

**CHOICE NEIGHBORHOODS – PLANNING GRANTS**  
**Resident Involvement Certification**

As part of your application for Choice Neighborhoods Planning Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete this form. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: District of Columbia Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

Kenilworth Courts Public Housing & Property of Kenilworth Parkside Resident Management Corporation

***Resident Involvement threshold requirement (from the NOFA, Planning Grants Section, Section III.C.2) is as follows:***

(a) General. In accordance with section 24(e)(2)(D), applicants must involve affected residents at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded.

(b) Resident Meeting. As of the application deadline date, you must have conducted one meeting with residents of the targeted public and/or assisted housing. That meeting must have covered the plans for this Choice Neighborhoods application. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the project proposed in this application.

(c) Physical Accessibility. All training sessions and meetings must be held in facilities that are physically accessible to persons with disabilities. Where physical accessibility is not achievable, recipients and subrecipients must give priority to alternative methods of product delivery that offer programs and activities to qualified individuals with disabilities in the most integrated setting appropriate in accordance with HUD's implementing regulations for Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) at 24 CFR Part 8. In addition, all notices of and communications during all training sessions and public meetings shall be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities or provide other means of accommodation for persons with disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and HUD's section 504 regulations. See 24 CFR Section 8.6.

(d) Limited English Proficiency. All applicants must take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency (LEP), pursuant to Title VI of the Civil Rights Act of 1964. This may mean providing language assistance services to ensure meaningful resident and community involvement for persons with LEP as a result of their nationality. The Department published *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (72 Fed. Reg. 2732; January 22, 2007) to assist recipients of HUD assistance in identifying language assistance needs and developing language assistance plans.

**I certify that the Resident Involvement threshold requirement (above) has been met.**

Name of Lead Applicant Executive Officer: Adrienne Todman

Title: Executive Director, District of Columbia Housing Authority

Signature:  Date: 8/5/11

Date of Resident Meeting: Resident Meetings dates are October 20, 2010; May 8, 2011; May 18, 2011; June 15, 2011; June 21, 2011 and June 29, 2011

Attachment 9 Rehabilitation Cost from PNA

District of Columbia Housing Authority

File: Att9 RehabilitationCost

ARCHITECTURE

August 5, 2011

ENGINEERING

Adrienne Todman

PLANNING

Executive Director

INTERIORS

District of Columbia Housing Authority  
1133 North Capitol Street, NE Ste 200  
Washington, DC 20001

Dear Ms. Todman:

As a result of our inspection of the Kenilworth Courts and KPRMC properties, and the Physical Needs Assessments, completed in June, 2011, we have determined that the cost to rehabilitate a two-bedroom walk up unit at Kenilworth Courts is \$107,500 and at KPRMC, \$84,000. Below is the breakdown of costs:

	<u>Kenilworth Courts</u>	<u>KPRMC</u>
Housing Costs:	\$ 84,000	\$ 49,000
Proportionate Site Improvement Costs:	\$ 11,000	\$ 21,000
Dwelling Equipment:	\$ 4,500	\$ 4,500
Proportionate Demolition Cost:	\$ 3,000	\$ 4,500
Misc. Costs:	\$ 5,000	\$ 5,000
<b>REHAB TDC FOR 2BR WALK-UP UNIT:</b>	<b>\$107,500</b>	<b>\$84,000</b>

Sincerely,

A+E Collective, P.C

772D  
WALKER ROAD  
P.O. BOX 745  
GREAT FALLS  
VIRGINIA  
22066



Anil Bhatia, AIA, LEED-AP

Principal

TEL 703 757 0107

FAX 703 757 0106

E-MAIL design1@erols.com

Attachment 10 Structural Deficiencies Documentation

District of Columbia Housing Authority

File: Att10 StructuralDeficienciesDoc

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INTERIORS

August 1, 2011

Ms. Adrienne Todman, Executive Director  
District of Columbia Housing Authority  
1133 North Capitol Street, NW  
Washington DC 20002

Dear Ms. Todman:

At the request of DCHA, A+E Collective, P.C., Architects, conducted a site visit/inspection and prepared a physical needs assessment for the DCHA Kenilworth Courts public housing property, to determine whether the property meets the criteria of being "Severely Distressed" as established by HUD and whether a Certification of Severe Physical Distress can be issued. Our findings are as described below and we conclude that the property meets the aforementioned criteria.

