



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

Tyrone Garrett, Executive Director

Q&As*

Green Leaf Senior Follow up Meeting

Wednesday, November 4, 2020

** Questions and Answers have been paraphrased and summarized*

1:30 PM MEETING

1. **Q: [Ms. P]:** Will the residents have a first opportunity for the job openings, in the retail shops and things like that, or are you picking people from the outside?

A: [Dir. Garrett, DCHA]: It will be geared towards you. We don't know what type of retail will be there, so it will be up to the developer. The whole idea that we are going towards is an economic opportunity and work force development for the community as it exist now. We are going to do it in several different ways, but that's the whole idea of what we are trying to build here. This is going to be something unique and something different from what we have done in the past.

2. **Q: [Ms. P]:** Since there will be market rate units in the new development, who has the say on who will be coming back to the new development post relocation?

A: [Dir. Garrett, DCHA]: Everyone is going to have an opportunity to return. That is our goal for everyone to have an opportunity to come back if they so choose to return.

A: [Jose Sousa, DCHA]: To your point Mr. Garrett, it's not just a goal for the DCHA but also a goal for our Board to meet the build first components that have been part of this RFP to meet the components of maximizing the unique opportunity for both residents of the building and the DC residents, section 3 goals for HUD around participation. A lot of that is really what we will be hearing directly from the developer. The negotiation process will help us define what are the goals are going to be and subsequent meetings we will be able to get into more details on that process.

3. **Q: [Ms. B]:** If we return back is it that certain people are going to be considered as market rate? How this process is going to work?

A: [Dir. Garrett, DCHA]: I can give you a preliminary idea on how it works. You come back to the unit you can afford and that's the way it works. You are currently paying



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30% of your income now and you will continue paying 30% of your income when you return. The unit that is geared for you will appropriately deal with whatever your economic position is. No current resident that will be coming back will be put in the market rate unit or something that is over their head. They come back to the unit they can afford to live in and continue to efficiently live there as long as they would like to.

4. **Q: [Ms. F]:** My question/concern is that where is DCHA is going to place us? Will they be nice places that you place us in, while we are waiting to come back? Do you know how long is it going to be? We have been waiting on this information for a sometime, for any information and are thankful that we getting it now, but do you have a time frame when it's going to start?

A: [Dir. Garrett, DCHA]: The first step is to get this through and get it approved by our board so we can begin negotiations with the developer. That's when the clock really starts to tick for us and then we can be able to put together an actual project time line and share and work on with you as part of the community. As far as the units you will be relocated to, you will be going to a quality unit and it's not going to be a substandard one by any means. That is not the purpose, the purpose of the relocation is to put you into position where you are comfortable and until you can return. Remember if you're using a voucher or something like that, you're going to have choice meaning that if that's what you want to utilize at that point in time you'll be able to identify the unit yourself that you would like to live in. **Q: [Ms. F]:** Maybe I got it misconstrued. I thought that were going to get started by talking to the developers but you're saying that you haven't got a timeline from them or when this process is going to start. Is that correct?

A: [Senthil Sankaran, DCHA]: You are correct this is the kick off of the process where we would negotiate with the developer and when will be bringing the developer to the community as well. And we still have to legally document all of the pledges that are being made and then negotiate key business terms of this deal. Which will then leads us to the point of working with the community on the remainder of the planning and zoning that will need to take place prior to the building even being built. We are still very early in that process, but the community will be involved the entire way.

5. **Q: [Ms. F]:** I understand, so we are still in the holding pattern?

A: [Senthil Sankaran, DCHA]: Correct. Right now what we are seeking from the board is to negotiate with a single party in order to move forward with a plan.



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6. **Q: [Ms. J]:** Are they going to do things like at the Arthur Capper project up the street? Some of the public housing you can buy, correct? My assumption is that you have to pass a credit check when we go to look at some of these places or because of where they are located?

A: [Dir. Garrett, DCHA]: Are you talking in terms of rental? Because what we do is that we actually work with our residents along with landlords. We did this with Arthur Capper when we had the actual fire. I mean we had to relocate those seniors into other units we worked with our potential landlords with our residents to ensure that they were placed to eliminate as many barriers as possible for relocation. Now I'm not saying that it's perfect and some for of our residents we have to look multiple times for relocation units Let's not forget what we're also trying to do is create build first component to all of this. That's something that we want to talk very seriously with the development team about. Build first opportunities which eliminate the need for residents to relocate out of the neighborhood in that manner? So that's really important and if that's something that the residents want to see we've already baked it into our review of this particular development team. But we would love to be able to reinforce that when we meet again and introduce them to you.

[Further Clarification]: The selected team has proposed a plan the includes a affordable homeownership component. DCHA will work with residents that so that they are aware of all of the requirements needed in order to purchase a home.

7. **Q: [Ms. J]:** Okay so if we live in a house now will they put us back in the house? Will we be able to move back into a house?

A: [Dir. Garrett, DCHA]: Well I think the way it works is that you will be moved back into a comparable unit and if you were to utilize a relocation voucher and you could identify a location that you felt comfortable with, you could move into a unit in that manner also.

[Further Clarification]: The selected team has proposed a plan the includes a variety of housing types that include replacement units of every type as well. As we work with residents and the community to finalize the redevelopment plan for Greenleaf families will getting a better sense for when the various types of units that they would prefer to return to will be potentially built.

8. **Q: [Ms. J]:** Do you have any programs that we can start looking into now?

A: [Dir. Garrett, DCHA]: Yes ma'am. Mr. Friday yournavigator and Brian Harris is also here with department of residence servicesthey will reach out to you first thing tomorrow. We will can start discussing what you are looking at and if there is something in reference to like home ownership, or something to that regard, they can start working with you.



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9. **Q: [Ms. M]:** I wanted to know about homeownership as well. As the last young lady stated, what are some other options that you know of that we can look into? Because I do understand that nothing happens .

A: [Senthil Sankaran, DCHA]: One of the strengths of the team that is recommended to move forward is that they did have a true mix of uses, which was responsive to the previous master planning that the residents were integral to, and this team has significant homeownership component which also include and affordable homeownership component that we felt was important to provide opportunities for our residents.

A: [Jose Sousa, DCHA]: Senthil, I will make sure we have this added to the Greenleaf site. There are some really good overviews of the programs that we offer at the housing authority, through the department of residence services, the family self-sufficiency program. We opened up a brand new center earlier this year and there is a virtual program being done to prepare folks. This is the best time to do it right is to start going through that process at this point in time, to figure out what steps can be taken so that when those opportunities are made available a resident is prepared for them. Mr. Garrett did you want to add anything on that component?

