★ ★ ★ Advisory Neighborhood Commission 6D

400 Eye Street SW • Washington, DC 20024
ANC Office: 202 554-1795

RECEIVED
D.C. OFFICE OF ZONING
2003 AUG 28 PM 4:54

August 28,2003

Chairperson Carol Mitten
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

Re: Arthur Capper/Carrollsburg Dwelling Hope VI Project

Dear Chairperson Mitten:

Attached please find the response of ANC 6D to the submission by Holland & Knight LLP, responding to questions raised at the last Zoning Commission hearing on the project. If you have further questions please feel free to call on us.

Thank you for your consideration of our concerns in this matter.

Sincerely,

Ahmed Assalaam

Ahmed Assalaam
Chairman

ZONING COMMISSION
District of Columbia
Case 03-12
Exhibit 70

ZONING COMMISSION
District of Columbia
CASE NO.03-12
EXHIBIT NO.70

★ ★ ★ **Advisory Neighborhood Commission 6D**

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ANC Office: 202 554-1795

August 28, 2003

ANC 6D Response re: Cases No. 03-12/13, the Arthur Capper/Carrollsburg PUD

After a review of the applicant's supplemental report of August 14, 2003, we are disappointed that the concerns of the ANC as presented in our July 15th letter to the Zoning Commission and further clarified in testimony at the hearing remain largely unanswered or inadequately addressed.

The ANC remains adamantly opposed to the taking of twenty private homes through eminent domain over the course of the project. Given the unique circumstances of the location, and the dearth of similarly priced homes in the city, we believe it is incumbent on the applicants to do better than the minimum standards of the URA in terms of providing relocation assistance and determining the fair market value. Eminent domain is intended for the public benefit and normally comes into play when there is a need for infrastructure development such as roads or flood plains where the benefit to all is apparent. In this case, some private homes will be taken and replaced with new dwellings, or office buildings, simply for the addition of more salable space. In fact, the developer for the applicants expressed his opinion that the replacements homes would sell at prices comparable to existing homes north of the freeway on Capitol Hill. Again, we feel this is a poor precedent for the Zoning Commission to take.

We also believe it is imperative to have the final CSSP program *in writing* and be in place before allowing the process to continue. It is of great concern to the ANC that residents are currently being displaced from their homes in the Arthur Capper/Carrollsburg dwellings without the benefit of assessments and a completed CSSP program available to them. Per the enclosed letter of July 29th from Housing Authority Director Kelly, we have already lost track of some number of these residents. As we know from other HOPE VI projects (see attached *Washington Post* article) there is a poor track record in fulfilling the promise of return.

While the applicants can be commended for including a CSSP in the budget, the PUD should go forward until it has been implemented. The Zoning Commission should not play the role on an enabler in permitting the continued exploitation of our most vulnerable residents without requiring a completed CSSP as part of the PUD. We should not put a projected demolition schedule ahead of the needs of Arthur Capper/Carrollsburg residents, particularly in light of the recently completed OUR program (see attached document with Judge Graae's comments).

The applicant's density comparisons of Arthur Capper/Carrollsburg with such developments as Tiber Island, Harbour Square and Waterside Towers are misleading. The latter developments abut the waterfront, and are surrounded by significant Federal parkland. While the densities called for in the PUD and Potomac Gardens are similar, we would hope we've learned from past mistakes. The national trend in new public housing has been to lower the density, thereby eliminating the conditions that foster crime and create an environment that isolates and depersonalizes the residents.

We cannot, in good faith, support the approval of this PUD until these issues are satisfactorily resolved.

District of Columbia Housing Authority
1133 North Capitol Street, N.E.
Washington, D.C. 20002-7599
(202) 535-1500 • TTY: (202) 535-1691
Fax: (202) 535-2468

Office of the Executive Director
Michael Kelly, Executive Director

JUL 2 9 2003

Ahmed Assalaam, Chairman,
Advisory Neighborhood Commission 6D
400 Eye St., S.W.
Washington, D.C. 20024

Re: Your letter dated July 15, 2003

Dear Mr. Assalaam:

I received your letter requesting that the District of Columbia Housing Authority (DCHA) desist from relocating residents of the Arthur Capper/Carrollsburg Dwellings, a HOPE VI project, until certain conditions are met. Your concern is that the residents will be deprived of the opportunity to return to the redeveloped site, because they currently do not have access to the services they need in order to return.

It is not possible, nor is it practical to complete the assessment of all of the families on site before we relocate them. This would seriously compromise the demolition schedule and prevent the project completion within the required four and one half years. Relocation staff is now in the process of moving the families in phase one. AEM Associates has been hired to conduct case management, and relocation staff has provided AEM with forwarding addresses of all of the families, except in cases where no forwarding address was given. AEM is conducting home visits to these families, if necessary, to complete an assessment. They are now fully staffed with 10 social workers, who are in the process of assessing families in phase one, as well as any family in the development who requests service.

