apartments completed, a community center with space for resident activities and staff committed to facilitating community improvement remains the only missing, critical component. The CTTCA programs were run out of temporary locations on-site, typically vacant residential units. Now all residential units are occupied. The new community center will allow the programs to operate on site efficiently and effectively together in adequate facilities. It will be home to the new and very important Youth Safe Haven, and it will provide space for new programs such as a computer center. Together with the comprehensive revitalization of Carver Terrace, the renovation of the community center will create a dynamic mixed-income community, providing exceptional affordable housing and supportive services.

February 27, 2004

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001
Washington, DC

Dear Mr. Griffis:

On behalf of the Advisory Neighborhood Council (ANC) Commission 5B, I would like to express our enthusiastic support for the Carver Terrace Community Center (CTCC) effort. The ANC Commission 5B, as the body of government with the closest official ties to the people in the Carver Terrace neighborhood, is committed to supporting Carver Terrace Community Center knowing that its success will be an integral part of the comprehensive redevelopment efforts in the Carver Terrace community.

We fully support the request of the residents that this building have the following uses: most of the building as a community center; part of the lower level to rehouse our community convenience store; and the property's management and leasing offices located in the remaining space. The building at 2026 Maryland Avenue, NE, Washington, DC is part of the 33 building development, known as Carver Terrace Apartments ("Carver Terrace"). The property, which is zoned R-5b, has been used as multifamily rental housing for nearly 60 years. The resident association's offices and programs have been housed in one of the buildings and a convenience store has been located in another. Carver Terrace, L.P. (the "Partnership"), which is controlled by CTTCA-Wire, Inc. (the non-profit, residents association) and Telesis Corporation, has acquired the property and has renovated 32 buildings as rental housing with financial assistance from the District of Columbia Housing Finance Agency, Department of Housing and Community Development, and private investors and lenders. The future site of the Community Center is the final building to be renovated.

The ANC recognizes the residents association's efforts to overcome negative influences with positive community activities to promote community businesses, improve living conditions, and increase safety. The CTTCA-Wire,

Inc. can be credited with several exceptional grass roots programs. These programs, including a Summer Enrichment Camp, After-School Program, The Langston-Carver Youth as a Resource Program (LCYAR), Girl Scouts, The Hypothermia Center, Carver Terrace Food Bank and U.S. Commodities Supplemental Food Program, Youth Safe Haven Police Mini-Station, as well as the Quantum Opportunities Program (QOP) at the Youth Safe Haven all sponsored by the Eisenhower Foundation. In addition to these exceptional programs, the residents association organizes a free Christmas and Thanksgiving dinner, distribution of gifts during the holiday season, monthly neighborhood newsletter, senior citizen excursions, and delivering food to the elderly and shut-in. As a residents association, they have clearly demonstrated the power of community members to strengthen their own neighborhoods.

It should be noted that the location of this Community Center at Maryland Avenue and 21st Street, NE was identified as the neighborhood "hot-spot" for crime and drug activity by the DC Office of Planning. It will now be the "hot-spot" of the constructive transformations taking place at Carver Terrace. Once the uses for the new Carver Terrace Community Center are approved and renovation of the building is complete, 2026 Maryland Avenue will be another clear example of the renewed spirit of community that has grown from the physical revitalization of this neighborhood. We look forward to supporting the construction of the CTCC and the positive community change that will surely follow.

Sincerely,

Terrance McMichael
Resident, Carver Terrace
Commissioner
ANC Commission 5B

Carver Terrace Tenant and Civic Association - WIRE

February 5, 2004

Commissioner Joan Black
Advisory Neighborhood Commission 5B
1355 New York Ave NE
Washington, DC 20002

Dear Commissioner Black,

CTTCA-Wire, Inc., the non-profit residents association of Carver Terrace, would like to request your support for the Zoning Special Exceptions that will allow our new community center to house our expansive network of social services, a community store, and the rental offices for the complex. We realize the importance of the support of the ANC, and hope that you are as excited about this crucial project as we are. This beneficial and necessary addition to our neighborhood can only encourage further revitalization for the Carver community. We have been active participants throughout the Carver Terrace rehabilitation process are anxiously awaiting the completion of the last building in this project, our Community Center.

As the residents association, we have worked hard to encourage the renewal of the spirit of this community through the creation of various grass-roots programs that speak directly to the needs of the residents of Carver Terrace and the surrounding neighborhood. Our many programs address issues facing youth, families, elderly people, and the homeless. Currently these necessary programs are housed in temporary locations on and near the property. The completion of the Carver Terrace Community Center will give the social service network of CTTCA-Wire, Inc. a permanent home and the ability to grow into its full potential.

We appreciate your interest in our project and hope that the ANC will take action to support this project. Your support will encourage expeditious processing of the Zoning Special Exceptions, so that we do not have to spend another winter in temporary facilities. If you require any further information regarding the residents association and its activities at Carver Terrace, please let me know.

Sincerely,

Thelma Duren
Vice President
CTTCA-Wire, Inc.

900 21st Street, NE, Apt. 1 Washington, DC 20002
(202) 397-2707