

NEW COMMUNITIES INITIATIVE OVERVIEW



5201 Hayes Groundbreaking, Nov 2016

The New Communities Initiative (NCI) is a District effort started in 2005 to revitalize aging public housing communities where the concentration of poverty and crime are a persistent challenge. The NCI effort includes the revitalization of four neighborhoods: **Barry Farm, Lincoln Heights / Richardson Dwellings, Northwest One, and Park Morton.**

TWO MAIN GOALS/ACTIVITIES:

- Development - Transform Physical Spaces
- Human Capital - Provide 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.

2

Right to Return/Right to Stay

Ensure that original residents have a right to live in the redeveloped community.

3

Mixed Income

Development will mix affordable and market-rate households.

4

Build First

Build new units before old units are demolished. These are permanent replacements for the units to be demolished, and permanent new homes for the residents who move to them.

PROGRESS AND ACHIEVEMENTS

- **Build First Units Completed:** 105 units, 41 replacements (4800 NHB, 4427 Hayes, C Street)
- **Community Amenities Completed:** Woodson H.S.; Deanwood Recreation Center & Library
- **Human Capital:** \$8.5M in investments to support case management and youth development since 2007
- **More Build First Units in the Pipeline since 2015:** 336 units, 113 replacement (5201 Hayes, Strand, PNBC)

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 replacement of public housing units
- Implementing a phased development to minimize displacement from the neighborhood during development
- Maximizing the creation of affordable housing
- Successfully meeting the core NCI principles
- Meeting DCHA Resolution 16-06 Requirements, including ensuring the resident right to return to new units
- Complying with local and federal priorities (First Source, CBE, Section 3, Green Building)

CONTACT US TO LEARN MORE AT
www.dcnnewcommunities.org



LINCOLN HEIGHTS / RICHARDSON DWELLINGS MOVING FORWARD TOGETHER

A Brief Overview



INTRODUCTION

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) and The DC Housing Authority (DCHA) have a full plan laid out for the redevelopment of Lincoln Heights and Richardson Dwellings, and work is happening on it now!

The Redevelopment Plan area includes:

- Lincoln Heights
- Richardson Dwellings
- At least 6 “Build First” properties
- New amenities including retail, community spaces, and improved public spaces throughout the redevelopment area

The Lincoln Heights and Richardson Dwellings developments are part of a larger effort through the New Communities Initiative (NCI).

Like the NCI Park Morton plan, we expect Lincoln Heights and Richardson Dwellings to be national models where redevelopment occurs **without involuntarily displacing residents from the neighborhood**. We will achieve this by delivering 3+ additional “build first” offsite properties as well as phasing the development of the onsite properties.

NEXT STEPS TO REDEVELOPMENT

- 2017- 2018 | **Selection of Master Developer(s)**
- Early 2018 | **Update of Master Development Plans**
- 2018 - 2019 | **Initial Zoning Applications and Approvals**
- 2018 - 2020 | **Completion and Lease Up of 3+ Build First Projects**

LH/RD OVERVIEW

DEVELOPMENT UPDATES:

 **105 UNITS COMPLETED:**
(41 replacement & 64 affordable)



HUMAN CAPITAL PROVIDERS:

Homes for Hope, DC Scores, Higher Achievement

 **1000+ UNITS PLANNED:**
replacement, affordable and market unit mix to be projected in upcoming master plan update



3 OFFSITES COMPLETED

4800 Nannie Helen Burroughs, 4427 Hayes, C Street

STATUS OF OFF-SITES:

OFFSITE PROPERTY	STATUS	UNITS COMPLETED
4800 Nannie Helen Burroughs	Completed	70 units (23 replacement, 47 affordable)
4427 Hayes	Completed	26 units (9 replacement, 17 affordable)
Marley Ridge / C Street	Completed	9 units (9 replacement)
5201 Hayes	In Construction	150 units (50 replacement, 100 affordable)
Strand Development	In Pre-development	86 units (28 replacement, 58 affordable)
Progressive National Baptist Convention	In Pre-Development	100 units (35 replacement, 65 affordable)

RIGHT TO RETURN

In March 2016 the DC Housing Authority Board passed Resolution 16-06 to set a relocation and right to return policy for properties redeveloped under NCI.

WHAT IS RESOLUTION 16-06?

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

WHAT IS THE CRITERIA FOR RETURNING?

If you are eligible for public housing, then you will be eligible for a unit in the development. Criteria to return to a new unit has to be the same or less than DCHA's current rules for living in public housing. The new property manager of the re-developed units must also follow these guidelines. 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.

WHEN WILL DCHA NOTIFY ME ABOUT MOVING?

Although households will be offered the opportunity to move to Build First units coming online, 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?

Our intention is to provide enough build first units in the neighborhood for some residents to move to make way for development onsite. Residents will be offered other options – move to other public housing properties (pending availability) or rent on the private market with a voucher (pending HUD approvals and eligibility of the household). We will offer opportunities for all residents be part of the new, redeveloped neighborhood.