A: [Dir. Garrett, DCHA]: You are absolutely right Jose. That's where we are and at the beginning is the best way to prepare yourself for the opportunities that will be presented as we move through this particular process. Resident services have a lot of work to do in gearing up and getting everyone ready for the next step. One thing I do want to say it is a process so I don't want anyone, you or your neighbors, to be discouraged. If you have a goal to be homeowners or something along those lines, please let us work with you and let's stick with it together to get you to that point. The other point I wanted to make, regarding what Senthil said about this group (the Developer), in terms of what they presented to us it was evaluated in terms of a strong home ownership component. They also have experience at doing it and I think that's something that's important to note that these teams have worked with other housing authorities and have created homeownership programs in conjunction with agencies like ours. So they've seen it before, they know what we are facing, they know what you are facing and seemingly figure out a way to get it done.

10. **Q: [Commissioner Hamilton]:** From what I understand that Build First prevents displacement of residents outside of the community by allowing them to be able to move within the project. I wanted to know what are your thoughts on ensuring that this occurs successfully? Because I think if this is done it will would serve as a good model for how to do build first right without displacing residents. But my question is; What are your thoughts on how you would avoid displacement and also provide opportunities for



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residents, as it was mentioned earlier, to be accommodated with units that will give them multiple opportunities such as to purchase within the project site itself?

A: [Dir. Garrett, DCHA]: We are committed to Build First. That is something that we want to see happen and that is something we know is very important to the community. How we do it and how we go about it will require resident input, community input as to how we make it work so that we can be a model. This component is very important to this whole entire process.

A: [Senthil Sankaran, DCHA]: Director Garrett, I want to reiterate our commitment to Build First and I think it's important for everyone to understand that in our RFP and for all of the teams that we brought to the best and final it was made clear that Build First is at the core of this redevelopment effort. Ms. Hamilton as you said it is important for us and my team and Director Garret to ensure we are meeting these objectives and creating a model like you said and to prove it can work. So for all of the teams, they were required to show us and demonstrate that they had site control of the sites that they were proposing to use as build first sites, so that we could then develop units and relocate residents prior to doing demolition and rebuilding on DCHA parcels. But then you also want to do is to try and take advantage of the opportunities that arise. We have to be strategic as to where on the Greenleaf site of where we want to build our first couple of buildings, actual on-site after the off-site build first, as you know that these developers would also be bringing to the table. I look forward to coming to this group with the development team so they can share what their sites are, to demonstrate why they are going to be able to build on those sites. One of the strengths of this particular team that was selected is that they demonstrated to us that they had sites under their control and that they would be able to move forward in the partnership with the housing authority to provide real replacements and not only in the City but in the Southwest itself. Both of the sites they've identified to us are in the Southwest. I look forward to being able to negotiate with the developer and secure the sites. Timing is important and it's actually another reason why we have stressed to the board that the longer we wait the fewer sites that will be available for us to do the build first in the neighborhood.

A: [Dir. Garrett, DCHA]: There are two points I wanted to make, Ms. Hamilton. One is the reference to the build first component. I think there was a misnomer out there that the DCHA had turned down build first sites. We were never offered any build first sites from anyone. So I know the firehouse came up as it was talked about in the discussion. But that was never an opportunity for the DCHA to actually identify as a build first location; it was never put on the table to us. So our RFP that Senthil discussed and Andre talked about required that the developers themselves needed to come to the table with build first opportunities that were viable and could be actually utilized to do exactly what you want to do and what we want to do. The other piece that I wanted to mention is that I



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don't want to discourage residents, if they did not want to relocate to a build first unit, from utilizing a voucher to move off-site on their own. I would like you to realize that if we do receive vouchers from the federal government we would be obligated to offer those to the residents and they would have to make a decision on their own if they wanted to use that as a vehicle for their relocation.

11. Q: [Mr. B]: I sent an email out to everybody with my concerns. I just wanted to speak briefly on the development options. As you know we are in the pandemic and there have been a lot of parents who have asked for their kids to be taken over by other people that have already lived at the property. Would they be assured to have amount of things that they need. Also will after the redevelopment will there be proper accommodations for the disabled that are located in the apartments which are not wheelchair accessible? I have another question, the dear departed Mrs. Leftwich was our president at Greenleaf mid-rise and I want information on the elections for our resident council or want to make sure that we still have a voice when it's rebuilt and that our council remains on the property.

A: [Dir. Garrett, DCHA] Mr. B, I can answer the last question first. I do like to maintain the resident associations and the resident councils in place. So even after a redevelopment is completed I always like to maintain the resident council, because that's the voice of the community. That's something that will continue and we will always figure out a way to. I am committing to it now to make sure that we fund it as we have funded it in the past. The next residential election is going to take place in the spring. We needed to push it off until we have a waiver from HUD. So we are going to push that off until the spring in hopes that the pandemic lifts and we can go through the proper mechanism to have an adequate election not only for Greenleaf but for all of our properties as they exist now. When we get closer to the spring of 2021, we will definitely make sure everyone is aware and has the information that they need. As far as increasing the number of the ADA units or disabled units, that's something that we will definitely take into consideration when talking to the developer. Also in looking at what our family composition is for our residents as they exist now that's going to lead us to what type of units we build in the future to ensure that everyone does have the opportunity to come back to a unit that is appropriate for them.

[Further Clarification: DCHA is committed to at least 6% of the new replacement units as part of the Greenleaf redevelopment to meet Uniform Accessibility Standards (UFAS) and at least another 2% of the new replacement units will to be built to assist those with visual and audio impairments as well.



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12. Q: [Ms. D]: I wanted to know how soon will we be relocating and when we do relocate will we be relocating to something affordable?

A: [Dir. Garrett, DCHA]: Yes it will be something affordable Now as far as the timeframe, we don't have a specific timeframe as of right now as to when we would start any type of relocation effort. We are just at the first stage of the process of trying to identify our development partner and start talking to them and developing that actual plan that will include you. After that we will be able to better serve you with some clear timelines of what we need to do. We will be coming back on monthly basis and we will be talking about the steps in the process that will lead getting approvals from HUD as well as working with the development team in order to assemble the plan and the steps we need to go through the City in order to get zoning approvals.

[Jose Sousa, DCHA]: I wanted to reiterate that the goal of this exercise is that we hope that you get tired of us. We want you to know that well be meeting you monthly. I say that in the hope that we can continue to provide valuable information and that you always feel like you have an appropriate open avenue to: ask the questions that you want to ask to get the information that you need. We are at the very beginning of this process, but we intend to show you that even with the challenges associated with the pandemic and even with the challenges associated with not meeting in person we are providing an avenue to bring these questions up. We are hearing a lot of questions about timing and relocation and all that. The monthly gatherings that we are going to be convening will be allow us to set some really good expectations on when that will be happening, how to best prepare for and what are those programs that we have in place amongst our departments.

