

At-Risk Public Housing and the Comp Plan

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Section 18 of the US Housing Act of 1937 (as amended in 1998) removes the 1 for 1 public housing replacement requirement and provides broad authority to Public Housing Agencies (PHAs) to demolish or dispose of public housing.

- Section 18 is commonly referred to a “demo/dispo.”

Rental Assistance Demonstration (RAD) allows Public Housing Agencies (PHAs) and owners of other HUD-assisted properties to convert units from their original sources of HUD to project-based Section 8 contracts.

Property & Status	Area Element	# of Bedrooms	ANC/SMD
Benning Terrace (Section 18)	Far NE/SE	<ul style="list-style-type: none"> • 2 BR: 40 • 3 BR: 110 • 4 BR: 14 • 5 BR: 12 • 6 BR: 1 	ANC 7F03 Sheila Carson Carr
Ft. Dupont Dwellings and Additions (Section 18)	Far NE/SE	<ul style="list-style-type: none"> • 0 BR: 2 • 1 BR: 25 • 2 BR: 41 • 3 BR: 32 	ANC 7F05 Brittany Hughes
Garfield Terrace Senior (RAD)	Mid-City	Factored in with family residence	ANC 1B03 Sedrick Muhammad
Garfield Terrace Family (Section 18)	Mid-City	<ul style="list-style-type: none"> • 0 BR: 1 • 1 BR: 191 • 3 BR: 33 • 4 BR: 1 • 6 BR: 1 	ANC 1B03 Sedrick Muhammad
Greenleaf Gardens and Additions (Section 18)	Lower Anacostia Waterfront	No information on number of units	ANC 6D06 Rhonda Natalie Hamilton
Judiciary House (RAD)	Central Washington	<ul style="list-style-type: none"> • 0 BR: 116 • 1 BR: 107 • 2 BR: 2 	ANC 2C02 Jamaal T. Burton

Kelly Miller Walk-ups (Section 18)	Mid-City	<ul style="list-style-type: none"> • 0 BR: 13 • 1 BR: 27 • 2 BR: 75 • 3 BR: 23 	ANC 1B11 Rodd Hudson
Kelly Miller Townhomes (RAD)	Mid-City	Factored in with the walk-ups	ANC 1B11 Rodd Hudson
Langston Terrace (RAD) - Mentioned in narrative, not policy or action	Upper NE	<ul style="list-style-type: none"> • 1 BR: 147 • 2 BR: 61 • 3 BR: 3 	ANC 5D04 Bernice Blacknell
Langston Additions	Upper NE	<ul style="list-style-type: none"> • 3 BR: 23 • 4 BR: 7 	ANC 5D04 Bernice Blacknell
LeDroit Apartments (RAD)	Mid-City	<ul style="list-style-type: none"> • 1 BR: 97 • 3 BR: 17 	ANC 1B11 Rodd Hudson
Richardson Dwellings (Section 18)	Far NE/SE	<ul style="list-style-type: none"> • 2 BR: 41 • 3 BR: 54 • 4 BR: 11 • 5 BR: 15 	ANC 7C02 Lawrence Devin
Stoddert Terrace	Far NE/SE	<ul style="list-style-type: none"> • 2 BR: 60 • 3 BR: 53 • 4 BR: 64 • 5 BR: 25 	ANC 7F05 Brittany Hughes
Woodland Terrace	Far SE/SW	<ul style="list-style-type: none"> • 1 BR: 32 • 2 BR: 33 • 3 BR: 69 • 4 BR: 31 • 5 BR: 21 • 6 BR: 6 	ANC 8B03 Charles H. Wilson

Public Housing Policies and Actions

Policy CH-1.1.10	<p>Policy CH-1.1.10: Public Housing</p> <p>Rehabilitate public housing projects on Capitol Hill, ensuring that any units that are removed are replaced in-kind by new public housing units within the community. Explore opportunities to increase density to include both subsidized and market rate units on-site. Where feasible, rehabilitation projects should provide home ownership opportunities for public housing residents.</p> <p>1508.11</p>
Action CH-2.2.D	<p>Action CH-2.2.D: Potomac Gardens New Community</p> <p>Pursue redevelopment of Potomac Gardens as a new community</p>

