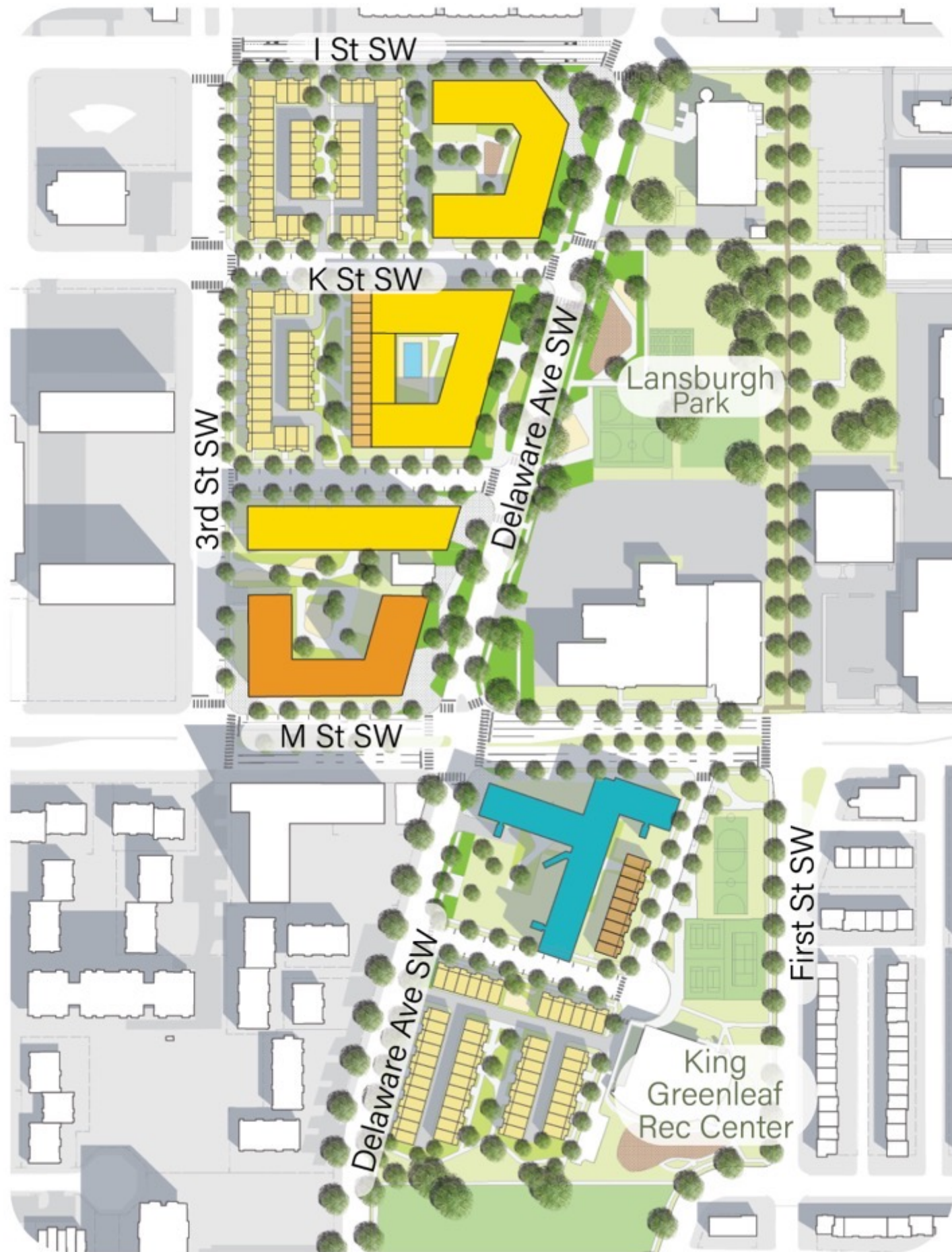


# Current Proposed Plan, 2021



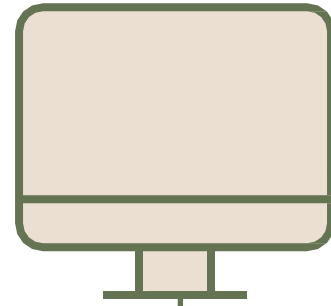
OCTOBER 5, 2021

# GREENLEAF COMMUNITY KICKOFF

WORK SESSION SERIES "A"

