

NEW COMMUNITIES INITIATIVE OVERVIEW



Park Morton Apartments

New Communities Initiative (NCI) is a District effort started in 2005 to revitalize some of the city's aging, most challenged public and subsidized housing communities. NCI's work is focused on four communities - **Barry Farm, Lincoln Heights / Richardson Dwellings, Northwest One, and Park Morton.**

TWO MAIN GOALS/ACTIVITIES:

- Development - Transforming physical spaces
- Human Capital - Providing services to support resident success

FOUR CORE PRINCIPLES:

1

1:1 Replacement

All subsidized housing will be replaced and there will be no loss of affordable units. In addition to replacement units, NCI produces additional affordable housing for a net-gain in affordable units.

2

Right to Return/Right to Stay

Ensure that original residents have an opportunity to live in the redeveloped community.

3

Mixed Income

The new developments will mix affordable units along with market-rate households.

4

Build First

Where feasible, NCI strives to build new units before existing units are demolished to minimize any displacement from the neighborhood during the redevelopment period.

PROGRESS AND ACHIEVEMENTS

- **Housing Units Completed:** 83 units (27 replacement and an additional 56 affordable units)
- **Units in the Pipeline:** 462 units planned (147 replacement, 155 additional affordable units, and 160 market rate)
- **Human Capital:** Over 1.5 million invested in human capital services

OUR COMMITMENT

NCI is committed to creating a clear and realistic path to **100% resident success** for every single resident.

THIS MEANS THAT:

- Every resident is strongly encouraged to return/stay and thrive as an important part of their new mixed-income community
 - Every resident has both the opportunity and a path to return/stay
 - Every resident has access to all the information they need to make the best choice for them and their family
 - Every resident is offered the support needed for a successful relocation, whether temporary or permanent, and whether or not they choose to live in the new mixed-income community
 - 10 years from now, every original resident is stably housed and personally thriving, wherever they have chosen to live
- WE WILL ACCOMPLISH THIS BY:**
- Completing the one-for-one replacement of public housing units
 - Implementing a phased development to minimize displacement from the neighborhood during development
 - Maximizing the creation of new affordable housing units
 - Successfully meeting the core NCI principles
 - Meeting District of Columbia Housing Authority (DCHA) Resolution 16-06 Requirements, including ensuring the resident right to return to new units



PARK MORTON MOVING FORWARD TOGETHER

A Brief Overview



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INTRODUCTION

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the District of Columbia Housing Authority (DCHA) have a full plan laid out for the redevelopment of Park Morton. NCI continues to make progress in the redevelopment plan area which includes Park Morton, two off-site “Build First” residences (Bruce Monroe and The Avenue), new amenities including community spaces, resident amenities, new parks and public spaces, improved streets and improved parking.

What makes the Park Morton project a real example of equitable redevelopment is the inclusion of the large scale “Build First” developments. “Build First” is the concept of building new units prior to demolishing the existing units at Park Morton. The Avenue has already been completed as the first “Build First” site for Park Morton. Park Morton and Bruce Monroe, once developed, will have roughly 462 housing units in addition to community and green spaces. Located at the former Bruce Monroe School and current temporary park on Georgia Avenue, the next “Build First” phase will include a senior building, a multi-family apartment building and townhomes. There will be a total of 273 one-, two- and three-bedroom units, with 90 units set aside as replacement units for Park Morton residents, another 111 affordable units available to households with under 60% of area median income (AMI), and 72 market rate units.

STEPS TO REDEVELOPMENT

- Winter 2016 **Approval of Disposition of Bruce Monroe for Park Morton Redevelopment**
- April 2017 **Zoning approvals for Bruce Monroe and Park Morton Redevelopment Plans**
- Fall - Winter 2017 **Planning process for permanent Bruce Monroe Park**
- Winter 2018 **Construction slated to begin at Bruce Monroe**

PARK MORTON OVERVIEW

DEVELOPMENT UPDATES:



83 UNITS COMPLETED:
27 replacement and an additional 56 affordable units at The Avenue



HUMAN CAPITAL PROVIDER:
Housing Opportunities Unlimited and Dance Institute of Washington



462 UNITS PLANNED:
147 replacements, 155 additional affordable, and 160 market rate units at Park Morton and Bruce Monroe

STATUS OF RE-DEVELOPMENT PLAN:

PROPERTY	STATUS	UNITS COMPLETED
The Avenue	Off-Site Completed	83 units (27 replacement and 56 additional affordable units)
Bruce Monroe Senior & Towns	Planned	84 units (36 replacement, 5 market and 43 additional affordable units)
Bruce Monroe Multifamily	Planned	189 units (54 replacement, 67 market rate and 68 additional affordable units)
Park Morton Multifamily	Planned	142 units (40 replacement, 58 market rate and 44 additional affordable units)
Park Morton Towns	Planned	47 units (including 17 replacement units)

RIGHT TO RETURN

WHAT IS RESOLUTION 16-06?

Resolution 16-06 sets the right to return for all residents living at NCI properties on or after the date of selection of the master developers or demolition of any portion of the on-site. In the case of Park Morton, the date is November 1, 2014. This right to return lasts until you move into a new NCI unit, or all phases are built/filled, whichever comes first.

WHAT ARE THE CRITERIA FOR RETURNING?

If you are eligible for public housing, then you will be eligible for a replacement unit. Criteria to return to a new unit has to be the same or less than DCHA's current rules for living in public housing. Specifically, the new rules must match DCHA in the following areas:

- **Service Requirements** – DCHA requires 8 hours per month of community service or 8 hours participation in an economic self-sufficiency program. Residents who are elderly, disabled, caretaker of an elderly/disabled resident, or working are exempt.
- **Criminal Background** – DCHA does not accept applicants with 1) a felony conviction within the last 5 years; 2) a conviction for manufacturing methamphetamines; and/or 3) current requirement to register on the National Sex Offender Registry. DCHA may make exceptions for felony convictions on a case by case basis.
- Additionally, there are no specific work requirements, no minimum credit score requirements (although past

rental history is reviewed), and there are no drug screening requirements.

The future property manager, The Community Builders (TCB) and Dantes Partners, are committed to these guidelines and ensuring that households who are compliant with their lease are eligible to move into new units.

WHEN WILL DCHA NOTIFY ME ABOUT MOVING?

Although households will be offered the opportunity to move to “Build First” units, no one will be required to move until the properties receive official HUD approvals for redevelopment. That will not happen for some time, and residents will be updated on the application process to HUD. When it is time, though, DCHA will provide proper notices for any temporary and permanent moves.

WHAT ARE MY OPTIONS FOR MOVING?

Once the next phase of redevelopment is ready, a relocation coordinator will assist Park Morton residents in selecting the best replacement unit for their household. residents will be offered several options:

- A unit at Bruce Monroe
- A unit at Park Morton (available in later phases)
- A unit at another public housing property (pending availability)
- Rent on the private market with a housing choice voucher (pending DCHA eligibility assessment)
- Home ownership