

**DC ZONING COMMISSION
CASE NO. 16-11 UNDER VACATE AND REMAND BY THE DC COURT
OF APPEALS**

SUBMISSION BY THE COUNCIL AT PARK MORTON

**OUR INITIAL RESPONSE TO THE
ZONING COMMISSION AS ORDERED**

AUGUST 6, 2020

Sending to:

[**zcsubmissions@dc.gov**](mailto:zcsubmissions@dc.gov)

Cc:

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Enclosed Herein:

- 1. Resident Council at Park Morton Cover & Distress Letter**
- 2. Resident Council at Park Morton Statement in Response to Zoning Commission Order**
- 3. Resident Council at Park Morton EQUITY PLAN and supporting documents**

The Park Morton Resident Council asks the Zoning Commission to reserve the right to supplement this initial response to the Order in this case.

The Park Morton Resident Council, as a party to this case reiterates our request for a noticed public hearing to openly discuss the critical issues that affect all Park Morton residents, including those being actively displaced right now by DC Housing Authority during this pandemic.

The injury to Black Families at Park Morton has reached a point of *abject disregard and negligence* by DCHA and DMPED of our personal interests, property, and our families lives.

The Council @ Park Morton
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August 6, 2020

Zoning Commission for the District of Columbia
441 4th St. NW 210S
Washington, DC 20001

Re: Z.C. Case No. 16-11

Consolidated PUD and Related Map Amendment @ Square 2890, Part of Lot 849 Applicant's Response to Issues Identified in Z.C. Order No. 16-11(1)

Dear Zoning Commission,

The Council @ Park Morton is including this statement with our response to the Zoning Commission. We feel that DMPED, as well as the District of Columbia Housing Authority (DCHA), has not treated the residents of Park Morton respectfully, equally, & fairly in the process of this redevelopment. The Council @ Park Morton has not received the full support from our Council Member Brianne Nadeau despite her continuously expressing her support for Park Morton Residents, keeping the community "together," & being sure that we are given affordable housing so that we may remain in our Ward. The Council @ Park Morton has not received complete transparency from DMPED or DCHA. In fact, both entities have since shut out & silenced the Council from knowing any of the moves they are making when it comes to the Park Morton Residents. The only support we have at this time is the support of our allies, non-profit groups that we've worked with to support the needs of residents, & a few residents themselves who support our efforts.

As of today, Park Morton Residents are being moved expeditiously from the property & being dispersed to various housing complexes all over the city. Approximately 50+ families or more, give or take, have been moved with DCHA planning to empty the entire property by Monday, December 20, 2020, when we were promised "No Mandatory Moves," "Build First," as well as "First Right-to-Return." The Council @ Park Morton has done everything it can to uphold the rights of the residents while receiving constant retaliation from DCHA.

The Council @ Park Morton felt that the Bruce Monroe parcel would not work in our favor, so as the President of the Council, I created the Park Morton Equity Plan as an alternative to NCI's plan. The Council @ Park Morton has since marketed the PMEP to many different entities & since gotten support from DC for Reasonable Development, Empower DC, Committee of 100, DC for Democracy, OneDC, LinkUp, DC Grassroots Planning Coalition, & SURJ DC just to name a few. The Council @ Park Morton seeks that the Zoning Commission holds a public hearing in these matters.

Regards,

A handwritten signature in cursive script that reads "Monta' High". The signature is written in black ink and is positioned to the right of the typed name.

Ms. High
President

**RESIDENT COUNCIL AT PARK MORTON
STATEMENT IN RESPONSE TO ZONING COMMISSION ORDER
IN ZC CASE NO. 16-11 UNDER VACATE AND REMAND**

The general position of The Council At Park Morton (Park Morton resident council), “Council” is that the Zoning Commission (the Commission) in approving 16-11 failed to adequately assess, and fully consider and address the rights and needs of PM residents in the Bruce Monroe zoning order. In particular, the commission failed to independently weigh the potential **adverse impacts and risks** for Park Morton residents given the poor history of the city’s New Communities Initiative (NCI). [The Policy Advisor’s Recommendations, 16-11, Ex. 182]

Further, the Commission failed to fully appreciate the expectations of Park Morton residents when it comes to NCI’s promise to more fully integrating into a new mixed income Park Morton/Park View community located in the Lower Georgia Avenue Corridor. Specifically, in 2008 and in 2014 the Park View Community had a certain character, moderate density residential, Main Street retail, desire for quality schools and public spaces. If the project fundamentally alters these neighborhood characteristics the project creates a bait and switch and adverse impacts for residents.