DCHA has made every effort to keep the residents informed, and to prepare them for their moves and their eventual return to the redeveloped site. This includes residents who have already moved from the site. Relocation staff began conducting educational workshops for residents beginning in January, 2003. In addition, quarterly task force meetings have been conducted in the community to continue to encourage residents to do what is necessary to return to the site, and to emphasize that certain criteria must be met by each family in order to return. This includes a needs assessment, and the development and successful completion of a case management plan.

Please be assured that every effort is being made to keep all residents informed of their rights and interest as residents of this HOPE VI site. Should you have any questions about the relocation process, please contact Rosalind Brathwaite, Relocation Coordinator, at 202-535-1063.

Yours truly,

Michael Kelly

washingtonpost.com

In Detroit, Displaced Residents Still Waiting

Program to Upgrade Public Housing Stalled

By Robert E. Pierre
Washington Post Staff Writer
Sunday, August 24, 2003; Page A03

DETROIT, Aug. 23 -- They showed up where their old homes once stood to reminisce about the good times, first loves, old hiding places and, of course, those who lived and died here.

Memories, for now, are all that's left of Herman Gardens, a jewel of the nation's public housing stock when it opened in 1942 that became what was described as an uninhabitable eyesore before it was knocked down in 1998.

Many residents vehemently fought the demolition, but clung to the hope that -- as promised -- they would soon return to a mixed-income development far nicer than the dilapidated old structures they had called home for decades.

Five years later, they're still waiting. And that's a sore spot, particularly among those who came to this annual Herman Garden Reunion, started about 15 years ago by former residents as a way to stay in touch.

"We figured if we moved off, this would happen," said Evelyn Bradshaw, a 68-year-old mother of 10, who lived on the site for 25 years. "We're still fighting for them to start rebuilding."

The fact that it hasn't been rebuilt is an example, for some, of how the federal program known as HOPE VI -- aimed at refurbishing or replacing severely distressed public housing -- has gone horribly awry, according to a study released today called "A HOPE Unseen," a survey of seven HOPE VI sites by the Center for Community Change.

The report said that far from the rosy picture often presented, of public housing residents living in nice new homes next to affluent neighbors, the reality is far different for most. The vast majority of former residents, the report said, continue to live in substandard housing and have little hope of returning to the new developments.

That's because a primary goal was reducing the density of the old properties and providing home-ownership opportunities. The trade-off was that there would be fewer units available. As of last September, according to federal statistics, HOPE VI projects were to demolish 78,000 units and replace them with 34,000 public housing units. Another 29,000 units would be interspersed, though most are unaffordable to former residents, the report said.

"HOPE VI was supposed to be about improving property and the lives of the people who lived in that property," Dushaw Hockett, a policy analyst for the Center for Community Change said today. "We have more than 14 million families that pay more than 50 percent of their income in rent.

"This is a devastating time to lose public housing."

A study released last month by the Urban Institute found a similar problem at the Ida B. Wells/Madden Park development on Chicago's South Side. There, the plan was to replace 3,200 public housing units with 3,000 mixed-income units, about one-third of which would be available to former residents. In addition, that study found that Chicago -- which is demolishing 25,000 units -- is not prepared to accommodate thousands of residents who were either illegal squatters or unable to qualify for any housing on the private market.

Of more than 100 HOPE VI projects nationwide, only a handful have been completed. Detroit was selected for funding in 1993 for three projects: Jeffries West Homes, the Villages at Parkside and Herman Gardens.

The city's housing commission director, deputy director and finance manager were all fired last year. In 2001, the inspector general of the U.S. Department of Housing and Urban Development said the commission had mishandled $18 million in federal funds and threatened to revoke $22 million set aside for Herman Gardens. A plea to President

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The fact that it hasn't been rebuilt is an example, for some, of how the federal program known as HOPE VI -- aimed at refurbishing or replacing severely distressed public housing -- has gone horribly awry, according to a study released today called "A HOPE Unseen," a survey of seven HOPE VI sites by the Center for Community Change.

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[illegible] have to answer to me."

Bush by Mayor Kwame M. Kilpatric who took office in 2002, helped save t· ·money.

Now there are new plans to rehabilitate the site. New developers are being sought, and officials are considering big-box retailers that might want to be part of the site.

Cassandra Smith-Gray, who was brought in five months ago to head the city housing commission, understands the skepticism.

As she toured the Villages at Parkside on Friday, Smith-Gray was disgusted. Her predecessors spent $42 million from HUD and millions more in local money, but produced less than half the housing they were supposed to. And what they did produce, she said, is not impressive. "What we developed was a dressed-up project," she said.

The situation is more promising at Jeffries West Homes, where homes for seniors are being managed privately, and townhouses and duplexes are going up. About 25 percent of the homes are slated to be sold at market prices of as much as $350,000.

