

The Park Morton Resident Fight For Equity

Shonta High, President, the Council@ Park Morton



The Park Morton Resident Council filing in Opposition to PUD 16-11 for its failures to meet Racial Equity and Other standards and The Applicant's history of poor performance. The Resident Council requests significant modifications to PUD 16-11 & PUD 16-12.

FOR THE LIMITED PURPOSE OF EVALUATING THE FOLLOWING APPLICATION UNDER THE UPDATED COMPREHENSIVE PLAN AND THE ISSUES ON REMAND FROM THE DISTRICT OF COLUMBIA COURT OF APPEALS TO THE ZONING

Z.C. Case No. 16-11 (Park View Community & the District of Columbia – Consolidated PUD & Related Map Amendment (Square 2890, Part of Lot 849))

- Have the parties and the Office of Planning (“OP”) file written statements analyzing the proposed PUD under the updated Comprehensive Plan, particularly with regard to the issues raised by the remand order
- The application shall be evaluated under Chapter 24 of the 1958 Zoning Regulations because the Commission set the application down prior to the September 6, 2016, repeal of the 1958 Zoning Regulations, although this public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4, of the current regulations.
- The filings and public hearing statements shall be limited to addressing how the proposed PUD does or does not satisfy the PUD requirements of Chapter 24 of the 1958 Zoning Regulations based on the updated Comprehensive Plan

The Park Morton Resident Council filing in Opposition to PUD 16-11 for its failures to meet Racial Equity and Other standards and The Applicant’s history of poor performance. The Resident Council requests significant modifications to PUD 16-11 & PUD 16-12.

Past Resident Council Support of PUD 16-11 was Conditional, Conditions not met.

*“The Park Morton Resident Council is the official voice of the residents of Park Morton.... The Resident Council supports the Bruce Monroe Planned Unit Development **predicated on the expectation** that Park Morton residents are given first priority for new units and right of return at the redeveloped Park Morton site; that future owners of the Bruce Monroe and Park Morton properties fully comply with the Tenant Opportunity to Purchase Act; and that adequate resident services—including enrollment in DCHA’s Family Self-Sufficiency and homeownership programs—are provided in the redeveloped properties in order to create career, educational, and networking opportunities for all residents (especially young adults) and are coordinated with the Resident Council.”*

Key Standards for Racial Equity Lens Evaluation of PUD 16-11 By Zoning Commission

- **Utilize** an “Racial Equity Lens” view as described in Framework, updated Comprehensive Plan, CORE
- **Incorporate** DC Court of Appeals Rulings
- **Recognize** Park Morton resident council and residents are covered under multiple “protected traits” under the DC Human Rights Act
- **Recognize** the Park Morton community constitutes a “community of color”, Black, which has been impacted by structural racism
- **Be concerned** with racially equitable outcomes and impacts, specifically as they relate to the Park Morton NCI program currently and historically
- **Utilize** a higher more careful level of scrutiny when using a “Racial Equity Lens” to evaluate whether PUD 16-11 is not inconsistent with the updated Comprehensive Plan
- **Develop and adopt** a “Equity Tool” as intended by the updated Comprehensive Plan
- **Adopt** the Park Morton resident council’s Park Morton Equity Plan (PMEP) and the Comprehensive Plan’s Racial Equity Impact Assessment (REIA) as the Equity Tool framework
- **Recognize** the applicant’s burden of proof for using a “Racial Equity Lens” analysis and “Equity Tool”
- **Recognize** Applicant’s inherent conflict of interests

Key Racial Equity Evaluation Standards The Updated Comprehensive Plan

- **Equity and racial equity** are critically important, broad and encompassing goals of the entire District government and are fundamental to the updated Comprehensive Plan. 213.6, 213.7
- **Land use, economic development, transportation** and, etc. are to be understood through a racial equity lens. A lens which focuses on the District's Black and White wealth, income and opportunity gaps, seeking not just to close these gaps, but make the differences in population demographics nonconsequential. 300.2, 310.9, 400.11, 428.2, 500.5, 504.7, 705.24
- **Equity is critically important to achieving positive outcomes** within the District's communities. The goal of equity must go beyond closing the gap between different populations to establish conditions of well-being for all groups of people". 2501.2
- **Use a "racial equity lens"** in evaluating development decisions us as PUD 16-11. And use **processes, tools** tailored to various programs, activities that center and account for the needs of residents of color, such as the Park Morton resident community, to achieve these outcomes:
 - *"Identify and consider past and current systemic racial inequities;*
 - *Identify who benefits or is burdened from a decision;*
 - *Disaggregate data by race, and analyze data considering different impacts and outcomes by race; and*
 - *Evaluate the program, activity or decisions to identify measures, such as policies, plans, or requirements, that reduce systemic racial inequities, eliminate race as a predictor of results, and promote equitable development outcomes."* 2501.4
- **Use an "any information needed"** approach to equity analysis and racial equity, in tension with "limited scope". 2501.8
- **Urges an equitable partnership** with entities such as the Park Morton resident Council. "Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents." 310.9

CORE: Updated Comprehensive Plan *not enough to disrupt the status quo of deep racial inequities in the District of Columbia*

-BILL 24-0001- RACIAL EQUITY IMPACT ASSESSMENT (REIA) COMPREHENSIVE PLAN AMENDMENT ACT OF 2020

Dr. Brian McClure, Director, Council Office of Racial Equity, April 19, 2021

“assessment intends to inform the public, Councilmembers, and Council staff about how land use decisions impact Black communities and other communities of color”

As introduced[**by DC’s Office of Planning**], Bill 24-0001 **will exacerbate racial inequities** in the District of Columbia.

- fails to address racism, an ongoing public health crisis
- racial equity was neither a guiding principle in the preparation of the Comprehensive Plan
- nor was it an explicit goal for the Plan’s policies, actions, implementation guidance, or evaluation
- These process failures laid the groundwork for deficiencies in policy: proposals are ahistorical, solutions are not proportionate to racial inequities, and directives are concerningly weak or vague.

The Committee Print [**updated Comprehensive Plan**], “makes impactful and significant changes to the Comprehensive Plan”, but “**not enough to disrupt the status quo of deep racial inequities in the District of Columbia.**”

- elevate racial equity as a policy priority and
- state that decisions must use a racial equity lens.
- the Zoning Commission must develop a process to consider all cases through a racial equity lens
- racial equity training tailored to planning for all implementing staff

Analysis:

- **Zoning Regs “not inconsistent” test is a low bar when it come to Racial Equity**
- **The quality of Equity Tool needs to be high**
- **The key difference between an initial REIA assessment of “exacerbate” to “impactful” is the addition of racial equity evaluation process and tools to the updated Comp Plan.**

Key Evaluation Standards Based on The DC Court of Appeals

- **Commission's** findings and conclusions should not be arbitrary, capricious nor an abuse of discretion (Durant II)
- **Commission's** orders should reflect careful and independent consideration (Cummins)
- **The Commission's** two New Communities Initiative orders have triggered more careful judicial scrutiny and resulted in less deference (Barry Farm and Cummins)
- **Commission** must see Comprehensive Plan provisions as having substantial force even if they are not mandatory (Barry Farm)
- **The Commission** should recognize conflicting comprehensive plan policies and explain why they are outweighed by other, competing considerations. (Barry Farm)
- **Commission** must consider adverse impacts and adequacy of NCI Relocation Plan on residents, risk of displacement (Barry Farm)
- **Commission** must consider adverse impacts of amenities loss for residents (Barry Farm)
- **Commission** consider relationship between affordability mix and density (Barry Farm)

Analysis:

- **Commission must ensure Applicant's development plans are viable for residents under NCI**
- **Narrow high level land use analysis not good enough, more careful scrutiny required**
- **Updated Comprehensive Plan Equity & Racial Equity language affirms Commission greater responsibility**

A Park Morton Racial Equity Tool (PMRET)

- **A PMET must be developed and used to properly evaluate PUD 16-11 and the issues raised by the Appeals Court in its vacate and remand. CORE provides a framework and model for a PMRET, similar to the one CORE used in evaluating our updated Comp Plan.**
- **CORE focused its analysis on the following Comp Plan elements:** Land Use, Transportation, Housing, Environment Protection, Economic Development, Parks, Recreation and Open Space, Educational Facilities, Infrastructure, Implementation.
- **CORE's Tool revolves around to elements, "Examine The Present" and "Plan The Path Forward"**
- **The Park Morton Equity Plan (PMEP) was developed by the resident council to achieve equitable outcomes for PM residents given the NCI development plans processes.**
- **The PMEP in 2018 examined the current state of residents and the NCI development process. Then aligned residents needs and wants with key NCI goals:**
 - Preserve and expand its affordable housing stock;
 - **Improve its economic integration into the larger Park View/Petworth Community;**
 - Enhance residents' employment opportunities through better job placement, education and training
- **The resident council in the PMEP chose to focus on economic integration and enhancement of employment and entrepreneurship. Paths to building resident income and wealth.**
- **A PMRET which includes the PMEP in its evaluation process constantly asks, given residents current state how does the target of evaluate provide a path to increased resident income and wealth toward economic integration in the surrounding community.**

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners



Park Morton New Communities Initiative
A Resident Council Initiative for True Self-Sufficiency

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

New Communities Initiative

Goals

- Preserve and expand its affordable housing stock;
- **Improve its economic integration into the larger Park View/Petworth Community;**
- Enhance residents' employment opportunities through better job placement, education and training;

