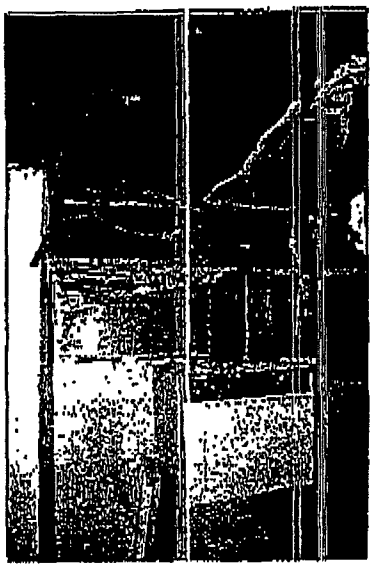


EXHIBIT C. NEED

Arthur Capper/Carrollsburg needs HOPE VI assistance because the site is in poor physical condition, has a high concentration of poverty and crime, and, as a result, is adversely impacting its community. The proposed development will accelerate the revitalization of the Near Southeast community and serve to maintain affordable housing, within a rich mix of residential, public, and commercial uses. It will become a distinct sense of place characteristic of its waterfront location.

C.1. NEED FOR REVITALIZATION

Major Structural and System Deficiencies

Arthur Capper/Carrollsburg has major structural deficiencies, is functionally obsolescent, and has other functional problems that merit HOPE VI funds. Built in 1958, Arthur Capper Senior is a 297-unit high-rise for senior and disabled citizens. The building was originally designed for warehouse purposes, but was later converted to public housing. All major systems are original and need replacing. Arthur Capper Family is a 43-year-old, 96-unit development, and Carrollsburg Family is a 61-year-old, 314-unit development.

A physical needs assessment completed 2 years ago documented major structural and system deficiencies throughout Arthur Capper/Carrollsburg. All the properties show signs of major distress and functional obsolescence. At *Arthur Capper Senior*:

- The fire sprinkler system needs a comprehensive upgrade to replace flow switches and automatic electric valves.
- Elevators are frequently inoperable, which is an intolerable condition for the elderly. (Each of the three elevators has required major work over the past years.)
- The main lobby elevator is beyond repair and must be replaced.
- Water risers and wastelines are severely distressed and need replacement. There are no shut-off valves for individual riser tiers or for individual apartments. This causes significant damage during the frequent supply line ruptures. Wasteline laterals are run in poor configuration, which causes constant backups and inhibits attempts to keep the lines free and clear of blockages.

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.54A3

EXHIBIT C



- The building's electrical system is inadequate and the backup emergency generator and control panel needs to be replaced.
- Individual heat pumps in apartment units are outmoded and need replacement

At Carrollsburg:

- Boiler systems are antiquated and will soon need to be upgraded.
- Water and wastelines are in constant disrepair. Moreover, they are located in crawl spaces beneath buildings, which makes it difficult for to repair and maintain them.
- Aging plumbing systems were not designed for, and do not have the capacity to accommodate today's modern amenities. They are constantly in need of repair.
- The electrical infrastructure also needs to be upgraded to accommodate modern appliances such as washer/dryers, freezers, air conditioners, and microwave ovens. Use of these appliances often taxes existing systems beyond their load capacities, and jeopardizes the safety of families by creating fire hazards.
- Several of Carrollsburg's buildings have significant vertical cracks running through their facades, which compromises their structural integrity.

At Arthur Capper Family:

- About 85 percent of mechanical systems are antiquated and need to be replaced.
- Townhouse roofs have outlived their life expectancy and need replacing.
- Plumbing fixtures need replacement.
- Windows are in poor condition, despite replacement 15 years ago.
- Building facades show settlement cracks.

In addition, a recent lead-based paint survey documented evidence of lead-based paint at Arthur Capper Family and Carrollsburg. Asbestos was also found on heating lines throughout Arthur Capper's Recreation Center.

