



MOVING FORWARD AT BARRY FARM:
**A COMMUNITY
DIALOGUE** | 9.17.18



INTRODUCTIONS – BARRY FARM TEAM



GOVERNMENT
PARTNERS

DISTRICT OF COLUMBIA HOUSING AUTHORITY (DCHA)
NEW COMMUNITIES INITIATIVE (DMPED)

DEVELOPERS

PRESERVATION OF AFFORDABLE HOUSING (POAH)
A&R DEVELOPMENT

RELOCATION
SPECIALIST

HOUSING OPPORTUNITIES UNLIMITED (HOU)

NCI SERVICE
PROVIDER

FAR SOUTHEAST FAMILY STRENGTHENING COLLABORATIVE

AND YOU!



OVERVIEW

- This meeting marks the beginning of a **community engagement process** that will **refine the Barry Farm redevelopment plan** to respond to concerns raised by the DC Court of Appeals and the community.
- The community engagement process will last through the fall, with the goal of having a refined plan **by the end of the year.**
- A few things will remain true, even in the revised plan. We call these the **“GIVENS.”**

GIVENS

- The process to refine the Barry Farm plan will happen in consultation with residents and other community stakeholders.
- Every household who lived at Barry Farm on or after 10/11/12 and is lease compliant will have a right to return as stated in Resolution 16-06. That right lasts until you move into a new unit.
- The plan will include units that fit your family size, including large-sized units (i.e. 4, 5 and 6 bedrooms).
- There will be a mix of affordable and market-rate units, rental and homeownership.
- Relocation and Demolition will continue and Street Improvements will begin in 2019.



TONIGHT'S OBJECTIVES

- Provide updates for ongoing relocation, demolition and street improvements.
- Review DC Court of Appeals decision about the Barry Farm redevelopment plan.
- Discuss the impact of the court's decision on the Barry Farm redevelopment plan.
- Review upcoming community process and timeline.
- Review resident feedback from first meetings (September 10th & 13th)
- Listen and get feedback from you in small group discussions.

Relocation, Demolition and Street Improvements



- Relocation will continue in order to clear the entire site.
- Demolition began the end of July 2018 so street improvements can begin 2019.
- The redevelopment will include significant infrastructure improvements such as utility upgrades, new streets, public right of ways, etc., after demolition to make the site ready for new buildings.

BARRY FARM ZONING TIMELINE

- **12/8/14** DC Zoning Commission (ZC) approved Barry Farm redevelopment plan for up to 1,420 units + ~55K SF Retail/Community + ~2 acres green space.
- **8/13/15** Barry Farm Tenants and Allies Association appeals to DC Court of Appeals.
- **4/26/18** DC Court of Appeals rules that development can proceed after the ZC clarifies 5 major points about the plan.
- **NOTE:** The Court's decision affects the buildings and amenities that will be built on the site, referred to as "vertical development." It does not affect ongoing relocation, demolition or street improvement work.

DC COURT OF APPEALS DECISION

The DC Court of Appeals identified the following as items of concern that should be addressed in a revised Barry Farm Plan:

- The Court of Appeals would like to see the following be consistent with the District's **Small Area Plan (SAP)** for Barry Farm:
 - **Density** – SAP calls for up to 1,110 units
 - **Affordability Mix** – SAP calls for 1/3 replacement, 1/3 other affordable and 1/3 market
- **Amenities** - The availability of adequate amenity space for the residents who would lose private yards.
- **Relocation** - A relocation strategy that maintains/strengthens resident connection to the site during the temporary relocation period.
- **Return** - A return strategy that accommodates 380 households; ZC-approved plan accommodated 344.



COMMUNITY ENGAGEMENT PROCESS

In the upcoming community engagement process, we will ask:

How should the Barry Farm redevelopment plan be refined as a result of these concerns?



MEETING SCHEDULE

Resident-Only Community Meetings

- Monday, September 10th
- Thursday, September 13th

Resident and Community Stakeholder Meetings

- **Meeting 2: Monday, September 17th**
- Meeting 3: Monday, September 24th
- Meeting 4: Wednesday, October 10th
- Meeting 5: Monday, October 22nd

RESIDENT FEEDBACK – SEP. 10 & 13 MEETING



QUESTION 1: What strategies should be used to keep residents connected to the site during relocation?

- Use multiple methods to contact people – mail (including certified), email, phone (robocalls), text, social media (esp. Facebook) and flyers tucked into doors
- Set up special social media accounts just for the redevelopment effort
- Post notices in prominent locations – Barry Farm Rec, Far SE
- Continue to host in-person meetings through the entire relocation period
- Organize car/van pools for relocated residents to come back to meetings
- Provide childcare with activities for children of multiple ages
- Form committees to address different issues – human capital, design, marketing, etc. – with opportunity for committees to present to development team.
- Designated resident leaders who can help spread the word about meetings and other news



RESIDENT FEEDBACK – SEP 10 & 13 MEETING



QUESTION 2: How can we maximize return of Barry Farm residents to the new development?