Smith-Gray said residents should expect nothing less at Herman Gardens. Along with the $22 million in federal money, the city has committed $30 million for recreation and roads. The goal is to leverage a $350 million total investment that will include residential and commercial components.

"You won't be able to tell what's subsidized and what's market-rate," she said, surveying what is now 140 acres of barren land. "It's not just about that piece of land. It's about the revitalization of the surrounding community. We want these to be places where we want to live in."

Residents are skeptical. Kenneth Henley, a 30-year resident of Herman Gardens, was among the last to leave. He continues to serve on the citizen council for the site -- a federal requirement for sites with HOPE VI money -- but isn't sure what's going on.

"They told us it was going to be a year," he said. "It's already been six."

One of Herman Garden's biggest success stories has agreed to help.

Greg Mathis spends his days dishing out advice and issuing rulings on his nationally televised program. But as a youngster, he grew up in Herman Gardens.

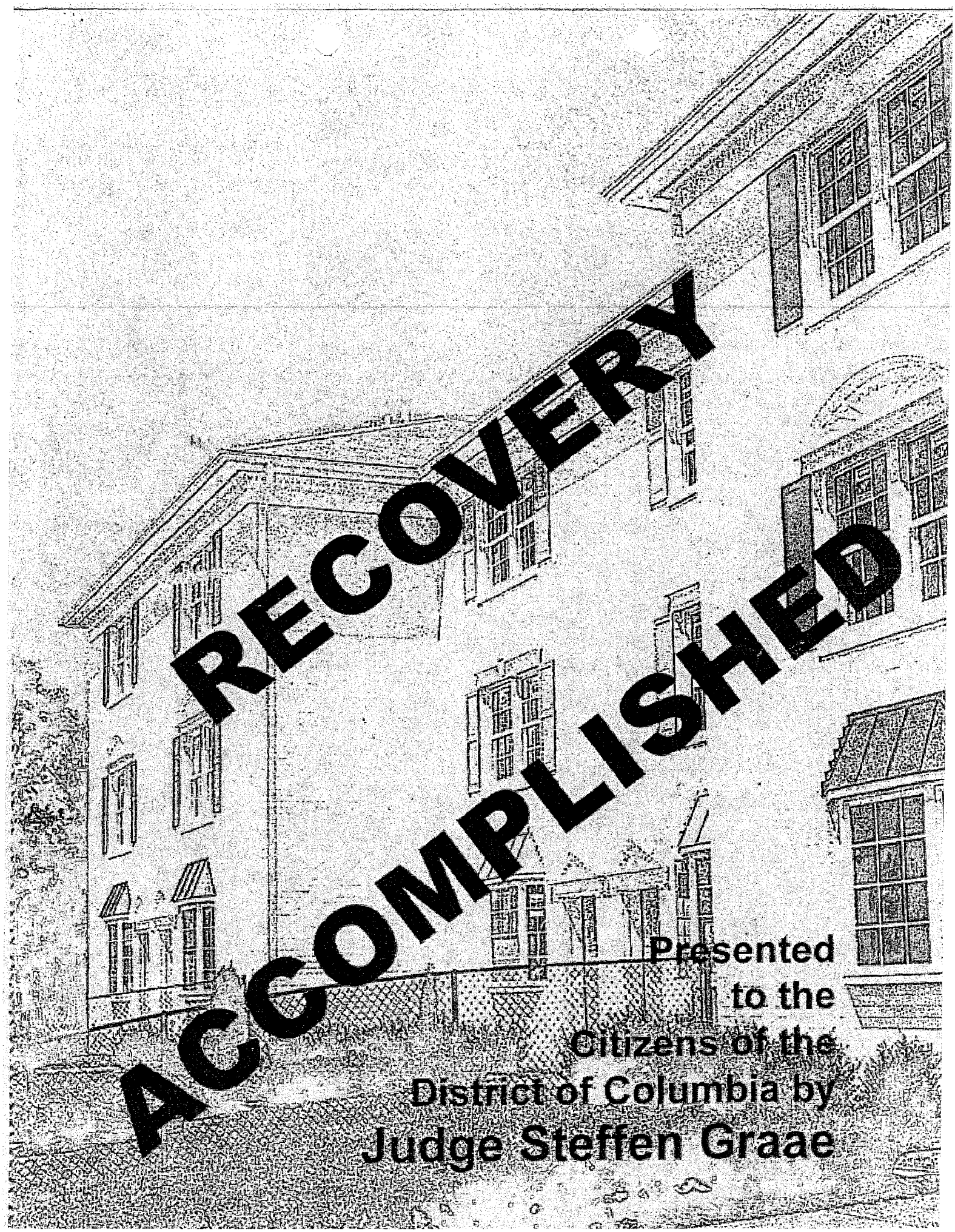
"When we first moved out there in 1964 to about 1970, it was very family-oriented atmosphere, a lot of greenery, free of crime and drugs and somewhat integrated," said Mathis in a telephone interview. "By 1970, drugs and guns were available in every building. That destroyed the fabric of the community. In fact, that's why we moved. We moved six months after my mother was assaulted by an attempted rapist with a nine millimeter."