Major Site Deficiencies. In addition to structural and system problems, Arthur Capper/Carrollsburg has major site deficiencies. Site lighting needs improvement throughout. At Arthur Capper Family, driveways and parking lots

are severely deteriorated, depreciating, and poorly designed — significant ponding areas, potholes, and inadequate sewer drainage is persistent. Road surfaces must be reconfigured to accommodate accessibility requirements, provide proper drainage, and prevent soil erosion that currently exists throughout the property. Parking is hidden in the rear of units, which creates a safety issue. Heaving, buckling and cracking sidewalks and walkways are a tripping hazard that must be corrected, either through repair or replacement.

Similar conditions exist at Carrollsburg. Deteriorated and collapsed underground roof drains have caused significant soil erosion around building foundations and filled crawl spaces with water. Bulkhead doors, which provide access to these basement spaces, need to be replaced.

Major Design Deficiencies

Major design deficiencies are present throughout. Arthur Capper Senior suffers from an antiquated building design and inferior amenities:

- Because the building is U-shaped, senior residents must walk inordinate distances — from 20 feet to 150 feet — to reach their apartments. Hallways are long and winding and some residents fear what is around the corner and down the hallway during their long walk from the elevator to their unit.
- Of the 297 units, 58 percent are efficiency units that are small and nearly impossible to market. Living space in these units measures less than 400 square feet.
- Approximately 50 units have kitchen sink-stove combinations that were installed in the early 1960s.
- Frequent toilet and tub overflows in upper floor apartments run into the apartments of unsuspecting residents below.
- First floor public restrooms are poorly ventilated, not handicapped accessible, outdated, and generally in need of major attention.
- Windows are single pane, drafty, and are not energy efficient.
- The building is poorly sited with no site amenities — no grocery stores, pharmacies, or medical facilities are located nearby. Senior and disabled residents suffer because of the lack of onsite stores and doctors' offices — comparable buildings in the District of Columbia offer such amenities.

EXHIBIT C

- The community room is a walk-through area that affords little privacy and is not fully conducive to any programs that might be offered.

Hallways in the walkups at Carrollsburg are narrow, have minimal natural lighting, and are a safety and security hazard. They are havens for loitering and illegal activity. To meet today's standards, unit designs require major upgrading. Arthur Capper/Carrollsburg lacks defensible space, which has caused isolation from the surrounding community. Their unbroken rows of townhomes lack defined front and back yards. Their open spaces are located away from main streets and thus, provide a haven for crime. The poor building design, illustrated by the three-story walkups, encourages loitering, while hindering safety and security efforts. These issues have made implementation of massive public safety efforts difficult at best. Few units are handicapped accessible. Although both developments are family properties with an abundance of school-age children, the community lacks adequate playground and recreational facilities for children. At Arthur Capper Family, units are self contained; however, the area set aside as the mechanical room in individual apartments does not provide sufficient air for proper operation of the hot water heater or the individual boiler and poses a carbon monoxide poisoning hazard. Closets are small. Kitchen cabinets and countertops are in poor condition. Washing machine discharge lines run through the center of the countertop, causing serious health hazards when backups occur. Entrance canopy roofs and downspouts require replacement on Carrollsburg's walkups. Exterior apartment entrance doors are continuously in disrepair. They do not lock or function properly, which jeopardizes the security of the residents. The closure of K Street through the development prevents full access to the community by residents and poses a security problem.

Major Building and/or Site Conditions

Portions of Arthur Capper/Carrollsburg may be deemed unusable, unwanted, or environmentally unsafe. Six abandoned 5,000 gallon underground fuel storage tanks at Arthur Capper/Carrollsburg are a potential environmental risk and must be removed. Unless these tanks are removed, and the soil under them tested for contaminants — and removed if necessary —DCHA risks contaminating major parts of the Chesapeake Bay Estuary System. Any leaching from these tanks may affect the Arthur Capper/Carrollsburg water table, which is high and is less than four blocks to the Anacostia River, which flows into the Potomac River and eventually the Chesapeake Bay. Lead-based paint was found on interior window trim, radiators, baseboards, door jambs, some interior walls, and on the exterior door trim

ATTACHMENT 36: HOPE VI REVITALIZATION APPLICANTS CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am licensed as an engineer __X__, or architect _____ (check one) by the licensing board for the state in which the public housing project identified below is located.