[MC-1.1.3: Infill and Rehabilitation, MC-1.1.5: Conservation of Row House Neighborhoods, MC-2.1.1: Revitalization of Lower Georgia Avenue, MC-2.1.3: Georgia Avenue Design Improvements, MC-2.1.C: Great Streets Improvements, MC-2.1.D: Park Morton New Community]

Even more importantly, the Commission should have recognized that Park Morton residents’ support of these proposed inter-related projects at Bruce Monroe and Park Morton was made under various levels of duress and distress. See quote from Park Morton the Council below relating the duress.

“If the application for Bruce Monroe is NOT approved to move forward, the residents at Park Morton will not have an opportunity for new, affordable housing opportunities in the Park View/Columbia Heights neighborhood and may be forced to continue to reside in their current conditions at Park Morton even longer OR choose a housing option that is outside of the neighborhood.” (Ex. 38)

It is in the above context that the Council responds to the DC Court of Appeals (Court) opinion which vacated Order 16-11, remand to the Commission and prompting the seven questions below. Nearly 3 ½ years later, the testimony of Park Morton resident Ms. Sarah Davis given at the 12/8/16 zoning hearing gives best context the Council position and approach in 2020.

"I am frustrated with the process because we do not know what is going to happen or what the developers will do. I would like to have the option of an immediate return if I do not like where I'm living. We're not sure when Section 8 certificates will be available and I personally do not want to live in a high rise building. I'd be more comfortable in the multi-family building or in a townhome.

I am in support of the redevelopment, only if the Park Morton families can have their first choice in their new home. I'm only in support of this project if my family and I can come back. I would like to see something in writing to support this.” (Ex. 175)

Nowhere, in the Commission’s order (Ex.251) in particular the “The Project is Consistent with the Park Morton Plan” and “The Project is Consistent with the New Communities Initiative” sections weigh and address the potential risks and adverse impacts for Park Morton residents, answering Ms. Davis’s concerns.

However, as *Barry Farm Tenants & Allies Ass’n v. District of Columbia Zoning Comm’n*, 182 A.3d 1214, 1223 (D.C. 2018) examples below, the Court found the Commission is obligated to address adverse impacts for Park Morton Residents, addressing Ms. Davis.

“D. Adverse Impacts Stemming from the Loss of Current Amenities...the Commission also needed to address the specific adverse impacts raised by Barry Farm residents, such as the loss of green space and personal yards, the addition of high-density apartment buildings, the disruption of existing social support networks, gentrification of their existing community,...

E. The Relocation Plan... it does have the obligation to consider what services are going to be provided, in order to assess the potential adverse impacts of the PUD. The Commission's failure to evaluate this plan as part of its first-stage approval means that the Commission did not address all material contested issues, necessitating a remand.”

Finally, in setting the context and/or framework for the Council’s response, the Commission affirms in its order resident’s expectations regards to this project being planned and led by DMPED and DCHA.

“... seeks to create a healthy, mixed-income community with integrated services that offer families better housing, employment, and educational opportunities. The Park Morton Plan protects affordable housing, improves economic integration, engages residents in community decision making, decreases crime through proven crime reduction strategies, and creates opportunity through better jobs, education, training, human services and other programs.” (Ex.251)

Residents in their testimonies, even under various levels of duress, expressed a vision of a mix-income Park View/Lower Georgia Avenue neighborhood in which they will be integrated. Certain housing types, educational and employment opportunities for themselves and their children and families were visualized. In general, residents expected the new community which they know would be effectively conversed.

In many ways Park Morton resident vision for their new community was expressed in the initial project plans springing out in the first iteration of Park Morton New Communities Initiative begun in 2008. This plan envisioned building size and mix ranging from 2 to 6 stories max, 2-story Duplexes, Duplex flats, 4 and 6 story

apartments as outlined in the Policy Advisor's Recommendations On The District Of Columbia's New Communities Initiative concerning Park Morton(Ex. 182).

When accessing benefits, risks and adverse impacts at Bruce Monroe, the Commission should explain in the context any deviation from resident's expectations based on NCI promises. Else, residents were exposed to a bait and switch.

The Council At Park Morton (the Council) Response to Remand Questions, in the above context

1) Take into account that the ninety-foot-high building protrudes into a Neighborhood Conservation Area;

The Council believes that the presences of a 90ft building, especially protruding into a Neighborhood Conservation Area fundamental changes the nature of that area and the envisioned New Community. Park Morton residents when not responding under duress would generally not choose nor expected such fundamental changes as the 90ft building brings. The presence of the 90 ft facilitates a change which is fundamentally different from both current Park Morton neighborhood, as well the neighborhood envisioned by Park Morton residents via the 2008 process.