RELOCATION PLAN, TENANT RIGHTS, ONGOING  
ENGAGEMENT & HUMAN CAPITAL

# ZOOM INSTRUCTIONS



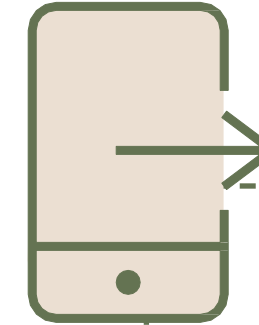
## FROM A COMPUTER

Zoom Registration Link:

[bit.ly/3oelb2R](https://bit.ly/3oelb2R)

Upon registration at the above link you will receive your unique link to join the webinar.

Please use the **Q&A box** or **Raise Hand** feature to ask questions



## JOINING BY PHONE?

Dial: **1- 301 715 8592**

Webinar ID: **881 7110 3335#**

During Q&A:

Dial **\*9** to raise your hand  
Dial **\*6** to unmute

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# 01. Welcome

**WELCOME**

## **SESSION #3: Rehousing Plan & Tenants Rights**

1. Welcome & Introduction
2. Rehousing Plan
3. Tenants Rights
4. Comments, Q&A

Break (5 minutes)

## **SESSION #4: Human Capital & Ongoing Engagement**

6. Community Development
  7. Ongoing Engagement
  8. Comments, Q&A
  9. Closing Remarks & Next Steps
-

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## 02. Rehousing

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# REHOUSING (RELOCATION) PLAN

Rehousing/Relocation is not expected to take place for at least another 18 months

## As part of the rehousing process DCHA will:

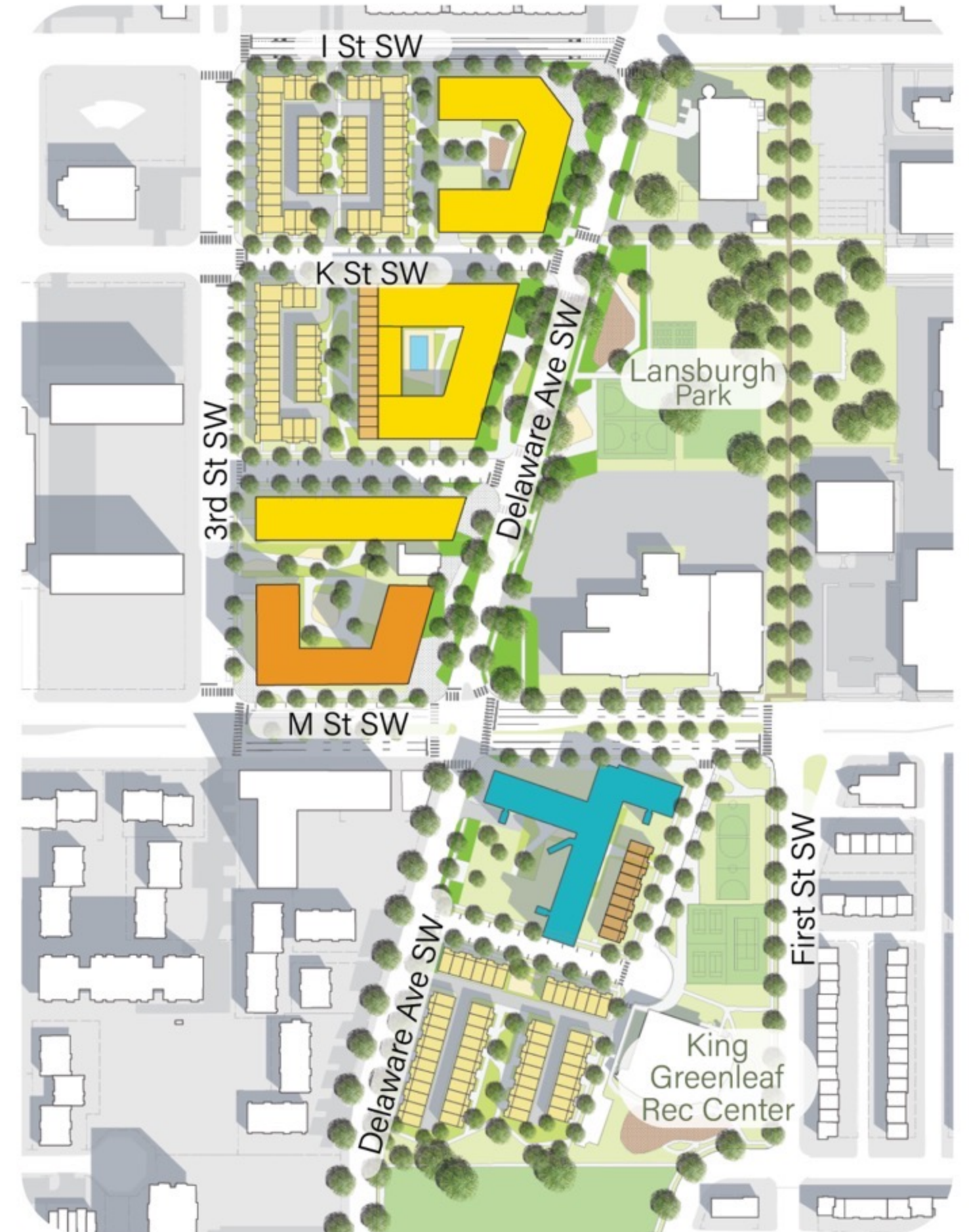
- Provide advance notice regarding any rehousing to each affected resident
- Assist in moving of families/residents
- Pay for **ALL** costs associated with moving
- Stay in touch with Families during the redevelopment

