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2 Councilmember Yvette Alexander

Councilmember Anita Bonds

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6 Councilmember David Grosso

Councilmember Charles Allen

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10 Councilmember Elissa Silverman

Councilmember Kenyan McDuffie

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14 Councilmember Brianne Nadeau

Councilmember LaRuby May

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18 Chairman Phil Mendelson

Councilmember Brandon Todd

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22 Councilmember Vincent Orange

Councilmember Mary Cheh

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26 Councilmember Jack Evans

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30 A PROPOSED RESOLUTION

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34 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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38 To declare the sense of the Council of the District of Columbia to support the formulation and
39 implementation of a strategy by the Deputy Mayor for Planning and Economic
40 Development in partnership with the District of Columbia Housing Authority to support
41 residents experiencing temporary or permanent relocation resulting from the New
42 Communities Initiative; to delineate specific criteria for residents returning to
43 redeveloped New Communities Initiative properties that support the goal of the New
44 Communities Initiative of 100% Resident Success; to define 100% Resident Success as
45 ensuring that every resident has the opportunity to return and thrive as an important part

46 of a new mixed-income community, has a clear and realistic path to return, and is offered
47 the support required to do so.

48 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
49 resolution may be cited as the “Sense of the Council in Support of a New Communities Initiative
50 Relocation and Return Rights Strategy Resolution of 2016.”

51 Sec. 2. The Council finds that:

52 (1) The New Communities Initiative (“NCI” or “New Communities”) was established in
53 2005 as a local response to neighborhood redevelopment in the wake of federal budget cuts to
54 housing revitalization programs, and increasing crime and poverty in District neighborhoods.

55 (2) NCI is administered by the Office of the Deputy Mayor for Planning and Economic
56 Development (“DMPED”) in partnership with the District of Columbia Housing Authority
57 (“DCHA”). The initiative is designed to revitalize severely distressed subsidized housing and
58 redevelop communities plagued with concentrated poverty, high crime, and economic
59 segregation.

60 (3) The initiative targets four neighborhoods in the District of Columbia: Barry Farm in
61 Ward 8, Lincoln Heights/Richardson Dwellings in Ward 7, Northwest One in Ward 6, and Park
62 Morton in Ward 1.

63 (4) NCI Conceptual Redevelopment Plans were developed in 2006 and 2008 through a
64 community-driven charrette process that included all four neighborhoods.

65 (5) The Council of the District of Columbia approved the Redevelopment Plans
66 pursuant to:

67 (A) Northwest One Affordable Housing Protection, Preservation and Production
68 Act of 2006, effective July 25, 2006 (D.C. Law 16-188; 53 DCR 7 6750);

69 (B) Lincoln Heights/Richardson Dwellings New Communities Initiative
70 Revitalization Plan Approval Resolution of 2006, effective December 19, 2006 (Res16-0923; 54
71 DCR 38);

72 (C) Barry Farm/Wade Road Redevelopment Plan Approval Resolution of 2006,
73 effective December 19, 2006 (Res16-922; 54 DCR 35); and

74 (D) Park Morton Redevelopment Initiative Plan Approval Resolution of 2008,
75 effective February 19, 2008 (Res 17-538; 55 DCR 1881) (collectively, the “Redevelopment
76 Plans”).

77 (6) The four conceptual Redevelopment Plans identified for demolition approximately
78 1,500 units of distressed housing, to be rebuilt and replaced by approximately 6,000 units of
79 mixed-income housing.

80 (7) Four guiding principles based upon community stakeholder recommendations were
81 developed to support the framework of the Redevelopment Plans:

82 (A) Mixed-Income housing to eliminate concentrations of poverty;

83 (B) One-for-one replacement of housing to ensure that there is no loss of
84 affordable housing;

85 (C) A return priority for current residents who wish to return; and

86 (D) A “Build First” strategy to minimize resident displacement.

87 (8) To date, the NCI program has implemented the following in fulfillment of the
88 initiative:

89 (A) 250 units have been demolished:

90 (B) 1,041 off-site units have been created, of which, among the 788 affordable
91 units:

92 (i) 296 replacement public housing units affordable to households with
93 income at or below 30 percent of the area median income (AMI); and
94 (ii) 492 units affordable to households with income at or below 60 percent of
95 AMI.