	<p>as a mixed-income development, replacing the existing public housing development with new mixed income housing, including an equivalent number of affordable units and additional market rate units. Overall densities on the site should be compatible with adjacent uses. Every effort should be made to avoid the long-term displacement of existing residents if the project is reconstructed. 1512.14</p>
<p>Policy CW-1.1.5</p>	<p>Policy CW-1.1.5: Central Washington Housing</p> <p>Diversity Preserve Central Washington’s existing low- to moderate-income housing, including public housing, Section 8 housing-both contracts and vouchers- and other subsidized units. <u>The District has taken a proactive approach to preserve affordable units at the Museum Square, Golden Rule and other Central Washington Area redevelopment sites. The District should continue to expand the number of affordable units through land disposition with affordability requirements and through the use of zoning and other regulatory incentives.</u> While this will be expensive, It is important to keep Central Washington a mixed income community and avoid the displacement of lower income residents. 1608.6</p>
<p>NEW Policy FNS-1.1.X</p>	<p><u>Policy FNS-1.1.X: Lincoln Heights-Richardson Dwellings and the New Communities</u></p> <p><u>Initiative In November 2005, the District of Columbia, in collaboration with the residents of the Lincoln Heights neighborhood, initiated a process to plan for and implement the revitalization of the DC Housing Authority’s Lincoln Heights property and the surrounding neighborhood. Consistent with the New Communities Initiative, the goal of this effort was to transform the public housing development and its neighborhood into a mixed-income, mixed-use community. In this new community, residents will have access to high quality housing options affordable at all income levels and to the human services necessary to help prepare them to take advantage of the new economic opportunities and changes that are coming their way. The Initiative’s goal is to strengthen both the physical and social infrastructure of neighborhoods troubled by violent crime, poverty and other social challenges.</u></p>
<p>Action FNS-2.3.B</p>	<p>Action FNS-2.3.B: Lincoln Heights New Community</p> <p><u>Continue to p</u>Pursue redevelopment of Lincoln Heights as a “new community”, replacing the existing public housing development with new mixed income housing, including an equivalent number</p>

	of affordable units and additional market rate units. 1713.8
Action FNS-2.5.A	<p>Action FNS-2.5.A: Eastgate Gardens</p> <p>Develop Eastgate Gardens as a mixed income community containing senior housing, public housing, home ownership opportunities, and a community arts center. As population increases here and elsewhere in Marshall Heights, pursue the refurbishing of shopping areas along Benning Road to better serve the surrounding community. 1715.4</p>
Action MC-2.1.D	<p>Action MC-2.1.D: Park Morton New Community</p> <p>Continue 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</p>
Policy FSS-2.3.1	<p>Policy FSS-2.3.1: Barry Farm New Community</p> <p>Encourage the revitalization of Barry Farm in a manner which:</p> <ul style="list-style-type: none"> a) Ensures one-for-one replacement of any public housing that is removed, along with measures to assist residents and avoid dislocation or personal hardship; b) Creates additional opportunities for workforce and market rate housing on the site, consistent with the goals of the city’s New Communities program; and c) Provides new amenities such as community facilities, parks, and improved access to the Anacostia River and Anacostia Metro Station. <p>While some increase in density will be required to meet the one-for-one replacement requirement goal, consideration should be given to including nearby vacant land in the New Community site, so that densities may remain in the moderate to medium range. <u>Building heights may exceed those heights typically used in medium density zones in order to accommodate the density.</u> 1813.3</p>
Action FSS-2.3.A	<p>Action FSS-2.3.A: Sheridan Terrace Station</p> <p>Consider adding the vacant Sheridan Terrace Station public housing site and other nearby vacant sites to the Barry Farm New Community proposal, in order to improve the economic viability of the proposal and ensure that mixed income, family-oriented housing can be provided. <u>Completed-See Implementation</u></p>