13. Q: [Ms. W]: [Shared personal experience on how she has been affected by dirty hallways and the noise/trash caused by the residents at another property and voiced a concern that this maybe the same situation]

A: [Dir. Garrett, DCHA]: We have a different approach; this is different administration than what you might have previously seen. I am not going to allow my team to put anyone in a unit that's substandard or anyone in a unit that doesn't have a quality of life that you deserve. We want to move quickly but we are not going to move quickly where we put our resident in jeopardy or our customers in an uncomfortable situation that's no our goal by any stretch of the imagination.

14. Q: [Mr. W]: [Mr. W is expressed concern with about density and gentrification in the Southwest neighborhood and highlighted the importance of racial and economic equity. Mr. W. also expressed concern that the Southwest neighborhood is already loosing



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people of color as they are getting pushed out and this development will contribute to that as well and create lack of diversity in the area. In addition, Mr W. wanted to ensure that this project conforms to the Southwest Neighborhood Plan and questioned true intentions of the selected developer as he believed that they are not motivated to create affordable housing.]

A: [Dir. Garrett, DCHA]: I just wanted to say that Mr. W. might have contacted other housing authorities throughout the nation and that's great, everyone has a different plan that they put forth. But I do know that Penrose as a development team is one of the premier developers in affordable housing with housing authorities within the nation. So they take into consideration all of these obstacles and all of the goals of the residents. It is not our intent to create any type of additional gentrification. The idea is to build a new community for our residents and have a quality of life that they actually deserve. For my administration the reason we are looking to move forward with the redevelopment opportunity at Greenleaf is totally based on physical needs. We can no longer maintain at the level that residents deserve because of the lack of capital funding.

A: [Senthil Sankaran, DCHA]: I think this is also an opportunity for us to reiterate again our commitment to build first and what that actually is. It will enable us to minimize displacement that other redevelopment projects have faced and will keep residents within this area. We are also limited as to what can be built on these build first sites. I look forward to the opportunity to having the developer come here and actually hear all of these differing voices, which will impact the plan because you know the City has its own process as well. Most of these [Build First] sites will be subject to the planned unit development (PUD) process and part of that process requires resident and community feedback and all of those voices will need to be heard which in turn will impact what actually gets built and where. As I stressed earlier on of the key strength of this development proposal has been the fact that they did have a true mix of uses. The plan has a mix of both denser uses in certain areas and less dense in other areas. It actually has a significant townhome component where others [plans by other respondents to the RFP] might not have. I think that there is going to be more than adequate opportunity in order to express some of that through the planning process and we will be able to jointly with the developer discuss the strategy of why certain choices are going to be made and if they need to be changed though out the process. We will have the opportunity to have those conversations but again we need to start those conversations with the developer in order to do so. First we need the board to act in terms of allowing us to negotiate with an individual partner and bring them to the community to start that engagement.

15. Q: [Mr. L]: Will there be an opportunity for the residents to work the Section 3 part or any other work opportunities posed for the residents?



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A: [Senthil Sankaran, DCHA]: Thank you for the comment and again I would encourage you when we come back with the development team that the comment is raised again and it will help my team as we are negotiating and continue to press that that get included in our agreement and that there is a baseline commitments that are going to be required from any deal that we do through HUD and I believe that Director Garrett spoke to that. But beyond that we want to customize this development project to meet what the residents of Greenleaf truly want.

A: [Dir. Garrett, DCHA]: The board passed, about a year ago, economic inclusion policy which goes directly to the opportunity for the development and inclusion of Section 3 and beyond in dealing with redevelopment project like this where we make sure that we have our residents included.

16. Q: [Ms. H]: What type of places are we going to be relocated to, similar to this or different?

A: [Dir. Garrett, DCHA]: It's going to be a combination of all the above. It could be a relocation site that's considered to be built first or a resident can make a choice that they want to move off site with a housing choice voucher, if that's available to them, or they may choose to wait until another phase of development is built.

17. Q: [Ms. H]: I don't have a voucher, I am in public housing, so would I have to go to another public housing or would I get the same options like someone with a voucher?

A: [Dir. Garrett, DCHA]: The way the process works is that first we have to get to a point where we can start negotiations with the developer. Then there is a later process where we submit a demolition disposition application and once its approved where relocation vouchers are offered to the housing authority and then in turn we offer those to the residents. Thus, if you have that choice or have that preference there would be the vehicle available for you to move offsite with a voucher in the future.

18. Q: [Ms. B]: How did the developer list go from five to one? I was at the meeting and I don't understand what the process was in order to narrow it down. You mentioned that this builder has two places to build, can you identify those? As people are relocated will they have a choice of units in the relocation place and in their final home? Will they be able to pick form a choice of units that are equivalent sized?

A: [Andre Gould, DCHA]: We brought the five teams out in December. There was an evaluation panel that evaluated their proposals and they were scored. The team that scored the best was the team that's presented to you and that team that is being pushed forward for selection currently.



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A: [Senthil Sankaran, DCHA]: When we came in December the comments and suggestions were collected and shared with the selection panel so that they would be integrated into the selection process. Now that recommendation has been made we are taking that to the board for approval. Regarding your second question, I believe during that presentation they presented the sites that they were proposing for the build first. However, we are technically still in an open procurement so we cannot discuss the individual sites. But one of the very first conversations we would have when we bring the team to the broader community and to the residents will be to let you know what their build first plan is and which sites they have identified and what they think those sites could accommodate.

A: [Andre Gould, DCHA]: [In regards to the question about choosing units for relocation], the units would be matched up with the families composition and DCHA would assist with putting them in the best unit for their family.

19. Q: [Mr. S] I was wondering if you going to send a letter out for the next meeting.

A: [Jose Sousa, DCHA]: For the subsequent meeting we will do what we did today, which is to provide a notice of the meeting, provide a copy of the presentation and instruction on how to be able to join the meeting. We typically send these out via email but it's also important to get them out via hard copy because we know that not everybody has an email account. So the same way that you received a notice for this meeting is the way you'll receive the notice for the next one.

20. Q: [Ms. T] [Caller asked a question about what happens, during the relocation, to the kids that go to school in the neighborhood]

A: [Jose Sousa, DCHA]: Our relocation team works with the residents to ensure that there are individual family surveys that take place and that the team meets with each family to figure out personal circumstances. The unit compositions but also number of school age children are factored into what goes into shaping relocation options for you. When we get to that point in time, it's not going to be a matter of few weeks but it's something that happens several months before that point in time, you will be hearing from us about phasing and what the impact is going to be and what are your options going to be as it pertains to relocation and what options you can exercise in terms of what's best for your family.

21. Q: [Ms. T]: Will we have the opportunity to relocate back into the new unit? With the market rate units coming in to the fold will you be downsizing the low income units? Are the children and the families going to have the same space available to them?



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A: [Dir. Garrett, DCHA]: Yes, you will have an opportunity to come back. It's going to be matched up to the family composition. Whatever you need that's what you are going to receive.

[Further Clarification: DCHA is committed to replacing all existing 493 Greenleaf units as part of the overall redevelopment plan for the property.