# Possible Options for Permanent Rehousing

Current Residence	Possible Rehousing Options
Midrise & Towns	<ul style="list-style-type: none"> <li>• New Development</li> <li>• Greenleaf Senior (Tenants age 55+ only)</li> <li>• Other public housing communities in DC</li> </ul>
Greenleaf Senior	<ul style="list-style-type: none"> <li>• Most of the rehousing will occur within the existing building</li> <li>• Other public housing communities in DC</li> </ul>

*\*All residents will receive **at least 2 options** for their rehousing.*

## Current Proposed Plan, 2021



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# GENERAL RELOCATION OVERVIEW

## Overview:

- DCHA will offer all residents comparable housing
- Relocation can not begin prior to HUD approval
- A 90-day notice will be sent out to the residents prior to the relocation
- All expenses associated with moving are paid by DCHA
- Compliance with fair housing is required (Accessible units)
- DCHA will provide counseling, guidance and assistance with the relocation.



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# 03. Tenant Rights (Proposed)

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# TENANT RIGHTS

**Tenant Rights** – What will be my rights after the redevelopment?

- There will be a grievance process
- Resident Council to remain after RAD conversion
- Continue to pay 30% of your income as rent

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# TENANT RIGHTS

**Right to Return** – Each public housing resident shall have the right to return to the redeveloped property.

The Right to Return shall be granted to the former residents of Greenleaf to the extent that such resident is:

- In good standing with DCHA under the resident's public housing lease
- Has not been evicted from DCHA public housing

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# TENANT RIGHTS

**Rescreening** – Rescreening criteria shall be no more stringent than the one under current DCHA policy.

(No Credit Checks)

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# 04. Comments, Q&A

## Contact us!

You can also send your  
questions by email at:

**[GreenleafRedev@gmail.com](mailto:GreenleafRedev@gmail.com)**

Or visit us at:

**[GreenleafForward.com](http://GreenleafForward.com)**

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# 05. Break

5 - Minutes

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# 06. Community Development

# Agenda

- **Introduction**
  - **Programs, Services, & Resources**
  - **Step by Step Resident Support**
  - **Closing Comments**
  - **Questions**
-



# DCHA Programs

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## Workforce Development Initiative

- ❖ **Employment Training, Skills Assessment, and Skill Building**
- ❖ **Job Placement**
- ❖ **Education Programs**
- ❖ **Section 3 Programs**
- ❖ **Small Business Development**



### **Contact Information**

Brian Harris  
DCHA Envision Center  
203 N St SW, Washington, DC 20024  
202-535-1517  
[ORSPPrograms@dchousing.org](mailto:ORSPPrograms@dchousing.org)

# DCHA Programs

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## Family Self Sufficiency Program

- ❖ **Family Self-Sufficiency**
- ❖ **Home Ownership**
- ❖ **Credit Building Program**
- ❖ **Financial Literacy**



### **Contact Information**

Ron Fisher

DCHA Frederick Douglass Community  
Center

2000 Alabama Ave SE,  
Washington, DC 20020

202-535-1517

[ORSPPrograms@dchousing.org](mailto:ORSPPrograms@dchousing.org)

# DCHA Programs

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## Senior Services

- ❖ Department of Aging and Community Living
- ❖ Seabury Services for Aging
- ❖ United Healthcare
- ❖ Sibley Hospital



### Contact Information

Byron Pugh

DCHA Property Management Headquarters  
1170 12<sup>th</sup> Street NW, Washington, DC 20020  
202-535-1517

[ORSPPrograms@dchousing.org](mailto:ORSPPrograms@dchousing.org)

# DCHA Programs

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## Community Development

- ❖ Department of Aging and Community Living
- ❖ DC Department of Human Services
- ❖ United Planning Organization
- ❖ Good Projects
- ❖ Community Vison Inc.



### Contact Information

Byron Pugh

DCHA Property Management Headquarters  
1170 12<sup>th</sup> Street NW, Washington, DC 20020  
202-535-1517

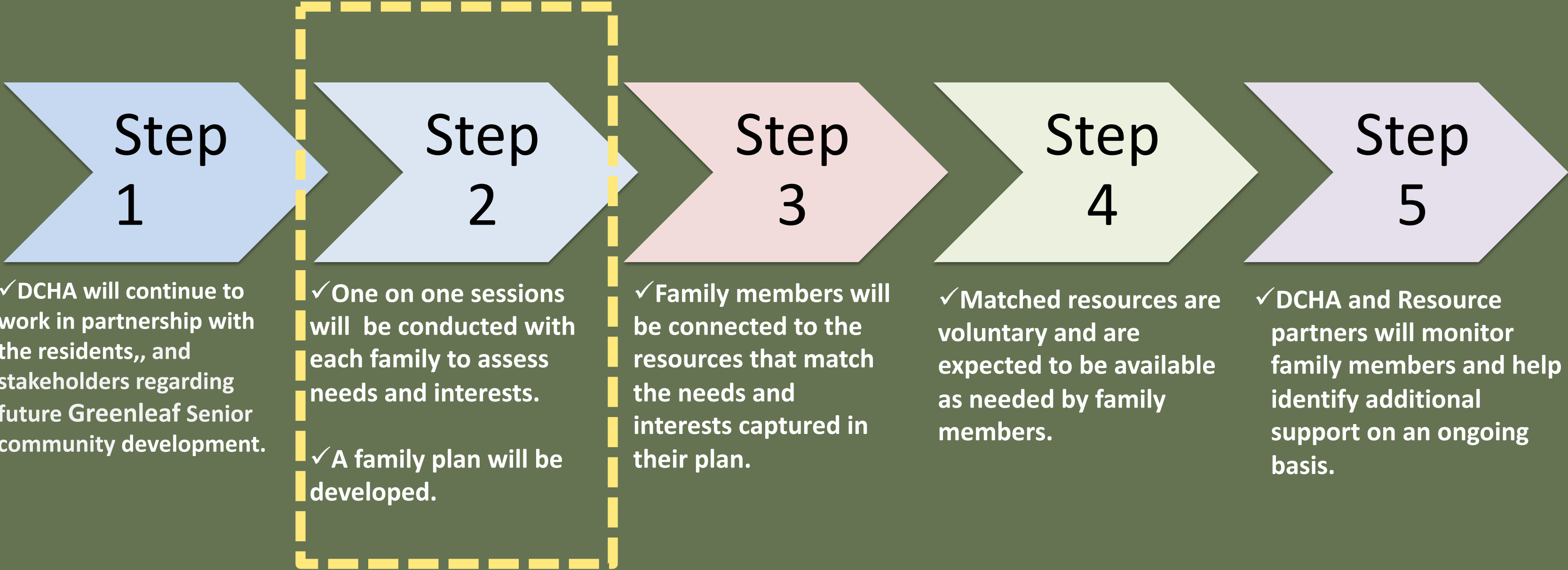
[ORSPPrograms@dchousing.org](mailto:ORSPPrograms@dchousing.org)