	Element. 1813.6
NEW Policy AW	<u>Policy AW-- Resilient Affordable Housing</u> <u>Incorporate climate resilience measures into the rehabilitation of existing affordable housing and the creation of new affordable housing, including public housing, located in the Lower Anacostia Waterfront/Near Southwest Planning Area to protect these units against current and projected future flood conditions.</u>
NEW Policy AW:- 2.5.3	<u>Policy AW:-2.5.3: Greenleaf Public Housing Redevelopment</u> <u>Promote the redevelopment of the Greenleaf public housing complex, comprised of four sites on both the north and south sides of M Street SW between 3rd and Delaware Streets, to benefit existing Greenleaf residents and realize a well-designed mixed-income community. Explore the potential for District-controlled properties in the vicinity to support a “build-first” strategy to keep Greenleaf residents within the Southwest neighborhood. Support one for one replacement of all existing public housing units on site.</u>
NEW Action AW- 2.5.A	<u>Action AW-2.5.A: Greenleaf Planned Unit Development</u> <u>Support the redevelopment of DC Housing Authority-controlled Greenleaf public housing parcels consistent with the increased density of Future Land Use Map designations as outlined in the Southwest Neighborhood Plan if development is achieved through a Planned Unit Development which meets the following criteria:</u> <ul style="list-style-type: none"> <u>a) conforms to the design guidelines for each parcel as outlined in the Small Area Plan; provides replacement housing for all the existing affordable units within the project or the immediate Southwest Neighborhood</u> <u>b) encourages a mixed-income community through the inclusion of market rate units and to the extent practicable, workforce housing;</u> <u>c) and achieves a significant level of green design in terms of both site and building</u>
Policy UNE- 1.1.4	Policy UNE-1.1.4: Reinvestment in Assisted Housing Continue to reinvest in Upper Northeast’s publicly-assisted housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5
Policy H-	Policy H-2.1.7: Direct Rental Assistance

2.1.7	Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter and/or rapid rehousing . Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11
Policy H-1.4.4	Policy H-1.4.4: Public Housing Renovation <u>Public housing is a critical part of meeting the demand for affordable housing and preventing displacement.</u> Continue efforts to transform distressed public and assisted housing projects to create into-viable equitable mixed-income neighborhoods., providing <u>Minimize displacement and resident moves, and ensure</u> one-for-one replacement within the District of Columbia of any public housing units that are removed, <u>and observe build-first principles where feasible.</u> Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10
Action H-1.4.A	Action H-1.4.A: Renovation and Rehabilitation of Public Housing Continue federal and local programs to rehabilitate and rebuild the District’s public housing units, including but not limited to the HOPE VI <u>Choice Neighborhood program, Rental Assistance Demonstration (RAD) program,</u> capital and modernization programs, the Community Development Block Grant program, and the District-sponsored New Communities program. 506.13
Action H-1.4.C	Action H-1.4.C: DCHA Improvements Continue the positive momentum toward improving the District’s <u>existing</u> public housing <u>and Housing Choice Voucher and Local Rent Supplement Programs programs,</u> including the <u>use of sub-market rents to increase use of vouchers in high cost neighborhoods, the RAD program, and</u> effective training of public housing residents in home maintenance skills. In addition, residents should be involved in management and maintenance and the effective renovation, inspection, and re-occupancy of vacant units. 506.15
Action H-1.4.E	Action H-1.4.E: Additional Public Housing Support efforts by the DC Housing Authority’s <u>planning goals to use its authority to create 1,000 additional units of</u> for its public housing <u>units by studying the need for additional units and developing strategies to meet the needs of existing units.,</u> <u>Use subsidized subsidies by funding</u> from the US Department of Housing and Urban Development under the public housing Annual

	Contributions Contract (ACC), RAD, and other sources. This action is contingent on the availability of funds for a local rent subsidy to cover the annual operating costs for the new units. 506.17
Policy H-2.1.7	Policy H-2.1.7: Direct Rental Assistance Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter and/or rapid rehousing. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11
<u>PAST ED</u> Policy H-4.3.5	Policy H- 4.2.6 4.3.5 : Housing for Ex-Offenders and Supervised-Offenders <u>Returning Citizens</u> Create adequate housing plans for people exiting jail or prison <u>the correctional system</u> so that they do not become homeless, including the removal of barriers to reentering offenders living in public housing. Ensure that ex-offenders <u>returning citizens</u> are not concentrated into assisted housing projects but can find housing throughout the city. <u>Ensure that rental housing providers do not discriminate against returning citizens.</u> 516.12