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Q&As*

Green Leaf Senior Follow up Meeting

Thursday, November 5, 2020

**Questions and Answers have been paraphrased and summarized*

1:30 PM MEETING

1. **Q: [Ms. B]:** Ms. B noted that the presentation looked good and shared her hopes that projects stays on the right track, takes care of everyone's needs and keeps focused on seniors.
2. **Q: [Mr. E]:** I am just trying to see how much room I get in the 2bd apartment that I am waiting to get. I've been here for 18 years and before then me and my wife lived in judiciary square for one year. I am trying to see what kind of space I will get. In this apartment two bedroom, I have two closets in each room and a balcony as you see behind me. I am trying to see what kind of room we get as my wife is handicapped wheel chair accessible, with electric bed, so I am trying to see accommodations of the room that will be available not so much a new apartment.

A: [Andre Gould, DCHA]: We are very early in the planning process, and do not know exactly what the new units will look like. Actually we want you to be part of the planning process as we develop those units when that time comes. Whether you decide to use a voucher and relocate somewhere in the neighborhood or elsewhere you will be involved in actually picking that unit, what your unit is going to look like and if has the necessary accommodations for your wife. We are still very early in the process and when we get to relocation, which will be some years away you will be part of the process of selection of your new home.

3. **Q: [Ms. B]:** How long will the project take to complete and how long the relocation process will take and for people that were relocated to comeback?

A: [Andre, DCHA]: This project will take a number of years to complete from start to finish. We are asking now from DCHA's Board is to do is to allow us to move forward just to negotiate with the selected team to move the project forward. There is also a zoning process that we have to go through thus it's going to be a number of years before we get the first new building up. What we can do is to continue to come out and talk to



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you guys and update you as we continue move along. As Jose mentioned earlier we are going to keep committed to the schedule to come out to you and continue to update you as we move along in the process. Please be patient as this is just a first step and we are anxious to get this project to move forward as well.

Q: [Ms. G]: I understand that this process will take an X number of years. In the meantime how much renovation or refurbishing of the existing building will happen now and how long we and will be here?

A: [Senthil Sankaran, DCHA]: The process, as Andre has indicated earlier, will take a number of years and I believe that Director Garrett earlier mentioned in his opening remarks that is our intention to make sure that all of the buildings within Greenleaf are maintained until such redevelopment can take place and that will require some capital improvements and ongoing maintenance.

A: [Dir. Garrett, DCHA]: The whole reason why we are doing this is because we believe it's time for a new complex for you and your neighbors and that is the reason we are moving in this particular direction. So it wouldn't be necessarily cost efficient to do , major rehabilitation to the building that you are in now. What we do know and what we are committed to is maintaining them as best as we possibly can up to a standard that is acceptable and if the unit or the building becomes uninhabitable or there is something we cannot fix we will definitely move you to another unit if there is something that something that goes beyond our ability and is cost prohibitive. The whole idea of this particular process is to create a new structure for you to actually live in versus just putting the money into the building that you are in. Also, in addition to that, some of the repairs and some of the things that need to be done at a particular unit at the building that you are in now may need to go well beyond allowing you to safely live and stay there. Meaning that if we wanted to do some major repairs to the building it would require us to move you outside of the building anyway. It's more efficient for us to build a new building for you and relocate you there instead of trying to work around you on the interior or throughout the building that you are actually living in.

4. **Q: [Ms. Y]:** I have a concern, since I am the youngest one to live here and have been here for 17 years as my dad passed it on to me. Also I have a 3 year old child. I just want to know if I will be accommodated within the building as well.

A: [Senthil Sankaran, DCHA]: The short answer is yes. All residents will be accommodated based on their need whether they are seniors or not. It is for the entirety of the residents of the building and based on the composition of your family and your needs.



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A: [Dir. Garrett, DCHA]: No one is going to be displaced, that's the big thing. No one is going to be put out and don't let the rumors fly. No one is going to be displaced or no one is going to be made homeless or anything like that. We will take care of everyone in a proper manner. I don't want to just tell you that. I want you to be able to tell your neighbors that also and that we are going to do the right thing by everyone. On the call yesterday someone was trying to say that we are going to displace people or put people out of their neighborhood. That is not what we are trying to do; we are trying to create a new community a better community for each and every one of you.

Q: [Ms. Belk]: [To add to the question above Ms. Belk expressed that displacement seems to be the topic of discussion on everyone's mind at this point as far as the process of moving some of the residents to the building up the street. A lot of people are confused in thinking that we all have to move and there is a rush, to make decisions. She wanted to make sure everyone minds are at ease and they are not getting put out.]

A: [Dir. Garrett, DCHA]: You will not be put out and you will have an opportunity to return. I just want to say that; you are an older group, you are seniors and you have said to young people to take what you know and use it and come back to the community and use it on our behalf. And this is one of those situations where I have a great team: Andre, led by Senthil, Jose, Lashawn. Everyone in DCHA is a great team and we are formulating this effort on your behalf. That's what we are working for and there is no other benefit to what we are doing other than to ensure you are well taken care of that you have a quality of life that you deserve. **Q: [Ms. Bishop]:** I have questions about affordability remaining the same as it is? Also will the utilities be all included and the residents not be charged for parking?

A: [Dir. Garrett, DCHA]: When we spoke about this yesterday, the message we are sharing today with the senior residents and the message we shared with the other group is exactly the same. Affordability will be there no matter of where you are; offsite/onsite that's going to be there for you and nothing will change in that regard. Regarding the parking question I did not think about if there is going to be an issue or concerns regarding parking opportunities and whether or not there will be a charge. We will make sure we note that and figure out a way that there is no negative impact upon the residents for opportunities to park if necessary. Regarding the utilities question and other things; when you are dealing with affordability utilities are always factored in so it doesn't take you over the 30% threshold.

5. **Q: [Mr. D]:** [Asked personal question about current availability of accessible unit in the building now for her and her daughter to be able to move in.]



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A: [Dir. Garrett, DCHA] Mr. Pitt has the information and will follow up as this is an immediate issue.

6. **Q: [Ms. B]:** I just want to make sure that when we do move is DCHA going to move us or we have to move ourselves?

A: [Dir. Garrett, DCHA]: I am of the mindsets that we will figure out a way to factor in moves in terms of relocation that does it not cost our seniors anything. And that's the way we handled many of our moves up to this point. Just like at Park Morton we moved people at no cost to the residents. Especially when we are dealing with our seniors and disabled because it's a different approach as they need a little bit more help and need a little bit more time and we will figure out ways of how to take care of that.

[Christopher Pitts, DCHA]: Our relocation takes notes of people that have special needs and things of that nature and our team goes above and beyond in helping those individuals.