96 (C) Additional neighborhood investments by the District government include:

97 (i) The Walker Jones Education Campus;

98 (ii) HD Woodson Senior High School;

99 (iii) The Barry Farm Recreation Center; and

100 (iv) Other community amenities including renovations to community space,
101 public green space and recreational space.

102 (D) The Human Capital program, established since in 2007, provides services to
103 over 500 households annually.

104 (i) Human capital providers are funded through the NCI Human Capital
105 Grant (“Grant”).

106 (ii) Human capital providers funded by the Grant provide case management
107 to address the immediate needs of residents for achieving self-sufficiency, not only with respect
108 to financial literacy, but also health care, job training coordination, and other services; such
109 providers also address the needs of young residents, including after-school activities and college
110 assistance. The Grant funds these services for residents continuously, including during transition
111 periods where residents have been relocated or are returning to their community.

112 (iii) Capital Grant Program, has provided some \$25 million in grants since
113 the grant program’s inception.

114 (iv) Providers are selected based on their responses to a bi-annual
115 competitive Request for Proposal process.

116 (v) Services are delivered on a 2-tier model, with Tier 1 comprised of
117 comprehensive case management, and Tier 2 comprised of other services: youth development,
118 health and wellness, employment, education, financial literacy and parenting support.

119 (vi) NCI funds one Tier 1 provider in each NCI community, and one or more
120 Tier 2 providers in each community.

121 (9) Despite the above mentioned progress, specific challenges exist related to
122 relocation and return of existing residents.

123 (A) Redevelopment in all New Communities neighborhoods assumes demolition
124 of existing distressed housing units and the temporary or permanent relocation of residents to
125 alternate housing units, often before specific criteria for return to a redeveloped unit are
126 established.

127 (B) The disruption caused by relocation, particularly amid uncertainty about
128 return criteria, has been widely cited as posing significant challenges to the opportunity for
129 residents to return, even when all the other principles are fulfilled in a development.

130 (10) Therefore it is critical to establish a strategy to mitigate the disruption caused
131 by relocation, and set specific and transparent criteria for return based on human and civil
132 rights that would affirm a Right to Return of residents as an important principle for New
133 Communities developments.

134 Sec. 3. It is the sense of the Council that the DC Housing Authority formulate and
135 implement a relocation rights strategy for DCHA residents that relocates either temporarily or
136 permanently from or within New Communities Initiative developments that support NCI's Right

137 to Return principle, supports the District’s broader goal to avoid adding to the existing homeless
138 population that further increasing the burden on the District’s homeless services system, and that
139 includes the following components:

140 (1) A clear statement of the date of eligibility for the right to return in each NCI
141 Community in order to create greater transparency about who is eligible for return, and to create
142 a reasonable timeframe for when the right to return is established in each community;

143 (2) Specific guidelines to define eligibility to return, including which households
144 and household members are eligible, how long the right to return lasts, and the conditions under
145 which a right to return are satisfied;

146 (3) A clarification of the right to return of residents to units appropriate for their
147 household size;

148 (4) Standards for notification to residents about a temporary or permanent relocation
149 that, at a minimum, follow Uniform Relocation Act (URA) standards, which require:

150 (A) A General Information Notice (GIN) to inform residents of the
151 redevelopment project and that it will require them to vacate;

152 (B) A Notice of Relocation Eligibility, which establishes eligibility for
153 assistance for residents, and includes referrals for replacement housing;

154 (C) A 90-day Notice to Move, which establishes the earliest date that a
155 resident will be required to move;

156 (5) Not creating screening requirements such as work or service minimums, criminal
157 background requirements, credit checks, and drug testing that are more stringent than DCHA’s
158 requirements for tenancy in traditional public housing;

159 (6) A protocol for appeals and grievances that follows Uniform Relocation Act
160 (URA) standards, which allows residents to appeal in writing if they disagree with the determination

161 of whether they qualify as displaced or with the amount of relocation assistance for which they are
162 eligible;

163 (7) A statement of intention to work with District of Columbia and other partners to
164 provide relocation support for residents affected by NCI developments; and

165 (8) A statement of intention to work with District of Columbia, other partners and
166 residents through an inclusive and transparent process to establish return preferences for each NCI
167 community.

168 Sec. 4. The Secretary to the Council shall transmit copies of this resolution, upon its
169 adoption, the.

170 Sec. 5. This resolution shall take effect immediately.