Therefore, we, the Council, agree with the Court, "The Commission at a minimum was required to explicitly address the implications of the protrusion of the ninety-foot building into a Neighborhood Conservation Area." (Ex. 253)

And at a minimum from the Council's respective the project and 16-11 are not consistent with the neighborhood nor resident's expectation when it comes to integration. Giving rise to potential adverse impacts for Park Morton residents. The protrusion as well likely makes the project inconsistent with both the Park Morton Plan and New Communities Initiative, unless the adverse impacts are adequately addressed in the project and modified zoning order.

Park Morton residents are not comfortable being the excuse and thus responsible for such a dramatic change to the built-fabric and prevailing character of the community. Moreover, upon further consultation, we do not appreciate the idea of being shoe-boxed into smaller units in a much taller building than what our families appreciate and consider an amenity now - human-scale townhomes and low density garden style apartments. This is especially important as the global pandemic has shown living in large box developments can expose more people to more risk.

2) Take into account that the areas adjacent to the western portion of the PUD are designated moderate-density residential, not medium-density residential;

The Council agrees with the Court that moderate-density residential, not medium-density residential mixed up was likely an error. However as in our response to question 1, the error fundamentally changes the neighborhood, adversely impacting Park Morton resident expectations with regards to integration. Given the PUD calls for 90 (61%) of the 147 residents living a Park Morton to be relocated to the Bruce Monroe site the adverse impacts in the regard is nearly unavoidable for Park Morton residents. Any adverse impact which the Commission fails to adequately address in the zoning order. Again, raising the specter that the PUD/project inconsistent with both the Park Morton Plan and New Communities Initiative, unless the adverse impacts are adequately addressed in the project and a modified zoning order.

The Commission must weigh the adverse impacts as described here and others against any affordable housing benefit claimed in the PUD.

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;

While the Council agrees with the Court that the, *“the Commission’s statement about comparable infill development appears to be unsupported by the record, and that inaccuracy is relevant to whether the PUD should or should not have been approved.”* (Ex. 253).; Park Morton residents and resident envisioning efforts have generally agreed with a scale of a 60ft building. With minor modifications, the 60ft building along Georgia Avenue as not set within the Neighborhood Conservation Area on the map can contribute to the neighborhood fabric positively while satisfactorily meeting the needs of Park Morton residents in the process.

However, Concerns remain into the overall design with regards to improving, *“economic integration, engages residents in community decision making, decreases crime through proven crime reduction strategies, and creates opportunity through better jobs, education, training, human services and other programs.”*

Our seniors are currently well integrated within the current Park Morton Community – not separated – and as such, they are a part of Park Morton everyday lives and character. Segregating them into a separate build raises concerns and is a PUD adverse impact.

It is the general view of the Council, that reconciling the 90ft building is a high bar, unlikely to be cleared while remaining consistent with neighborhood conservation and other city policies, initiatives, and planning documents, including the Generalized Policy Map and Future Land Use Map, the Park Morton Plan and the New Communities Initiative, including requests made in the recently resident developed Park Morton Equity Plan.

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;

It is the position of the Council that the Commission forgo reliance on the, “mimics many other apartment houses that have been built as infill developments in the area”.

There are fundamental inconsistencies in the Zoning Commission rationale in viewing the density issues at both Park Morton and at Bruce Monroe, the two inter-related projects in Zoning Case Nos. 16-11 & 16-12.

The New Communities Initiative Build First Principle requires these two inter-related projects work in concert. It seems the intransigence of DCHA & DMPED to consider the realities and law of the allowable density is forcing them to push the bulk of the proposed density at Bruce Monroe, in error and as an adverse impact to Park Morton residents as indicated above (smaller units; shoeboxed in much taller buildings).

On the FLUM the Park Morton site is designated as Medium Density Residential. However, in a letter from DMPED (Ex. 237D) DMPED explains why density can't be increased at the Park Morton site in a Medium Density Residential zone, but can at Bruce Monroe which includes the lower density Moderate Density Residential.

“Park Morton is a site that, unlike Bruce Monroe, sits off Georgia Avenue within a residential neighborhood. Therefore, it is prescribed a lower-density zoning designation under a PUD than of Bruce Monroe. A lower zoning designation results in a lower unit yield. The Height Act also creates limitations on the level of density than can be achieved at Park Morton with regards to building height/number of stories.” (Ex. 237D).