Principles

- 1 or 1 Replacement
- Build First
- Human Capital Development



Park Morton Complex

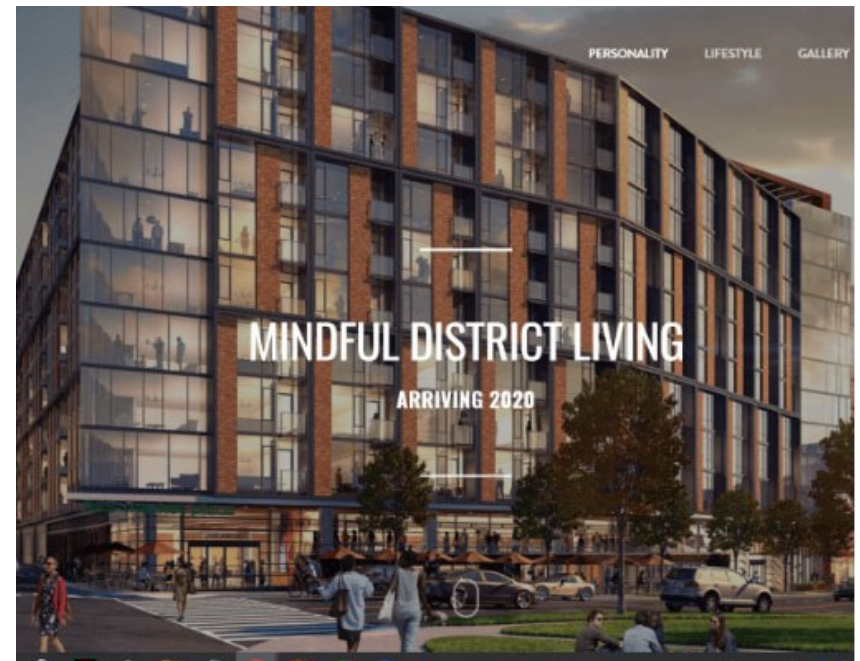
The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

Park Morton NCI

- Initiated in 2007
- Partners: DCHA, DMPED & Resident Council
- Original development team removed February 2014
- New RFP issued, new developer selected Winter 2014
- 2017/18 new project stalls, legal challenge & financing issues @ build first site
- Bruce Monroe build first site not ready for 3 to 4 years
- September 2018 The Council @ Park Morton forms resident & community led team
- February 2019, The Council @ Park Morton proposes An Equitable Way Forward



The Wren – 965 Florida Avenue

The Council @ Park Morton

An Equitable Way Forward

Park Morton Equity Objectives:

Seeking Partners

- Equity At Least 15% Homeownership
- Full Rights For ALL Residents To Return
- Larger Unit Sizes to Accommodate Larger Families
- Build First
- A Clear; Concise Resident Lead Relocation Plan
- Residents Need To Remain In Ward 1 (Look at other buildings like The Wren, Lamont Lofts & the building across the street from Lamont Lofts, The Gibson, etc.)
- LDA Negotiation To Include Park Morton Residents As Partners With A 30% Share In The Redevelopment (TOPA like rights ratified in an agreement)
- Create 133+ New Permanent Career Opportunities
- Affordable Units Must Remain Affordable During The Life of The Project
- The Return of 174 Low-Income - Affordable Units At The Park Morton Footprint
- No Loss of Amenities (ie: The Resident Council Office, Community Room, Computer Lab, Kids - House Space, Green Space, Playground, Balconies, etc.)
- Redevelopment Must Be Consistent With The City's Comprehensive Plan.
- Ensure That Any Relocation Plan Does Not Adversely Effect Park Morton Residents

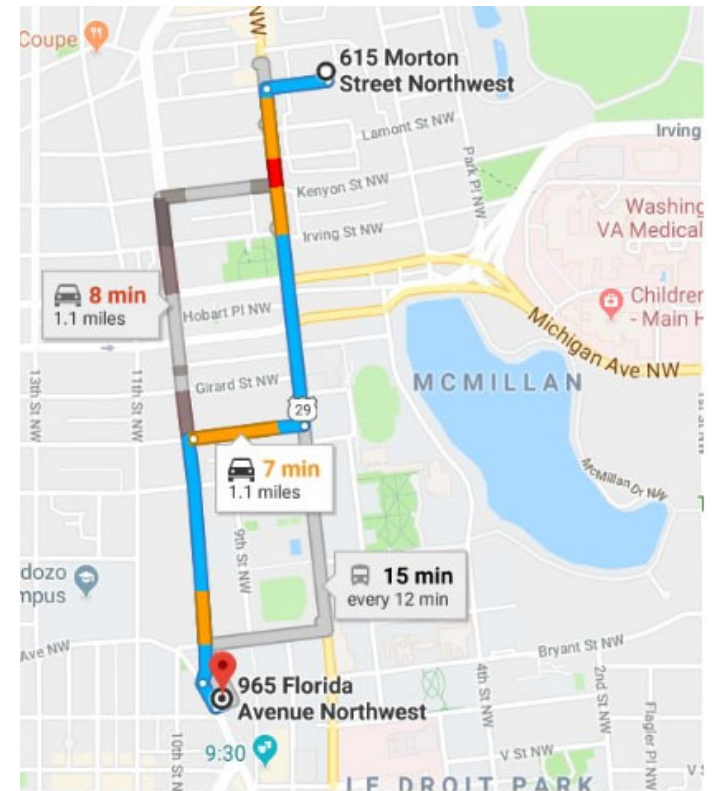
The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

Why the Wren/Arcade Sunshine?

- Solid Win-Win Business Proposition
- Public-Private Partnership w/ 150 affordable IZ units
- Best timeline opportunity
- Georgia Avenue neighbors
- Park Morton residents achieve deserved progress & equity
- Wren, share cost & management of affordable program
- Win-Win in meeting employment goals
- A model for the city



The Georgia Avenue Community

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

The Park Morton Footprint

- Begin development as First Phase (Park Road)
- Target 640, 630, 620, 610 Park Road Units
- Relocate approximately 35 Families
- Relocate families to Wren and/or other footprint units
- Build 1 or 2 multi-family buildings
- Build 5 to 10 townhomes
- Integrate homebuying program
- Resident participation as partners



Targeted Units

- 640 Park Road (Closed)
- 630 Park Road (Closed)
- 620 Park Road (12 units)
- 610 Park Road (11 units)
- 651 Morton (12 Units)

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

@ The Wren

- Wren as Build-First Site (Ward 1 & Connected)
- Target two Wren floors for acquisition ~80K Sqft
- Acquire affordable square footage 55K Sqft
- Partnership – The Council @ Park Morton & DCHA manage affordability program
- Restructure floor layout - 2 & 3 bedrooms
- Seek NCI Gap Funding (\$37M available build first)
- Employment Partnership – WholeFoods (First Source Management)



Typical Wren floorplan layout
Shaded affordable layout

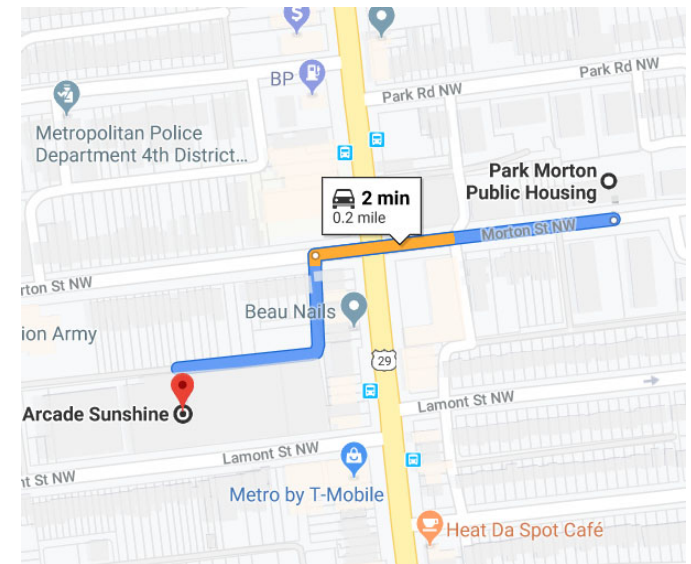
The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

@ Arcade Sunshine

- 1 block away
- 20 IZ units currently available
- Reached out to landlord units in certification
- As well happy to accept vouchers
- 1 & 2 bedrooms



Arcade Sunshine

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

Developed Park Morton Footprint

- Multi-Family (2?) building onsite
- Provide options for residents to return
- Timeline ~ 2 years
- Homeownership Units



Construction Onsite

- Multi-Family building
- Approx 126 Units
- 35 PM replacement Units
- 5 to 10 townhouses

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

Next Steps

- Confirm interest from Partners
- Present draft to Park Morton Residents
- Solidify DHCA Partnership
- City and Community Buy-in



Park Morton New Communities Initiative
Park Morton & The Wren

The Council @ Park Morton

An Equitable Way Forward

Seeking Partners

Self-Sufficiency & Entrepreneurship

Goals

- All PM households with self-sufficiency plan
- Path to ownership
- Savings & Income without penalty
- Growth in income and wealth
- Education & Training

Tasks

- Design and Launch PM-NCI Self-Sufficiency Program w/ DCHA
- Seek waiver on on-site resident business restrictions (DCHA)
- Establish off-site PM-Shared Office/Kitchen partnership
- Create & Leverage Section 3 Partnerships
- Establish Business & Training partnerships
- Develop Council lead Human-Capital Program

The Council @ Park Morton
An Equitable Way Forward
Seeking Partners

Interested in finding out more and/or Partnering?