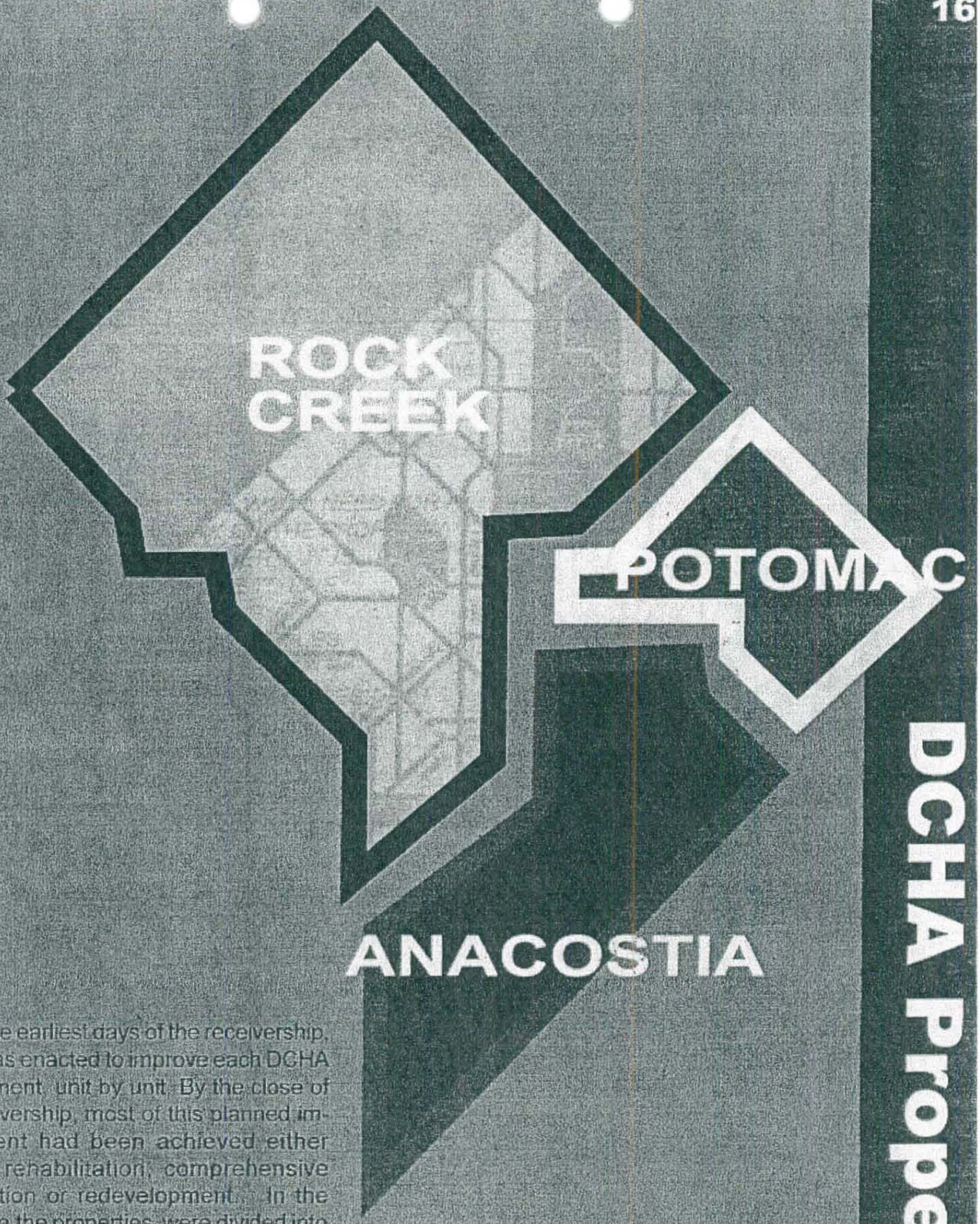
A former Detroit city council staffer, Mathis has stayed involved and now is lobbying city officials to ensure forme residents have the first chance at moving back to the site once it's redeveloped. "We want the city to live up to the commitment made by the former administration," he said.

Ruth Williams, a former resident who advocates locally and nationally on public housing issues, said she won't let the project fail. As president of the Herman Gardens Community Council and an organizer of today's reunion, Williams held court under a tent as dozens of children played in the space jump and ate cotton candy and barbecue.

From her perspective, things are looking up. HUD just released the first funding, and current housing leaders have promised to have shovels in the dirt by April. And former residents still want to return.