This contradicts the reality that on the FLUM the Park Morton site is designated as Medium Density Residential. Yet the proposed development there would be considered lower density town homes (with no home ownership opportunities for returning Park Morton residents).

To the Council, this argument adopted by the Commission in its order is not only confusing but may strengthen an argument that the Commission's findings and conclusions are arbitrary, capricious, or an abuse of discretion.” Which is not in the interest of moving this project forward.

The Council believes there is a window now to allow Park Morton residents and Bruce Monroe residents to work out a compromise that would alleviate the concerns raised by both parties in these filings and prior appeals. If this time is not granted to forge a compromise now, these projects will face

further roadblocks and delays and we believe unnecessarily so.

5) Independently analyze and discuss whether the PUD is inconsistent with specific policies, or would have adverse effects, timely identified before the Commission;

The Commission in its order concluded, *“The Project is Consistent with the Park Morton Plan”*

“170. Based on the foregoing, the Commission finds that the Project is consistent with many key features of the Park Morton Plan.” (items 166-170, Ex. 251).

However, in these sections, the Commission fails to identify and address potential risks and adverse impacts inherent in the Park Morton Plan for current residents of Park Morton. Neither does the OP hearing report upon which the Commission relies in its conclusions address potential risks and adverse impacts inherent in the Park Morton Plan.

For example, the Phasing Plan identifies 147 Park Morton units/families at the current Park Morton Public Housing site. Under DCHA Resolution 16-06 (Ex. 237E) each of the 147 Park Morton families has the opportunity to return to the Park Morton site upon development completion; however, in the Park Morton Plan only 53 replacement units will exist at Park Morton site at the end of Phase 3, up to 6 years later. This is an inherent adverse impact for Park Morton residents, given the time they will spend in substandard conditions.

Further, DCHA Resolution 16-06 in section 1 directly acknowledges overall the Park Morton Plan will not have enough replacement units for all eligible residents. *“In anticipation of more residents being eligible for a right to return than the total number of replacement units, a priority system of re-admission will be developed by DCHA”*

Together these elements of 16-06 means a resident choosing to move to the higher density Bruce Monroe site takes on a negative risk and will likely not be able to return to the less dense Park Morton site per the Park Morton Plan. Given both the 94 replacement unit deficit at Park Morton site and the *“priority system of re-admission”* outlined in 16-06, all together represents clear adverse impacts for residents. These impacts among others were unaddressed by the Commission in its order.

And of greater risk, to better ensure their opportunity to avail themselves of the redeveloped Park Morton site residents would have to endure the adverse impact of living in substandard conditions at the Park Morton site for up to 6 years. These adverse conditions were attested to in resident testimony:

Tamika White, President Park Morton Resident Council, *“has pockets of isolation that create safety hazards for the residents and larger neighborhood.”* (Ex. 38)

Shonta High, Park Morton Steering Committee Member/Chairperson of the Relocation/Reentry Subcommittee, *“Living in Park Morton has been at times very difficult with the crime that has been there in the past & the little that remains today.”* (Ex. 176)

Laura Williams, Park Morton Resident, *“I had to run some boys out of here the other day for smoking their drugs in the hallway. I cannot keep living like this.”* (Ex. 175)

No where in its order does the Commission address the inherent adverse impacts of the project in being consistent with the Park Morton Plan. In other words, the Park Morton Plan itself comes with adverse impacts for residents.

Similarly, the Commission in this order concluded *“The Project is Consistent with the New Communities Initiative”* (items 171-177, Ex. 251).

The Policy Advisor’s Recommendations (Ex. 182) states, *“This evaluation has focused on the reasons that initial community expectations have not been met and recommends program modifications to help address those issues. At the same time, the study calls for a more realistic financial plan and timeline.”*

Policy Advisor’s points out inherent risks of the New Communities Initiative itself. Risks which ultimately will continue to lead to adverse impacts for Park Morton residents.

In another example, Policy Advisor’s Recommendations states, *“The NCI plans were presented as ready for implementation when they were in fact very conceptual and lacking all the necessary ingredients in place, such as site control,”*. In the case of the Commission approving 16-11, given the level of opposition, the levels of densities in the PUD which purposely pushed the boundaries of the Comprehensive Plan and its elements, the Commission knew or should have know that the PUD was coming close to being inconsistent with areas of the Comprehensive Plan bring into question site-control. Placing build-first units at risk, creating potential adverse impacts for resident.