Park Morton Resident Council

The Council @ Park Morton

Shonta' High, President

202 594-9841

parkmortonresidentcouncil@gmail.com

615 Morton St. NW

Washington, DC 20009

A Park Morton Racial Equity Tool (PMET), Examine The Present

- **NCI:** No Build-First units produced, no alternatives developed since 2014, no units at all; NCI funding gap has moved from approximately \$97M in 2019 to \$60M, gap for PUD-16-11 remains; NCI key staff turn over 3 times since 2014, Human Capital under funded by 60% must of project; Viability NCI track record and program programmatic “Policy Advisors” report.
- **Park View:** Home equity values doubled since 2014, similar for rents; Home ownership 46%, Average Income \$114K, Bachelors+ 55%, Graduate 29%; Home value \$650K.
- **Park Morton Residents:** Home ownership 0%, Average Income between \$10K & \$19K, 30% employed, Head of household 94% female.
- **PMET/PMEP Racial Equity Evaluation**
Given the Park View – Park Morton Socio-economic Gap how do we achieve economic and social integration, each element of PUD16-11 must at least answer these questing in a racial equity evaluations, Does element create and how?:
 - **Path for and increase PM resident house income?**
 - **Path for and increase PM resident wealth income?**
 - **Path for and improve PM resident education, training?**
 - **Path for and improve PM resident family stability?**
 - **Path for and improve PM resident community network?**

How does prepared and capable is NCI development program to support the above given history and current conditions?

A Park Morton Racial Equity Tool (PMET), PUD16-11, Remand Questions

- **1) Take into account that the ninety-foot-high building protrudes into a Neighborhood Conservation Area;**
 - PM residents promised access to Park View Neighborhood amenities and under court rulings no loss of amenities compared to current Park Morton conditions. 90-foot building out of character with Park View/Park Morton.
 - 90ft building no direct path to increase PM families' income or wealth. In fact, tends to restrict wealth building.
 - Lack of family-sized units to support future family stability and growth
 - Different community network, loss of resident council
 - PUD no necessary to support 90 replacement units
 - Environment different from current and future planed Park Morton site
 - No evidence 90ft building will contribute to Racial Equity
 - No evidence increased density improves path to racial equity
- **2) Take into account that the areas adjacent to the western portion of the PUD are designated moderate-density residential, not medium-density residential;**
 - Similar to 1) as above
 - Even a change from moderate-density to medium-density no evidence that it will directory contribute to improved racial equity outcome for PM residents vs. matter of right.
- **3) Take into account that the ninety-foot-high building and the sixty-foot-high building are not generally consistent with, respectively, the medium-density-commercial and moderate density-residential designations in the FLUM;**
 - Same as 2)

A Park Morton Racial Equity Tool (PMET), PUD16-11, Remand Questions

- **4) Either identify record support for the statement that the senior building “mimics many other apartment houses that have been built as infill developments in the area” or forgo reliance on that consideration;**
 - No evidence this will have a significant impact via a racial equity analysis.
- **5) Independently analyze and discuss whether the PUD is inconsistent with specific policies, or would have adverse effects, timely identified before the Commission;**
 - And analysis of adverse effects for Park Morton residents require a racial equity analysis
 - Proper analysis requires a viable Equity Tool.
 - No evidence of such tool or process.
- **6) Determine whether, in light of the Commission’s conclusions on these issues, the Commission should grant or deny approval of the PUD; and**
 - Lacking elements described in 5) and the requirements of the updated Comp Plan, the Commission must deny.
- **7) Explain the Commission’s reasoning in granting or denying approval**
 - Lacking a proper racial equity analysis or tool, Commission would be acting arbitrary and capriciously in the context of the updated Comp Plan to grant or even disapprove.

A Park Morton Resident Amenities Analysis (Racial Equity Lens)

1. Each resident family lives in a 2-bedroom apartment in 3 story garden style apartment with access to parking. Site 165,000 sqft on 2.72 acres or about 950sqft per household.
Potential Adverse Impact: individual and collective squarefootage per family.
2. Residents are members of Park Morton resident council which specifically represents the needs of Park Morton residents.
Potential Adverse Impact: Loss of Resident Council
3. Politically the property and residents live a 1 single member ANC district enabling political leveraging.
Potential Adverse Impact: Residents political leverage diluted split between 3 ANC SMDs
4. Resident Council controls community room and rooms used for programs and training (ie computer lab)
Potential Adverse Impact: These amenities only accessible to maybe ½ of residents.
5. Resident Council and resident rights protected by Federal law and regulations, as well DCHA and Board of Commissioners. (Family and at-large seat)
Potential Adverse Impact: Lost of representation DCHA and Park Morton site.
6. NCI and updated Comp Plan per courts Commission ensure adverse impacts to any losses clearly addressed. Comp Plan PUD evaluations significant improvement over matter of right, no PUD.
Potential Adverse Impact: Evidence of No such analysis from resident and Racial Equity Lens.

A Park Morton Racial Equity Analysis Requires PUD16-12

- The subject application is concurrent with PUD application ZC 16-12, Phases 2 and 3 of the redevelopment of the Park Morton Public Housing Complex. This application is for Phase 1. (OP Setdown report ex. 14)
- Park Morton resident's benefits and potential mitigations to projects adverse impacts tied to both PUD 16-11 and PUD 16-12.
- Updated Comprehensive Plan "Racial Equity Lens" review requires both.
- The Applicant is adjusting Park Morton NCI phasing to start with PUD16-12 contrary to PUD 16-11.
- NCI funding/budget language ties PUD 16-11 to PUD 16-12 and compliance with these orders. Enhancing the Commission's role.

References and Evidence

References and Evidence

- **PARK MORTON NEW COMMUNITIES INITIATIVE** A Neighborhood Revitalization Opportunity, Request for Proposals Master Planning and Development Team Issued by the District of Columbia Housing Authority In Partnership with the Government of the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development SOLICITATION NO. ISSUE DATE: March 31, 2014 CLOSING DATE: July 1, 2014 0031-2014
<https://dcnewcommunities.org/wp-content/uploads/2014/04/Park-Morton-RFP.pdf>
- **DCHA Resolution 14-43, TO APPROVE THE AWARD OF A DEVELOPMENT AGREEMENT FOR MASTER PLANNING AND DEVELOPMENT SERVICES FOR PARK MORTON**
<http://www.dchousing.org/docs/n5tppfvw549.pdf>
- **An Open Letter to Park Morton and Bruce Monroe Community Residents and Stakeholders, November 23, 2015**
<https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Park%20Morton%20Open%20Letter%20from%20Deputy%20Mayor%20Kenner.pdf>
- **PR21-0909 - Bruce Monroe Disposition Approval Resolution of 2016**
<https://lms.dccouncil.us/Legislation/PR21-0909>
- **Policy Advisor's Recommendations On The District Of Columbia's New Communities Initiative**
<https://dcnewcommunities.org/wp-content/uploads/2014/09/Policy-Advisors-Recommendations-on-the-NCI-Program.pdf>
- **Building Park Morton: An Historical Perspective**
<https://parkviewdc.com/2015/12/08/building-park-morton-an-historical-perspective/>
- **Gentrification, With a Difference City Hopes a Mix of High and Low Incomes Will Stamp Out Drug Havens**
<https://www.washingtonpost.com/archive/local/2006/07/20/gentrification-with-a-difference-span-classbankheadcity-hopes-a-mix-of-high-and-low-incomes-will-stamp-out-drug-havens-span/a59ba491-4ff3-43a7-ba0a-6ed3471d181f/>
- **Park Morton Redevelopment Initiative Plan Dec/ 2007**
<https://lms.dccouncil.us/downloads/LIMS/21457/Introduction/PR17-0589-INTRODUCTION.pdf>
- **Landex Corp. picked for Park Morton work**
<https://www.bizjournals.com/washington/stories/2009/10/05/daily69.html>

References and Evidence

- **D.C. parts ways with developer of Park Morton complex**
<https://www.washingtonpost.com/news/capital-business/wp/2014/02/10/d-c-parts-ways-with-developer-of-park-morton-complex/>
- **The DC Office of Human Rights Act, Protected Traits in DC**
<https://ohr.dc.gov/protectedtraits>
- **PARK MORTON RELOCATION AND REOCCUPANCY PLAN**
https://dcha.us/img/guest_uploads/temp_0k9R6ArIR21588602194TC3fEQWKQ1F7lgxN48U0.pdf
- **May 27, 2021 FY 2022 Budget**
<https://lms.dccouncil.us/downloads/LIMS/47312/Introduction/B24-0285-Introduction.pdf>
- **FY 2022 Budget Errata Budget Letter**
<https://static1.squarespace.com/static/5bbd09f3d74562c7f0e4bb10/t/60d7318314fd3e66d313bf7a/1624715651742/MMB+to+Council+Errata+Letter+No2+6.25.21+with+attachment.pdf>
- **Park Morton Redevelopment**
<https://dcha.us/category/18>
- **August 27, 2020 Park Morton Steering Committee Recording**
<https://www.youtube.com/watch?v=WZgU3DPnWEU>
- **August 27, 2020 Park Morton Steering Committee Presentation**
https://dcha.us/img/guest_uploads/temp_qEcghBxD9P1598543134aSBgnCKpd6PqLJTDf5I4.pdf
- **August 26, 2021 - Park Morton Resident Meeting Recording**
<https://youtu.be/AOaE4iz1owY>
- **May 13, 2021 Meeting Materials**
https://dcha.us/img/guest_uploads/temp_Vhcq5k3cu16275136965UM8gBzDNDtTNu142iDv.pdf
- **Resolution regarding the Park Morton Equity Plan**
<https://drive.google.com/file/d/16x105aYN4TkZlZ0cgtWEQZ76Z3uFN-qL/view>