# GREENLEAF SENIOR VOICES

*\*Interviews were conducted with 86 Residents of Greenleaf Senior to collect information on their interests and needs.*

- **WELL BEING NEEDS:** Behavioral Health, Physical Health, Food and Nutrition
- **ECONOMIC SOLVENCY NEEDS:** Money Management, Credit Counseling, Employment, and Rent Support Programs
- **QUALITY OF LIFE/AMENITIES INTERESTS:** Community Living Programs, Spacious Right Size Apartments (in unit washer dryer), Three Story Complexes, Building and Grounds enhancements, On-site Fitness and Recreation Center

# DEVELOPMENT OF RESIDENT SUPPORT



# CLOSING COMMENTS

- Current Resources:
  - Workforce Development Initiative
  - Family Self-Sufficiency
  - Community Navigators
  - Physical Health Programs
  - Behavioral Health Programs
  - Senior Services
  - Community Development
  
- Future Resources: Will be easily accessible, ongoing, sustainable and identified by residents' interest and need.
  
- Resident feedback will be critical to developing this plan further.

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# 07. Ongoing Engagement



# WHERE WE ARE NOW

## REVITALIZATION PLAN

**January 2021** - DCHA and GDP execute Exclusive Right to Negotiate

**June 2021** - DCHA and GDP execute Operating Agreement

**July-November 2021** - Revitalization Plan

**November/December 2021** - Board Approval of Revitalization Plan

**December 2021** - Execution of Master Development Agreement

**WHERE DO WE GO  
FROM HERE**

**ONGOING ENGAGEMENT - TOGETHER**

**EMPOWER**

**ENVISION**

**IMPLEMENT**

# WHAT WE HAVE HEARD FROM RESIDENTS

## PRIORITY #1 - ADDRESSING RESIDENT CONCERNS

EXISTING CONDITIONS/IMPROVEMENTS

HEALTH AND SAFETY

CONTINUED TENANCY – RESIDENT RIGHTS

RELOCATION PLAN & TIMING

NO PERMANENT DISPLACEMENT

TRANSPARENCY

PARTICIPATION & INPUT

HUMAN CAPITAL

# HOW DO WE GET THERE?



# WHEN DO WE BEGIN?

## ACTION PLAN

**January 2022** – Resident Leaders, DCHA, and GDP Meeting to establish resident governance structure

- Proposed Working Groups
  - *Design*
  - *Human Capital*
  - *Youth*
  - *Seniors*
  - *Persons with Disabilities*
- Communications Plan (Meetings, Website, Newsletters)
- Relocation Plan

### Quarterly Updates

- All Residents
- Neighborhood Advisory Committee
- ANC

**WE NEED YOUR INPUT AND PARTICIPATION**

**THIS IS JUST THE BEGINNING**

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# 08. Comments, Q&A

## Contact us!

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questions by email at:

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Or visit us at:

**[GreenleafForward.com](http://GreenleafForward.com)**