

Redevelopment Goals

The goals for the redevelopment of Greenleaf were created through discussion with DCHA, and input from Greenleaf residents and Southwest community members in multiple public meetings. The following distills DCHA's key criteria and the numerous comments from participants into **five key goals for the redevelopment of Greenleaf**. DCHA and the Redevelopment Planning Team made achievement of these goals key criteria in creation of a development program. **Particular care has been given to ensure replacement of the existing affordable housing stock with sufficient size units to meet the needs of current residents**, and in creation of a phasing plan that ensures residents move once into a final unit during the construction process.

Build-First

Construction of the new Greenleaf will involve **building new housing before any demolition of existing units** to avoid displacing residents.

Replace Affordable Housing

The new Greenleaf will include 493 new dedicated affordable units to **fully replace the existing 493 units**.

Minimize Moves by Residents

Construction of the new Greenleaf will make possible a phasing strategy that minimizes the number of moves existing residents must make. The phasing plan will include an option enabling **residents to move once from their current units straight to the new replacement unit**.

Residents Stay in the Southwest

Through **build-first and providing appropriately sized units for current residents' needs**, redevelopment of Greenleaf will enable existing residents to stay in the Southwest throughout the redevelopment process.

Mix of Affordable and Market Rate

The new Greenleaf will be a mix of affordable and market rate units, with **a mix that approaches 70% market rate units and 30% affordable units**.

Improve Public Safety

Through design and development, the new Greenleaf community should **increase public safety in the surrounding community by increasing activity on streets and public spaces**.