

Minutes of the Park View UNC Meeting

August 6, 2014, 7-8pm

Park View Recreation Center

693 Otis Pl NW

The meeting commenced at 7:05pm

6 UNC members and 24 guests were present at the meeting

Officer Reports

The President announced several upcoming community events, including the upcoming block party of September 6th, and gave a financial report. As of June 30th, the UNC had \$580 total assets, \$150 of which was designated for the Friends of Park View Park account to support the Park View Park.

The Secretary, Vice President and Treasurer had nothing to report.

Park Morton Discussion

Kimberley Black-King, Director of the New Communities Initiative, spoke regarding the redevelopment of Park Morton. The New Communities initiative started under the Williams administration with a development called NW One. In 2006 it was extended to Wards 7 and 8, and Park Morton was added in 2008 thanks to the advocacy of Councilmember Jim Graham. The goal of the initiative is to redevelop affordable housing projects as mixed-income developments, with every affordable unit being replaced with another affordable unit, maintaining current residents within the same community. The program also offers “human capital” services, which are designed to address social issues (employment assistance, childcare, mental health services, etc.).

The Park Morton development currently has 174 units, all of which must be replaced with affordable housing. Because of the size of the project, the plan since 2008 has been to build some of these units off-site. This process has been extremely challenging. An initial development, “The Avenue,” built by Landex, included 27 affordable housing units, but only 11 were actually given to Park Morton residents.

Landex was selected as a developer for Park Morton in 2009 and the contract with Landex was terminated this year. DC Housing Authority (DCHA) is responsible for managing the RFP process for selecting a new contractor. Currently, 4 bids have been submitted. DCHA will review the proposals and set up a public meeting for each developer to present. Thereafter, a 5-member panel organized by DCHA will select one of the developers. That panel will include 2 representatives from the Mayor’s Office, 2 from DCHA, and one Park Morton resident.

Questions and Answers

Many questions involved community participation in the process of selecting a developer. Meeting participants were frustrated that developers had been prevented from attending

community meetings. DCHA prohibits developers from communicating with community members from the date when the bidding process closes until the date a developer is selected. DCHA has imposed these restrictions in order to comply with federal contracting requirements. Community members are invited to attend the public meeting, observe the presentations, and ask questions. There was a request that this meeting be held at Bruce-Monroe Elementary at Park View, rather than Howard, which is less convenient. The plans in each bid would not be published prior to this public meeting.

Will members of the 5-person panel be the only ones with a vote in the actual decision? Yes. There was a request that the panel include a member of the surrounding community, given that the plan would necessarily involve off-site housing.

Brianne Nadeau, candidate for the Ward One seat on the city council, asked that better efforts be made to communicate with existing Park Morton residents. Monthly meetings will be held at Park Morton moving forward to discuss redevelopment and other issues with existing residents.

The prior developer, Landex, imposed restrictions that prevented many residents from qualifying to move into the Avenue. For example, residents needed to be employed to qualify. There were also no family-sized units. Will similar restrictions be imposed in the future? This will depend on the developer and plan selected.

How will the project be funded? There will be a public subsidy in addition to the money provided by the developer. The New Communities Initiative has \$120 million dollars to spend over 6 years on several different projects, including Park Morton.

Ms. Black King could not answer several questions, but agreed to consult with DCHA for the answers. These included: How does the Advisory Neighborhood Commission figure into the process? Can Park Morton residents be moved to the Former Hebrew Home, once it is developed? How will the Park Morton resident be selected, given that there is currently no elected resident council at Park Morton?

The meeting ended at 8:00pm.

Minutes drafted: 8/25/2014



UNC Secretary