



**PROVIDENCE PLACE (Case No. 17-08)**  
**STRAND DEVELOPMENT (Case No. 17-10)**  
October 10, 2017

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- **New Communities Overview**
  - Angie Rodgers, Director - NCI
- **Zoning Process Overview**
  - Deborah Crain, Ward 7 Planner - OP
- **Providence Place Development Plan Overview**
  - Progressive National Baptist Convention
- **Strand Development Plan Overview**
  - Warrenton Group/NHP Foundation



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.

## 4 Neighborhoods:

Barry Farm

**Lincoln Heights/Richardson Dwellings**

NW1

Park Morton

## 2 Main Goals/Activities

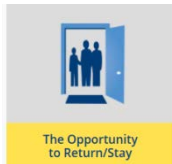
**Development** - Transform Physical Spaces

**Human Capital** – Provide Services to Support Resident Success



## ONE FOR ONE REPLACEMENT

To ensure that there is no net loss of affordable housing units in the neighborhood



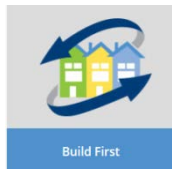
## THE OPPORTUNITY TO RETURN/STAY

To ensure that current residents will have a priority for new replacement units in an effort to remain in their neighborhood



## MIXED INCOME HOUSING

To end the concentration of low-income housing and poverty



## BUILD FIRST

Calls for the development of new housing to begin prior to the demolition of existing distressed housing to minimize displacement



## **ONE FOR ONE REPLACEMENT - ENSURES THERE IS NO NET LOSS OF AFFORDABLE HOUSING UNITS.**

- NCI will rebuild a replacement unit for every public housing unit that gets demolished.
- Replacement units will be rebuilt across the entire redevelopment plan area.
- Replacement units in offsite “build first” developments are meant to be permanent homes for the people who move into them.
- Per DCHA Resolution 16-06, residents have a right to return to a replacement unit that fits their household size.



## **OPPORTUNITY TO STAY - RESIDENTS WILL HAVE THE PRIORITY FOR MOVING INTO NEW REPLACEMENT UNITS.**

- DCHA Resolution 16-06 set the right to return for all residents living at the NCI properties on or after the date of selection of the master developer(s) or demolition of any portion of the onsite.
- Right to return lasts until you move into a new NCI unit, or all phases are built/filled, whichever comes first.
- Criteria to return to a new unit has to be the same or less than DCHA's current rules, so: no work requirements; 8 hrs/mo service unless exempt; no felonies in last 5 years, meth conviction or sex offender registry; no minimum credit score; and no drug screenings.



## MIXED-INCOME HOUSING - TO END THE CONCENTRATION OF LOW-INCOME HOUSING AND POVERTY

- All new development will have a mix of replacement public housing, other affordable housing and market rate.
- This is accomplished by spreading the development to a broader footprint – onsite + “build first” offsites
- This is also accomplished by increasing density in the redevelopment area.
  - New developments will likely have a mix of multi-family and townhouse style structures.



**BUILD FIRST** - CALLS FOR THE DEVELOPMENT OF NEW HOUSING TO BEGIN PRIOR TO THE DEMOLITION OF EXISTING HOUSING TO MINIMIZE DISPLACEMENT FROM THE NEIGHBORHOOD

Build First Housing			
	Total Units	Replacement Units	Lease Up
4800 NHB	77	23	Completed
4427 Hayes	26	9	Completed
C Street	9	9	Completed
<b>5201 Hayes</b>	<b>150</b>	<b>50</b>	<b>2018</b>
Strand Theatre	86	28	2020
<b>PNBC</b>	<b>100</b>	<b>35</b>	<b>2020</b>
TOTAL	448	154	





- Delivery of Build First **Offsite** Units: 2018 - 2020

AND...

## Progress for **Onsite** Development -

- Master Developer/Partner Selection for Lincoln Heights & Richardson Dwellings: 2017 – 2018
- Master Development Plan Updates: 2018
- Initial Zoning Applications & Approvals: 2018 – 2019