**DESIGN DEFICIENCIES:** Site lacks defensible space due to building layout and orientation. Many units are inaccessible due to deteriorated site conditions (broken pavement, erosion, steep grades). Rooms are sized inadequately for current use, with a lack of storage and closets. Site layout and building design are incompatible with the neighborhood stigmatizing the development. (see photos)

**STRUCTURAL DEFICIENCIES: Roofing System:** Soffits, fascia boards and flashing are in poor condition, missing fire or damaged. Downspouts are undersized and spaced too far apart. **Foundation and Structural:** Garden apartments and townhouses are in poor to fair condition. Garden apartments are built over concrete block wall basements and crawl spaces; townhouses built over concrete slabs, in fair to poor condition. **Exterior Walls:** Brick exterior walls made of brick veneer in fair condition. Some sections exhibit water damage (especially at downspouts), cracks and loose or missing bricks.

**BUILDING SYSTEMS: Electrical:** In the Dwelling Units, almost 75% of the dwelling units have damaged lighting fixtures in kitchens and bathrooms. Receptacles in poor condition. There are no GFI's in kitchens or bathrooms in 75% of the units. Electrical panels are in fair condition. Electric fixtures in the stairways have all been vandalized. **Plumbing Services:** Plumbing services and plumbing fixtures in the kitchens and bathrooms appear to be in fair condition. **Mechanical/Heating/Air Conditioning Services:** Two-pipe hot water systems with freestanding sectional cast iron radiators in very poor condition. There is no central air conditioning. Multiple window units are not energy efficient, and jeopardize security and blight the property. Most windows are in poor condition. Walls and ceilings range from fair to poor condition, with damaged wet areas in many units, caused by dysfunctional plumbing. VCT in 50% of units in poor condition; ceramic tiles in poor condition on many bathroom floors, with water-

772D

WALKER ROAD

P.O. BOX 745

GREAT FALLS

VIRGINIA

22066

TEL 703 757 0107

FAX 703 757 0106

E-MAIL design1@erols.com

damaged underlayment. There is no controlled entry system in the apartment buildings due to vandalism. Doors to apartments are damaged with locking mechanism vandalized, compromising the fire rating as well as security. Hallway windows are in poor condition and stairwells smell of urine. Walls in poor condition with graffiti; vinyl tiles at landings broken; railings not code compliant.

**SITE CONDITIONS: Site Work:** The Kenilworth Court site is in poor condition. Public streets divide the site in different sections; however, the buildings are linked together through a network of sidewalks and paths. Some areas of the site have steep terrain with buildings located in flattened areas. Trash dumpsters are in the service yards with no enclosures, creating unsafe and unhygienic conditions. Forty percent of chain-link and picket fences are broken, with missing sections, vandalized or warped. Guardrails and railings are in poor condition or missing, resulting in hazardous conditions. Steep slopes and high walls are without protection. Retaining walls are in disrepair and many sections of steps are without handrails. Thus, many areas are not accessible. Secondary roads and driveways serving parking lots are poor to fair condition. 25% of walkways are in disrepair due to uneven settlement with overgrown trees, creating hazardous conditions and in some cases walks have collapsed. Parking areas are in poor condition with potholes and broken surfaces, with curb and gutter not provided in many sections. **Sewer and Storm Drain:** Site drainage is not functioning adequately. Many locations have grading problems, which has resulted in severe water ponding and has negatively affected retaining walls and paved areas around the site, and severe depressions, exacerbated by missing downspouts and splash blocks. Throughout there are areas of severe erosion and slopes devoid of ground cover. Many of the rear yards are in states of disrepair and landscaping is sparse. **Utilities:** Other than the storm drainage, utilities appear to be in fair condition. However, back ups have been reported which require constant preventive maintenance. Site lighting is in very poor condition, many of the fixtures having been vandalized. Existing light poles located between townhouses are in poor condition with many missing. Loose electric power wires and cables can be seen throughout the site, causing very hazardous conditions.

In conclusion, this property requires major redesign, reconstruction or redevelopment, or partial or total demolition to correct serious deficiencies in the original design, deferred maintenance, physical deterioration, obsolescence of major systems, and other deficiencies in the physical plan of the project. Due to this and other factors, it is our opinion that this project meets the HUD criteria of a "Severely Distressed" public housing project.

Sincerely,  
A+E Collective, P.C



Anil Bhatia, AIA, LEED-AP  
Principal

ARCHITECTURE

August 1, 2011

ENGINEERING

Ms. Adrienne Todman, Executive Director  
District of Columbia Housing Authority  
1133 North Capitol Street, NW  
Washington DC 20002

PLANNING

INTERIORS

Dear Ms. Todman:

At the request of DCHA, A+E Collective, P.C., Architects, conducted a site visit/inspection and conducted a physical needs assessment for the KPRMC – owned assisted housing property, to determine whether the property meets the criteria of being “Severely Distressed” as established by HUD and whether a Certification of Severe Physical Distress can be issued. Our findings are as described below and we conclude that the property meets the aforementioned criteria.

