Acquisition Process for Private Properties

As part of the overall development plan for the Capper/Carrollsburg redevelopment, twenty privately owned properties are to be acquired. This represents approximately two percent of the total area of the project. Of the twenty properties, nine are owner occupied and eleven are held by absentee owners. Of the nine owner occupied properties, three were acquired by their current owners since the year 2000 (two after the HOPE VI application was submitted), four were acquired in the 1990's and two were acquired prior to 1990.

Plats of Squares 799 and 800 showing the private properties to be acquired are attached. In Square 799, ten of the private properties are to be acquired in full, portions of the rear of five private properties are to be acquired and five private properties will not be acquired at all. All five private properties in Square 800 are to be acquired in full.

The number of private properties to be acquired is a reduction in the number contemplated in the original HOPE VI application. Initially, all private properties in the project area, with the exception of St. Paul's Church, were to be acquired. A copy of the conceptual site plan from the HOPE VI application is attached. Further planning, after the application was submitted and awarded, reduced the number of private acquisitions to the minimum necessary to accomplish the project.

The twenty properties that are to be acquired are necessary to achieve the redevelopment plan. Square 799 will be bisected by the new 3rd Place, with houses lining both sides of the street and turning the corners to also front on K and L Streets. The full and partial acquisitions are required to accommodate the number of units programmed for the eastern half of the square and to provide rear access to the garages in those units.

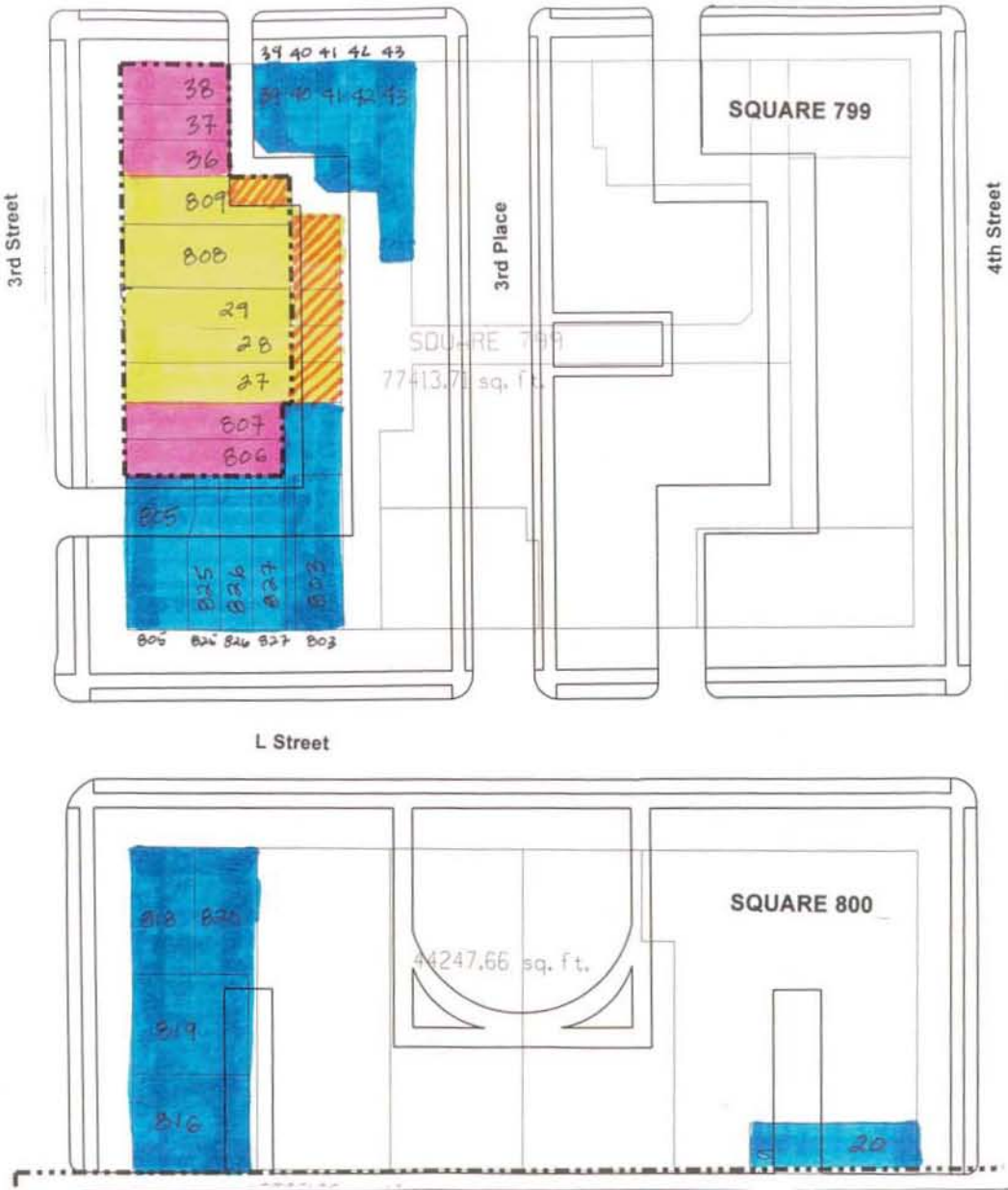
All affected property owners received a letter dated April 23, 2003, advising them that the subject property was to be acquired as part of the Arthur Capper HOPE VI project awarded to DCHA by HUD in October 2001. They were further advised that because Federal financial assistance is involved in the project, acquisition would be governed by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended. Enclosed with the letter was the HUD publication WHEN A PUBLIC AGENCY ACQUIRES YOUR PROPERTY which describes important features of URA and general information about public acquisition of real property. Following the letter of April 23, 2003, property owners received a letter dated July 21, 2003, advising them that, should they wish to be present during the appraisal, the appraiser would be available for appointments during the week of July 28, 2003.