[Jose Sousa, DCHA]: I think we mentioned before that part of the future conversations that we will be holding will go over a comprehensive overview of what the relocation process entails, and how you can prepare two years out, one year out, six month out all of that so you know what's coming and what supports are in place from the agency to help you with all of that. So we are looking forward to making those conversations happen in the near future.

7. **Q: [Ms. J]: [Asked a personal question about ability to pay rent online]**

A: [Dir. Garrett, DCHA]: Mr. Pitts will make sure to circle back to you as we have an online system already set up. We will get back to you in a day or two and make sure you are set up.

8. **Q: [Ms. H]:** I want to know if a new senior building will be built so that the seniors can remain together in the new development if they want to and is DCHA & the development team going to work with residents to identify the enhanced programs and services that we want and need in the new development? Will the SW Enhancement Center be rebuilt or a similar resource center in the new development?

A: [Dir. Garrett, DCHA]: Yes, it's our intent, along with enhanced services.

9. **Q: [Ms. B] [Asked a personal question about ability to pay rent online]**

A: [Jose Sousa, DCHA] We will have our team at PMO to resend/recirculate information on "Rent Café" that was sent out to everyone. That is the online system that



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folks can use to make rent payments. Perhaps we can send screen shots of step by step showing on how to pay online.

10. Q: [Ms. S]: I have a question. If a tenant has a 2bd unit now will they be able to get a 2bd unit after the development has been completed

A: [Dir. Garrett, DCHA]: I don't know your current situation Ms. S and I don't want to speak out of turn, but the way we have it set up is that whatever unit that you will go in to will be based on your family composition and your actual needs.

11. Q: [Ms. S]: [Asked a personal question ability to move to a unit on the ground floor due to having special needs]

A: [Christopher Pitt, DCHA] I will see tomorrow where you are on the ADA list and we will try see if there are any available units on the first floor. It's hard to get units on the first floor but I will make sure we will look into your case tomorrow.

12. Q: [Ms. C]: I want to know are we going to get a certificate so we can move and you can get the ball rolling. How fast can we get the voucher when we need to get moving?

A: [Dir. Garrett, DCHA]: I believe we are talking about Housing Choice Voucher or Relocation Voucher. We have not applied for those yet. This is our first step and it takes some time in the application process with HUD to receive those. As the development team stated earlier we are hoping that we can do something that doesn't require you to utilize those vouchers and we are hoping we can utilize build first concept which doesn't force you to move off with voucher and then return. We are hoping to move you to brand new unit with this particular process.

13. Q: [Ms. Unidentified] While you are waiting for the redevelopment you said you will fix up the building, am I right?

A: [Dir. Garrett, DCHA]: Actually what we said was that we were going to maintain the building to the best of our ability. When we have to put capital improvements in, if we need to and that's our only option, we will. What we are hoping is that we get the ball rolling and we can avoid any major, major rehabilitation or repairs. Put good money into a good project.

14. Q: [Ms. E] Noted that there are issues with the community room and asked when will it be fixed and when they can gain access to the community room again.

A: [Dir. Garrett, DCHA]: We won't be able to let you into the community room until the Mayor lifts sanctions due to COVID-19. That's the reason why community room is actually closed. The community room will remain closed until COVID passes and we can



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ensure everyone is going to be safe by entering that room. In the interim we will look into whatever is causing the mold/mildew or flooding in that room. Better to do it now while nobody is utilizing it and see if we can correct the problem. And when we can open it up for you it will be ready.

15. Q: [Ms. E]: What about the mold that's in the apartments?

A: [Dir. Garrett, DCHA]: We do that on case by case basis. So if you have mold in your apartment or any of your neighbors have mold in their particular apartments, you will need to put in a work order for that so we can come in and deal with it. If anyone in the building has an issue in their apartments that needs to be addressed, especially mold/mildew, please put in a work order and make sure we know about it so we can come into the apartment and look at it. Mold and mildew is considered to be an emergency for us so we definitely will look at that. Other work order that may be a routine order will take some time to address since we are still working under the inauspicious of COVID. First and foremost please put in a work order and will try to work back from whatever the issue is so we can deal with it.

16. Q: [Ms. E]: [Asked a personal about removing mold from her unit]

A: [Jose Sousa, DCHA]: Mr. Pitts will be in touch with you promptly.

17. Q: [Mr. P]: [Asked a personal about removing mildew from his unit]

A: [Jose Sousa, DCHA]: Mr. Pitts will be in touch with you promptly.

18. Q: [Ms. Y] Ms. Y shared on the chat that there is an issue with the dust in the vents that is causing some folks to have nose bleeds and when heat gets turned on it aggravates matters

A: [Christopher Pitts, DCHA]: The building is scheduled to have vents cleaned but got delayed due to COVID, I will look into it tomorrow



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Q&As*

Green Leaf Resident Meeting with a Co-Developer

Thursday, December 10, 2020

**Questions and Answers have been paraphrased and summarized*

1:30 PM MEETING

19. Q: [Ms. S]: *[Resident had a question about transferring to a different DCHA property while their current residence is under development.]*

A: [Jose Sousa, DCHA]: I believe this is a transfer question. You will have to speak to your property manager about how to submit a transfer application in order to see what kind of availability there is on the transfer list.

20. Q: [Ms. B]: *[Resident inquired if the agreement with the developer has been finalized and if the developers were aware of the various requests from the residents. She also voiced a concern about an agreement with a developer being signed without inclusion of the requests that were raised by the residents during previous meetings.]*

A: [Jose Sousa, DCHA]: When we presented this project in November, we have indicated that the next step was to have the board of commissioners approve our ability to enter into negotiations with the selected development team. The board voted on November 12th that we could do so, which allowed us to start the process of having these conversations. This meeting is the first public meeting being held with DCHA and with the developers. There is still an active negotiation process going on and there is nothing that has been finalized. This is still very much a discussion that's happening between the residents, DCHA and the development team. The next several months will help shape what that development agreement will look like.

A: [Senthil Sankaran, DCHA]: Part of leading up to this meeting, in our conversations with the development team, has been to ensure their commitment to meet regularly with the residents and to understand the resident's priorities, so that we can ensure the priorities are captured in any agreements that we negotiate with the development team.

21. Q: [Ms. M]: I am concerned about safety as it is now and as opposed to the future. Because there are people that do not live in D.C. and are causing the most havoc in our buildings. We are unsafe walking our children to school, coming home with trash everywhere. How is that going to change even if the redevelopment happens? Is there going to be more security? Especially when we have DCHA security stationed across the



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street and they tell me to call 911, because they don't have enough staff members, while people are urinating and defecating in our building.

A: [Jose Sousa, DCHA]: Thank you Ms. M, let me break this up in two parts. First, I know that the property management team is on here. If they want to follow up with you directly on some of your concerns, perhaps they can set up a conversation between you and a member of our public safety team to talk about some of the issues. Second, I think it's an opportunity for our development team to speak about the goals for the future development and how it could help shape and support the overall neighborhood and public safety goals.