**DESIGN DEFICIENCIES:** Site lacks defensible space due to building layout and orientation. Many units are inaccessible due to deteriorated site conditions (broken pavement, erosion, steep grades). Rooms are sized inadequately for current use, with a lack of storage and closets. Site layout and building design are incompatible with the neighborhood stigmatizing the development. (see photos)

**STRUCTURAL DEFICIENCIES: Roofing System:** Roofing on buildings is at the end of useful life. Fascia boards and flashing at buildings are damaged. Gutters and Downspouts are in poor condition. **Foundation and Structural:** Garden apartments and townhouses are in poor to fair condition. Garden apartments are built over concrete block wall basements and crawl spaces; townhouses are built over concrete slab. **Exterior Walls:** Exterior walls are brick veneer, in fair condition. A few sections exhibit water damage cracks and loose or missing bricks. Soffits are missing or damaged at some locations.

**BUILDING SYSTEMS: Electrical:** Electrical panels are in fair condition. There are no GFI’s in bathrooms. Lighting in hallways is very inadequate. Loose and exposed telephone and TV cables hang from ceilings and walls at many units. **Plumbing Services:** Plumbing fixtures in the bathrooms are in poor condition and not energy efficient. Seals at many fixtures have deteriorated allowing water seepage at walls and floors. Exhaust Fans missing. **Mechanical/Heating/Air Conditioning Services:** Two-pipe hot water systems with freestanding sectional cast iron radiators, many of which are in poor condition. One boiler is in very poor condition. There is no central air conditioning. Multiple window units are not energy efficient, jeopardize security and blight the property. Ventilation Fans needed in each of the 7 boiler rooms. **Finishes:** Walls and ceilings are in fair condition except in the bathroom areas. VCT in 50% of units is in poor condition;

772D  
WALKER ROAD  
P.O. BOX 745  
GREAT FALLS  
VIRGINIA  
22066  
TEL 703 757 0107  
FAX 703 757 0106  
E-MAIL design1@erols.com

ceramic tiles are in poor condition on many bathroom floors, with water-damaged underlayment. All wood flooring is in poor condition. Vinyl stair tread coverings are worn and are a tripping hazard. Railings at public stairs of each apartment building are not code compliant. **Doors and Windows:** Most windows in the Townhouse units are in poor condition. The sills of the windows in the bedrooms are too high above the floor and do not comply with the egress requirements of the current building codes. Windows in stair in poor condition. **Kitchen Cabinets:** Kitchen Cabinets and countertops in all units are at the end of their useful life. Range hoods in poor condition and need to be replaced. **Management Office:** Management office is located in the basement of one apartment building and is in poor condition. It is not handicap accessible. The two toilet rooms not accessible. The offices are not equipped with a fire protection system other than smoke detectors and do not comply with current building codes.

**SITE CONDITIONS: Site Work:** KPRMC site is generally in poor condition. The buildings are connected by pathways and walkways, 25 % of which are in disrepair. Due to uneven settlement; many walkways have created hazardous conditions. Many areas are not accessible to the handicapped. Parking areas are in poor condition with potholes and broken surfaces, with curb and gutter not provided in many sections. Safety surface at the play equipment is broken. **Sewer and Storm Drain:** Site drainage not functioning adequately. Significant locations at property have grading problems. There is no underground storm drainage system, resulting in severe problems due to water ponding. Missing downspouts and splash blocks. Areas of severe erosion and slopes devoid of any ground cover are scattered throughout the site. Severe depressions caused by ponding water are also visible in many areas. Negative grading is prevalent at many townhouse buildings. **Utilities:** Other than the storm drainage, utilities appear to be in fair condition. However, back ups have been reported which require constant preventive maintenance.

**CONCLUSION:** In conclusion, this property requires major redesign, reconstruction or redevelopment, or partial or total demolition to correct serious deficiencies in the original design, deferred maintenance, physical deterioration, obsolescence of major systems, and other deficiencies in the physical plan of the project. Due to this and other factors, it is our opinion that this project meets the HUD criteria of a "Severely Distressed" public housing project.

Sincerely,  
A+E Collective, P.C

  
Anil Bhatia, AIA, LEED-AP  
Principal

## KENILWORTH COURTS



Typical Building Exterior with roofing problems, inefficient windows and broken pavement.