- No new leasing criteria – credit or criminal
- Treat returning residents like all other potential renters (i.e. tour new units prior to occupancy)
- Remind relocated residents that Lease Compliance and Rent Payments are required to return to the redeveloped site
- Establish a campaign to help residents get and stay lease compliant
- Provide assistance to residents who encounter financial hardship
- Have utilities included in rent
- Include decks for units without yards
- Make steps smaller (esp. for seniors)
- Build units with adequate bedrooms for families



RESIDENT FEEDBACK – SEP 10 & 13 MEETING



QUESTION 3: Based on the presentation you heard tonight, what's your biggest question, concern, or area you'd like to focus on? Be specific.

■ **CONCERNS**

- Being away from the site too long - 10 years or more
- Future development delays
- Historical Preservation, trees
- Return criteria will keep people from coming back

■ **QUESTIONS:**

- When will the building actually start?
- Will utilities will be included?
- Can there be designated resident leaders to participate in the development process to be liaison between development and community?
- Can we see design renderings of what units will actually look like?



RESIDENT FEEDBACK – SEP 10 & 13 MEETING



QUESTION 3: (Continued) Based on the presentation you heard tonight, what's your biggest question, concern, or area you'd like to focus on? Be specific.

- AREAS OF FOCUS:
 - Size of rooms and closets
 - Cabinet space
 - Backyards
 - Open concept designs
 - Home Ownership opportunities
 - Like MetroTown Layout
 - Security and good neighbor protocols for apartment buildings



TONIGHT'S DISCUSSION QUESTIONS

1. RETURN

- The court raised the concern that there were 344 replacement units in the ZC-approved plan, but 380 households need new units.

- Here are the trade-offs:
 - less other affordable/market rate units
 - project more expensive
 - project will need to find more vouchers/rent subsidy
 - changes to the affordability mix most impacted in multi-family buildings
 - already moving to fewer units overall based on court concerns about SAP

- **KEY QUESTION - HOW SHOULD WE DECIDE?**



TONIGHT'S DISCUSSION QUESTIONS

2. DENSITY

- The court raised the concern that the Barry Farm plan approved by the ZC did not match the District's SAP for the site. The SAP for the site only allowed up to 1,110 units, while the ZC approved plan allowed up to 1,420 units.

- Here are the trade-offs:
 - fewer units (1,110 vs 1,420)
 - changes to the affordability mix, since court decision also calls for increasing the replacement units (from 344 to 380) even while cutting total number of units (from 1,420 to 1,110);
 - must also meet SAP requirements for an even split between replacement, other affordable, and market-rate units

- **KEY QUESTION - HOW DO WE BALANCE THE COURT OF APPEALS' RESPONSE?**



TONIGHT'S DISCUSSION QUESTIONS

3. AFFORDABILITY MIX

- The court raised that concern that the Barry Farm plan approved by the ZC did not match the District's SAP for the site. The SAP for the site calls for an affordability mix of $\frac{1}{3}$ replacement, $\frac{1}{3}$ affordable and $\frac{1}{3}$ market.
- Here are the trade-offs:
 - min req of 344 replacement units (that's a given)
 - court's other concerns will likely decrease units
- **KEY QUESTION - HOW DO WE REACH THIS MIX WHILE BALANCING THE COURT'S OTHER CONCERNS?**

TONIGHT'S DISCUSSION QUESTIONS



4. AMENITIES

- The court raised the concern that the ZC approved plan did not address the availability of adequate amenity space for the residents who would lose private yards.
- Here are the tradeoffs:
 - Required affordability mix calls for mix of structures - townhouses and apartment buildings
- **KEY QUESTION - How do we provide adequate community amenities for residents who will be living in apartment buildings?**



TONIGHT'S DISCUSSION QUESTIONS

5. RELOCATION

- The court raised the concern that relocation strategy maintain/strengthen resident connection to the site during the temporary relocation period.
- **KEY QUESTION – How can we maximize return of Barry Farm residents to the new development?**
- **KEY QUESTION - What strategies should be used to keep residents connected to the site during relocation?**

TONIGHT'S DISCUSSION QUESTIONS



6. ADDITIONAL KEY QUESTION

- Based on the presentation you heard tonight, what's your biggest question, concern, or area you'd like to focus on? Be specific.
 - Court Decision
 - Small Area Plan Impact
 - Continuing Work - Relocation, Demolition and Infrastructure



REPORT OUT



Feedback



NEXT STEPS

Meeting #3: Monday, September 24th Barry Farm Recreation Center

Meeting Focus: Prioritizing Resident & Community feedback on five key issues highlighted by DC Court of Appeals Decision

www.barryfarmredevelopment.org