22. Q: [Ms. M]: The laws already exist for some of these violations, why are they not being enforced by the housing police? They are getting paid to sit behind the desk and see people to go in and out of the senior buildings. Nothing is happening in someone's living room, we are talking about the community.

A: [Jose Sousa, DCHA]: I am going to have your property manager reach out to you to set up a conversation with a member of our public safety team to talk about this particular issue. Does anybody on the development team want to speak to questions about visibility and public safety enhancement that are part of what you envision in your development plan?

A: [Jack Lester, EYA Development]: The safety and welfare is something that's critical to us and we accomplish that in two primary ways. It's how we design projects and how the land plans are designed that makes public spaces safe. We want to make sure that there is; visibility, openness, light and that there are eyes on the street. We want to make sure that people can look out of their window and see if something that shouldn't be happening is happening and then contact the management or if necessary the police. So one is the design is a big element in creating safe neighborhoods. Two is, of course, the management. I know with Bozzuto's expertise and Pennrose's expertise they are working with DCHA to create management protocols and responsiveness concerns. Particularly those around the security are going to be critical and the input from the residents on how to best achieve that through both design and management are going to be a big part of what we talk about in the next few months.

23. Q: [Ms. H]: *[Resident asked a personal question about moving to a senior building with her mom who is 67 years old. She mentioned that previously they were not allowed to move in to another DCHA senior building even when Ms. M was listed as a caregiver. The question was if they will have any issues in moving to the new development?]*

A: [Andrea Powell, DCHA]: Ms. H, how this project gets developed, in terms of what the mix and population will look like, is to be determined.



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A: [Jose Sousa, DCHA]: The current make up is obviously not yet defined. Those are the elements that will be discussed throughout the development process. In the short term, my recommendation to you would be to give your property manager a call and talk through the current challenges that you are going through and sorting out current makeup of the lease so you can best determine what your options are going to be both in the short and long term.

24. Q: [Ms. B]: Will there be any housing vouchers passed out or are we going to be given three choices as to where to relocate?

A: [Andre Gould, DCHA]: I just want to reiterate that we are still very early in this process. We will be talking with you as this process moves along and what the relocation options are going to be. Please stay tuned and I am sorry we can't answer that question right now.

A: [Senthil Sankaran, DCHA]: As we talk about these future meetings, part of what the DCHA team and the development team will be coming to present to the residents is the process that we need to go through, jointly, with HUD. During this process we will be submitting an application to HUD and no vouchers or anything like that will get unlocked until after that stage. So there will be many conversations about this process along the way. I just want to make sure everyone understands that this is just a kick off of that process and for folks to become familiar with the individuals who are going to be heavily involved in that process.

25. Q: [Ms.]: *Resident asked a personal question about transferring to townhouses across the street.*

A: [Jose Sousa, DCHA]: Yes ma'am, you would need to speak to the property manager about filling out a transfer application and they would help you determine what that means in terms of your timing and the process for which you would be able to do that.

26. Q: [Ms. A]: For the residents that already had to transfer due to the conditions of Greenleaf, what is our time line? Because we have already endured inhumane conditions and now you are doing the redevelopment. I literally had to get a mandate emergency conditions transfer. This week will be my last week being eligible to be a Greenleaf resident. I just endured hell there and now I am at another unit in Highland Additions, which is just as bad. I was also an original Barry Farm resident and right before their redevelopment I was transferred to Greenleaf and now in the beginning of this redevelopment I am transferred to another unit. I feel that there should be some type of timeline if you endured this for so many years. So for residents like me, that endured so



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much, I feel like we should qualify for something. Other residents, like me, are just getting skipped over and that's not right. What is the plan for the residents like me?

A: [Jose Sousa, DCHA]: Ms. A. I am guessing you probably have been working with some members of our team and it may be helpful to talk more in depth about some of those circumstances with one of those folks.

A: [Andre Gould, DCHA]: I guess the question is actually two fold. Since she is trying to find out how she can be accommodated now and our property management staff can work with her as far as her current unit conditions. However, for the future we will actually know a few years into planning for when new units will be available and when we sit down and work with the residents. Overall, we will have discussions regarding priorities for the residents to move into new units. Will it be that the person has been on the site the longest or the will the seniors get the first preference to the new units? We will work with the residents as far as putting together these priorities for moving into new replacement units when they come online. But again it's going to be some time before those new units will be available.

27. Q: [Mr. M]: If we already know where we would like to move to. Do we have to wait until you will send us a voucher?

A: [Jose Sousa, DCHA]: Mr. M, no one is moving right now. This is the first meeting of several meetings that should be taking place over the next couple of months or years. Hence, there are no associated moves taking place at this point in time. If you have inquiries about your current unit or transfer needs you can speak to your property manager. There is nobody that is moving right now and if you have heard anything about that, this is not taking place. We are here to introduce the development team and to field questions about the project. We have a dedicated team that works closely with the residents on the transfers/moves and will walk all residents through their personal circumstances and how they can prepare to move. So when the time comes to have that conversation, usually more than six months out, that team starts to conduct individual survey of families around what their needs are (health wise and size wise) and works very closely with the residents to figure out appropriate transfers. But we are not at that point of time right now.

28. Q: [Ms. B]: Will the developer allow Greenleaf residents to have storm doors and fences just like others will have that are not Greenleaf residents?

A: [Jack Lester, EYA Development]: I think the question was around architectural details. I heard storm doors and my sense is that the units, being the age that they are, have not been kept up with the energy efficiency standards. So number one is that any home that we build is going to meet or exceed the current code. So the issues related to



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the units being drafty, inefficient and cold or overly hot in the summer will not be an issue as we are going to build these to the current code and not the code that many of the units were built two decades ago. The architectural details are an element that we want folks to participate in. I think you know that we have been designing great buildings around the cities and you can get a sense of how we build and how we design. But we certainly want to fit in with the fabric of Greenleaf as it relates to the design. We also want the input of the residents, particularly for those elements that affect their day-to-day living conditions.

29. Q: [Ms. S]: *[Resident expressed concern about the current room sizes and asked if the new units are going to be larger in size]*

A: [Ivy Carter, Pennrose]: One of the exercises that we are going to offer in the planning process is to identify some of these types of concerns. Some of the ones that you have as it relates to your current conditions and what you'd like to see in the new units. Regarding the storm doors and the room size we will be discussing that. In a previous project, when we could meet in person, and hopefully we will be able to do that in the near future, we've had our architectural team lay out a real size unit in a larger auditorium. There the residents had the opportunity to actually walk through a unit, which has been laid out on the floor, to get an idea of how large is an 8x10 bedroom or 8x12 bedroom or a 12x12 one. This exercise gives you a better idea than just looking at some plans or a piece of paper on the spatial elements for the project. So that's one of the exercises that we will be working through in the planning process.