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.54A4

Following URA requirements, the Applicants will use the results of the appraisal as the basis for determining "just compensation" to the owners. Just compensation is defined as an amount not less than the appraised fair market value of the property. Prior to commencement of negotiations with each property owner, the Applicants will prepare a purchase offer and summary statement explaining the basis for the offer,. The summary statement will include a description and interest in the property to be acquired, the amount offered as just compensation and a list of buildings and other improvements covered by the offer.

As explained in the HUD publication sent to the property owners, each owner is entitled to present evidence as to the amount the owner believes is the fair market value of the property. The owner may have legal or other representation during the negotiations. It is through the negotiation process that a fair and equitable amount is determined as a basis for sale. Only after this process has been exhausted will DCHA seek to acquire any affected property through eminent domain. If appropriate as determined by Title II of URA, families, individuals, businesses and nonprofit organizations are also entitled to relocation assistance.

There have been four other HOPE VI projects in the District of Columbia: Ellen Wilson, Valley Green (now known as Wheeler Creek), Frederick Douglass/Stanton Dwellings (now known as Henson Ridge) and East Capitol (now known as Capitol Gateway Estates). In those four projects, sixteen properties which were in private ownership were acquired by the D.C. Housing Authority to complete the property assemblage for the redevelopment. Of those sixteen properties, eleven were acquired by purchase from the owners and five were acquired through the use of eminent domain.



SQUARES 799 and 800 - LOTS TO BE ACQUIRED

SQUARE 799

Lots in Private Ownership to remain (5 total)

Lot 36
Lot 37
Lot 38
Lot 806
Lot 807

Lots with Portion of Rear Yard to be acquired (5 total)

Portion of Rear Yard to be acquired

Lot 27
Lot 28
Lot 29
Lot 808
Lot 809*

Lots to be acquired (10 total)

Lot 39
Lot 40*
Lot 41*
Lot 42*
Lot 43*
Lot 803
Lot 805*
Lot 825*
Lot 826*
Lot 827*

SQUARE 800

Lots to be acquired (5 total)

