

Greenleaf Co-Developer RFQ

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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Greenleaf – Agenda

- ▶ Current Property Conditions
- ▶ Planning Process
- ▶ Goals / Parameters
- ▶ DCHA Role

Greenleaf – Current Property Conditions

- ▶ Current Unit Total: 493
- ▶ Site: 15 acres
- ▶ Year built: 1959
- ▶ Building Types:
 - ▶ Greenleaf Gardens: Townhome
 - ▶ Greenleaf Additions: Townhome
 - ▶ Greenleaf Extension: Townhome
 - ▶ Greenleaf Senior: 8 story high-rise
 - ▶ Greenleaf Family: 5 story mid-rise



Greenleaf



Greenleaf – Planning Process (Continued)

- ▶ The Southwest Neighborhood Plan, released in 2014, and developed by the Office of Planning (OP) looked at District owned properties in SW.
- ▶ OP worked extensively with the community.
- ▶ DCHA participated in the process.
- ▶ Findings illustrated the community's desire for residents in Greenleaf, and in nearby affordable housing, to remain in the neighborhood.
- ▶ Further, the plan identifies the following concepts to guide development in the area.
 - ▶ Model Community
 - ▶ Modernist Gem
 - ▶ Green Oasis
 - ▶ Arts and Cultural Destination
 - ▶ Thriving Town Center
 - ▶ Optimized District Parcels
 - ▶ Vibrant Connections

Greenleaf – Planning Process (Continued)

- ▶ In 2015, DCHA retained HR&A Advisors, Inc. and Perkins Eastman to create a masterplan for the site.
- ▶ The goal of the planning process was to have DCHA collaborate with the community and create a masterplan to redevelop the site as a mixed-income, mixed-use development.
- ▶ DCHA gauged community interest and resident sentiment through public engagement including:
 - ▶ Greenleaf Resident Meetings
 - ▶ Community Meetings
 - ▶ Neighborhood Advisory Council
 - ▶ Councilperson Charles Allen, Office of Planning, ANC Commissioners Rachel Reilly Carroll and Rhoda Hamilton, Community Benefits Coordinating Council, Edgwood/Brookland Family Support Collaborative, Southwest Neighborhood Assembly, Unity Healthcare, Sasha Bruce Youthwork, Westminster Presbyterian Church, Jefferson Middle School Academy, Amidon-Bowen Elementary School Academy)

Greenleaf – Planning Process (Continued)



Greenleaf – Goals / Parameters

- ▶ The objectives for the redevelopment are listed below:
 - ▶ Replace Affordable Housing
 - ▶ Minimize Moves
 - ▶ Zero Displacement (Build First)
 - ▶ Mixed-Income
 - ▶ Improve Public Safety
 - ▶ Neighborhood Integration
 - ▶ Support Development of Human Capital

Greenleaf – DCHA Role

- ▶ DCHA intends to participate as Co-Developer and as Property Manager for the development. A complete list of DCHA's roles and responsibilities in the project include are not limited to:
 - ▶ Land Owner
 - ▶ Planner
 - ▶ Property Manager
 - ▶ Asset Manager
 - ▶ Provider of:
 - ▶ Operating Subsidies
 - ▶ Occupancy Assistance
 - ▶ Section 3 / Workforce Development Management
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Questions

- Must submit questions in writing – answers to be posted publicly