



# PARK MORTON REDEVELOPMENT

**The Park Morton redevelopment** aims to turn the existing 174 units of public housing on the site into roughly 545 units of mixed-income housing, 83 of which have already been completed. Over two-thirds of these units will be affordable to low and moderate income households, and the redevelopment will bring in new amenities and public space into the neighborhood. Below, the New Communities Initiative (NCI) has developed a list of frequently asked questions regarding the Park Morton revitalization and the recent appeal of the Bruce Monroe redevelopment to provide more clarity on its current status and next steps.



## WHAT IS 'BUILD FIRST'?

One of NCI's key goals is to prevent current Park Morton residents from being displaced from the neighborhood during the redevelopment process. In Park Morton, 'Build-First' refers to the first phase of the redevelopment which will be constructed and available for lease before Park Morton is fully demolished. The Avenue, at the corner of Newton Place and Georgia, has been completed and 27 of the 83 units available are replacement units for Park Morton residents. At the former Bruce Monroe School and current temporary park on Georgia Avenue, the 'Build First' phase will include a senior building, a multi-family apartment building, and townhomes. There will be 273, units, with 90 set aside as replacement units for Park Morton residents so that they will not have to relocate away from their neighborhood. The types of units to be available include 1, 2 and 3 bedrooms (note: All current Park Morton units are 2BR.) Individuals and families who move to the Bruce Monroe 'Build First' site will be considered permanently housed with their right to return satisfied.

## I'M A PARK MORTON RESIDENT, DO I HAVE A RIGHT TO RETURN?

Yes, the District of Columbia Housing Authority (DCHA) passed Resolution 16-06 which outlines the right to return. The resolution affirms that current and former Park Morton residents who lived at the property on or before

# FAQ:?

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November 1, 2014 and are lease-compliant have the right to return to a replacement unit at The Avenue, Bruce Monroe or on-site at the redeveloped Park Morton. Tenants who have signed repayment agreements and are making timely payments are considered lease compliant.

## WHAT ARE MY RELOCATION OPTIONS DURING THE REDEVELOPMENT?

DCHA's Relocation Plan lists all the options available to Park Morton residents during the redevelopment period which includes the following alternatives:

- 'Build First' unit
- Unit at the redeveloped Park Morton
- Housing Choice Voucher
- A unit at another public housing development; or
- Other available housing options

The Relocation Plan will be created with Park Morton residents, specifically the Relocation Committee. If you're interested in participating in this committee, please notify Chelsea Liedstrand at [cliedstrand@dchousing.org](mailto:cliedstrand@dchousing.org) or 202-535-2754.

## WILL THERE BE ENOUGH RELOCATION VOUCHERS FOR PARK MORTON RESIDENTS?

DCHA anticipates being able to accommodate those who choose to utilize and are eligible for the voucher program. During the relocation period, families may be eligible to receive a Housing Choice Voucher through the tenant-based Housing Choice Voucher Program (HCVP). Residents will be required to meet the eligibility criteria outlined by the HCVP. Timing and quantity of vouchers received for Park Morton residents are determined by HUD.

## WHAT IS THE APPEAL ABOUT AND WHAT DOES IT MEAN FOR PARK MORTON RESIDENTS?

Currently, there are three acres of land available at the Bruce Monroe Park. NCI and its partners hope to use two-thirds of that land to construct the next phase of the redevelopment and turn the remaining one acre into an official city park. Out of the 273 planned units at Bruce Monroe Park, 90 will be replacement units for Park Morton residents, 111 of them will be affordable units for those making below 60% of area median income (AMI), and 72 market rate units. In April 2017, the DC Zoning Commission issued Orders 16-11 and 16-12, which approved the zoning changes needed for the Bruce Monroe and Park Morton sites, respectively. In May 2017, four homeowners near the Bruce Monroe site challenged the decision at the DC Court of Appeals in an effort to preserve the current Bruce Monroe site. This appeal will delay the redevelopment. In the best case scenario, the delay would add less than a year onto the two years it will take to develop the site; worst case, the appeal could add one and a half years.

## WHAT CAN RESIDENTS DO ABOUT THE APPEAL?

There will be an oral argument at the Court of Appeals (date to be determined), which is open to the public. Unlike the proceedings before the Zoning Commission, no one gives testimony and no new evidence is introduced. Only the petitioners (i.e. challengers), the District's lawyers for the Zoning Commission and the lawyers for Park View Community Partners (the development team) will be permitted to speak. However, the residents of Park Morton and anyone else who would like to attend the oral arguments can do so. NCI will inform residents and other stakeholders of the day and time of the oral arguments to ensure all interested persons can attend.