



Advisory Neighborhood Commission 6D
Southwest, Buzzard Point, The Wharf

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website:
www.anc6d.org

October 27, 2024

Keith Pettigrew,
Director
DC Housing Authority
1133 North Capitol St. NE
Washington, DC 20002

OFFICERS

Chair,
Fredrica Kramer

Vice Chair,
Bob Link

Secretary
Bruce Levine

Treasurer
Ron Collins

COMMISSIONERS

SMD 1 *Bob Link*
SMD 2 *Ronald Collins*
SMD 3 *Gail Fast*
SMD 4 *Andrea Pawley*
SMD 5 *Chearie Phelps-El*
SMD 6 *Bruce Levine*
SMD 7 *Fredrica Kramer*
SMD 8 *Rhonda Hamilton*

VIA Email: kpettigrew@dchousing.org

**RE: Follow-Up on ANC 6D Conversation with Sheila Miller,
September 9, 2024**

Dear Director Pettigrew:

At a regularly scheduled and properly noticed public meeting on October 15, 2024, with a quorum present, a quorum being five Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to provide additional comments to DCHA following staff responses to our June 11 letter and presentation at our Sept. 9th Business Meeting.

We greatly appreciate both the written responses and further dialogue between Nicole Wickoff, Sheila Miller and the full Commission at our September Business Meeting. Based on that dialogue, several questions remain, primarily focused on Greenleaf.

1. We are told that the Master Development Agreement (MDA) for Greenleaf is in place but we have not received a copy of the Agreement on which to base a fully informed discussion with DCHA or the community.

The redevelopment of Greenleaf is of critical concern to its current residents, to residents in adjoining complexes and to the entire Southwest community. We remain deeply disappointed that neither the Greenleaf Advisory Group nor similar body has been convened to review implementation of the MDA. The Greenleaf Advisory Group was an array of stakeholders nominated by community leadership and DCHA that

created broad participation to inform both DCHA and the community of plans and alternatives as the redevelopment of Greenleaf evolved (we would be happy to provide the history and configuration). Neither we nor the residents should have to wait until the end of this year or first quarter of 2025 to be first briefed on the content, timetable, public agreements, amendments and other critical elements when the MDA is being implemented as we speak.

- The MDA is a public document that governs the largest single redevelopment parcel in Southwest and which you say is currently being implemented. In anticipation of a formal FOIA request for which there should be no need, would you kindly provide a copy of the signed Agreement?
2. We have observed many units that are boarded up and have received some information on the numbers of units that are being renovated for continued occupancy and others that may be removed from inventory in conjunction with the redevelopment.
- Would you kindly provide a map with the MDA of those units in the entire complex that are in the process of renovation and will be returned to inventory and those that will be reconfigured as part of the redevelopment?
3. We understand that HUD does not have a specific senior building designation and that Greenleaf Senior has historically housed both seniors and disabled, as well as children that senior or disabled residents have cared for.

We also want DCHA to understand that the Southwest community and ANC 6D are committed to maintaining demographic diversity in our community, memorialized in the Southwest Small Area plan, and which includes facilitating aging in place for our senior residents. ANC 6D has aggressively supported projects that not only house seniors, but are specifically *designed to accommodate* seniors' needs and capabilities, and have expressed that in our positions on the planned Westminster senior building, the VOA senior building in Buzzard Point, and a predominantly senior building as part of Greenleaf.

- Fewer than half of the 235 total units in Greenleaf Senior are occupied by seniors or disabled (78 and 29 units, respectively). The remaining 128 units are either vacant, being renovated or housing others. In short, over half the building is not serving the level of diversity the community has tried valiantly to sustain.
- Since seniors and disabled require both physical design accommodations and the effective delivery of a set of support services, will you commit to the number and placement of senior/disabled units in the current Senior Building and in the redevelopment in order to realize the Southwest's community commitment to seniors' continued and sustained presence in the community?

4. ANC 6D and the Council have committed to a Build First policy for Greenleaf, which would ensure that any current residents who are temporarily moved to accommodate unit renovation or full redevelopment can stay in the community and return quickly to a new or newly renovated home without any displacement out of Southwest.
- If no relocation has yet occurred, as indicated in the response to the June 11 letter, would you please explain why and to where prior Greenleaf residents have relocated leaving only 107 of the 235 units in the Senior building occupied by senior or disabled?
 - If there are no units explicitly identified as Build First sites, would you please also explain what units will be designed and dedicated to senior or disabled occupancy in the new Greenleaf housing and when those units are expected to be online, particularly if the Senior Building is declared obsolete?

ANC 6D appreciates the responsiveness with which our communications have been met, and we continue to expect only the best dialogue in the interests of both DCHA and the Southwest community.

As by law, we request that our concerns be give “great weight” in your responses.

Sincerely,



Fredrica Kramer
Chair, ANC 6D