Park Morton Redevelopment

Steering Committee Meeting

August 27, 2020

6:30 p.m.

PARK MORTON STEERING COMMITTEE AGENDA

- Introduction and Welcome
- Legislative Update
- Development Update
- Relocation Update
- COVID-19 Policy and Resident Engagement
- Update on Technology Access Efforts for Park Morton students
- Q & A

Park Morton Legislative Update

- The redevelopment of Park Morton will include the temporary closure of Morton Street and nearby alleys.
- Street and alley closing will only happen during the construction period and will not occur prior to the start of construction.
- This temporary closure will result in a new street connection between Park Road and Morton Street, the extension of Morton Street to Warder Street and the addition of two new streets.
- The street and alley closing is required to improve the street and alley grid system within and surrounding the redevelopment, and to improve the open spaces within the area.
- This process requires DC Council approval.
- Councilmember Nadeau's office introduced the related legislation on June 12th
- A legislative hearing is tentatively scheduled for September 17th.

Development Update

- Bruce Monroe Site: Following the court of appeals' decision, issued on June 25, 2020, to vacate and remand the Bruce Monroe order (ZC16-11), the Zoning Commission issued a procedural order to address the court's decision. The Zoning Commission asked the parties in the underlying case to submit briefs addressing the issues outlined in the Court of Appeals decision. We anticipate that the Zoning Commission will review all relevant information and reconsider the Zoning Order later this year.

- Park Morton Site: As part of the geotechnical study, soil borings were completed and the results of the soil testing will be evaluated by the project engineers and will inform the foundation of the new buildings.

- RAZE Permits were submitted for buildings in Phase I.

- DCHA is currently making units ready in Phase II to accommodate those families who wish to stay on-site during redevelopment. This measure will also act as a safety precaution, consolidating families into buildings in Phase II. As building are being vacated, we will work closely to secure units and safeguard buildings. Our Property Management and Public Safety teams receive up to date counts to add to their monitoring and walkthroughs.

- HPD and DCPD are working together to patrol the neighborhood to ensure the safety of residents.

- You can access information and/or updates regarding the Park Morton Development Plan here: https://parkviewengage.com/

Equity Plan vs. Development Plan

Park Morton Equity Plan	DCHA/DMPED/PVCP Plan	Resolutions
1. Full rights for all residents to return	In accordance with DCHA Resolution 16-06, residents, residents who lived at Park Morton on or before November 2014 will have a right to return. Replacement units will be reserved for returning residents.	DCHA implemented this requirement through its adoption of resolution 16-06, which predates the equity plan.
2. Larger unit sizes	The plan includes (84) 2-bedroom units, (12) 3-bedroom units and (3) 4-bedroom units. Currently, Park Morton is made up of only 2-bedroom units.	The development plan evolved to include larger units to accommodate resident needs.
3. Build First	The already completed Avenue project contains 27 replacement units. Bruce Monroe was intended to be the “Build First” site; however, litigation has made it infeasible as a build first site for the time being.	While resolution at Bruce Monroe is pending, DMPED, DCHA and PVCP chose to move forward with Park Morton on-site in order to create more affordable units for Park Morton residents. Dividing the onsite development into two phases affords residents, if they so choose, the option to remain onsite during Phase 1 construction. The Wren is not a viable build-first option. Rent levels for 2-bedroom units exceed permitted voucher rents. Set aside units for Park Morton residents at The Wren would not adhere to fair housing laws.