30. Q: [Ms. C]: I have been here for 30 years and are they going to move us or they are going to give us vouchers?

A: [LaShawn Douglas, DCHA]: DCHA will be working with families independently as it relates to the relocation process. As we move through the planning process there will be a very long lead time by which individual families and residents will be working with a relocation team to talk about their relocation options. In order for us to demolish and rebuild there will need to be some relocation unfortunately. But we want to make sure that you guys are fully aware of what that process is and the ability to return back to the Greenleaf project.

31. Q: [Ms. H] When am I going to move?

A: [Jose Sousa, DCHA] We are at the very beginning of this process. The developer during this presentation talked about of the potential build first options and our team will continue to walk everyone through what this might end up looking, phasing wise, at



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several points of the development. Right now, nobody is moving. This is first of several meeting that we are going to be talking to you and providing overviews of the HUD regulatory process, how we engage. But right now nobody is moving and I don't have a timeline for when moves will happen at this point.

32. Q: [Mr. M]: During the development will the church, which is across the street from Greenleaf, still remain?

A: [Devon Hastie, Bozzuto]: The church will remain in the development as planned. It will actually be expanded to about double its current size and would sit on the ground floor below the multi-family building.

A: [Jose Sousa, DCHA]: Mr. M, Devon is speaking about one of their build first sites that they have proposed. So the church you may be asking about is not within the scope of DCHA property or of the properties that the developers have proposed to bring in to this team. So we are not aware about what the future is for that building at this point in time.

33. Q: [Ms. Unidentified]: [Asked a questions about when they will be moving]

A: [Jose Sousa, DCHA] [Jose provided similar answer as to the other questions; there is no timeline yet and that there is a dedicated team that will be working with the residents on their moves in the future and we are several years away from that at this point]

34. Q: [Mr. W]: What plans are there to ensure adherence with the federal and district fair housing laws, adherence with the comprehensive plan framework and the southwest neighborhood plan.

A: [Andrea Powell, DCHA]: We will be complying with all applicable laws. We will work with the developer and as well as the residents of the community to make sure we are in compliance. We are at the very beginning of the process at the moment. We will comply, we do comply and we will certainly comply throughout the process.

A: [Senthil Sankaran, DCHA]: We are working with developers who are very seasoned in working in this environment. They can speak to and explain how all of their projects comply.

A: [Jack Lester, EYA Development]: Absolutely, we are building home and apartments every day that comply with all the applicable regulations, particularly the fair housing. As it relates to the plans, when we developed our concept we followed the guidelines laid out in the southwest planning documents. I know that was a document that was created years ago. We want to work together to ensure that the plans that are ultimately agreed to



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satisfy and meet the goals of the residents and the housing authority. But our baseline was working from those documents.

35. Q: [Mr. T]: *[Resident asked a personal question regarding him moving from 2bd unit, where he lives with his wife, into another 2bd unit. He noted that the property management informed him that they only qualify for a 1bd unit.]*

A: [Jose Sousa, DCHA]: I think this will be a better question for the property manager. There are standards that have to be abided by and that ever one is bound by on this particular instance. Your personal circumstances might merit a deeper conversation.

36. Q: [Mr. Unidentified]: *[Resident asked a personal question mold in his bedroom].*

A: [Jose Sousa, DCHA]: *[Requested Ms. Harvell/Ms Dunlop to reach out to the resident.]*

37. Q: [Ms. S]: *[Resident asked a question regarding malfunctioning elevators in the building].*

A: [Jose Sousa, DCHA]: Property management will follow up with you on this question.

38. Q: [Ms. W] Are we able to find our own units or wherever we want to live at now? Since you guys can't tell us when you will start moving people.

A: [Jose Sousa, DCHA]: Some of the senior units have come on line at the reconstructed Capper Arthur Senior building, but other moves would be subject to transfer. Our asset management team has been reaching out to seniors who might want to move to Arthur Capper. Other PHA moves or for public housing units would be through a transfer application to the property management office.



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Q&As*

Green Leaf Resident Meeting

Thursday, January 28, 2021

**Questions and Answers have been paraphrased and summarized*

1:30 PM MEETING

1. **Q: [Ms. W]:** *[Resident asked if a current that resident is relocated will be able to return to the community upon construction completion.]*

A: [Dir. Garrett, DCHA]: They have the right to return.

2. **Q: [Ms. W]:** *[Resident inquired whether the market rate units or affordable units will be built first.]*

A: [Ivy Carter, Pennrose]: We are still working on our development schedule and in this process we would like to make sure we are building replacement units and market rate units at the same time.

3. **Q: [Ms. A]:** *[Resident asked there is anything in writing that details the process of returning residents that have transferred back to the community. In addition, Ms. A asked what will be the communication method used to contact the residents to notify them that they can transfer back to Greenleaf]*

A: [Dir. Garrett, DCHA]: Normally when individuals relocate by utilizing a voucher we have all of their information. Thus, we will be able to use various forms of communications whether it is email, telephone calls, cell phone calls to contact those individuals over a period of time. One thing that's going to be somewhat different in this particular instance is that we will continue to hold meetings like this one. Even though the residents may have been temporarily relocated off site they will still be a part of this type of discussion on monthly basis. They will be fully invested in everything that goes on and informed as much as they want to be. As far as the right to return, I don't know if this community has written out exactly what they would like their process to be. The community will make the determination on what the right to return looks like. However, usually the first individuals who have left the property are given the opportunity.

A: [Andre Gould, DCHA]: We will be putting together a relocation plan that will capture the return criteria for the residents as well the order to return to the site. Since this



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is one of our transformation plan properties we are working to put together a holistic right to return for all of those properties.

A: [Dir. Garrett, DCHA]: I want to make sure that advisory group that Ms. W is putting together to make the determination of what the right to return looks like for Greenleaf residents. I want you to make that determination of what it looks like. Similar to what we did at Barry Farm.

A: [Ms. W]: *[The resident noted that she is creating the advisory group that will include resident from Greenleaf and assured Ms. A that DCHA has empowered the advisory group to oversee the right of return process and that everyone will be included]*

Q: [Ms. Y]: *[The resident expressed that due to personal reasons she would like to move out of Greenleaf as soon as possible and would like to know what does she need to do in order to initiate the move out process.]*

A: [Ms. B]: *[The resident expressed that she is on the advisory board and will be fighting for the right of return and any other items that involve the redevelopment process of Green leaf. The resident also noted that she feels that there are not enough affordable units included in the current redevelopment plan and that there needs to be more due to the fact that there are many instances in the community where adult children are living with their parent and need to have their own apartments]*

4. Q: [Mr. B]: When do you think we will be moving?

A: [Andre Gould, DCHA]: It's going to be some time before you will have to move. Most likely will not be this year. One of the reasons why we are having these regular update meeting is to keep you in the loop as to where we are. However, its going to be a slow process, but we are working to put together a plan for the first phase of the redevelopment. As soon as we get the plan together we will work with you to get your input. It's going to take some time so don't pack any boxes yet. We will continue to update you and will let you know when we are really ready for you.