References and Evidence

- **Remarks on Court of Appeals Decision Regarding Park Morton Public Housing Replacement**
<https://www.brianneknadeau.com/updates/press-release/remarks-court-appeals-decision-regarding-park-morton-public-housing>
- **Park Morton**
<https://14x1z243z988315lc25fjqzl-wpengine.netdna-ssl.com/wp-content/uploads/2017/10/2020-WDCEP-NP-final.pdf>
- **Comprehensive Plan Amendment Act of 2020**
<https://www.dcraciaequity.org/reia-database>
- **OVERSIGHT THROUGH A RACIAL EQUITY + SOCIAL JUSTICE LENS**
<https://static1.squarespace.com/static/5ffa2eb4a24aef1e5b91c0d6/t/6030341636deb7445be27c7f/1613771798251/COR E Oversight+Toolkit FY21-22.pdf>
- **DISTRICT OF COLUMBIA HOUSING AUTHORITY 2019 OVERSIGHT AND PERFORMANCE HEARING Committee on Housing and Neighborhood Revitalization Responses to Pre-Hearing Questions**
<https://dccouncil.us/wp-content/uploads/2020/03/dcha.pdf>
- **DCHA BOC Public Board Meeting - October 13, 2021 Oct 15, 2021**
<https://www.youtube.com/watch?v=PFNjP6qxpzl>
- **To Authorize Entering Into a Memorandum of Understanding for Demolition and Infrastructure Financing for the Park Morton Redevelopment**
https://www.dchousing.org/api/files/board/009b5ui6_wrtigc3p514hv5unipg514.pdf
- **Minutes for Brown Bag Meeting October 13, 2021**
https://www.dchousing.org/api/files/board/207qluxj_fripkr0c513dne4wy4m513.pdf

Key Racial Equity Evaluation Standards The Updated Comprehensive Plan

	Office of Planning Racial Equity Analysis:	Applicant Racial Equity Analysis	Resident Council Racial Equity Response:
Mixed Income Community & Housing Type Mix	<p>The Project will establish a mixed-income community with new and diverse housing options</p> <p>The PUD will provide 90 new replacement units for the Park Morton public housing site, which is part of the District's New Community's Initiative. The New Communities Initiative is a District government program designed to revitalize severely distressed subsidized housing and redevelop neighborhoods into vibrant mixed-income communities.</p>	<p>The provision of housing, affordable, workforce, and public housing replacement units, thus providing housing options for people of various financial means, with 70-74 market rate units, 90 public housing units, and 109-113 affordable housing units for households earning up to 60% of AMI.</p>	<p>The Georgia Avenue/Park View neighborhood is currently mixed income with diverse housing types. PM NCI programs requires 147 replacement units and Build-First site. PUD16-11 requires PUD16-12 to meeting standard that could be met without a PUD at the PM site with rehab. Even then barely meets NCI standards. From a PM resident equity perspective PUD16-11 doesn't add significant per 11 DCMR § 2400</p>
	<p>The Project will include a total of 273 residential units, with 189 units in the apartment house, 76 units in the senior building, and eight townhomes; 90 units will be public housing replacement units, 109-113 units will be workforce affordable units, and 70-74 units will be market rate.</p>	<p>The provision of a variety of housing typologies (senior units, family units, and townhomes) and a mix of unit sizes (1, 2, and 3 bedroom), thus providing housing opportunities for a wider segment of the population.</p>	<p>The number of larger bedrooms sizes doesn't meet an equitable need. Family-Sized Unit Study (DMPED) https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Formatted%20FSU%20Study_FINAL%206-24_1.pdf</p>

Key Racial Equity Evaluation Standards The Updated Comprehensive Plan

	Office of Planning Racial Equity Analysis:	Applicant Racial Equity Analysis	Resident Council Racial Equity Response:
Park Morton Residents Right of Return	The Applicant for the PUD is required to comply with the relocation and reentry requirements for public housing replacement units of Resolution No. 16-06 "To Adopt and Re-entry Policies for New Communities Initiative Developments."		The PMEPA recommended several alternatives to Build-First which the Applicant failed leverage. Has a result at least 116 of 131 original PM Families have been displaced. This is the responsibility of DCHA.
Transportation Impacts and Amenities		The incorporation of a variety of Transportation Demand Management ("TDM") measures (such as providing residents either a car sharing or bike sharing membership and providing residents SmartTrip cards), thus assisting with making it easier for residents to access goods, services, and employment locations.	There is no evidence nor agreements which would filter to PM residents in meaningful and equitable manner.

Key Racial Equity Evaluation Standards The Updated Comprehensive Plan

	Office of Planning Racial Equity Analysis:	Applicant Racial Equity Analysis	Resident Council Racial Equity Response:
Employment and Economic Development Opportunities	The First Source Employment Agreement (Exhibit 237 H) will require that 51% of all new job hires and 31% of apprenticeship hours be for District residents.	The execution of a First Source Employment Agreement with the District Department of Employment Services, which agreement requires that 51% of all new hires for the project be District residents, thus improving employment opportunities for District residents, including underemployed companies.	There is no evidence nor agreements which would filter to PM residents a in meaning and equitable manner.
	The Small Business Enterprises requirement (Exhibit 237 I) states that all construction and nonconstruction Government-assisted projects over \$250,000, shall require 35% subcontracting to Small Business Enterprises certified by the Department of Small and Local Business Development (DSLBD).	The execution of a Certified Business Enterprise ("CBE") Agreement with the District Department of Small and Local Business Development ("DSLBD"), which agreement requires that 35% of the construction costs be spent on subcontracting to Small Business Enterprises (SBE) certified by DSLBD, thus improving economic and business development opportunities for underrepresented companies.	
		The implementation of the U.S. Department of Housing and Urban Development's Section 3 requirements, thereby providing job training, employment, and contract opportunities for low-income and very-low income district residents and businesses.	
		The provision of approximately 4,500 square feet of ground-floor retail/community serving space, thus providing space that will be used to serve the diverse needs of the residents and immediate community.	

Key Racial Equity Evaluation Standards The Updated Comprehensive Plan

	Office of Planning Racial Equity Analysis:	Applicant Racial Equity Analysis	Resident Council Racial Equity Response:
Neighborhood and Resident Amenities	The PUD site would include almost an acre of space to be dedicated only for park and recreation for the benefit of the residents of the neighborhood	<p>The incorporation of sustainable design and environmentally friendly elements, and the provision of landscaped courtyards and exterior spaces, thus helping to improve the health of people living in the approved housing.</p> <p>The inclusion of community/amenity rooms that will provide space for resident meetings, services, and other opportunities for resident and community engagement and social interaction.</p> <p>The Applicant has also agreed, in coordination with the impacted ANCs in this case, to provide youth programming and job training opportunities through The Community 10 #150149488_v3 Builders' Community Life Division and to provide funding support for neighborhood initiatives to be identified in collaboration with ANC 1A, DMPED, DCHA, and other key stakeholders. These efforts and contributions will help address livability, opportunity, and prosperity for underrepresented District residents.</p>	The Park and other elements have no significant Racial Equity impact.
		The provision of approximately 4,500 square feet of ground-floor retail/community serving space, thus providing space that will be used to serve the diverse needs of the residents and immediate community.	

Evaluation Standards

Zoning Regulation

11 DCMR § 2400.2;

The overall goal of the process is to permit flexibility in the zoning regulations, so long as the PUD “offers a commendable number or quality of public benefits” and “protects and advances the public health, safety, welfare, and convenience.” see Wisconsin-Newark, 33 A.3d at 391..

11 DCMR § 2403.2;

The applicant shall have the burden of proof to justify the granting of the application according to these standards.

11 DCMR § 2403.3;

The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

11 DCMR § 2403.4;

The Commission shall find that the proposed PUD is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.

11 DCMR § 2403.9; b,c,f, e

Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

2403.10 A project may qualify for approval by being particularly strong in only one or a few of the categories in §2403.9, but must be acceptable in all proffered categories and superior in many.

2403.13

“Adverse Impacts” racial equity assumes adverse impacts, for Park Morton.

D.C. parts ways with developer of Park Morton complex

By Jonathan O'Connell and Robert Samuels

February 10, 2014



D.C. Mayor Vincent C. Gray's economic development chief has terminated negotiations with the companies tasked with rebuilding the Park Morton housing complex along Georgia Avenue, saying the project has been unacceptably delayed.

The developers, Landex Corp., of Linthicum, Md. and the Warrenton Group, based in D.C., were chosen by the District in 2009 to overhaul the 174-unit public housing community, located a block east of Georgia Avenue south of Park Road in Northwest. At the time, Landex executives said they planned to build some 500 units, including replacement units for public housing residents. More than four years later they have only built 83.