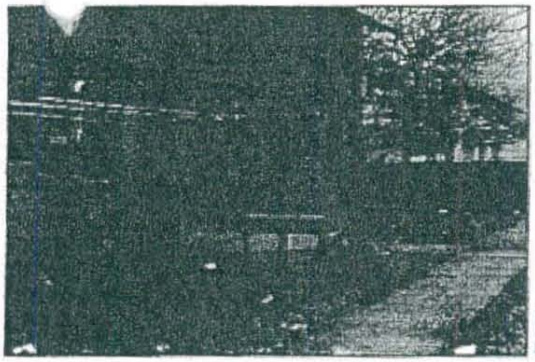
"We were a family," said Williams, a mother of eight, who spent 13 years at Herman Gardens. "We looked out for one another. This has got to happen. They promised they would build it, and I am going to do everything I can to see that it gets built. Or they are going to have to answer to me."


RECOVERY
ACCOMPLISHED
Presented
to the
Citizens of the
District of Columbia by
Judge Steffen Graae



DCHA Properties

In the earliest days of the receivership, a plan was enacted to improve each DCHA development, unit by unit. By the close of the receivership, most of this planned improvement had been achieved either through rehabilitation, comprehensive modification or redevelopment. In the meantime, the properties were divided into regions (**Rock Creek, Potomac and Anacostia**) for better management and service delivery. The following pages outline a summary of improvements at each site—by region.



BEFORE

BEFORE RECEIVERSHIP, PUBLIC HOUSING WAS FINE FOR ME. I HAD PROBLEMS BUT I STILL HAD TO LIVE. RECEIVERSHIP HAS BROUGHT MORE OPPORTUNITIES FOR THE RESIDENTS AND AFFORDED ME AN EMPLOYMENT OPPORTUNITY.

MARY BARRETT,

ARTHUR CAPPER RESIDENT COUNCIL PRESIDENT

rthur Capper



AFTER

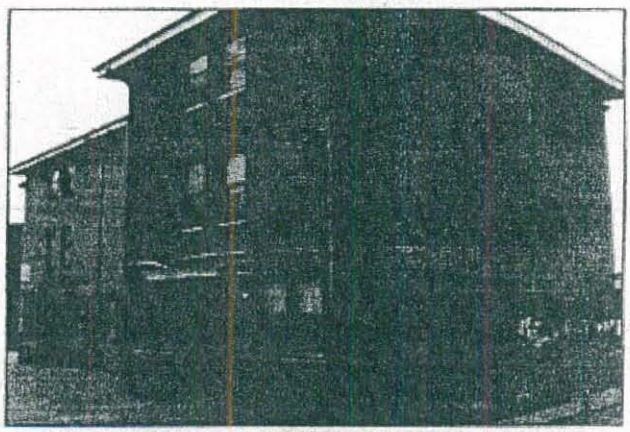
Comprised of both low and high rise dwellings, the Arthur Capper complex was treated to extensive comprehensive modification and occupied unit rehabilitation. Some of the treatments under Receivership include: roof replacements, fire alarm systems replacement, upgraded heating and air conditioning systems and extensive vacant unit restoration. By the end of the fourth year, the basement of the building, formerly used as a health clinic, but long abandoned and deteriorated, was renovated to house the Anacostia Region (III) Office. In addition, 279 of the family units were demolished and the land conveyed to the US Marine Corps for use as enlisted quarters. Heating and air conditioning repairs were made to the day care center, exterior lighting was installed behind the townhomes as well as new landscaping. The Office of Public Safety has also increased its visibility.



employees. Families who dared not venture beyond their doors can now meet their neighbors on the steps and let their children play outside. Day care, tutoring, and job training programs have sprung up everywhere. Tenant councils have become active and, as never before, are making their views known, are being heard, and are beginning to shape the destinies of the communities they represent. Many who were once tenants have bought their units. As profound a change as any, private developers have seen the progress and are building fine homes adjacent to rebuilt and new public housing. In some places, there is no way to distinguish between what the developers and the Housing Authority are building. Communities that were once isolated from each other are coming together. Everyone now has a stake in the success of public housing.

These are all remarkable achievements. However, as with any big enterprise, the job of ensuring decent and safe public housing is never done. Many projects remain to be finished and some large and important ones are yet to begin. But the foundations are in place. The Housing Authority's new governing Board of Commissioners is inheriting an agency with a clear vision, strong leadership, and a resident population with a new lease on life.

It is with immense pride in what David Gilmore and his staff has accomplished and great expectations that I end the Receivership and hand the District of Columbia Housing Authority back to the citizens of Washington. May no one ever again feel it necessary to seek the Court's intervention on public housing.