2. I am not an employee of the applicant public housing authority or unit of local government in which the public housing project identified below is located.

3. The public housing development listed below meets (in the manner described in either subparagraph (A) or (B) below) the following definition of severe physical distress:

   Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project

Check One:

A. __X__ The development currently meets the above definition of severe physical distress; or

B. _____ The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Donovan L. Olsen

Signature: Donovan L. Olsen 6/19/01
Date

DISTRICT OF COLUMBIA DONOVAN L. OLSEN No. 10756 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

License number: 10756 State of Registration: District of Columbia

Applicant PHA: District of Columbia Housing Authority

Development Name: Arthur Capper/Carrollsburg

****NOTE: This certification MUST be signed ON OR BEFORE June 22, 2001.**

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

STV Incorporated
21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax:(410) 298-2794

June 19, 2001
1038-10684

District of Columbia Housing Authority
1100 Capitol Street NW
Washington DC 20002

Reference: Arthur Capper/Carrollsburg Project

Ladies and Gentlemen:

This letter supplements the Certification of Severe Distress provided in support of your US Department of Housing and Urban Development Hope VI Grant request. Background developed in preparation for making this certification is limited to:

- Review of Physical Needs Assessment Reports for Arthur Capper Family Housing and Senior Citizen Center and Carrollsburg Dwellings prepared by Torti Gallas & Partners-CHK, Inc. dated July 1999.
- Site inspection of the facilities in company of Steven Firth. Director of Facilities, Joe Hall. Property Foreman for the Carrollsburg units and Darrell Clemons, Maintenance Supervisor for the Arthur Capper Senior Center.

The existing conditions were evaluated according to HUD/Hope VI Guidelines, generally accepted professional criteria, and accessibility codes.

ARTHUR CAPPER SENIOR CENTER

Interior

Deficiency in Original Design Requiring Major Redesign, Reconstruction or Redevelopment

- Units are cramped by modern standards. Efficiency units have gone unoccupied due to this deficiency
- Potable water distribution system is not valved or zoned. To perform maintenance work on individual water supply in units (kitchen/bathroom sink, bath, or commode) water service to the entire building must be turned off.
- Sprinklers serve only the hallways. Rooms have no fire protection except that furnished by the residents
- The building contains three stairwells, one at each end of the hallways and one in the center. This is not sufficient in an emergency, particularly for seniors and disabled persons.
- There are no physical provisions for evacuating physically handicapped residents in an emergency.
- Electrical service in the apartments is marginal. The addition of window air conditioners, in units where the central air is inoperable, tends to overload the circuits.

Physical Deterioration and Obsolescence of Major Systems

- Breaks in water services causes water to travel down the riser to the first and second floors, damaging the ceilings and floor. Maintenance personnel state that seven computers in the office area have been destroyed from such occurrences.
- The potable water piping system is corroded and requires complete replacement



STV Incorporated

- The fire distribution system is controlled by valves at each end of the hallways. These valves are inoperable.
- There are three elevators in the building. Only one is operational. Two elevators only work sporadically and require extensive maintenance.

Exterior

Physical Deterioration and Obsolescence of Major Systems

- The brick facade under the windows are mildewed and possibly deteriorated due to continuous exposure to moisture from condensation on the single pane windows.
- Numerous cracks are visible throughout the building exterior and should be investigated for structural integrity. Maintenance reports that one section of brick failed and fell off.
- The boiler tower shows discoloration along the joint between the overhang and tower face, possibly from exposure from a moisture concentration developing at that point. There is also a crack at the joint between the tower and main building face indicating possible structural distress.
- Of two generators supply emergency power to the hallways, one is operational and one is not. Maintenance reports that the units are not sized adequately to provide the emergency power required.