The Commission in its order could and should have insisted applicant show alternative plans to minimize adverse impacts for residents. Policy Advisors recommended, *“In order to allow greater flexibility for how replacement units are generated, we recommend partnering with developers to buy units in other projects”* (Ex. 18, p 6). On page 22 of its report, Policy Advisor even names sever project in which this strategy could be pursued.

Again, as the Court affirmed in *Barry Farm Tenants & Allies Ass’n v. District of Columbia Zoning Comm’n*, 182 A.3d 1214, 1223 (D.C. 2018) the Commission has a role in ensuring relocation and other adverse impacts for residents is addressed and minimized. This critical standard that affects the very real rights and future outcomes for Park Morton residents which Zoning Order No.

16-11 does not meet, or even raise with regards to potential adverse impacts faced by residents, inherent in NCI.

In conclusion, compliance with the Park Morton Plan and The New Communities Initiative as articulated by order 16-11 does not directly address resident adverse impacts, as the adverse impacts are inherent in the referenced plan and initiative.

These inherent adverse impacts are in large part a result of the fundamental differences in densities and unit choices available between the Park Morton site and Bruce Monroe projects as explained above.

The Bruce Monroe site especially the 90ft building per the courts remand is inconsistent with neighborhood conservation and clearly challenges the prevailing densities in the vicinity and its moderate density residential character. Park Morton residents cannot be made the excuse for such a challenge to the existing community, while simultaneously being displaced from our existing homes in Park View which will be turned into a new enclave for other new residents at our expense.

Moving Park Morton residents into units they will not own that are smaller into a much taller building is not a PUD benefit, rather it's a clear adverse impact.

In effect forcing a majority of Park Morton residents, 94 out of 147, to choose the Bruce Monroe site has given rise to adverse impacts unaddressed in 16-11. These tensions could only be resolved for residents if the Park Morton sites and Bruce Monroe sites were much more similar in how they treat and impact neighborhood conservation and moderate density residential neighborhoods development.

And finally, Park Morton resident support for the 16-11 project was clearly made under levels of duress, although residents expected to be integrated into the Park View residential neighborhood which is primarily designated as a neighborhood conservation area, zoned moderate density residential, 16-11 likely does not deliver. To compound this, the Commission failed to provide analysis showing these adverse impacts have been addressed.

Although residents expected to be integrated into the Park View residential neighborhood which is primarily designated as a neighborhood conservation area, zoned moderate density residential, 16-11 will likely not deliver on this so-called benefit, thus explicitly hurting us and our enjoyment of our Park View neighborhood where some residents have lived for decades.

Our neighborhood is an amenity with nearby services specifically oriented to our residents being denied to us and is being done so without any real guarantees of return to Park Morton, and even more injurious without any home ownership or small business opportunities at either the proposed Park Morton or Bruce Monroe redevelopments. To compound this, the

Commission failed to provide analysis showing these adverse impacts have been addressed.

6) Determine whether, in light of the Commission’s conclusions on these issues, the Commission should grant or deny approval of the PUD; and

As ordered, the Commission should not grant approval of the PUD. However, denial as well creates additional adverse impacts for the residents of Park Morton. This rock and hard place for Park Morton resident should be seen as affirming that the Commission’s oversights in approving 16-11.

Comprehensive Plan Actions MC-1.2.A and Action MC-2.1.D below were never meant to conflict. The conflict, inconsistencies and adverse impacts arise from Order 16-11.

“Action MC-1.2.A: Conservation Districts Consider the designation of Columbia Heights, Eckington, Bloomingdale, and other Mid-City neighborhoods as “Conservation Districts.” Design standards and review procedures for such districts would be less rigorous than those used in Historic Districts, but would strive for more compatible infill development and maintenance of historic building scale, mass, and height conditions. 2009.7

Action MC-2.1.D: Park Morton New Community Pursue redevelopment of Park Morton as a “new community”, replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and “workforce” housing units, to create a new mixed income community. Consider implementing this recommendation in tandem with plans for the reuse of public land on Spring Road. Ensure that every effort possible is made to avoid permanent displacement of residents if this action is followed. 2011.12”

The commission must hold a public hearing specifically to address the adverse impacts on Park Morton residents and to discuss accompanying modifications to The Park Morton Plan, 16-11 which could and should be approved. 16-11 is not there yet. A compromise is in grasp, but only if there is space created by the Zoning Commission and the Applicant to respectfully contend with a threatened Black community in the center of Ward One, Washington, DC.

We are asking for a public hearing in this matter.

7) Explain the Commission’s reasoning in granting or denying approval.

The Commission would need to recognize that they made in error in 16-11 by failing to address the specific adverse impacts for Park Morton residents

inherent in the Park Morton Plan and New Communities Initiative on its initial approval 16-11.

