



## District of Columbia Housing Authority

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Adrienne Todman, Executive Director

January 15, 2014



Dear Neighbor,

Let me start by wishing you a Happy New Year.

In recent days, there has been a flurry of online discussion regarding redevelopment activities in the community. This letter will address the two topics of discussion.

### **Multifamily Units Near Canal Park**

The neighborhood revitalization has been a success, demonstrated by the vitality of the community and the interest in the surrounding real estate market. The 23-acre area that once held more than 707 distressed, low-rise units now consists of 866 homes with more coming in the future. The DC Housing Authority's (DCHA) work has spurred additional private investment. This private investment and development activity has provided DCHA with a unique opportunity to leverage private dollars for public good.

But our work is not done. DCHA's commitment to build 707 affordable replacement apartments continues to be unwavering and strong. To reach this goal, we must continue to be creative in order to finance the construction of the remaining 240 units. That is why we are considering innovative deals, like selling a portion of land on the square known as Square 767.

The value of the southern portion of Square 767 is approximately \$9.2 million. The proceeds from the sale, together with other funding sources, will enable DCHA to construct a mid-rise building on the northern portion of Square 767. Similar to the project that we completed at 400 M Street S.E., this midrise building would contain a mix of incomes within the 48 affordable rental apartments.

In addition, selling the parcel would permit our developer to construct a condominium building that would create new opportunities for homeownership in the neighborhood. This condominium will offer both market-rate and affordable housing opportunities. DCHA believes encouraging homeownership is desirable since it adds to the city's tax base and creates additional stability to the larger redevelopment.

### **Community Center – 5<sup>th</sup> St. S.E.**

An integral part of the original redevelopment plans for the former Capper/Carrollsborg community includes construction of a community center. Much of the planning for this center took place in 2004 and the planned unit development (PUD) approval reflects this.

DCHA has secured roughly \$9 million in bond financing to build the new center. In order to access the funding, however, a Certificate of Occupancy for the community center must be obtained by October

2015. We must initiate construction no later than spring 2014 to meet this time frame. As no other funding options have been presented, we cannot afford to lose the financing.

While the exterior design of the building and a basic plan is set (including a multi-purpose area and a day care facility), the final programming and selection of an operator are not yet finalized. In fact, over the coming months we will continue to reach out to the community to solicit more input on the types of programs the community wants. You may recall that last summer DCHA circulated a survey to all community residents to get feedback on the types of services and amenities desired at the center.

Surveys were available online and in print for those who did not have Internet access. DCHA staff also attended various neighborhood meetings and provided updates to the community center plans. DCHA will follow up with a more detailed survey and continued community outreach. At upcoming meetings we will facilitate community input focused on programming and services in the center. Once an operator is selected that provider will also involve the neighbors to ensure that the programs and services are responsive to the needs of the community.

If you have any additional questions or comments, let's start the dialogue at [www.dchousing.org/TALK](http://www.dchousing.org/TALK).

Sincerely,

Adrienne Todman  
Executive Director