In a Feb. 6 to Landex, Deputy Mayor Victor L. Hopkins said he was done waiting. "The District has determined that the reasonable timeframe for progress of negotiations and achievement of redevelopment objectives has expired," Hopkins wrote.

Hopkins wrote that, despite numerous attempts to make progress with negotiations, "at this point it has become clear to the District that the development of the Property in accordance with the objectives and timeframes discussed has not and will not likely occur."

In response, Peter S. Siegel, president and chief executive of Landex, wrote that he was "unfamiliar with the timeframe to which you are referring" and said his company was making progress on the project despite difficult political and economic circumstances. The Park Morton project is part of the New Communities Initiative, in which the District hopes to replace blighted public housing projects with mixed-income communities.

Siegel attributed part of the project's difficulty to "confusion and mixed messages" from Hopkins' unit, the Office of the Deputy Mayor for Planning and Economic Development (DMPEd).

"We certainly understand and strongly support the District's needs to replace a majority of its aging public housing portfolio with good quality, well-managed, sustainable, mixed-income communities that will support the neighborhoods," Siegel wrote. "We recognize how mammoth a task this is. Thus, despite the confusion and mixed messages from DMPEd, we have put our best efforts forth to diligently work to achieve the District's goal and have kept the District, via its staff and its consultants, informed of our substantial progress."

Progress on Park Morton has come in fits and starts as real estate values fluctuated and the city's leadership transitioned from former mayor Adrian Fenty to Gray. In 2012, Landex and Warrenton Group completed the Avenue, an 83-unit building at 3506 Georgia Ave. NW that includes 27 units for current Park Morton residents. A year ago, the Warrenton Group announced that it had inked agreements with landowners along Georgia Avenue, including a Small Smiles dental clinic and a tire store, to expand the project.



Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Brianne K. Nadeau
Councilmember, Ward 1

Chairperson
Human Services Committee

Committee Member
Housing and Neighborhood Revitalization
Government Operations
Health

July 31, 2019

Tyrone Garrett
Executive Director
District of Columbia Housing Authority
1133 North Capitol Street NE
Washington, DC 20002

Dear Executive Director Garrett:

I am writing to you about the recent community meetings the District of Columbia Housing Authority ("DCHA") has been holding at the Park Morton Public Housing community room. On July 24, a member of my staff attended this meeting. At the meeting, DCHA representatives handed out two sets of documents to the residents that were present: (1) a letter signed by you, titled "Re: General Information Notice and Notice of Eligibility for URA Relocation Assistance"; and (2) a U.S. Department of Housing and Urban Development ("HUD") document titled "Relocation Assistance to Tenants Displaced from their Homes". Residents were asked to sign and return this letter, which presumably meets some notice requirement for DCHA.

The letter informs residents that DCHA received HUD's approval for demolition on June 17, 2019. It states that the letter is the residents' "General Information of Notice and Notice of Eligibility of Relocation Assistance" and that the effective date of their eligibility is June 17, 2019. It also states that recipients of the letter will need to relocate. Additionally, it outlines relocation benefits that will be received. The letter explains that a written notice will be provided at least 90 days in advance of the date a resident will be required to move.

The letter also says:

"Even though you will be provided assistance under the URA guidelines for a permanent move, DCHA believes that every resident relocated from the site should have the right to reapply for occupancy once this project is complete. For this reason, after project completion, you will be contacted and offered an opportunity to return to the newly-revitalized community with a priority preference."

This paragraph seems to suggest that a resident who will be displaced as a result of the redevelopment only has the right to reapply for occupancy once the project is complete, and in



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599
202-535-1000

Tyrone Carrell, Executive Director

August 9, 2019

Brianna Nadeau
Councilmember – Ward 1
Chairperson - Committee on Human Services
Council of the District of Columbia
1350 Pennsylvania Ave NW
Washington, DC 20004


Dear Councilmember Nadeau,

Thank you for taking the time to share with me your questions and concerns regarding the discussion at the July 24th meeting at Park Morton. This meeting was held in order to provide an update to the residents of the latest news and developments regarding Park Morton as well as identifying next steps for affected families.

As discussed at the meeting, DC Housing Authority did receive notification of an allocation of vouchers for Park Morton and we provided to the residents their General Information Notice (GIN) and Notice of Eligibility (NOE) for Relocation Assistance in accordance with the Uniform Relocation Act, as required by DCHA Resolution 16-06. The details of the services and resources that are available to affected residents were highlighted in the letter. DCHA staff advised residents that all affected households will receive assistance throughout the relocation process.

As the redevelopment of the property progresses and units are ready occupancy, households interested in returning to the site will also be given a preference for return. DCHA is committed to one-for-one replacement of units and will prioritize affected residents for consideration to return to the property based on the resident priority to return criteria established by the Park Morton households. The occupancy process does still require that DCHA affirm the eligibility of a household to receive rental assistance in accordance with the relevant District or HUD requirements. As outlined in Resolution 16-06, however, the screening criteria will be no more stringent than DCHA policy in order to return to the redeveloped site.

Regards,


Tyrone Carrell
Executive Director

www.dchousing.org

The Council @ Park Morton

Office of The Resident Council

615 Morton ST, NW

July 7, 2021

Mayor Bowser & Chairman Mendelson,

The Council @ Park Morton (resident council) urges you not to pull the Rental Assistance Demonstration (RAD) and rehabilitation option from the Park Morton redevelopment table. The resident council, the Park Morton Equity Team and our development advisors with input from The Housing Authority (DCHA) are charting a hybrid path (including redevelopment) which will provide better options and opportunities for residents suffering through this nearly seven-year journey. We believe your instinct to pivot was the correct one, and we invite you to meet with us and our team to learn more of our vision.

The resident council asks the following:

- The funds designated to Park Morton Project in the current budget process NOT BE restricted to rehab (RAD) nor the current now obsolete development plans.
- The resident council be provided the opportunity to engage residents on modified resident led development plans and partnership with agencies and development team.

The resident council funding priorities are as follows:

- **Stabilize and provide safe and quality housing for residents, today.** The failure of the current process to provide a timely and in neighborhood build-first option has left many residents in a stress filled limbo. We'd like to ensure funds can be used to address current resident housing needs.
- **Prioritize Self-Sufficiency Programing.** The success of New Communities lies with the success of individual resident families, especially their economic mobility. Our goals is more than building housing units, but build resident families.
- **Partnerships and Equity.** The Council @ Park Morton through mechanisms such as a Resident Manage Corporation, Coops and individual home ownership opportunities expect to be full partners in Park Morton redevelopment. Co-investment in collective and individual capacity building is the equitable way forward outlined in the Park Morton Equity Plan.



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599
202-535-1000

Tyrone Carrell, Executive Director

August 9, 2019

Brianne Nadeau
Councilmember – Ward 1
Chairperson - Committee on Human Services
Council of the District of Columbia
1350 Pennsylvania Ave NW
Washington, DC 20004


Dear Councilmember Nadeau,

Thank you for taking the time to share with me your questions and concerns regarding the discussion at the July 24th meeting at Park Morton. This meeting was held in order to provide an update to the residents of the latest news and developments regarding Park Morton as well as identifying next steps for affected families.

As discussed at the meeting, DC Housing Authority did receive notification of an allocation of vouchers for Park Morton and we provided to the residents their General Information Notice (GIN) and Notice of Eligibility (NOE) for Relocation Assistance in accordance with the Uniform Relocation Act, as required by DCHA Resolution 16-06. The details of the services and resources that are available to affected residents were highlighted in the letter. DCHA staff advised residents that all affected households will receive assistance throughout the relocation process.

As the redevelopment of the property progresses and units are ready occupancy, households interested in returning to the site will also be given a preference for return. DCHA is committed to one-for-one replacement of units and will prioritize affected residents for consideration to return to the property based on the resident priority to return criteria established by the Park Morton households. The occupancy process does still require that DCHA affirm the eligibility of a household to receive rental assistance in accordance with the relevant District or HUD requirements. As outlined in Resolution 16-06, however, the screening criteria will be no more stringent than DCHA policy in order to return to the redeveloped site.

Regards,


Tyrone Carrell
Executive Director

www.dchousing.org



FOR IMMEDIATE RELEASE

July 6, 2020

Ward 1 Councilmember Brianne K. Nadeau Remarks on June 25, 2020 Court of Appeals Decision Regarding Park Morton Public Housing Replacement

WASHINGTON, DC – After the D.C. Court of Appeals' ruling in the case deciding the future of public housing replacement at the former Bruce Monroe School site, Councilmember Nadeau made the following statement:

"I am profoundly disappointed by the Court of Appeals' ruling on the case regarding the Bruce Monroe site on Georgia Avenue. In remanding the case back to the Zoning Commission, the Court has dealt an unprecedented burden to residents of Park Morton public housing, who should be residing at this build-first site by now, and some of whom have already left Park Morton in the interim.

In light of this, I plan to move forward quickly to enable the construction of a modified Phase 1 of the Park Morton project, a new build-first site on the Park Morton property that does not displace any of the current residents. I am aware of proposals to allow the building currently leasing at 965 Florida Avenue to act as the build-first site for Park Morton, and I am very understanding of the desire to do so. I will be supportive of Park Morton residents who wish to use an individual voucher to live in that building, but we do not have an avenue to claim or reserve portions of that property for use as a fully-fledged build-first site.