Therefore, the Commission must reopen hearings on this matter to allow residents, city agencies and development team with larger community input to mitigate and reconcile adverse impacts in the project. And then and only then approving a modified order.

Again, the commission must hold a public hearing specifically to address the adverse impacts on Park Morton residents and to discuss accompanying modifications to The Park Morton Plan, 16-11 which could and should be approved. 16-11 is not there yet. A compromise is in grasp, but only if there is space created by the Zoning Commission and THE Applicant to respectfully contend with a threatened Black community in the center of Ward One, Washington, DC.

We are asking for a public hearing in this matter.

The Council @ Park Morton

An Equitable Way Forward



Park Morton New Communities Initiative
Park Morton & The Wren

The Council @ Park Morton

An Equitable Way Forward

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



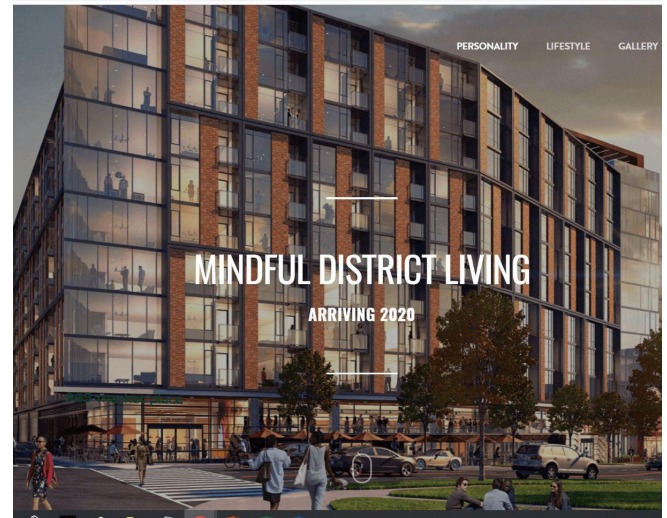
Park Morton Complex

The Council @ Park Morton

An Equitable Way Forward

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



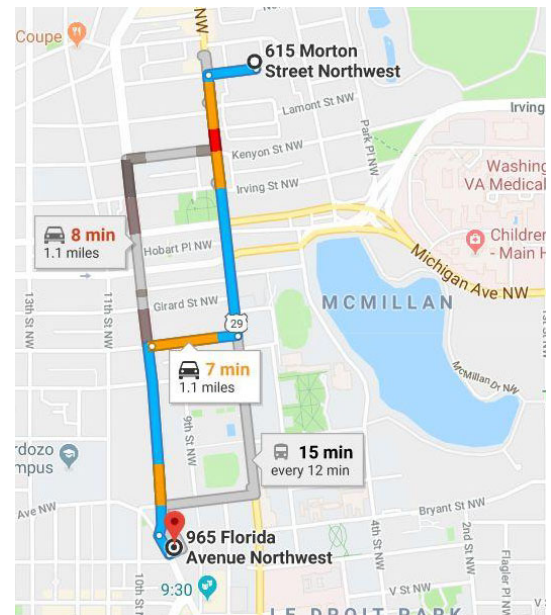
The Wren – 965 Florida Avenue

The Council @ Park Morton

An Equitable Way Forward

Why the Wren – 965 Florida Avenue?

- Solid Win-Win Business Proposition
- Public-Private Partnership w/ 130 affordable 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



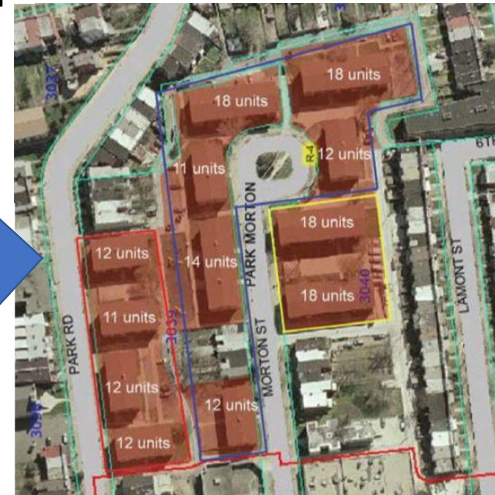
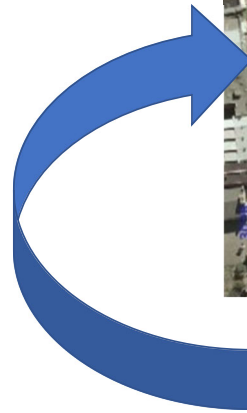
The Georgia Avenue Community