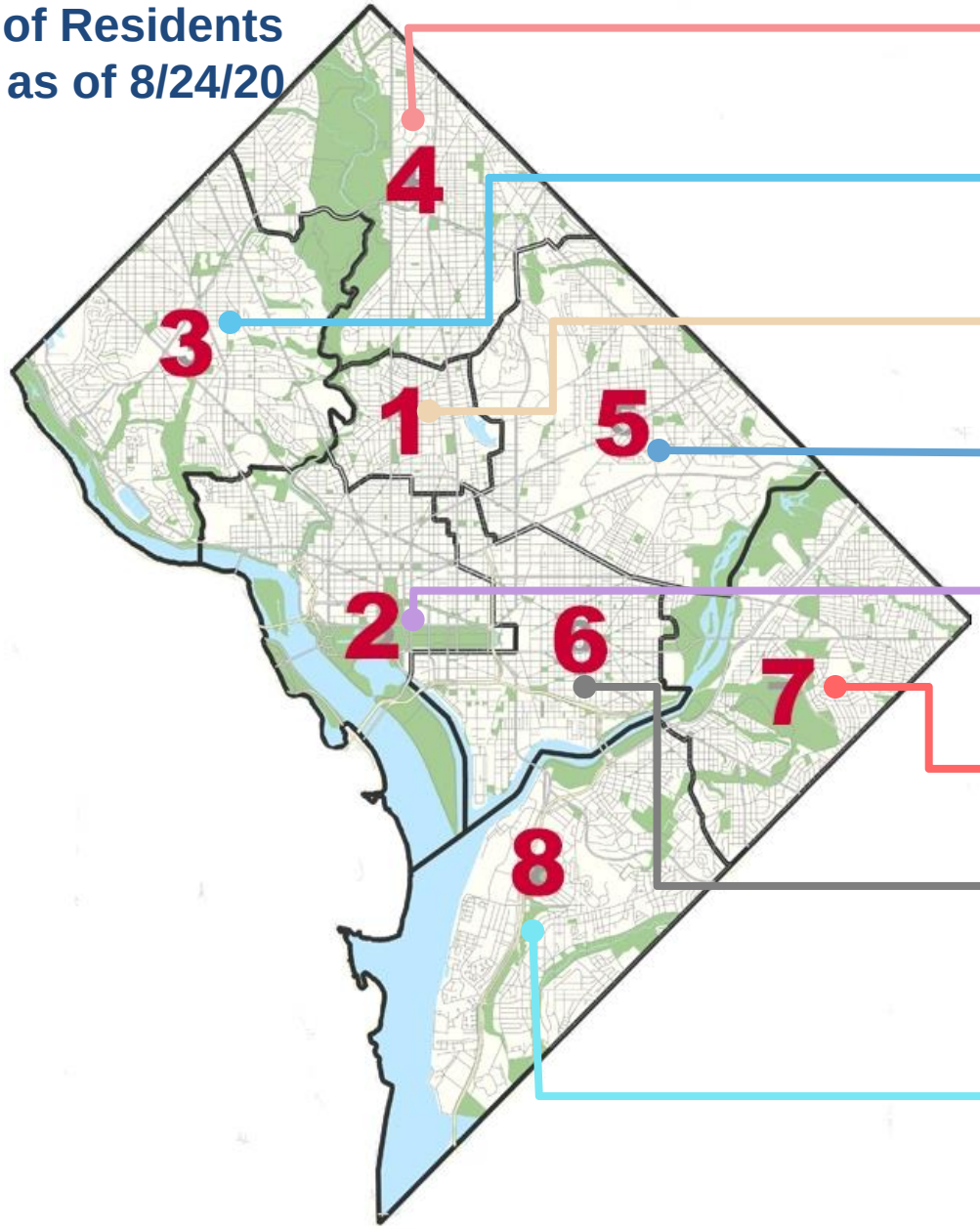
Equity Plan vs. Development Plan

Park Morton Equity Plan	DCHA/DMPED/PVCP Plan	Resolutions
4. TOPA rights to residents: 30% share in the redevelopment	This is not contemplated by the development plan.	TOPA rights are not applicable
5. Create at least 133 new permanent career opportunities	The Developer has entered into a First Source Employment Agreement, a CBE agreement and will comply with Section 3 requirements. Prior to construction, PVCP will engage the community, especially Park Morton residents. These engagement activities will focus on opportunities for construction jobs for the site.	Both PVCP and HOU will work with residents to address their unique needs. These efforts will include assisting with credit repair, resume writing, and other job readiness activities. Although this project does not include any retail or commercial uses, we anticipate that the site will attract new businesses to the area and generate jobs.
6. Affordable units must remain affordable during the life of the project	The development will be subject to an Affordable Housing Covenant and ground lease that will require that the affordable units be maintained as affordable for at least 99 years.	Required per the PUD.
7. Redevelopment must be consistent with the District's Comprehensive Plan	The Zoning Commission concluded the that the PUD "advances the purposes of the Comprehensive Plan" and "complies with the guiding principles in the Comprehensive Plan“.	Confirmed by the Zoning Commission
8. Ensure that that any relocation plan does not adversely effect Park Morton residents	During the relocation efforts, DCHA, HOU and PVCP are working diligently to ensure that relocation efforts do not adversely affect Park Morton residents.	Relocation is being conducted in accordance with DCHA and HUD policies and procedures.