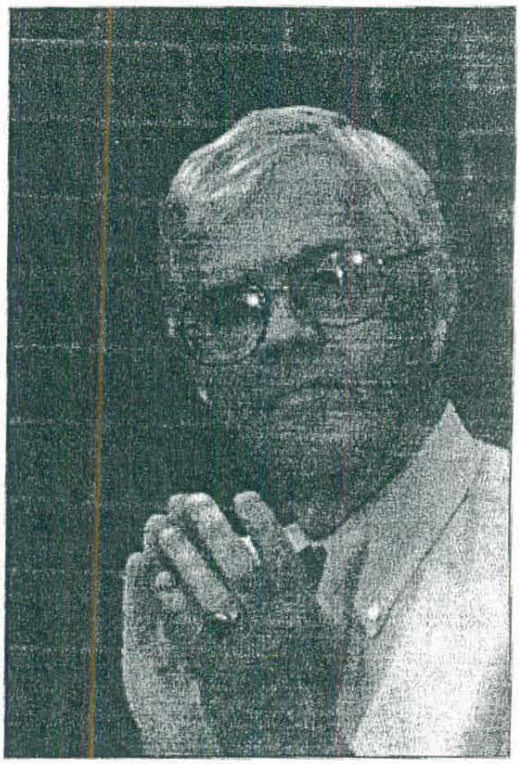


"In some places, there is no way to distinguish between what the developers and the Housing Authority are building."

Steffen W. Graae
Associate Judge
Superior Court of the District of Columbia

August 4, 2000.

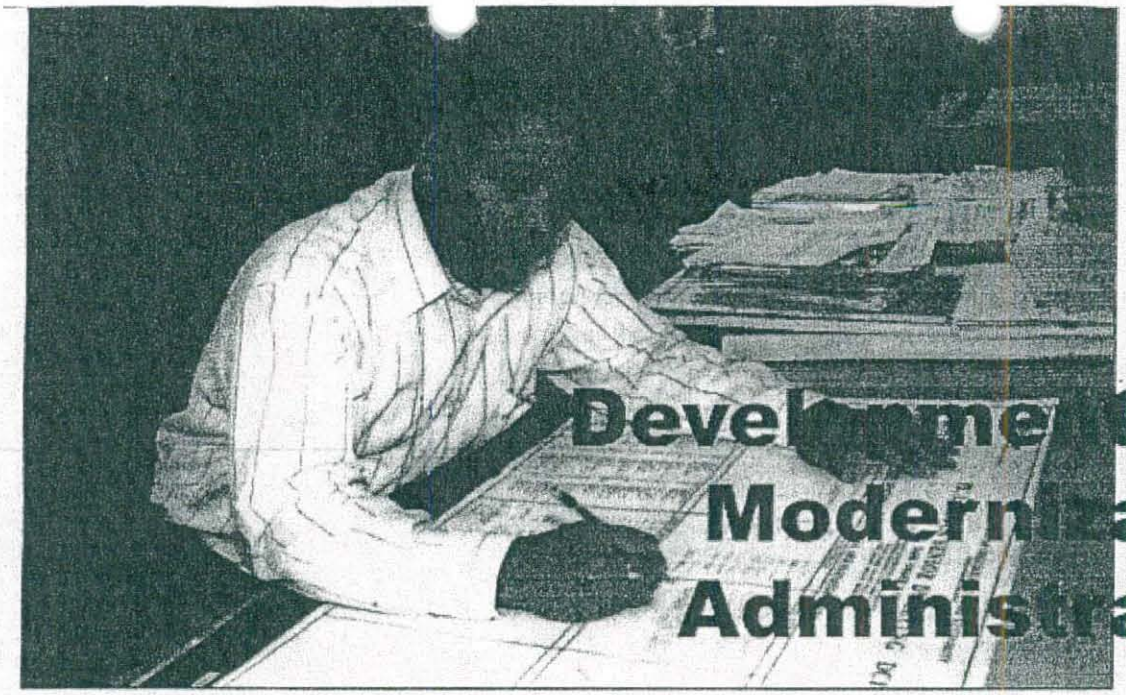
troduction



Six years ago, after nearly two years of investigation and hearings, I concluded that the D.C. government could not rescue public housing from the appalling state to which it had been allowed to fall. More than 2300 units were vacant and uninhabitable and many of the remaining 9500 units were in poor repair and continuing to deteriorate. Complexes were badly managed, if they were managed at all. Crime in many areas was rampant, with residents living in fear behind closed doors. And they were no signs the District government understood the extent of the problems or the depth of despair and cynicism throughout public housing. No one seemed to care.