ARTHUR CAPPER FAMILY HOUSING

Interior

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies on the original design.

- Units are cramped by modern standards and have very narrow stairways leading to the second floor
- Units are not handicapped accessible and cannot be modified to make them so for wheelchair bound individuals without major renovation.
- The entire complex is constructed in a high groundwater area. Basements consist of crawl spaces that are either damp or contain several inches of water. Utilities are hung from the first floor making maintenance difficult.
- Clothes washers have been installed in some kitchens and may discharge through the sink counter top to the drain. These units have a history of backing up and discharging onto the counter top.
- Windows are a mix of single and double pane units. Single pane windows provide poor insulation value in cold weather.
- The units are not air-conditioned. Addition of window units tends to overload the electrical service. They also discharge moisture onto the brick façade resulting in deterioration.
- All furnace/hot water enclosures lack a required fresh air vent.
- Testing for lead-based paint determined that it exists in the windowsills and stairs.

Exterior

Physical Deterioration and Obsolescence of Major Systems

- The brick facades have numerous hairline cracks indicating structural distress.
- Overhangs above the entrance doors are subject to moisture damage and must be replaced regularly.
- Walks have settled around the front steps, resulting in puddles developing against the foundation
- All drives, parking areas, and curbs and gutters are severely deteriorated.
- Dumpsters are positioned in the courtyards without enclosures. Their placement also attracts vermin and subjects residents to odors from decomposing trash.
- Lighting system is inadequate, exposed, and a regular target for vandals

STV Incorporated

- Units a ong 1st Street and Virginia Avenue have a poor rental history. Maintenance personnel attribute this to extensive drug activity.

CARROLLSBURG DWELLINGS

Interior

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies on the original design.

- Units are cramped by modern standards and have very narrow stairways leading to upper floors.
- Units are not handicapped accessible and cannot be modified to make them so for wheelchair bound individuals without major renovation.
- The units are not air-conditioned. Addition of window units tends to overload the electrical service. They also discharge moisture onto the brick façade resulting in deterioration.
- The facilities have no entrance security system and building entrance doors are constantly open.
- Corridors lead directly from the front to the back of the buildings and into a court yard providing easy access and egress to the criminal element operating in the area.
- Stairs are narrow, making it difficult to access apartments with appliances and furniture. There are no elevators in the buildings.
- Testing for lead-based paint determined that it exists in the windowsills and stairwells. It has been painted over but still exists.

Exterior

Physical Deterioration and Obsolescence of Major Systems

- The building units show signs of erosion. In some cases, the front stoops are being undermined.
- Leaders from downspouts to the street are not operational. Attempts to clean them out indicate that they have collapsed. Maintenance personnel have fitted the downspouts with ells so they discharge on the surface solving the downspout problem but causes erosion.
- Central boilers heating each building were replaced and switched from oil to gas approximately 15 years ago. The oil tanks abandoned in place. Maintenance personnel estimate that they are 5,000-gallon tanks but have no information on the oil remaining in the tanks or their condition. Extensive soil contamination was encountered in the removal of an original oil storage tank elsewhere in the development.
- The parking areas, roads, and curbs and gutters are all deteriorated and in need of replacement.
- The Carrollsburg area has a severe area-wide rat population problem.
- The sanitary line in back of the unit next to the Carrollsburg Building experiences frequent back-ups, discharging sewers into a number of first floor areas.

I hereby certify that I am a registered Professional Engineer I the District of Columbia. Based on the information above, and to the best of my knowledge and belief, the Arthur Capper/Carrolsburg facilities substantially qualifies under the US Department of Housing and Urban Development definition of Severe Physical Distress.

Very truly yours,
STV INCORPORATED

Donovan L. Olsen, PE
Certifying Engineer

200

DISTRICT OF COLUMBIA ☆ DONOVAN L. OLSEN ☆ No. 10782 ☆ REGISTERED PROFESSIONAL ENGINEER (CIVIL)