The facts of the court's decision did not rest on any of the challenges raised by the petitioners in the lawsuit, all of which were dismissed. Instead, the Zoning Commission's decision was remanded in order for the Commission to make technical corrections and justify project impacts that were clearly deliberated and found to be far outweighed by the many benefits. Justice Thompson notes in the dissent that the majority's decision "is a formula for another round of appeals that will delay a project that the Commission has already thoroughly analyzed and unanimously deemed worthy of approval."

As I have said many times throughout this process, I strongly assert my commitment to fulfilling the goals of this project, which includes a build-first principle for public housing replacement, new affordable units for families and seniors, homeownership opportunities for Park Morton residents, and two new community green spaces. Park View – a neighborhood my family calls home – has the opportunity to be a model for inclusive development and for prosperity that guards against displacement, but a centerpiece of that future has been delayed by the self-interest of a few."

###

Contact: Luz Martinez, lmartinez@dccouncil.us, (202) 262-8998

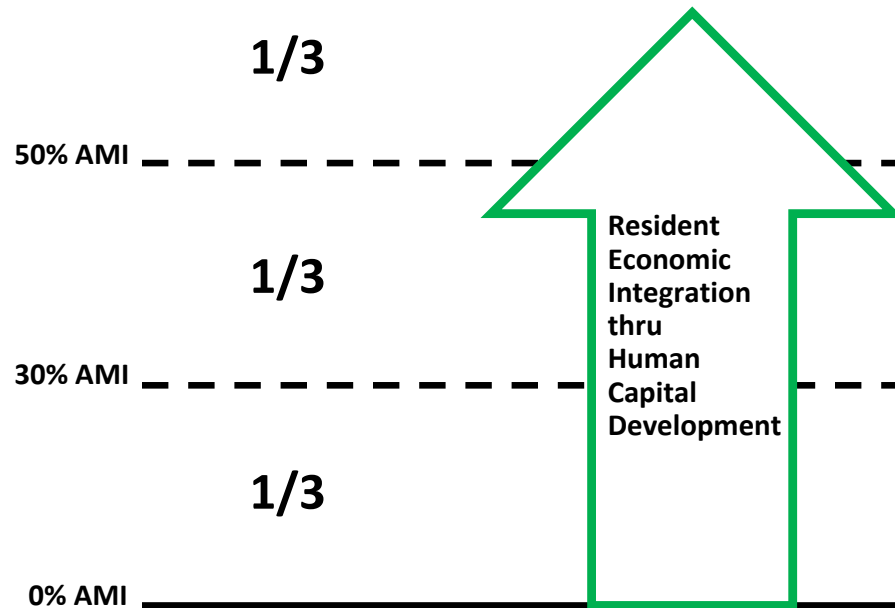
Park Morton - An Equitable Way Forward

Park Morton Equity Plan Efforts

- Requested Community Led Settlement Talks Bruce Monroe
- Developed Council Led Human Capital Plan
- Requested Build-First @ Vacant sites
- NCI Tailored Self-sufficiency Program
- ID'd in Ward Voucher sites
- Exercised First Rights with HUD
- Requested Meeting with Council
- ID's office Development Opportunities
- Proposed Entrepreneurial Program
- Family restoration effort (Family-sized units as economic development)

Economic Integration

So-called Market Rate



August 21

EB0-EB016-PARK MORTON REDEVELOPMENT INITIATIVE

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB016
Ward: 1
Location: 3012 GEORGIA AVENUE NW
Facility Name or Identifier: PARK MORTON
Status: Ongoing Subprojects
Useful Life of the Project:
Estimated Full Funding Cost: \$38,628,000

Description:
 The Park Morton Redevelopment Initiative is part of the District's New Communities Initiative (NCI), designed to revitalize subsidized housing into vibrant mixed-income communities. The vision for the New Communities Initiative is for vibrant mixed-income neighborhoods that address both the physical architecture and human capital needs, where residents have quality affordable housing options, economic opportunities, and access to appropriate human services. The addition of \$14.8M in FY22 and \$23M in FY23 reflects Mayor Bowser's pledge to fully fund the substantial and complete redevelopment of Park Morton and continue her commitment to provide high quality public housing to our most vulnerable residents at NCI project sites. In addition, a FY22 BSA subtitle states that the use of funds allocated for the redevelopment of public housing at Park Morton shall be limited to furthering the project requirements and shall be subject to the guidelines, conditions, and standards as approved by Zoning Commission Order Nos. 16-11 and 16-12, and any subsequent applicable orders issued by the Zoning Commission.

Justification:
 The city seeks to select a developer to redevelop the site by next Spring. As part of that process, the 174 public housing residents living at Park Morton will be relocated to affordable off-site replacement units in phases. Moreover, private security will be provided at the Park Morton public housing site in order to ensure a safe environment for those remaining through the relocation process.

Progress Assessment:
 Ongoing project

Related Projects:
 N/A

(Dollars in Thousands)											
Phase	Funding By Phase - Prior Funding				Approved Funding						
	Alignments	Spent	Enc'd-Adv	Pre-Enc	Balance	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	6 Yr Total
(0) Construction	797	797	0	0	0	14,831	23,000	0	0	0	37,831
TOTALS	797	797	0	0	0	14,831	23,000	0	0	0	37,831

Source	Funding By Source - Prior Funding				Approved Funding						
	Alignments	Spent	Enc'd-Adv	Pre-Enc	Balance	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	6 Yr Total
Pay Go (0301)	797	797	0	0	0	0	0	0	0	0	0
Taxable Bonds - (0309)	0	0	0	0	0	14,831	23,000	0	0	0	37,831
TOTALS	797	797	0	0	0	14,831	23,000	0	0	0	37,831

Additional Appropriation Data		Estimated Operating Impact Summary								
First Appropriation FY	2009	Expenditure (+) or Cost Reduction (-)		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	6 Yr Total
Original In-Year Budget Authority	17,200	No estimated operating impact								
Budget Authority Through FY 2026	797									
FY 2021 Budget Authority Changes	0									
\$-New Budget Authority Through FY 2026	797									
Budget Authority Request Through FY 2027	38,628									
Increase (Decrease)	37,831									

Milestone Data		Full Time Equivalent Data			
Project	Actual	Project	FTE	FY 2022 Budget	% of Project
Design Start (FY)	03/22/2020	03/22/2020	0.0	0	0.0
Design Complete (FY)	06/30/21		0.0	14.831	100.0
Construction Start (FY)	08/19/2021				
Construction Complete (FY)	12/11/2023				
Closed (FY)	12/31/2025				

July 20

APPENDIX D - CAPITAL BUDGET AUTHORITY AND ALLOTMENT BALANCES

(Excluding Highway Trust Fund Projects)
 By Implementing Agency, By Owner Agency

(Projects with Budget Authority Balances Only)
 Report Run Date: Jul 31, 2020

Project Title	Project No	Lifetime Budget Authority	LTD Allotments	LTD Expenditures	Total Commitments**	Lifetime Balance	Allotment Balance
OWNER AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS							
246	IT SYSTEMS MODERNIZATION - DCRA	ISM07C	26,596,895	16,721,895	15,012,351	555,510	11,029,033
247	DCRA BUSINESS PORTAL	ISM11C	6,675,000	4,675,000	3,824,480	735,059	2,115,460
248	SHORT-TERM RENTAL TECHNOLOGY	ISMV6C	2,232,000	2,232,000	0	6,000	2,226,000
TOTAL IMPL AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (CR0)			35,503,895	23,628,895	18,836,832	1,296,569	15,370,494
IMPLEMENTING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DB0)							
OWNER AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT							
249	DHCD-DDOT CAPITAL FEDERAL GRANT PROJECT	DHDC0C*	3,996,331	3,996,331	1,295,274	0	2,701,057
TOTAL IMPL AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DB0)			3,996,331	3,996,331	1,295,274	0	2,701,057
IMPLEMENTING AGENCY BOARD OF ELECTIONS (DL0)							
OWNER AGENCY BOARD OF ELECTIONS							
250	BOARD OF ELECTIONS MANAGEMENT SYSTEM	VTS62C	3,000,000	3,000,000	679,151	326,128	1,994,721
TOTAL IMPL AGENCY BOARD OF ELECTIONS (DL0)			3,000,000	3,000,000	679,151	326,128	1,994,721
IMPLEMENTING AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)							
OWNER AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT							
251	BARRY FARM, PARK CHESTER, WADE ROAD	EB013C	34,223,297	34,223,297	31,485,416	33,729	2,704,150
252	CHILDREN'S NATIONAL	CHN19C	20,000,000	10,000,000	0	0	20,000,000
253	CRUMWELL SCHOOL CONSTRUCTION-REDEVELOP	SC216C	1,600,000	1,600,000	0	0	1,600,000
254	DC WATER NEW FACILITY	EB109C	39,897,431	39,897,431	38,033,701	1,857,515	6,216
255	FORT LINCOLN NEW TOWN DEVELOPMENT	EB014C	8,855,705	8,855,705	8,701,133	0	154,571
256	HILL EAST	EB422C	28,420,507	15,420,507	13,920,102	994,405	14,500,000
257	LINCOLN HEIGHTS, RICHARDSON DWELLINGS	EB015C	3,050,036	3,050,036	2,199,690	0	850,346
258	MCMILLAN SITE REDEVELOPMENT	AMS11C	43,151,225	43,151,225	24,546,734	768,835	17,835,635
259	MP-NEW COMMUNITIES	EB003C	163,261,805	108,261,865	67,098,996	18,882,468	77,280,400
260	PARK MORTON REDEVELOPMENT INITIATIVE	EB016C	796,911	796,911	796,911	0	0
261	POPLAR POINT	EB443C	1,034,837	1,034,837	570,145	313,013	87,814
262	SAINT ELIZABETHS E CAMPUS INFRASTRUCTURE	AWR01C	273,285,510	203,285,510	164,167,420	7,475,261	101,622,829
263	SKYLAND SHOPPING CENTER	ASC13C	18,363,270	18,993,270	17,621,733	1,363,286	8,260
264	TEMPLE COURTS / NWI REDEVELOPMENT	EB001C	51,238,446	51,238,446	51,168,614	0	79,832
265	WALTER REED REDEVELOPMENT	AWT01C	27,148,335	27,148,335	25,820,493	286,177	1,059,665
TOTAL IMPL AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)			715,937,184	566,937,184	446,132,115	32,015,290	237,789,779
IMPLEMENTING AGENCY MASTER EQUIPMENT LEASE PURCHASE PROGRAM CAPITAL (ELC)							
OWNER AGENCY METROPOLITAN POLICE DEPARTMENT							
266	SPECIALIZED VEHICLES - MPD	PEQ20C	80,275,579	80,275,579	80,298,090	17,513	6
OWNER AGENCY FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT							
267	FIRE APPARATUS	2003C	94,695,152	94,748,152	94,690,352	0	4,800
TOTAL IMPL AGENCY MASTER EQUIPMENT LEASE PURCHASE PROGRAM CAPITAL (ELC)			80,275,579	80,275,579	80,298,090	17,513	6

