



BARRY FARM REDEVELOPMENT



GENERAL

WHAT IS THE BARRY FARM REDEVELOPMENT?

The Barry Farm Revitalization Plan calls for the complete redevelopment of the current Barry Farm Apartments public housing development. The new community, in conjunction with units already built off site at Matthews Memorial Apartments and Sheridan Station, will provide one-for-one replacement of all existing public housing units. Other new affordable and market rate housing will be built to create a diverse mixed income community. In addition to housing, the plan calls for all new public utility systems, "green" eco-friendly landscaping, community-serving retail, green space, and community facilities with space for on-site services and programs. The plan also calls for new roads to provide easy connections to other parts of the neighborhood, including the nearby Anacostia Metro.

WILL THE REDEVELOPMENT DISPLACE PEOPLE FROM THE NEIGHBORHOOD?

While there will be temporary relocation to allow for the redevelopment of Barry Farm, the primary goal is the return of all residents with a right to return to the site. We want to provide current residents with quality affordable housing – something they do not have today – and with opportunities to grow, succeed, and become part of a healthy, mixed-income community. Existing residents will be the first to return to the newly built housing. The District, the District of Columbia Housing Authority (DCHA) and the developer are committed to providing support services that will help stabilize and improve the lives of the current residents, preparing them for future success. These have and will continue to include health and wellness, employment, education, financial literacy and parenting services to all residents.

Lastly, the master developer has a history of providing community resources to the families in its developments to support their success long-term. The developer will bring this model to Barry Farm, ensuring that, for the long term, community connections and resources are available to every resident in the development in need of such services.



HOW WILL THE PLAN SUPPORT KEEPING LONG-TIME RESIDENTS IN DC ?

The number of public housing units in the Barry Farm redevelopment plan will be replaced 1-for-1, and those units will remain as public housing replacements for at least 99 years. The plan calls for additional net new affordable homes to the neighborhood above replacing the existing units. At the conclusion of development, the number of affordable units at Barry Farm will well exceed the 444 currently existing. Long-term covenants will ensure all the below market rental units are maintained as affordable for the long-term.

RELOCATION, DEMOLITION AND INFRASTRUCTURE

WHY ARE RELOCATION AND DEMOLITION PROCEEDING?

The current conditions at Barry Farm are unsuitable for families. Also, we want to be in a position to start construction on replacement housing as soon as possible. For this reason, site preparation is continuing. Delaying critical site work would further delay vertical development, which means temporary relocation would be extended for Barry Farm residents.



WHAT RELOCATION SERVICES ARE AVAILABLE TO IMPACTED HOUSEHOLDS?

All households living at Barry Farm at the time of the HUD Demolition and Disposition Approval (January 2017) are eligible for Relocation Services including the opportunity to apply for Housing Choice Vouchers. All relocated households are eligible for the following services:

- Counseling and other advisory services
- Housing choices, including private apartments or other public housing, that are comparable units for your household
- Payment of moving expenses
 - Application fees
 - Security deposit
 - Storage costs
 - Packing materials
 - Physical moving assistance
 - Packing/unpacking assistance (seniors and disabled)
 - Payment of utility, cable and other transfer

RELOCATION SPECIALIST:

Housing Opportunities Unlimited (HOU)

1116 Eaton Road SE

202-525-5778

I'M A BARRY FARM RESIDENT, DO I HAVE A RIGHT TO RETURN?

Yes, according to DCHA Resolution 16-06, current and former Barry Farm residents who lived at the property on or after October 11, 2012 and are lease-compliant have the right to return to a new replacement unit. Tenants who have past due rent but have signed repayment agreements and are making timely payments are considered lease compliant.

WHAT STEPS CAN A RESIDENT TAKE TO MAKE SURE THEY CAN RETURN?

In order to ensure their return, residents should:

- Stay lease compliant during the relocation period.
- Stay connected to DCHA, and update DCHA of any changes (contact info, household composition, income, etc.).
- Stay connected to the FSFSC service provider during the relocation period. 202.889.1425 <http://www.fsfsc.org/>

WHAT WILL THE LEASING CRITERIA FOR THE REPLACEMENT UNITS BE?

Resolution 16-06 standardizes leasing and re-occupancy criteria for NCI replacement units. The right to return qualifications outlined in Resolution 16-06 are no more stringent than the DCHA public housing policy.

Specifically:

- Residents who are not in violation of their current lease and/or have not been evicted from DCHA housing are eligible for new units.
- There will be no minimum work standards, service requirements, or criminal background more stringent than DCHA policy.
- There will be no minimum credit scores or drug screening checks.

WHO GETS TO COME BACK FIRST? WHAT IS THE PRIORITY?

During a series of workshops in Summer 2016, residents voted and agreed upon the following resident return priority:

1. Lease compliant residents
2. Number of years living at Barry Farm
3. Families with children under 12
4. First come/First serve - those who complete the application for the new property and submit all required supplemental documentation
5. Resident who is a senior head of household
6. Disabled head of household

Residents with a right to return will be ranked according to this list, and offered return units in the order of their ranking.

WILL RENDERINGS AND FLOOR PLANS BE AVAILABLE TO REVIEW?

Yes, design documents including renderings and floor plan will be posted on <http://barryfarmredevelopment.org/> once they become available.

CAN I RETURN TO THE NEW SITE AND ALSO KEEP MY VOUCHER?

Yes. You can keep your voucher and also maintain your right to return to the site.

HOUSING & AMENITIES

HOW WILL THE UNIT SIZE MIX BE DETERMINED?

The DCHA, DMPED and developers review detailed household data of eligible Barry Farm residents to determine the type and number of multi-bedroom units to build. Residents' replacement units will be based on their family size at the time of their return move. For this reason, it is important for residents to notify DCHA whenever their household size/composition changes.

WILL THE RENTAL TOWNHOUSES BE TREATED DIFFERENTLY THAN THE APARTMENTS?

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

WILL THERE BE HOMEOWNERSHIP OPPORTUNITIES?

Yes, there will be opportunities for affordable homeownership as part of the redevelopment. Residents can participate in DCHA's Family Self Sufficiency program to learn more about homeownership opportunities: bit.ly/DCHAFSS.

WHAT ARE SOME OF THE SITE AND BUILDING AMENITIES?

The redevelopment plan for Barry Farm anticipates new green space, pedestrian walkways, courtyards and playgrounds. Multifamily buildings may also have building specific amenities, like business centers, fitness rooms, rooftop decks, multi-purpose/party rooms and gardens.