



BARRY FARM

RELOCATION / RE-OCCUPANCY PLAN AND RIGHT TO RETURN RESIDENT MEETING



MONDAY, SEPTEMBER 27, 2021 • 6:00 P.M.

Please join DCHA for a Right to Return resident meeting on Barry Farm Re-occupancy Plan on **Monday, Sept. 27, 2021 at 6 P.M.** Line opens at **5:45 P.M.**

Please join the meeting by clicking the link on your smartphone, computer, or laptop. You can also join by phone by dialing the number and access code, or simply aim the camera of your mobile device at the *QR Code* located on the bottom right of this flyer.

For assistance or questions in advance of the meeting, please contact us at:

TransformationPlan@dchousing.org

or call **(202) 774-2747**

VIA PHONE AND WEBEX

Call (202) 860-2110

Meeting ID: 2309 046 9964

Link:

<https://tinyurl.com/BarryFarm0920>



DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact our ADA/504/Language Department at 202-535-2737 or email LA@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.



Barry Farm

*Re-Occupancy and Head of Household
Priority to Return Workshop*

September 2021

Contents



The Relocation and Re-Occupancy Plan presentation includes:

- Purpose
- Project Description
- Tracking Residents
- Re-Occupancy Criteria
- Priority to Return



D.C. HOUSING AUTHORITY

Purpose

The Relocation and Re-occupancy Plan (The Plan) addresses the procedures for relocating current DCHA residents and outlines relocation assistance that is available to relocated families. The plan is:

- Written in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA)
- To ensure fairness and equity for those temporarily relocated
- Developed in collaboration with Barry Farm/Wade residents through a series of meetings from 2014-2016
- Consistent with DCHA policy



Project Description

- The former Barry Farm community sat on approx. 26 acres of conventional public housing development totaling 444 units (432 townhomes at Barry Farm) and (12 apartment units at Wade Apartments).
- Since October 11, 2012 a total of 370 families have been identified with the right to return and have been relocated.
 - 100 replacement units at Sheridan Station (2011-2015) and Matthews Memorial (2015) projects.
 - 197 relocated w/subsidies including vouchers, ACC public housing subsidy at traditional public housing/mix-financed sites and homeownership
 - 73 were public housing residents who returned to their redeveloped sites: Capper & Highland Dwellings (*Barry was temporary housing for other redevelopment properties*)



Project Description

- Barry Farm will be up to 900 units of new housing
- The first phase building will have 108 elderly units and is expected to be delivered next year.
- Some benefits to the community include:



Parks and green space



Outdoor performance space



Transit oriented development



Cultural and Community Center



500+ construction jobs over life and project



100+ permanent job



Retail space for resident & locally owned businesses at reduced rents



Tracking Residents

The Relocation Team tracks each affected resident who was relocated and maintains a paper copy with the information updated annually. The agency utilizes a database that archives residents' history such as:

- ✓ Contact information
- ✓ Family Composition
- ✓ Income
- ✓ Recertification
- ✓ Lease Compliance

*****Please ensure that you continue to update contact information with DCHA*****



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Re-Occupancy Criteria



The eligibility date for the Resident Return Priority for Barry Farm Residents is **October 11, 2012**.



Maintains each residents' eligibility so long as residents remain in good standing with current lease and have not been evicted from public housing or terminated from the Housing Choice Voucher program.



The re-occupancy process and associated assurances are fully committed in Resolution 16-06 by DCHA.



Resolution 16-06

Resolution 16-06 and Barry Farm / Wade Apartments Policies and Assurances

In March 2016, the DCHA Board of Commissioners approved and adopted Resolution 16-06 (R16-06) which outlines additional rights and assurances to Public Housing residents residing in New Communities Initiative (NCI) Developments in the District of Columbia.

1. Establishes a clear date of residents' eligibility for right of return for each community
2. Establishes guidelines under which residents are eligible to return to their original development or to another NCI development subject to availability
3. Requires notifications to residents about temporary or permanent relocation be made following relevant URA standards
4. Maintains each residents' eligibility as long as they are not violating the terms of their current lease, and/or have not been evicted from DCHA housing
5. Bars the establishment of any minimum work or service requirements that are more stringent than DCHA policy
6. Bars the establishment of any criminal background requirement more stringent than DCHA policy



Resolution 16-06

Resolution 16-06 and Barry Farm / Wade Apartments Policies and Assurances

7. Bars the establishment of credit or drug screening requirement more stringent than DCHA policy
8. Permits residents and stakeholders of the community to develop priorities for residents admitted to the community, with first priority for former residents
9. Requires adherence to URA protocols regarding appeals and grievances as of October 11, 2012
10. Establishes an intention to work with NCI partners, including the District, developers and other partners to provide relocation support that meets minimum URA standards
11. Establishes an intention to work with NCI partners and residents through an inclusive and transparent process to establish return preferences for each NCI community



Resident Priority to Return

What is a Priority to Return?

- *Factors that determine the order in which newly redeveloped public housing replacement units will be offered to returning residents with completed applications*

Who Determined Priorities to Return?

- *Barry Farm residents that were affected by the re-development and in the re-development planning*



Resident Priority to Return

1. Number of Lease Violations, priority given to those with none

2. Number of Years Living at Barry Farm

3. Family Size -preference to families with children under 12

4. Number of children under 12

5. Application Completion Date –date the Household submits a completed application

6. Resident who is a Senior Head of Household

7. Former Barry Farm Head of Household now residing at Matthews Memorial or Sheridan Station





Based on the resident body vote, it was determined that the **Number of Lease Violations** was the most important factor in determining priority for return.

Implementation

DCHA will work closely with the management company to ensure fairness and correctness for residents as they return to the newly redeveloped site by priority.



All residents will be required to participate in a “Resident Orientation Session”



DCHA is committed to the relocation and re-occupancy of all former Barry Farm residents.



Implementation



Relocation Plan



Upcoming Mobility Clinics



Contact Us

TRANSFORMATIONPLAN@DCHOUSING.ORG