June 19

APPENDIX D - CAPITAL BUDGET AUTHORITY AND ALLOTMENT BALANCES
(Excluding Highway Trust Fund Projects)
By Implementing Agency, By Owner Agency

(Projects with Budget Authority Balances Only)
Report Run Date: Jun 24, 2019

Project Title	Project No	Lifetime Budget Authority	LTD Allotments	LTD Expenditures	Total Commitments**	Lifetime Balance	Allotment Balance
TOTAL, IMPL AGENCY BOARD OF ELECTIONS (DL0)		3,000,000	3,000,000	3,276	937,003	2,059,721	2,059,721

IMPLEMENTING AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)

OWNER AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT								
236	BARRY FARM, PARK CHESTER, WADE ROAD	EB013C	34,223,297	34,223,297	31,485,419	33,729	2,704,150	2,704,150
237	CHILDREN'S NATIONAL	CHN19C	20,000,000	10,000,000	0	0	20,000,000	10,000,000
238	CONSTRUCTION- REDEVELOPMENT	SC218C	1,850,000	1,850,000	0	0	1,850,000	1,850,000
238	DC WATER NEW FACILITY	EB409C	39,897,431	39,897,431	14,533,701	25,357,515	6,216	6,216
240	FORT LINCOLN NEW TOWN DEVELOPMENT	EB014C	8,855,705	8,855,705	8,701,133	0	154,571	154,571
241	GRIMKE SCHOOL REDEVELOPMENT	NG516C	495,000	495,000	0	0	495,000	495,000
242	HILL EAST	EB422C	28,920,507	14,920,507	9,466,458	5,454,050	14,000,000	0
243	LINCOLN HEIGHTS, RICHARDSON DWELLINGS	EB015C	3,050,036	3,050,036	2,199,690	142,871	707,475	707,475
244	MCMILLAN SITE REDEVELOPMENT	AMS11C	43,151,225	43,151,225	19,801,026	5,514,564	17,835,635	17,835,635
245	MP-NEW COMMUNITIES	EB008C	160,955,569	110,955,569	63,412,544	36,755,206	60,787,819	10,787,819
246	PARK MORTON REDEVELOPMENT INITIATIVE	EB016C	796,911	796,911	796,911	0	0	0
247	POPLAR POINT	EB423C	1,034,637	1,034,637	512,319	522,318	0	0
248	SAINT ELIZABETHS E CAMPUS INFRASTRUCTURE	AWR01C	273,265,510	183,265,510	151,780,635	15,645,882	105,839,193	15,839,193
249	SKYLAND SHOPPING CENTER	ASC13C	18,993,279	18,993,279	17,357,210	1,627,883	8,206	8,206
250	TEMPLE COURTS / NW1 REDEVELOPMENT	EB001C	51,238,446	51,238,446	51,158,614	0	79,832	79,832
251	WALTER REED REDEVELOPMENT	AWT01C	27,148,335	27,148,335	25,207,848	704,784	1,235,723	1,235,723
TOTAL, IMPL AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)			713,875,888	549,875,888	396,413,507	91,758,561	225,703,820	61,703,820

IMPLEMENTING AGENCY MASTER EQUIPMENT LEASE/PURCHASE PROGRAM CAPITAL (ELC)

OWNER AGENCY METROPOLITAN POLICE DEPARTMENT								
252	SPECIALIZED VEHICLES - MPD	PEQ20C	80,275,579	80,275,579	80,258,060	17,513	6	6
253	SYNCHRONIZED MAPPING ANALYSIS	PER41C	2,802,890	2,802,890	2,799,221	0	3,669	3,669
OWNER AGENCY FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT								
254	FIRE APPARATUS	20830C	94,695,152	94,749,152	94,690,352	0	4,800	58,800
TOTAL, IMPL AGENCY MASTER EQUIPMENT LEASE/PURCHASE PROGRAM CAPITAL (ELC)			177,773,621	177,827,621	177,747,633	17,513	8,475	62,475

IMPLEMENTING AGENCY METROPOLITAN POLICE DEPARTMENT (FA0)

OWNER AGENCY METROPOLITAN POLICE DEPARTMENT

June 18

APPENDIX D - CAPITAL BUDGET AUTHORITY AND ALLOTMENT BALANCES
(Excluding Highway Trust Fund Projects)
By Implementing Agency, By Owner Agency

(Projects with Budget Authority Balances Only)
Report Run Date: Jun 14, 2019

Project Title	Project No	Lifetime Budget Authority	LTD Allotments	LTD Expenditures	Total Commitments**	Lifetime Balance	Allotment Balance
---------------	------------	---------------------------	----------------	------------------	---------------------	------------------	-------------------

IMPLEMENTING AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (CR0)

OWNER AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

218	IT SYSTEMS MODERNIZATION - DCRA	ISM07C	20,921,895	13,421,895	13,421,895	0	7,500,000	0
219	DCRA BUSINESS PORTAL	ISM11C	1,675,000	1,675,000	1,369,338	305,468	164	194
TOTAL, IMPL AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (CR0)			22,596,895	15,096,895	14,791,232	305,468	7,500,164	194

IMPLEMENTING AGENCY BOARD OF ELECTIONS (DL0)

OWNER AGENCY BOARD OF ELECTIONS

216	BOARD OF ELECTIONS MANAGEMENT SYSTEM	VTS02C	3,000,000	3,000,000	0	0	3,000,000	3,000,000
TOTAL, IMPL AGENCY BOARD OF ELECTIONS (DL0)			3,000,000	3,000,000	0	0	3,000,000	3,000,000

IMPLEMENTING AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)

OWNER AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT

247	BARRY FARM, PARK CHESTER, WADE ROAD	EB013C	34,223,297	34,223,297	31,485,419	33,729	2,704,150	2,704,150
247	CONSTRUCTION- REDEVELOPMENT	SC218C	4,100,000	4,100,000	0	0	4,100,000	4,100,000
248	DC WATER NEW FACILITY	EB409C	39,897,431	39,897,431	14,202,701	25,688,515	6,216	6,216
249	FORT LINCOLN NEW TOWN DEVELOPMENT	EB014C	8,855,705	8,855,705	8,701,133	0	154,571	154,571
249	HILL EAST	EB422C	28,920,507	14,920,507	5,059,467	9,851,040	14,000,000	0
249	LINCOLN HEIGHTS, RICHARDSON DWELLINGS	EB015C	3,050,036	3,050,036	2,199,690	142,871	707,475	707,475
249	MCMILLAN SITE REDEVELOPMENT	AMS11C	57,192,364	47,192,364	15,417,026	31,566,933	10,208,405	208,405
249	MP-NEW COMMUNITIES	EB008C	160,955,569	105,955,569	57,749,597	14,928,972	88,277,001	33,277,001
249	PARK MORTON REDEVELOPMENT INITIATIVE	EB016C	796,911	796,911	796,911	0	0	0
249	POPLAR POINT	EB423C	1,034,637	1,034,637	512,319	97,874	434,444	434,444
249	SAINT ELIZABETHS E CAMPUS INFRASTRUCTURE	AWR01C	235,150,000	145,150,000	94,737,321	81,973,357	89,439,262	1,439,232
249	SKYLAND SHOPPING CENTER	ASC13C	18,993,279	18,993,279	13,453,229	1,781,844	3,758,206	3,758,206
249	TEMPLE COURTS / NW1 REDEVELOPMENT	EB001C	51,238,446	51,238,446	51,350,218	0	(111,772)	(111,772)
249	WALTER REED REDEVELOPMENT	AWT01C	41,148,335	27,148,335	25,000,346	54,747	16,093,242	2,093,242
TOTAL, IMPL AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)			666,556,518	505,556,518	320,675,377	136,109,911	229,771,220	48,771,220

IMPLEMENTING AGENCY MASTER EQUIPMENT LEASE/PURCHASE PROGRAM CAPITAL (ELC)

