

Park Morton - Phase 1



Park Morton - Phase 2



Park Morton - Phase 3



# 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 approved Zoning Order 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 phases of the redevelopment. 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 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?

The Relocation Plan will be created with Park Morton residents who are a part of the relocation committee. The Relocation Plan lists all the options available to residents including:

1. 'Built First' unit at Bruce Monroe (90 to be built)
2. Housing Choice Voucher
3. A unit at another public housing development
4. Unit at redeveloped Park Morton (54 to be built); or
5. Other available housing option.

If you're interested in participating in the Relocation Committee, please notify Chelsea Liedstrand at 202-535-2754 or [cliedstrand@dchousing.org](mailto:cliedstrand@dchousing.org).



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

DCHA will accommodate those who prefer and are eligible for the voucher program. 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 ZONING APPEAL ABOUT AND WHAT DOES IT MEAN FOR PARK MORTON RESIDENTS?

The "Build First" site at Bruce Monroe is received an approved Zoning Order for the development in April 2017. The approved development calls for the creation of 273 residential units, 90 will be replacement units for Park Morton residents, an additional 111 will be affordable for those making below 60% of the area median income and the remaining 72 will be market rate. In May 2017, four people challenged the Zoning Order which requires the DC Court of Appeals to intervene. The team hopes to resolve the zoning appeal by the end of the Summer 2018.



## HOW WAS THE UNIT MIX DETERMINED?

The team reviewed household data of Park Morton residents in order to settle on the number of 1BR, 2BR, 3BR and 4BR units to build. Residents' replacement units will be based on their family size at the time of move in.



## WHY DOES THE PLAN INCLUDE TOWNHOUSES AND FLATS?

The development plan includes a variety of housing options. The townhouses and flats were designed to: 1) accommodate households who need larger 3BR and 4BR replacement units, 2) better match the existing neighborhood character and 3) offer accessible units.



## ARE THE RENTAL TOWNHOUSES TREATED DIFFERENTLY THAN THE APARTMENTS?

**No**, the public housing replacement units leasing and occupancy criteria will be the **same** across the unit types and size.



## WILL THERE BE HOMEOWNERSHIP OPPORTUNITIES?

The final phase of the project that includes the townhomes will potentially offer several for-sale.



## WILL THE RENTAL UNITS BE AFFORDABLE FOR THE LONG TERM?

Several legal documents, including a Ground Lease and Affordable Housing Covenant, will be executed to require the replacement and other affordable units be maintained as affordable for a period of at least 99 years. The District monitors all affordable units for compliance for the life of the project.

## HOW WILL THE NEW BUILDINGS BE CONSTRUCTED?

The buildings are designed to meet the 2012 International Building Code (IBC) and the 2013 District of Columbia Municipal Regulations (DCMR) section 12A for construction, project durability, and life safety. The project will also be designed to meet the 2012 International Fire Code as amended by the 2013 DCMR Section 12H for fire safety. This will ensure a high-quality construction that meets a high standard of quality and safety for residents.

Additionally, the project will target certification through the 2015 Enterprise Green Communities and Energy Star Multifamily High-Rise Programs. These sustainable initiatives aim to provide healthier living environments that are also energy and resource efficient.

## WHAT ARE SOME OF THE BUILDING AMENITIES?

At Bruce Monroe, there will be a senior building for people aged 55+ that will have a resident lounge and a therapeutic pool. The highrise family building will include a residential lounge, fitness center, youth play area and central courtyard.

## WHAT WILL BE THE GROUND FLOOR USE AT BRUCE MONROE ALONG GEORGIA AVENUE?

The retail space is specified to be 'neighborhood serving'. No commercial tenant has been identified yet, but we are committed to helping secure tenants that will meet the needs of the Georgia Avenue community.

## WILL RESIDENTS NEED A PARKING PERMIT TO PARK IN THE GARAGE?

**Yes**, residents of the new buildings will need a parking permit in order to use the parking garage. Parking permits will be free to residents occupying replacement and other affordable units.

## WILL THE BUILDINGS AND PARKING GARAGE AREAS BE SAFE?

Access in the parking garage and apartment buildings will be controlled and only available to those with a parking permit or apartment unit. The buildings will also have security cameras and appropriate lighting.

## WHEN WILL THE PROJECT START?

If the zoning appeal is resolved in the Summer of 2018, construction at Bruce Monroe can start as early as the end of 2018.

## HOW LONG WILL CONSTRUCTION TAKE TO BE COMPLETED?

Bruce Monroe construction is expected to last two years. Phase 2 construction, along Park Road, is estimated to last 18-24 months. Construction on Phase 3, townhomes on Morton Street, will last approximately 18 months.