Something drastic had to be done—and it was. David Gilmore agreed to serve as Receiver, provided he was given all authority necessary to do the huge job of turning public housing around. On May 19, 1995, Mr. Gilmore was given the powers he requested and, by the summer of 2000, he had accomplished the task. In five years, public housing has been completely transformed. Today, the DC Housing Authority is staffed with able managers and committed employees working with up-to-date management systems and technologies. Tenants are involved in deciding how and where they should live. Occupied units have been rehabilitated or rebuilt. Boarded-up apartment buildings have been torn down and replaced with beautiful townhouses. Efforts to improve or replace old housing continue and will go on until done. All of the gains made will be preserved because residents now take great pride in where they live and the Housing Authority, in turn, makes sure their homes are regularly inspected and promptly repaired.

Beyond the extraordinary improvements to buildings, grounds and living conditions, there has been a remarkable change in the lives of public housing residents, Young men and women who used to confront each other in gang warfare have put down their arms and joined forces as Housing Authority



Development and Modernization Administration

In tandem with OURP the Development and Modernization Administration (DMA) has done much to change the physical appearance of DHA properties during Receivership (itemized in the property section of this document). Rated below standard in 1995, DMA organized, developed a vision and a plan, and engaged a largely competent contingent of contractors. By the end of Receivership, HUD standards had rated DMA a high performer.

During this period, DMA began obligating up to $152 million in modernization funds and, among other things:

- Renovated 418 capital units,
- Completed the rehabilitation of 270 long-standing vacant units,
- Rehabilitated and/or modernized various heating and air conditioning systems,
- Purchased two vac con sewer and jetter trucks which reduced considerably - if not eliminated altogether - sewer back-ups in residential homes and properties.

Section 8

In addition to administering more than 8,000 subsidies and subsidized units, the DCHA's Section 8 team has been an instrumental partner in the relocation process associated with the HOPE VI programs. Moreover, Section 8 has added upwards of 4000 certificates and vouchers to the total allocation, implemented a successful Family Self-Sufficiency Program and been awarded the Most Im-

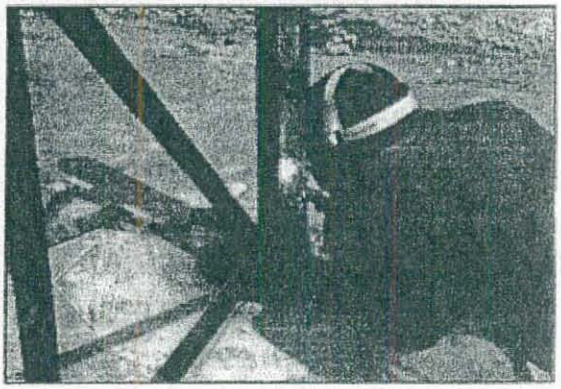
Occupied Unit Rehabilitation Program (OURP)