Exterior of building with loose electric power wires creating very hazardous conditions.



Poor Condition of Fascia Boards, soffits & flashing



Old and rusted sewer pipes



Water damaged unit with mold on walls and floors



Very poor condition of flooring

## KENILWORTH COURTS



Poor condition of wood floors in unit



Poor condition of tiles and underlayment in bathrooms



Poor condition of stairs with non-compliant railings.



Inefficient windows with severe leakage problems



Typical condition of broken patios, erosion problems ,  
negative grading and poor landscaping



Broken and uneven sidewalks

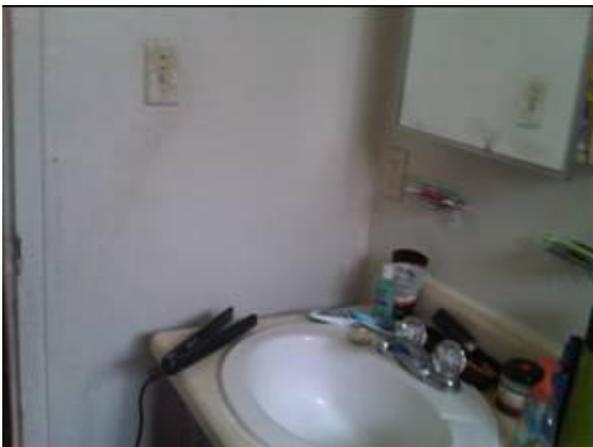
KPRMC



Roofing in need of replacement. Damaged fascia boards /flashing and downspouts. Inefficient windows. Use of window air conditioners. Wet walls.



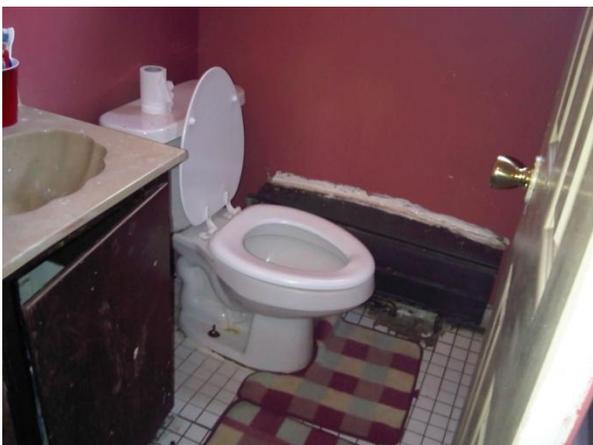
Large and inefficient use of open spaces. Poor landscaping elements.



No GFI's in bathrooms. Very poor condition of bathroom accessories and fixtures.



Loose Cables at exterior of buildings creating hazardous conditions



Vanities, plumbing fixtures and CT flooring in need of replacement. Damaged underlayment due to water seepage.



Poor condition of central boiler.

**KPRMC**



Poor Condition of Finishes at Common areas



Kitchen Cabinets/Countertops , VCT Flooring at end of their useful life.



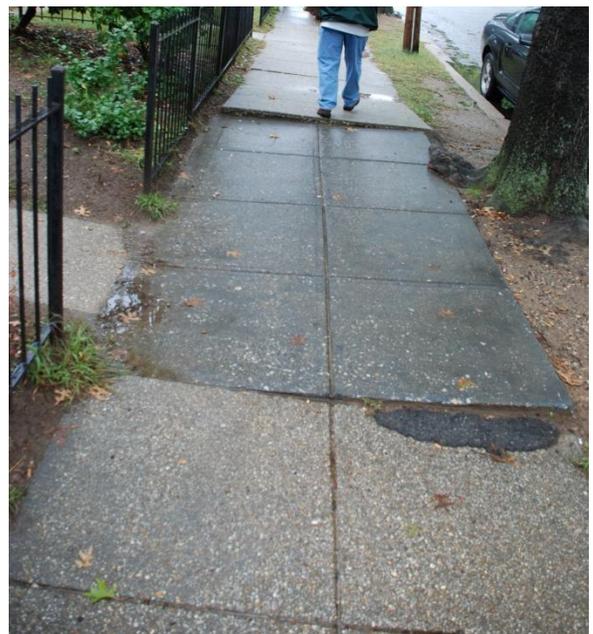
Poor condition of windows. Water damaged heads and sills of windows due to water leakage.



Safety issues due to non-compliant railings and damaged steps at common stairs



Severe Grading and Storm Drainage Problems



Cracked and settled sidewalks throughout the site