



September 27, 2021

District of Columbia Zoning Commission
Attn: Members of the Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Zoning Commission Case No. 16-11

Dear Members of the Commission:

I submit this letter on behalf of the District of Columbia Housing Authority (DCHA) in support of the Planned Unit Development (PUD) for Bruce Monroe. Bruce Monroe is a New Community Initiative ("NCI") development, which will result in a vibrant mixed-income and mixed-use community that includes one-for-one replacement for former Park Morton residents. DCHA is partnered with the Office of the Deputy Mayor for Planning and Economic Development in the administration of this effort.

The original redevelopment plan for Park Morton includes Bruce Monroe as the Build-First/Phase 1 site and the existing Park Morton public housing site was planned to phases 2 and 3. The total program between both sites included the development of approximately 462 new units that included 147 replacement units for the former Park Morton residents as well as moderate/affordable, and market rates units. Bruce Monroe is proposed to be developed as a mixed use community with a total of 273 residential units, comprised of 189 apartment units, 76 senior apartment units, and 8 townhomes with a total 90 replacement units for former Park Morton residents.

In order to continue to move the Park Morton redevelopment forward, planning has now shifted to begin onsite development at Park Morton prior to Bruce Monroe due to litigation over its approved PUD that began in May 2017. The onsite phased development of the Park Morton public housing property is anticipated to begin in FY 22. There will be 189 total units including 57 replacement units, 105 additional affordable units and 27 market and affordable homeownership opportunities. Additional features of the plan include new streets and alleys, and a new pocket park in two phases. Phase 1 at Park Morton will provide 142 units within a multifamily building along Park Road and 6 townhomes and stacked flat apartments. There will be a total of 43 replacement units built in Phase 1 at Park Morton when completed.

Bruce Monroe is an integral piece to the overall Park Morton Redevelopment plan in that it provides the needed 90 replacement units for former Park Morton residents so that they will have the opportunity to return to their neighborhood. I appreciate your consideration of these comments and request that the Zoning Commission approve Bruce Monroe PUD to move forward as proposed.

Regards,

A handwritten signature in blue ink, appearing to read "Brenda Donald". The signature is fluid and cursive, with the first name "Brenda" being more prominent than the last name "Donald".

Brenda Donald
Executive Director