



**Brenda Donald, Executive Director**

March 15, 2022

Dear Greenleaf Residents,

I would like to share with you exciting news about the redevelopment of Greenleaf community. On March 9, 2022, DCHA's Board of Commissioners approved the resolution that includes language on our commitment to the principle of Build First. This is an important first step toward the commencement of Greenleaf redevelopment process.

The Greenleaf Revitalization Plan is the framework for how we will redevelop each phase at Greenleaf as we move forward with the master development agreement (MDA) which provides a path for us to create new, quality, affordable housing for the resident of the Greenleaf community.

The Greenleaf development incorporates an onsite, build-first model and is based on three primary goals with a focus on residents moving only once:

1. Zero displacement
2. High quality housing
3. 100% replacement of all 493 existing public housing units

Our Build First strategy (see attached) is focused on utilizing onsite property, within the Greenleaf community, using land currently owned by DCHA where our residents will be able to relocate to either renovated or new units. We have included approximately \$10M in our capital budget to address the current needs of the Greenleaf property to stabilize units that need immediate repair.

In mid to late 2023, we anticipate beginning Phase 1 of the Greenleaf redevelopment process with renovations to the Senior Property. Phase I includes a renovation of 1200 Delaware St. SW, the Greenleaf Senior building which is currently approximately 50% occupied. The overall plan is long-term with multiple phases. We will provide updates on the phases by way of our resident and community meetings and plan to share a meeting schedule soon.

Our rules to guarantee the right of return require residents must be in lease compliance; however, as mentioned there will not be any resident relocation outside of the community.

This preliminary revitalization plan is dynamic and will be improved and updated as we make progress through the development stages. Our team looks forward to working with all of our residents though the duration of the redevelopment process. I would like to thank you for your support and I am looking forward to seeing and hearing from you during our resident meetings.

Sincerely,

Brenda Donald  
Executive Director  
District of Columbia Housing Authority

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Attachments:

- 1) Greenleaf Build First Strategy

# Greenleaf Build First Strategy



March 09, 2022



**D.C. HOUSING AUTHORITY**

DCHA is pursuing an On-Site Build First strategy with one resident move as per outlined Phasing Plan below. The Phasing Plan below meets the spirit and intent of the original Build First Strategy:

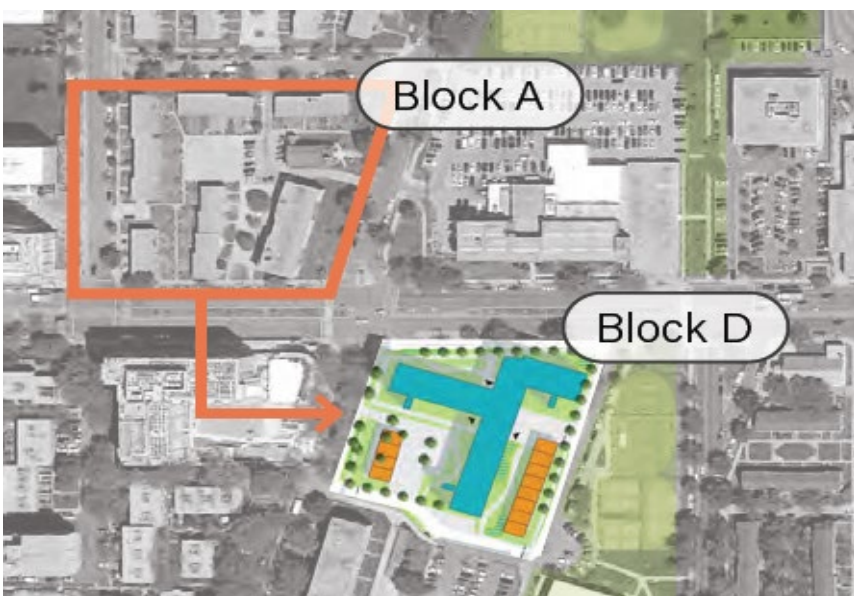
Next 60 -90 days: 15 households relocated for health & safety from Greenleaf Additions

**PHASE I** (Block D)– Senior Building Rehab and 15 Townhomes Block D – 215 existing units – Approximately 50% of the building is vacant. Residents would be given an opportunity to move into a newly renovated unit within the building or remain in their existing unit during the renovation.