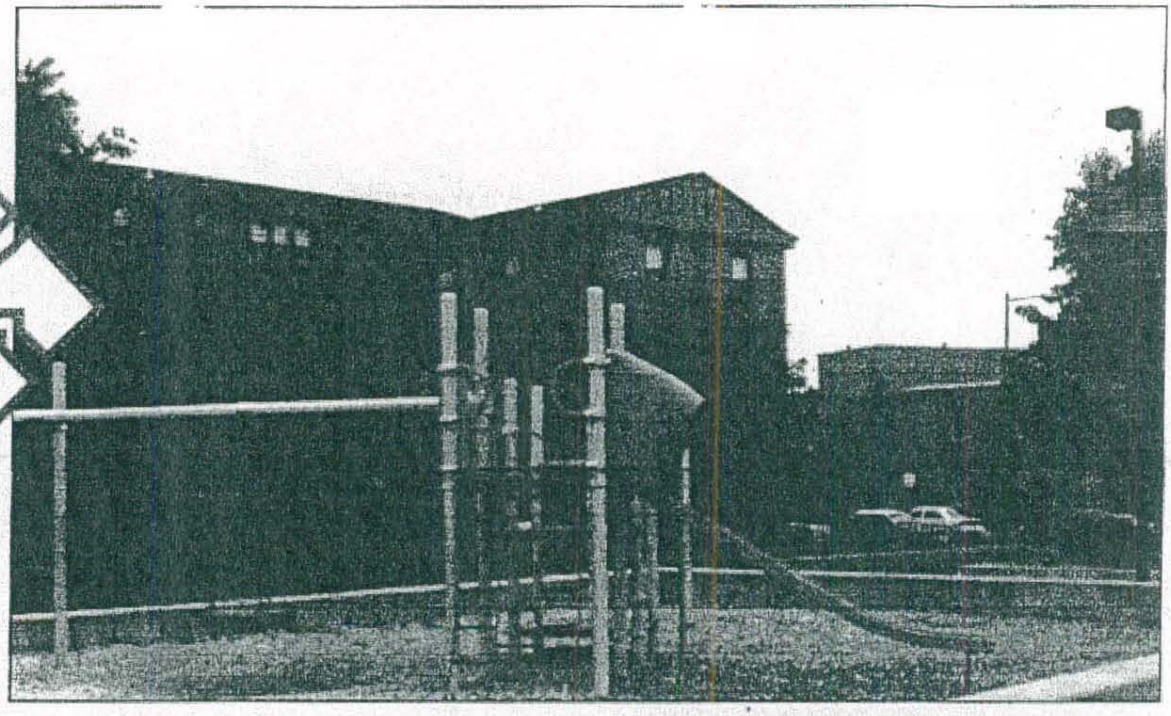


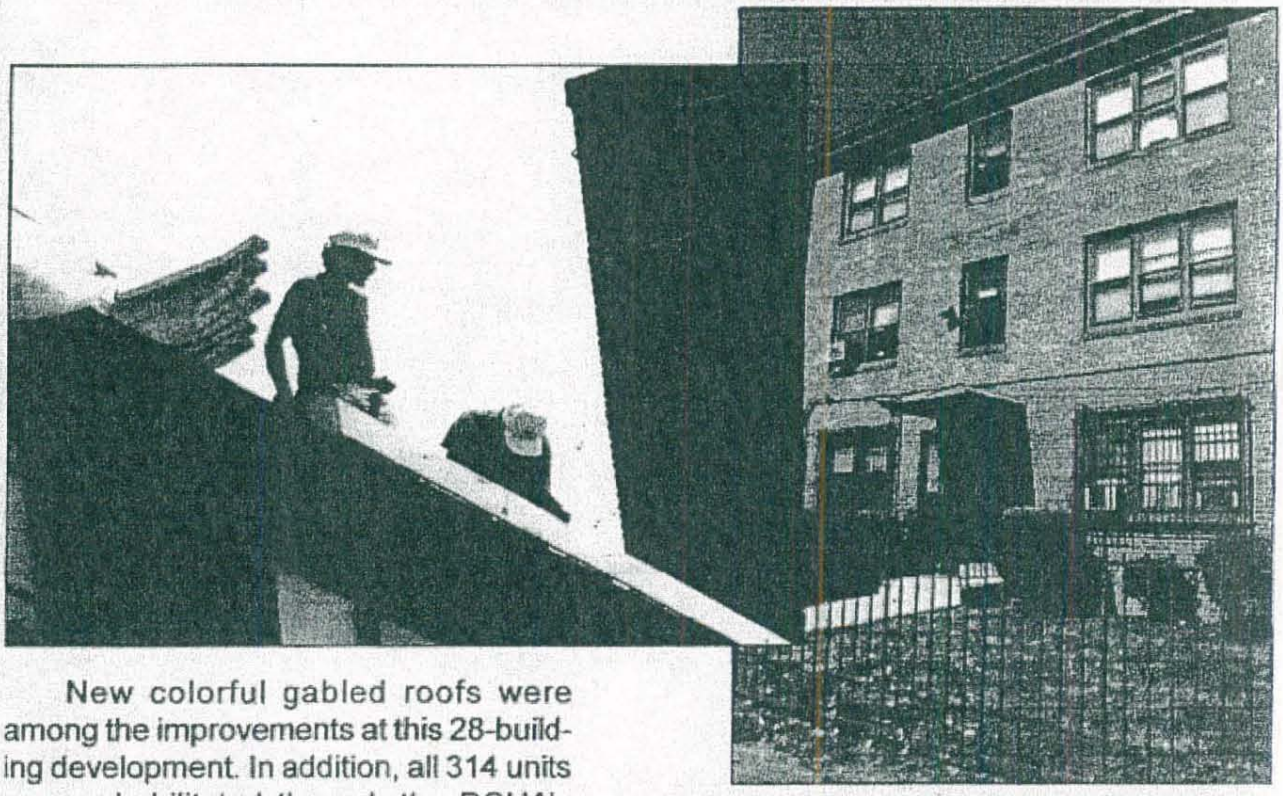
No single operation during the Receivership era deserves more credit in the turnaround of the DCHA than the OURP sector. Along with Development and Modernization and the HOPE VI projects under DCHA's Planning and Development division, OURP contributed most significantly to the new look of DCHA developments.

A bold effort to revitalize 7500 of the Authority's public housing units, OURP used more than $90 million and put to work over 200 residents. They remodeled kitchens and bathrooms, repainted, replaced doors and landscaped. A cornerstone of Receiver David Gilmore's recovery plan, OURP not only restored units to good physical health but its work was reinforced with a long term maintenance program—a sector maintenance plan designed to sustain these improvements.



Carrollsburg Dwellings





New colorful gabled roofs were among the improvements at this 28-building development. In addition, all 314 units were rehabilitated through the DCHA's OURP program as well as the installation of light fixtures and downspouts. New landscaping, state of the art playground equipment and strategically placed fencing were also added to improve Carrollsburg's curbside appeal. Adding to the property's new facelift were new and colorful heavy duty refuse cans, re-striped parking lots and signage to identify handi-