District of Columbia Housing Authority

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Michael Kelly, Executive Director

Panel 1: Testimony
New East Capitol Senior Building PUD Hearing
Thursday, April 25, 2002
6:30 p.m.

Kim Kendrick

Good Evening, My name is Kim Kendrick and I am the Regional Administrator of the District of Columbia Housing Authority Potomac Region. First I would like to introduce you to our panel. Starting to my far right is Bernie Tetreault, Real Estate Advisor to the DCHA Executive Director, Marie Johns, Co-Chair of the New East Capitol HOPE VI Steering Committee and Evelyn Brown, Co-Chair of the New East Capitol Steering Committee.

For a moment I would like you to use your imagination. Also seated beside me is Mrs. Ida Mae Smith. Mrs. Smith is 67 years of age, a widow of 10 years and has resided at Capitol View Plaza since the death of her husband. She has six children and seven grandchildren that all like to visit her frequently. Many people have tried to encourage her to move in with one of her children. However, she remains determined to live on her own. She has expressed that she has had some difficulty in various areas, which accompanies the natural aging process. Mrs. Smith has consistently complained about the incompatible life styles of the younger persons which also reside in the building. Shopping, transportation to the doctor and things as simple as receiving dry cleaning services has become a concern for Mrs. Smith.

Today I represent Mrs. Ida Mae Smith and the many other Seniors that will benefit from the New East Capitol Senior Building. This Building will bring a ray of hope and a smile to many who are unable to speak out for themselves. A ray of hope for those who have endured the negative results of the social diseases which have plagued Capitol View Plaza for many years. On behalf of our Seniors, who have been blessed to live to see their twilight years, I ask that you consider them first in your decision-making process. Thank you.

Bernie Tetreault

History of the New East Capitol HOPE VI

Members of the Zoning Board, my name is Bernie Tetreault. I am the Real Estate Advisor to the Executive Director of the DCHA and current Project Manager for New East Capitol.

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CASE NO.02-04
EXHIBIT NO.27
Case 02-04
Exhibit 27

One of DCHA's main principles in carrying out major redevelopment projects, is that **"Residents are key players and an equity partner in the redevelopment process".** No where is this more evident than in this East Capitol HOPE VI Revitalization Project. The DCHA met with the Resident Leadership of East Capitol Dwellings and Capitol View Senior in December 1998 and since then have been jointly planning for the revitalization of one of DCHA's most distressed public housing developments. About the same time, HUD foreclosed on Capitol View Plaza II, a 302 unit high rise building also with serious physical deterioration. DCHA is in the process of acquiring this building and will demolish it as part of this project.

In September 2000, the District of Columbia Housing authority was awarded a $30.8M HOPE VI Revitalization Grant for the redevelopment of East Capitol Dwellings and Capitol View Senior. These obsolete and distressed properties are typical of those HUD had in mind when the HOPE VI revitalization program was conceived. East Capitol Dwellings and Capitol View Plaza exhibit major structural deficiencies, poor site conditions, design deficiencies and other environmental problems.

Utilizing the concepts of new urbanism, an attractive mixed use and mixed income development is planned at a density less than half of what currently is located on this 40 acre site. The plan will deconcentrate poverty and create an attractive, sustainable new mixed income community with desirable amenities. The less dense development of townhomes, semi-detached and detached single family homes as well as the Senior building that is the subject of tonight's hearing will replace the large, high-density public housing complexes.

In addition to the physical revitalization plan there is a Community and Supportive Services Plan to address the needs of the residents. A condition of the HOPE VI grant is to provide Section 3 employment and training to the residents of New East Capitol revitalization project. The Developer A&R/THC along with the East Capitol View CDC has committed to yield the maximum Section 3 positions possible. The CSS has secured a minimum of 270 committed Section 3 jobs. Job opportunities in Construction, Health Care Services and Real Estate are available through the East Capitol View CDC. Another way the residents are integrally involved is through the East Capitol View CDC which is currently handling the Community and Support Services for the New East Capitol project and will go into more detail on the type of support, jobs and training available to the residents of the New East Capitol project later in the program.

Community Outreach and Resident Involvement

A Planning Team made up of DCHA staff, the Developers and Resident Representatives was created and has been conducting planning meetings bi-monthly since December 1998.

A *three* day design charette was held in March 2000, lead by DCHA staff, Developers and experienced planners to explain the HOPE VI process, discuss goals and solicit resident and community input.

Representatives of the New East Capitol HOPE VI Team regularly attend ANC meetings and are in contact with the ANC Commissioners to keep the community informed of the redevelopment progress taking place in Ward 7.

Overall direction of this process is provided by a diverse Steering Committee that meets monthly to give policy guidance to the redevelopment process. Our Co-Chairs are with us tonight, Ms. Evelyn Brown and Ms. Marie Johns. It is my pleasure to have Ms. Johns address you at this time.

Marie Johns

Members of the Zoning Board, my name is Marie Johns, Co-Chair of the New East Capitol HOPE VI Project Steering Committee and joining me this evening is Evelyn Brown, President of the East Capitol Resident Association and Co-Chair of the New East Capitol Steering Committee. Together with Kim Kendrick we work as a collaborative to make important decisions for this revitalization project.

The New East Capitol Steering Committee was formed in September 2000. Composed of DCHA staff, Residents, Community Representatives, the Residential Developer, the Commercial Developer and City and County Government Representatives, the purpose of this committee is to advise with regard to the overall direction of the revitalization project. The Steering Committee reviews designs of proposed projects, provides comment on financial information, discusses relocation issues, re-entry criteria and many other issues pertinent to this revitalization project. The Steering Committee meets the second Thursday of each month.

Community Task Force Meetings have been held every three months since the submission of the grant application. The Community Task Force Meetings provide a mechanism for sharing information on the progress of the revitalization effort, but more importantly it is a chance to receive feedback from the community on how they perceive things are progressing and to hear what they would like to see in the New East Capitol. These meetings are open to the general public and usually attract in excess of one hundred people.