2023: Start of Construction

2025: Completion of 211 renovated units

2025: Completion of 15 new townhome units



**PHASE II** (Block A)– Greenleaf Gardens (2 new multifamily buildings)– 28 occupied units.

2025: 14 households relocated to rehabilitated GL Senior buildings (14 remaining)

2025: 14 households relocated to new Block D rental townhomes (0 remaining)

2025: Start of Construction

2027: Construction Completion of 446 units



**PHASE III** (Block B) - Greenleaf Gardens (2 multi-family buildings) – 50 existing units

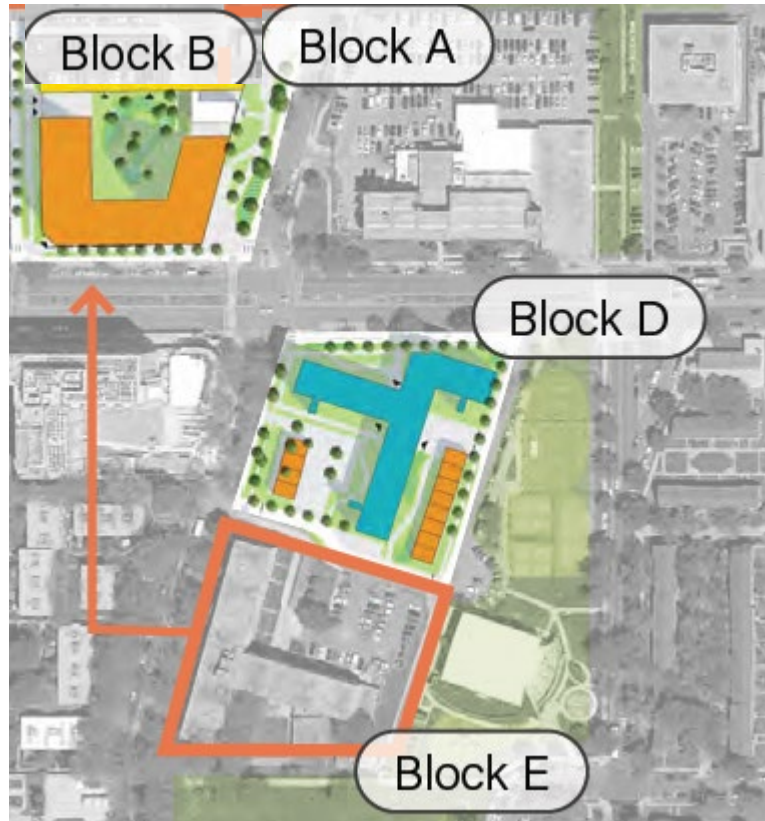
2025: 5 households move to new units in GL Senior