## Relocation / Re-occupancy Questions

### WHAT ARE THE AGE REQUIREMENTS FOR THE SENIOR BUILDING?

The development team is seeking to make the senior building a facility for those 55 years of age or older.

### HOW MANY TIMES WILL PEOPLE HAVE TO MOVE DURING THE "PHASING" OF THIS PROJECT?

The development team is attempting to minimize the number of moves for each family to two, but each family's circumstance is different. Depending on household need and the timing of relocation, residents

may be able to move directly from Park Morton to a new replacement unit or exercise other options such as a voucher or accept temporary units at other public housing sites. DCHA will do our best to limit the number of moves by affected residents to two.



## WILL THE PROJECT ACCEPT HOUSING CHOICE VOUCHERS?

Yes, Housing Choice Vouchers can be used in non-subsidized units – Low Income Housing Tax Credit (LIHTC) and market rate units only.



## HOW OFTEN WILL LOW INCOME RESIDENTS HAVE TO RENEW THEIR LEASE?

Residents are required to renew their lease annually. In addition, the project will most likely be a Low Income Housing Tax Credit (LIHTC) property and the rules that apply for that program will govern the frequency of recertification. Currently as it stands, residents only have to recertify every two years.



## UNTIL WHEN DOES THE RELOCATION COMMITTEE STAY ACTIVE?

The Relocation Committee will be dissolved once a final draft is completed of the relocation plan as well as the re-entry plan, and all of the parties agree.



## WHAT RESOURCES ARE AVAILABLE TO PARK MORTON RESIDENTS TO ASSIST THEM WITH THE STRESS CREATED BY THE RELOCATION PROCESS?

Housing Opportunities Unlimited (HOU) is located onsite to provide residents with case management services, job development, referrals to credit counseling, and other resources to assist residents with any challenges they may experience while preparing for relocation and the redevelopment of the Park Morton site.

HOU office: 610 Park Rd. N.E., Suite #14, Washington D.C., 20010.

Phone: 202.829.0652. Fax: 202.722.0163

In addition, The Community Builder's (TCB) Community Life program is onsite to assist with preparing residents for relocation and referring them to needed services. Their office is located at 611 Park Rd. N.E., Suite #11, Washington D.C., 20010.

## Voucher Related Questions



### ARE THERE DIFFERENT TYPES OF VOUCHERS?

There are several ways to use a Housing Choice Voucher; there are Tenant-Based Vouchers and Project-Based Vouchers that can be used to assist a family in purchasing a home.

Under the Tenant-Based Housing Choice Voucher Program, DCHA issues an eligible family a voucher and the family selects a unit of their choice. If the family moves out of the unit, the contract with the owner ends and the family can move with continued assistance to another unit.

Under the Project-Based Voucher Program, DCHA enters into an assistance contract with the owner of the units for a specified term. Because the assistance is tied to the unit, a family who moves from the Project-Based unit does not have any right to continued housing assistance. However, they may be eligible for a Tenant Based voucher if one becomes available.



### ARE PARK MORTON RESIDENTS WHO DESIRE TO GET A VOUCHER AND MEET THE ELIGIBILITY CRITERIA ABLE TO RECEIVE ONE? WHEN WILL THEY BE AVAILABLE?

Current and/or former Park Morton residents who lived at the property on or before November 1, 2014

and are lease compliant are eligible for vouchers. Tenants who have signed repayment agreements and are making timely payments are considered lease compliant. Additional HCVP qualifying factors will be explained during informative workshops hosted by DCHA's staff at a later date, but in general a family's income may not exceed 50 percent of the area median income (i.e. \$54,300 for a family of four).

DCHA will apply for tenant relocation vouchers after the demolition/disposition application has been approved by HUD. Timing and quantity of vouchers received for Park Morton residents are determined by HUD. DCHA anticipates being able to accommodate those who choose to utilize and are eligible for the voucher program.



## WHICH TENANTS GET TENANT-BASED HCVP VOUCHERS FIRST? IS THERE A PRIORITY?

The Park Morton site is scheduled to be redeveloped in phases. Residents in the Primary Impacted Area (610-650 Park Road and 615-617 Morton Street) will be the first to be assessed regarding their relocation options, including applying for an HCVP voucher. All future residents will be contacted as relocation and/or construction progresses in accordance with their address and corresponding phase.



## WHY DO PARK MORTON RESIDENTS HAVE TO GO THROUGH THE SAME PROCESS TO OBTAIN A VOUCHER AS THOSE COMING OFF THE DCHA WAITLIST IF PARK MORTON RESIDENTS ARE REQUIRED TO MOVE?

The voucher program is a federal program and each participant must be deemed eligible.