The Council @ Park Morton

An Equitable Way Forward

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

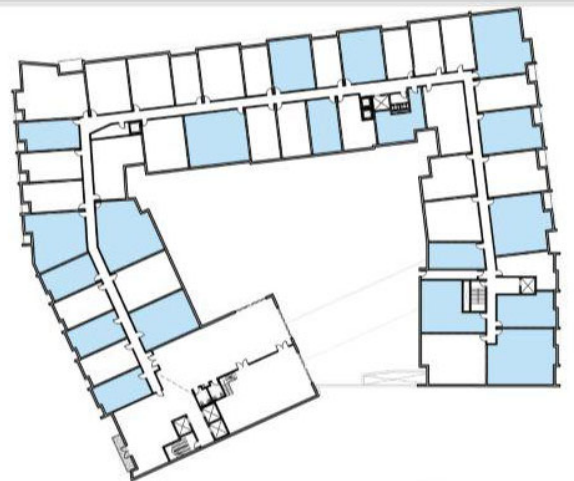
- 640 Park Road (Closed)
- 630 Park Road (Closed)
- 620 Park Road (12 units)
- 610 Park Road (11 units)
- 651 Morton (12 Units)

The Council @ Park Morton

An Equitable Way Forward

@ 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

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

Next Steps

- Confirm interest from The Wren Team
- 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

dollars in thousands, except per square foot data

Asset	Submarket	% Ownership	Estimated Square Feet	% Pre-Leased	Weighted Average Pre-Lease Rent Per Square Foot (1)	Estimated Number of Units	Schedule (2)			At JBG SMITH Share		
							Construction Start Date	Estimated Completion Date	Estimated Stabilization Date	Historical Cost (3)	Estimated Incremental Investment	Estimated Total Investment
Commercial												
DC												
1900 N Street (4)	CBD	55.0%	271,433	65.2%	\$ 85.80	—	Q2 2017	Q2 2020	Q4 2022	\$ 99,894	\$ 23,995	\$ 123,889
L'Enfant Plaza Office - Southeast	Southwest	49.0%	215,185	74.3%	54.58	—	Q1 2017	Q3 2019	Q2 2021	42,706	4,536	47,242
VA												
1770 Crystal Drive (5) (6)	National Landing	100.0%	271,572	2.7%	56.43	—	Q4 2018	Q2 2021	Q2 2021	43,306	76,636	119,942
Central District Retail (6)	National Landing	100.0%	108,825	45.0%	37.90	—	Q4 2018	Q2 2021	Q4 2021	14,022	103,104	117,126
MD												
4747 Bethesda Avenue (7)	Bethesda CBD	100.0%	291,414	77.7%	61.19	—	Q2 2017	Q4 2019	Q2 2021	103,147	57,473	160,620
Total/weighted average			1,158,429	53.5%	\$ 64.61	—	Q4 2017	Q3 2020	Q3 2021	\$ 303,075	\$ 265,744	\$ 568,819
Multifamily												
DC												
West Half	Ballpark/Southeast	100.0%	388,174	—	—	465	Q1 2017	Q1 2020	Q1 2021	163,221	65,148	228,369
965 Florida Avenue (8)	U Street/Shaw	96.1%	336,092	—	—	433	Q4 2017	Q4 2020	Q1 2022	48,358	104,261	152,619
Atlantic Plumbing C	U Street/Shaw	100.0%	225,531	—	—	256	Q1 2017	Q4 2019	Q3 2020	124,399	34,254	158,653
MD												
7900 Wisconsin Avenue	Bethesda CBD	50.0%	359,025	—	—	322	Q2 2017	Q3 2020	Q4 2021	44,461	49,954	94,415
Total/weighted average			1,308,822	—	—	1,476	Q2 2017	Q2 2020	Q2 2021	\$ 380,439	\$ 253,617	\$ 634,056
Under Construction - Total / Weighted Average (9)			2,467,251	53.5%	\$ 64.61	1,476	Q3 2017	Q2 2020	Q2 2021	\$ 683,514	\$ 519,361	\$ 1,202,875
Under Construction - Total / Weighted Average at JBG SMITH Share (9)			2,042,866	49.5%	\$ 62.72	1,298						
Weighted average projected NOI yield at JBG SMITH share:												
Estimated total project cost (10)												
Estimated total investment												
Estimated incremental investment												
Estimated Stabilized NOI at JBG SMITH Share (dollars in millions)												

(8) Ownership percentage reflects expected dilution of JBG SMITH's real estate venture partner as contributions are funded during the construction of the asset. As of December 31, 2018, JBG SMITH's ownership interest was 88.1%.