A: [Dir. Garrett, DCHA]: *[Dir. Garrett encouraged residents to participate in the monthly meetings. He noted that even though some of the information may seem redundant the meetings will provide the residents with most updated information regarding the redevelopment]*



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5. **Q: [Ms. H]:** *[Resident asked to receive more information on how the first build sites (Westminster Church) was identified and how Greenleaf residents can be assure that the site will accommodate their needs. In addition, she asked for a plan for interim upkeep and maintenance of Greenleaf as well as a plan that details how the moves for residents who are living in detrimental housing conditions can be expedited.]*

A: [Dir. Garrett, DCHA]: *[Suggested that there should be a separate meeting to discuss what is being done on site now as this meeting is set up for the development team to discuss the future. Offered that separate meeting should be scheduled through PMO]*

A: [Ivy Carter, Pennrose]: *[Noted that the build first site locations have not been finalized and once the development team has more updates on the matter they will make sure that the residents will be provided with that information]*

6. **Q: [Ms. T]:** *[Resident expressed that she doesn't believe that the current "band aid" repairs are working and that they do not meet the housing code. She hopes that there is a meeting that will address issues with maintenance at Greenleaf Sr.]*

A: [Dir. Garrett, DCHA]: *[Asked for PMO to coordinate a face to face meeting DCHA and the residents to address the current conditions and maintenance concerns]*

7. **Q: [Ms. M]:** *[Resident asked for clarification and to get a better understanding of the process that the residents will go through to be approved to return back to Greenleaf.]*

A: [Dir. Garrett, DCHA]: *In a nutshell, it's no stronger or no more stringent than what you are under now. The resident have the right to return under the same guidelines as when they were first admitted into the housing authority. That's normally the way it goes and it will be detailed in the relocation plan as such.*

8. **Q: [Ms. M]:** *Will you be sending out a meeting invitation?*

A: [Dir. Garrett, DCHA]: *For the operational stuff? Yes something will go out to everyone.*

9. **Q: [Ms. H]** *[Resident asked to include additional items to the lease that will mandate involvement in social programs (i.e. Financial literacy, education and etc.)]*

A: [Dir. Garrett, DCHA]: *Unfortunately based on the federal regulations we can't mandate certain things in the lease. However, we do have a transformation plan which includes the development of Greenleaf as we know it. The plan does have a strong human*



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capital component included. Unfortunately, I can't mandate things in the lease but I can really create a strong programming and encourage people to participate. The human capital component of this whole initiative is going to be much stronger than what you might have seen before and we can re create programs that really engage the residents.

10. Q: [Ms. H]: *[The resident continued the conversation regarding mandating various social programs in the lease.]*

A: [Dir. Garrett, DCHA]: *[Dir. Reiterated that DCHA is unable to mandate these type of items in the lease and cited a past example of a mandate that was pushed back by the district and civil liberties organizations. In addition, Dir. Garrett offered to continue this conversation off-line and that someone will contact Ms. H to set up a one on one discussion]*

11. Q: [Mr. C]: Stop testimonies recently reported that a source associated with DCHA's senior leadership alleged that the selection of the final co-developer for Greenleaf violate procurement rules and does DCHA have any comment on that allegation ?

A: [Dir. Garrett, DCHA]: Actually, I already spoke about it in the beginning of the meeting. So if you have any other question in reference to the redevelopment of Greenleaf and what has been presented by the staff today I will be happy to answer those questions.

12. Q: [Mr. N]: *[Resident asked a personal question regarding a letter received from the management.]*

A: [Dir. Garrett, DCHA]: *[Asked for the property management to reach out to the resident and follow up on the matter]*

13. Q: [Mr. T]: *[Resident inquired whether the residents will be moved to a temporary location until the new building is built or stay in Greenleaf and move directly into a new building.].*

A: [Andre Gould, DCHA]: *[Noted that the relocation plan is going to take some time to develop as the redevelopment is still in the planning stages. DCHA will continue to update the resident as plans move forward and will work with residents through the relocation process]*

14. Q: [Ms. T]: *[Resident expressed that he hopes that the residents will be able to move into new unit].*



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A: [Andre Gould, DCHA]: *[Reiterated that DCHA's commitment to work with the resident group to help define the relocation process]*

15. Q: [Ms. M]: *[Resident asked a personal question regarding current conditions of her unit.]*

A: [Various –DCHA]: *[Discussed coordination of a meeting to address any outstanding issues]*

16. Q: [Unidentified]: *[The resident noted that a few residents, similarly to another caller, have received notices to move up the street]*

A: [Albert Williams, DCHA]: *[Communicated that he will do some research on this matter and get back to residents as soon as possible]*

17. Q: [Ms. M]: *[Resident asked a personal question regarding her voucher eligibility and if age plays a factor]*

A: [Dir. Garrett, DCHA]: *[Mentioned that he has never heard of age being a factor in receiving a housing choice voucher and that he will be looking into it.]*

18. Q: [Ms. B]: *[Asked to repeat Dir. Garrett's answer to the previous questions regarding selection of the developer]*

A: [Dir. Garrett, DCHA]: *[Expressed confidence in DCHA's team ability to select the developer with integrity and complete the selection process within the ethical standards. He also mentioned he can't speak for anything that transpired before he came on board of DCHA. In addition Dir. Noted that this process isn't about him nor DCHA staff but it's about redevelopment of Greenleaf for the residents. DCHA team serves its residents and is going to do everything based on its expert professional abilities to ensure that it is the best opportunity for Greenleaf residents and their families.]*

19. Q: [Ms. B]: *[The resident inquired if the build first scenarios are still intended to be located in the Greenleaf neighborhood and within the same school district/district]*

A: [Dir. Garrett, DCHA]: *[Confirmed that it is still the intent. In addition Dir. noted that he will look into the school zones and DCHA/Development team will try their best to make as many changes as possible if necessary. However, he also wanted to warn Ms. B that sometimes in situations like this everyone can't get everything they want and the residents will be included in the decisions about how to proceed and will be brought along every step of the way. So if there is something DCHA can't do it's not going to be behind a curtain it's going to be upfront to let everybody know that this is the obstacle*



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they are facing and explain the most feasible direction that the team needs to move toward]

20. Q: [Ms. B]: [*The resident asked if there are going to be resident council election]*

A: [Dir. Garrett, DCHA]: [*Explained that the elections have been postponed due to COVID-19 and hopefully they will take place this spring or whenever it is safe for everyone. Dir also mentioned that if the current situation is going to go on much longer DCHA will look into alternate process for the election]*

21. Q: [Ms. C]: [*The resident asked that the appropriate government letterheads are used for the letters that go out to the residents]*