Park Morton Relocation Status Update as of 8/24/20

PARK MORTON RELOCATION	PH I	PH II	Total
*Total Number of Families on-site as of 06/2019** **Date of Demolition Disposition Approval*	*44*	*86*	*130*
# of Families Opted Voucher	31	76	107
# of Families Opted Public Housing	6	4	10
# of Families Opted to Remain On-site	4	2	6
# of Families Automatically Selected for onsite/offsite Public Housing due to unresponsiveness	0	2	2
# of Families withdrawn due to death, evictions, etc.	3	4	7
Relocated via Voucher	16	29	45
Relocated to PH	2	3	5
Relocated without subsidy	0	1	1
# of Families Remaining to be Relocated	23	49	72

Park Morton Relocation Update Number of Residents by Ward as of 8/24/20



Number of Residents Leased in Ward 4:
Public Housing Site: **0**
Mixed-Finance Site: **0**
Voucher: 7 (1, *unit inspection passed*)*

Number of Residents Leased in Ward 3:
Public Housing Site: **0**
Mixed-Finance Site: **0**
Voucher: 4 (0, *unit inspection passed*)*

Number of Residents Leased in Ward 1:
Public Housing Site: **0**
Mixed-Finance Site: **2**
Voucher: 15 (0, *unit inspection passed*)*

Number of Residents Leased in Ward 5:
Public Housing Site: **0**
Mixed-Finance Site: **0**
Voucher: 9 (0, *unit inspection Passed*)*

Number of Residents Leased in Ward 2:
Public Housing Site: **1**
Mixed-Finance Site: **0**
Voucher: 1 (0, *unit inspection Passed*)*

Number of Residents Leased in Ward 7:
Public Housing Site: **2**
Mixed-Finance Site: 0
Voucher: 2 (0, *unit inspection Passed*)*

Number of Residents Leased in Ward 6:
Public Housing Site: **0**
Mixed-Finance Site: **0**
Voucher: 7 (0, *unit inspection Passed*)*

Number of Residents Leased in Ward 8:
Public Housing Site: **0**
Mixed-Finance Site: **0**
Voucher: 1 (0, *unit inspection Passed*)*

Community Partners Monthly Activity

HOU and TCB continue to engage/re-engage and provide services to **current and former Park Morton** residents through mail correspondence, telephone, text, email and in person meetings. Residents who choose to receive services have access to the following:

- Housing Support & Wellness Check-ins– TCB & HOU
- Tokens/Smartrip Cards for Transportation Assistance -HOU
- Gift cards to purchase groceries and personal items -HOU
- Signups for One on One Credit Coaching –TCB & HOU
- Behavioral Health Specialist:
    - Daniel Sachs (Monday- Thursday 9 a.m. to 5 p.m.)
- Financial Literacy Workshops- TCB &HOU
- Meal Giveaway Locations; COVID-19 Testing Sites; Activities for families during Pandemic -TCB
- Education and resources regarding COVID-19 and preventative measures and mask distribution-TCB
- Care Package Delivery- TCB
- Stress Management and Anxiety Virtual Activities- TCB
- Health & Nutrition Virtual Activities- TCB
- Off-site Stabilization-TCB & HOU

COMMUNITY PARTNERS COVID-19 POLICY AND PROCEDURES

- All HOU, TCB, and residents are required to wear face masks while in the offices and sign in to a daily log. If a resident does not have a mask, one will be provided for them.
- Residents are encouraged to schedule appointments with case managers, as appointments minimize foot traffic.
- All residents will be accommodated.
- HOU & TCB staff are required to complete COVID-19 daily logs and self-report health status.
- Community partners' staff will disinfect common areas after each resident leaves office to maintain a sanitized work environment.

Next Meeting:

Thursday, November 19, 2020

6:30PM

Location: TBD

To view minutes and recording of this meeting, please visit:

www.dcha.us/ParkMorton

Q&A