Lot 816
Lot 818
Lot 819
Lot 820
Lot 20

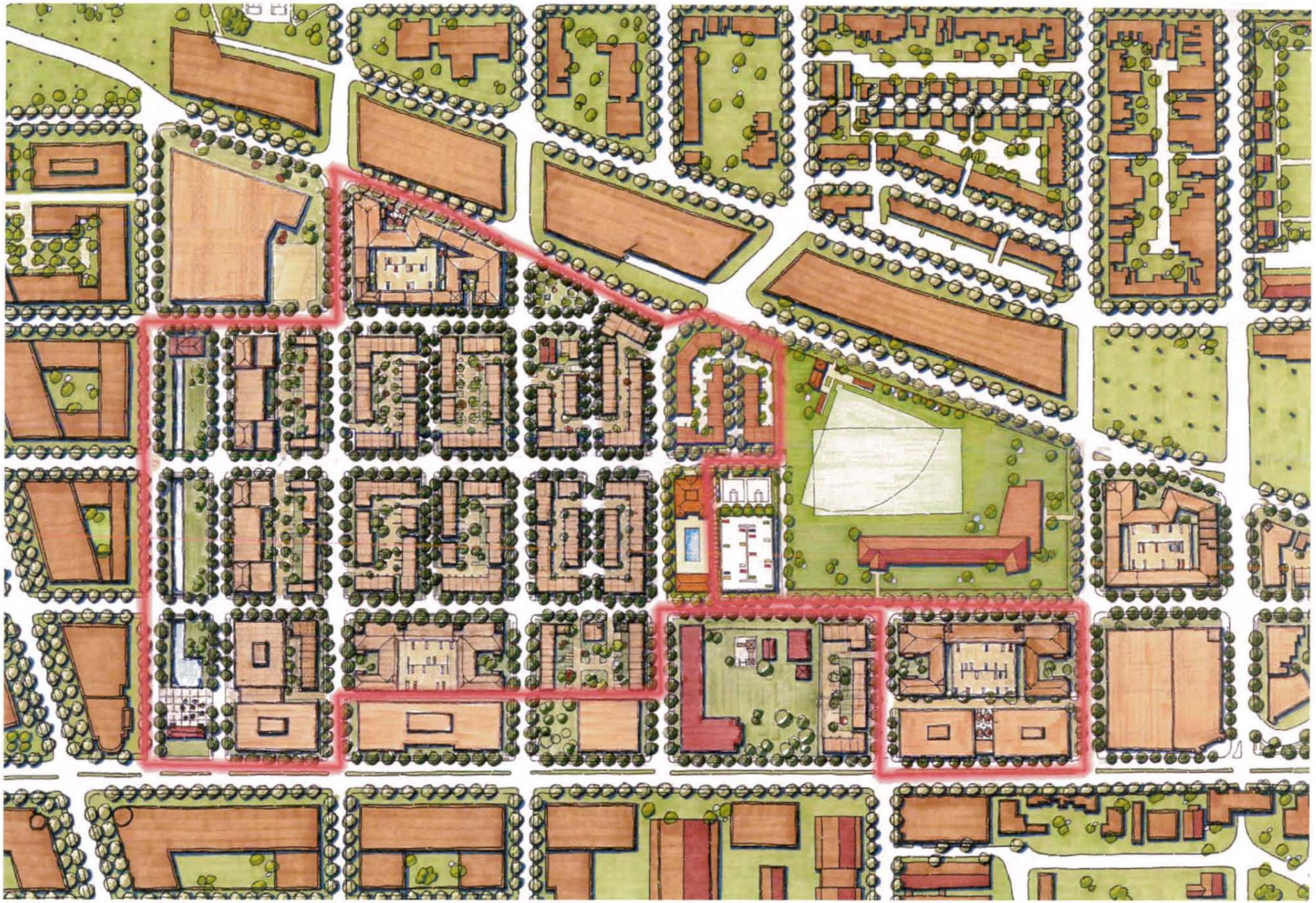
* Indicates an owner-occupied lot

SQUARES 799 AND 800 - LOTS TO BE ACQUIRED

AUGUST 14, 2003

CAPPER/CARROLLSBURG DWELLINGS

CAPPER/CARROLLSBURG VENTURE, LLC / DCHA
TORTI GALLAS AND PARTNERS · CHK



HOPE VI Application Site Plan

DISTRICT OF COLUMBIA HOUSING AUTHORITY
TORTI GALLAS AND PARTNERS • CHK

ARTHUR CAPPER/CARROLLSBURG DWELLINGS