Park Morton Equity Plan Sign-On Letter

We the undersigned individuals and organizations urge Muriel Bowser, Mayor District of Columbia (Mayor), Tyrone Garrett, Director DC Housing Authority (DHCA), The Board of Commissioners DC Housing Authority (Board of Commissioners) and The Council of The District of Columbia (Council) to formerly adopt to the Park Morton Equity Plan (PMEP) as drafted by The Council @ Park Morton (resident council) as the official path forward for Park Morton New Communities Initiative (NCI) development project.

We further urge the adoption and implementation of the **PMEP 60 Day Action Items** outlined in this letter and begin immediate negotiations with The Council @ Park Morton for emergency implementation.

PMEP Background & Justification

The PMEPEP was conceptualized and outlined in 2018 by the Council At Park Morton and adopted by Park Morton Residents in response to the NCI development team's failure to negotiate a legal settlement at Bruce Monroe which was delaying the Park Morton NCI project which was restarted in 2014.

As well, the official discovery of widespread and dangerous levels of lead at Park Morton prompted the drafting of PMEPEP.

As well, the development team's failure to address resident equity rights and concerns.

The PMEPEP was presented to the DCHA Board of Commissioners in January of 2019 for consideration as an alternative to waiting for resolution of the Bruce Monroe court case and a lack of the development Build-First site.

The PMEPEP recognizes all of the key NCI goals and principles iterated in Council Resolution PR17-0589 for mixed-income redevelopment and adopts them as its foundation:

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

Given the recent physical and mental health concerns related to the COVID-19 Emergency and the DC Appeals Court's Vacating of the Bruce Monroe Zoning Order, PMEPEP offers the only equitable, timely and logical approach which remains in compliance with the City's Comprehensive Plan.

PMEPEP 60 Day Action Items:

Park Morton Equity Plan Sign-On Letter

Declare Park Morton Build-First Emergency

- Legislatively designate and immediately implement The Wren (965 Florida Ave.) a city public-private project as the alternate Park Morton NCI Build-First site, leveraging 40 to 50 of this project's already designated affordable units.
- Establish at The Wren a resident lead onsite human capital support services office as currently required by NCI.

Establish Resident Full Equity Rights

- As is consistent with local Tenant Opportunity to Purchase (TOPA) and HUD Sec 18. Demolition and Disposition of Public Housing regulations, the Council @ Park Morton be granted right to purchase under NCI. And granted under terms afforded to the selected NCI development team under DCHA award and DMPED Land Disposition Agreement. PMEP proposes 30% equity share.
- Full Right-of-Return to Park Morton Footprint up to 174 units and require a clear; concise resident lead relocation plan.
- Implement via Emergency Legislation as required.

Economic Integration Park View

- Park Morton NCI Development Plan and agreements include at least 15% homeownership opportunities.
- Increase the number of affordable large size family units to at least 25% in development plan.

Employment & Entrepreneurial Partnership

- Establish Employment Partnership The Council @ Park Morton and Whole Foods
- Entrepreneurial & Training Partnership with Inclusive Innovation Incubator (In3DC)
- Establish NCI Section 3 Contracting and Employment center
- Require the creation at a minimum 133 New Permanent Career Opportunities
- Implement through a series of resident ratified MOUs

Retention of Affordable Housing & Amenities

- Affordable Units Must Remain Affordable During The Life of The Project
- No Loss of Amenities (ie: The Resident Council Office, Community Room, Computer Lab, Kids -House Space, Green Space, Playground, Balconies, etc.)
- Amend Park Morton NCI related zoning orders to reflect these items.

We recognize the refinement and implementation of the PMEP and the PMEP 60 Day Action Items with require resident leadership, and the support of community working with government and other partners, as such we are committed to this work.

Sincerely,

Draft 7/5/2020 v1

Park Morton Equity Plan Sign-On Letter

Park Morton Equity Plan FAQ.

Resources

An Assessment of the Need for Large Units in the District of Columbia

https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Formatted%20FSU%20Study_FINAL%206-24_1.pdf

A RESOLUTION 17-538 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA - February 19, 2008

<https://lims.dccouncil.us/Legislation/PR17-0589>

HUD SEC. 18. DEMOLITION AND DISPOSITION OF PUBLIC HOUSING

<https://www.hud.gov/sites/documents/DEMODISPOPIHSECTION18.PDF>

Tenant Opportunity to Purchase Act (TOPA)

<https://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>