Park Morton **Steering Committee** Public Meeting

Parkview Community Center 693 Otis Pl, NW

March 23, 2017 6:30pm - 8:00pm PARK MORTON

New Communities Initiative













AGENDA

- **Steering Committee**
- Development Update & Implementation Strategy
- Bruce Monroe Park Development
- Relocation and Re-Occupancy Update











Goals and Roles

Representative leadership group, comprised of individuals with **talent** and expertise concentrated in the neighborhood that can offer perspectives and resources extending beyond the expertise/knowledge base of the Housing Authority to:

- Provide transitioning public housing residents with best opportunity to thrive
- Expand equity throughout the revitalized community
- Contribute to a more vibrant and sustainable neighborhood for all residents











Goals and Roles

- Obtain information about the project to share with constituents
- Provide feedback on areas where community input and expertise is valuable to the success of the project
- Help to build a stronger sense of community beyond the bounds of Park Morton

Steering Committee Updates ...













Progress to Date:

- PVCP selected as Master Developer, Late 2014
 Bruce Monroe Park Development
- MDA with DCHA signed, Spring 2015
- Master planning effort, October 2015 Spring 2016
- Land Disposition approved by District Council, December 2016
- PUD Submission and Hearings, May 2016 March 2017
 - Final Zoning Action, March 2017











Bruce Monroe - Built-First of Park Morton Redevelopment - Phase 1













Bruce Monroe - Built-First of Park Morton Redevelopment - Phase 1

	Bruce Monroe						
	РНА	Workforce/ Affordable	Market				
Studio	-	-	8				
1 Bed	35	80	57				
2 Bed	51	31	2				
3 Bed	4	-	5				
4 Bed	-	-	_				
Totals	90	111	72				
	273						

Projected Construction Start

- late 2017/Early 2018

Construction Period

24 months/2 years

Lease Up/Move Ins

- Early 2020

















Park Morton Site Redevelopment - Multi-family building













Park Morton Site Redevelopment - Townhouses and Flats













Park Morton Site Redevelopment – Townhouses and Flats

	Park Morton							
	РНА	Workforce/ Affordable	Market					
Studio	-	4	16					
1 Bed	13	22	42					
2 Bed	33	18	17					
3 Bed	8	1	12					
4 Bed	3	-	-					
Totals	57	45	87					
	189							















Future Milestones and Work Underway:

- Continue project due diligence
 - Advance drawings to permitting
 - Identify contractor, etc.
- Secure financing from public and private sources
- Relocation Plan and HUD Demolition & Disposition
- Bruce Monroe park design and development









- District Agencies: DMPED DGS DPR;
- Desire to see the current amenities reflected in the permanent park;
- Final program developed through the community engagement process.















- 174 Overall units at Park Morton
- 47 Replacement Units have been built at the Avenue
- Bruce Monroe Phase 1: 273 homes (90 Replacement units)
 - Senior: 76 homes (33 Replacement Units)
 - Multifamily: 189 homes (54 Replacement Units)
 - Townhomes: 8 homes (3 Replacement Units)
- Phase 2 (MF @ Park Road): 148 homes (43 Replacement Units)
- Phase 3 (Townhomes): 41 homes (14 Replacement Units)

TOTAL UNITS PRODUCED: 462 homes













- 1. Soliciting input and identifying programmatic priorities
- 2. Conducting feasibility analysis and developing design options;
- 3. Developing a final schematic design.

	2017								
Activity	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Procurement									
Community Engagement*									
Concept Design Development									
Concept Presentation to Community/ANC									
* Community wide charettes and small focus gr	oups with	Special In	iterest Par	ties					











The relocation of Park Morton families from the property will be a delicate and sensitive collaboration between relocation staff and the Park Morton residents.

- The District of Columbia Housing Authority (DCHA) follows the federal Uniform Relocation and Real Properties Acquisition Act of 1970, as amended (URA).
- DCHA and Park Morton residents write and develop a phased relocation plan.
- The plan describes the strategy/approach that will be taken as families are moved to allow for redevelopment.
- DCHA will consider the number of comparable replacement dwellings in the area that are expected to be available to fulfill the needs of those households displaced.
- Housing options will include Bruce Monroe replacement units, housing choice vouchers, and other public and assisted housing.











Park Morton Relocation Plan

✓ DCHA will continue to work in partnership with the residents about future development and relocation plans.

- ✓ After the demolition disposition application is approved by HUD, DCHA will send "Notices of Eligibility for Relocation Assistance" to residents.
- ✓ DCHA will open a Relocation Office.
- ✓ DCHA will share with residents the available housing options.
- ✓ DCHA will help each family locate and inspect suitable replacement housing.
- ✓ DCHA will hire a quality moving company to move families (services include move belongings, dismantle and reassemble furniture, and provide packing materials.
- √ 3-months before returning to the site, DCHA will
 notify former residents about the availability of
 new units.

✓ DCHA will work with residents to finalize the Relocation and Reoccupancy Plan..

- ✓ DCHA will provide residents with copy of the plan.
- ✓ DCHA will assess needs of each family to identify special occupancy requirements and housing needs.
- ✓ DCHA will issue a formal "90-day notice" that includes housing referrals that are available and suitable for the family.

DCHA will:

- ✓ Relocate families from site.
- ✓ Pay relocation costs.
- ✓ Stay in touch with families.
- ✓ DCHA will relocate families back to site and pay associated costs for their return to property.











1

2

3

4

5

6

7

8

9

10