OWNER AGENCY METROPOLITAN POLICE DEPARTMENT

249	SPECIALIZED VEHICLES - MPD	PEQ20C	80,275,579	80,275,579	80,258,060	17,513	6	6
-----	----------------------------	--------	------------	------------	------------	--------	---	---

OWNER AGENCY FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT

July 17

2016

APPENDIX D - CAPITAL BUDGET AUTHORITY AND ALLOTMENT BALANCES
 (Excluding Highway Trust Fund Projects)
 By Implementing Agency, By Owner Agency

(Projects with Budget Authority Balances Only)
 Report Run Date: Jul 11, 2017

Project Title	Project No.	Lifetime Budget Authority	LTD Allotments	LTD Expenditures	Total Commitments**	Lifetime Balance	Allotment Balance
IMPLEMENTING AGENCY OFFICE OF CABLE TELEVISION, FILM, MUSIC, AND ENTERTAINMENT (C10)							
OWNER AGENCY OFFICE OF CABLE TELEVISION, FILM, MUSIC, AND ENTERTAINMENT							
218 SMALL CAPITAL PROJECTS	BP102C	1,000,000	1,000,000	0	928,925	71,075	71,075
TOTAL, IMPL AGENCY OFFICE OF CABLE TELEVISION, FILM, MUSIC, AND ENTERTAINMENT (C10)		1,000,000	1,000,000	0	928,925	71,075	71,075
IMPLEMENTING AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (CR0)							
OWNER AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS							
214 IT SYSTEMS MODERNIZATION - DCRA	ISM07C	17,424,395	13,424,395	13,200,356	0	4,224,039	224,039
215 DCRA BUSINESS PORTAL	ISM11C	1,000,000	1,000,000	999,806	0	194	194
216 VACANT PROPERTY INSPECTION AND ABATEMENT	ER301C	47,866,169	47,866,169	47,774,793	(864)	92,240	92,240
TOTAL, IMPL AGENCY DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (CR0)		66,290,564	62,290,564	61,974,955	(864)	4,316,473	316,473
IMPLEMENTING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DB0)							
OWNER AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT							
217 DHCD-DDOT CAPITAL FEDERAL GRANT PROJECT	DH01C*	4,373,818	4,373,818	552,282	3,444,089	377,497	377,497
218 PROPERTY ACQUISITION & DISPOSITION	04002C	19,318,765	19,318,765	18,733,864	573,218	11,885	11,885
TOTAL, IMPL AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DB0)		23,692,583	23,692,583	19,285,926	4,017,285	389,372	389,372
IMPLEMENTING AGENCY BOARD OF ELECTIONS (DL0)							
OWNER AGENCY BOARD OF ELECTIONS							
219 BOARD OF ELECTIONS MANAGEMENT SYSTEM	VTS02C	3,000,000	3,000,000	0	0	3,000,000	3,000,000
TOTAL, IMPL AGENCY BOARD OF ELECTIONS (DL0)		3,000,000	3,000,000	0	0	3,000,000	3,000,000
IMPLEMENTING AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (EB0)							
OWNER AGENCY OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT							
220 BARRY FARM, PARK CHESTER, WADE ROAD	EB013C	34,247,364	34,247,364	31,486,419	33,720	2,728,207	2,728,207
221 CONSTRUCTION- REDEVELOPMENT	SC219C	4,100,000	4,100,000	0	0	4,100,000	4,100,000
222 DC WATER NEW FACILITY	EB409C	30,997,431	30,997,431	10,202,701	7,515	20,787,216	20,787,216
223 FORT LINCOLN NEW TOWN DEVELOPMENT	EB014C	8,855,705	8,855,705	8,701,133	0	154,571	154,571
224 GRIMKE SCHOOL REDEVELOPMENT	NG516C	500,000	500,000	0	0	500,000	500,000
225 HILL EAST	EB422C	14,920,507	10,720,507	4,793,650	5,326,857	4,209,000	0
226 LINCOLN HEIGHTS, RICHARDSON DWELLINGS	EB015C	3,050,036	3,050,036	2,199,690	142,871	707,475	707,475
227 MC MILLAN SITE REDEVELOPMENT	AMS11C	61,192,364	47,192,364	12,053,073	34,930,886	14,208,405	208,405
228 NEW COMMUNITIES	EB008C	159,864,108	90,264,108	45,752,517	4,719,198	109,892,393	40,292,393
229 PARK MORTON REDEVELOPMENT INITIATIVE	EB018C	796,911	796,911	796,911	0	0	0
230 POPLAR POINT	EB423C	1,300,194	1,300,194	512,319	87,874	700,001	700,001
231 SAINT ELIZABETHS E CAMPUS INFRASTRUCTURE	AWR01C	188,150,000	133,150,000	43,200,402	52,721,628	72,227,972	37,227,972
232 SKYLAND SHOPPING CENTER	ASC13C	18,993,279	18,993,279	12,587,448	2,647,825	3,758,206	3,758,206
233 STRAND THEATER	ST401C	94,409	94,409	0	0	94,409	94,409

Table EB0-4 (Continued)

(dollars in thousands)

Program/Activity	Dollars in Thousands				Full-Time Equivalents			
	Actual FY 2014	Approved FY 2015	Proposed FY 2016	Change from FY 2015	Actual FY 2014	Approved FY 2015	Proposed FY 2016	Change from FY 2015
(6000) Real Estate Development								
(6020) Development and Disposition	0	11,619	3,947	-7,702	0.0	15.0	15.0	0.0
(6030) New Communities Initiative	0	380	3,454	3,074	0.0	3.0	3.0	0.0
(6040) St. Elizabeths	0	1,081	779	-302	0.0	5.0	5.0	0.0
(6050) Walter Reed	0	358	1,019	662	0.0	3.0	4.0	1.0
Subtotal (6000) Real Estate Development	0	13,467	9,199	-4,268	0.0	26.0	27.0	1.0
Total Proposed Operating Budget	36,456	43,381	49,672	6,290	67.2	84.0	86.0	2.0

(Change is calculated by whole numbers and members may not add up due to rounding)

Note: For more detailed information regarding the proposed funding for the activities within this agency's programs, please see **Schedule 30-PBB Program Summary by Activity** in the **FY 2016 Operating Appendices** located on the Office of the Chief Financial Officer's website.

Park Morton Equity Resolution

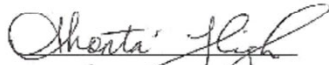
Whereas, Park Morton Public Housing property is in the process of a redevelopment of its 174 units through the New Communities Initiative.

Whereas, an application to demolish and dispose of the property has been filed with the U.S. Department of Housing and Urban Development.

Whereas the Demolition/Disposition policy with HUD speaks to an "Offer of Sale" to residents affected by the demolition and disposition of their property

Whereas, Park Morton residents should avail themselves of all rights, opportunities, and processes available to them.

Be it resolved, the duly elected resident council of Park Morton and residents of Park Morton wish to avail themselves of all rights, opportunities, and processes available to them including but not limited to, communicating with HUD about the "Offer of Sale" policy in relation to demolition and disposition.



Shonta High

President



Vice President



Treasurer

Treasurer



Sergeant-At-Arms

Sergeant-At-Arms

"This resolution was Approved in the presence of a quorum by a vote of 31-0-0 on 2/6/19 at a meeting of The Council @ Park Morton, the elected resident council for the Park Morton property".

SEC. 18. DEMOLITION AND DISPOSITION OF PUBLIC HOUSING.

- (a) APPLICATIONS FOR DEMOLITION AND DISPOSITION.—Except as provided in subsection (b), upon receiving an application by a public housing agency for authorization, with or without financial assistance under this title, to demolish or dispose of a public housing project or a portion of a public housing project (including any transfer to a resident-supported nonprofit entity), the Secretary shall approve the application, if the public housing agency certifies—
- (1) in the case of—
 - (A) an application proposing demolition of a public housing project or a portion of a public housing project, that—
 - (i) the project or portion of the public housing project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes; and
 - (ii) no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life; and
 - (B) an application proposing the demolition of only a portion of a public housing project, that the demolition will help to ensure the viability of the remaining portion of the project;
 - (2) in the case of an application proposing disposition by sale or other transfer of a public housing project or other real property subject to this title—
 - (A) the retention of the property is not in the best interests of the residents or the public housing agency because—
 - (i) conditions in the area surrounding the public housing project adversely affect the health or safety of the residents or the feasible operation of the project by the public housing agency; or
 - (ii) disposition allows the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as low-income housing;
 - (B) the public housing agency has otherwise determined the disposition to be appropriate for reasons that are—
 - (i) in the best interests of the residents and the public housing agency;
 - (ii) consistent with the goals of the public housing agency and the public housing agency plan; and
 - (iii) otherwise consistent with this title; or
 - (C) for property other than dwelling units, the property is excess to the needs of a public housing project or the disposition is incidental to, or does not interfere with, continued operation of a public housing project;
 - (3) that the public housing agency has specifically authorized the demolition or disposition in the public housing agency plan, and has certified that the actions contemplated in the public housing agency plan comply with this section;
 - (4) that the public housing agency—
 - (A) will notify each family residing in a project subject to demolition or disposition 90 days prior to the displacement date, except in cases of imminent threat to health or safety, consistent with any guidelines issued by the Secretary governing such notifications, that—
 - (i) the public housing project will be demolished or disposed of;
 - (ii) the demolition of the building in which the family resides will