2027: 45 households move to new units on Block A

2028: Start of Construction

2030: Construction Completion of 400 units





**PHASE IV** (Block E) - Greenleaf Midrise (52 townhomes) –  
112 existing units

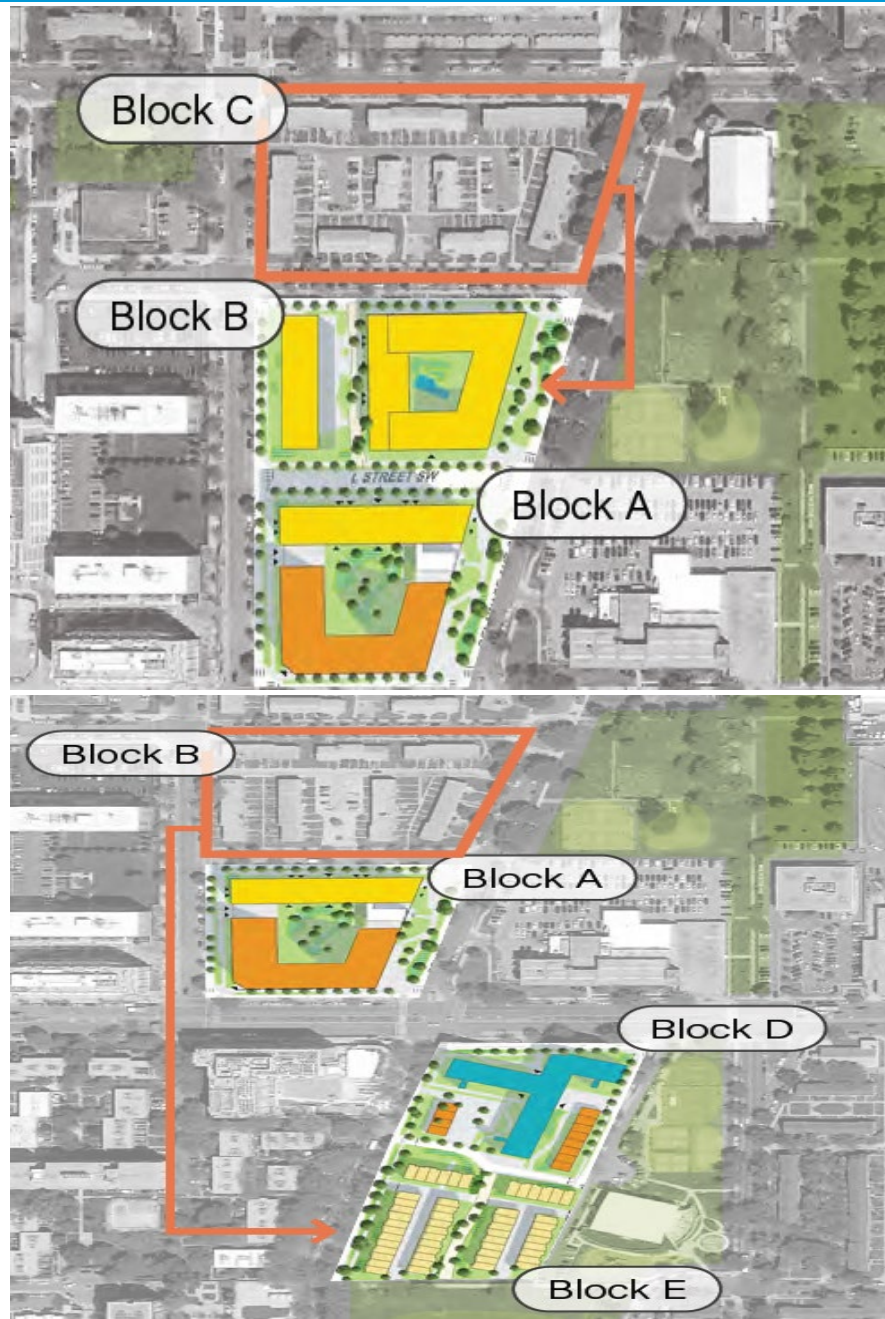
2025: 14 households move to new units in GL Senior

2027: 36 households move to Block A

2029: 62 households move to Block B

2030: Construction Start

2032: Construction Completion of 52 townhomes



**PHASE V** (Block C) - Greenleaf Garden (one multi-family and 56 townhomes) – 58 existing units

2025: 3 households move to new units in GL Senior

2029: 14 households move to new Block E units

2031: 26 households move to Block B

15 units remaining for wait list

2032: Construction Start

2034: Construction Completion of 230 units and 56 townhomes