

Questions for Director Pettigrew:

A. Greenleaf

1. We understand that there are families with children now moving into the Senior Building.
  - a. Greenleaf Senior Building for us has always been designated a senior building, even after renovation and upgrades have been made over the past 30 or so years and even though we know that younger disabled residents have always been included in the senior housing population.

We are now being told that this is not a designated a senior building, which takes away from the great need for low-income senior housing in our community. It is also contrary to what we and the community have been told for decades regarding the continued presence of Greenleaf Senior in the current and future composition of the redevelopment. We are concerned about the impact of this non-senior designation including the impact that it is already having on the quality of life for the seniors in the building now who are aging in place.

**DCHA Response:** It should be noted that Greenleaf Senior, despite its name, has for some time been a development for both elderly and non-elderly disabled. Additionally, HUD rules have always required DCHA to allow children to live in buildings designated as elderly or elderly/disabled; in that case, often a household member is a senior or person with a disability but a child may also be living with them. We can confirm, however, that HUD removed the elderly/disabled designation of Greenleaf Senior in connection with its 2022 monitoring review of DCHA. HUD also removed all other senior or senior/disabled designations that may have been applicable to other DCHA developments. DCHA is now exploring options for addressing, such as through a senior preference.

- How many units are occupied by other than seniors? How many units are vacant?

**DCHA Response:** There are 131 unit occupied at the Senior Building; of those units 78 units are occupied by Senior head of households. There are also 29 disabled households in the building. The remaining 24 families are not either disabled or elderly. Greenleaf Senior has 84 vacant units.

How many units in the Senior Building have been renovated and how many remain to be refurbished? Are renovations continuing, and how are they being retrofitted for senior occupancy in the redevelopment plans?

**DCHA Response:** DCHA has renovated 20 units and currently has 20 units under construction, The anticipated delivery date is the end of calendar year 2024. The level of unit renovations is dependent on the condition of the unit when vacated. The standard renovation includes replacement of flooring, cabinets, plumbing fixtures and lighting. Retrofitting of units will be considered during the redevelopment planning.

b. We understand from Nicole Wickliffe's presentation to ANC 6D in June that HUD does not have a specific designation for senior housing. But the Council as well as ANC 6D have committed to a Build First protocol for the redevelopment of Greenleaf, and we are told that the Master Development Agreement has the same commitment for Greenleaf Redevelopment.

- How many seniors have been relocated since the MDA? Where are the residents of those units currently living and how and when they will be relocated in senior housing?

**DCHA Response:** Families have not been relocated due to the redevelopment of the project.

- Are you expecting that the current Senior Building will be declared obsolete?

**DCHA Response:** Based on evaluation of the building, the property meets HUD's definition of obsolescence. DCHA is awaiting HUD's review and final approval.

- If so, how many units are explicitly committed to senior housing in the redevelopment and where and how are they integrated into the overall redevelopment scheme?

**DCHA Response:** As Nicole may have alluded to during a past meeting in June, HUD does not allow senior-only housing in conversions to project-based vouchers but they do allow a senior preference. We are exploring the use of these in connection with the redevelopment.

2. Are all the renovations complete for Greenleaf Midrise and what is the status of the extension/annex?

**DCHA Response:** Renovations at Greenleaf midrise continue. To date DCHA has renovated a total of 53 units in the Midrise building and townhomes. There are 20 additional units under renovation and expected to be completed by the end of the year. Currently, no renovations have been completed for either the annex or extension portion of the Greenleaf. The annex and extensions were slated for "Build First" redevelopment; renovations were not scheduled.

In addition to unit renovations, DCHA is completing upgrades to the Envision Center. The midrise building is scheduled to receive a new HVAC system. DCHA and Pepco are coordinating those efforts, it is currently in the design phase. The design phase is expected to be completed 1<sup>st</sup> Quarter 2025 with the final implementation 4<sup>th</sup> Quarter 2025.

3. The Greenleaf Redevelopment site will occupy the largest single redevelopment parcel in Southwest and is of critical interest and concern to the entire Southwest community.

- Will the Greenleaf Advisory Group be reconvened so that the broad coalition of stakeholders will be kept abreast of redevelopment and provide feedback to DCHA and the development team as it did before?

**DCHA Response:** We have heard of the Greenleaf Advisory Group but have not been informed about the work that they have done or the composition of the group. As our executive director has repeatedly stated, he is committed to a proactive resident engagement approach where public housing residents are our partners throughout the entire redevelopment process. He will ensure that residents of public housing are full participants in the visioning and implementation of redevelopment plans for their community. Having the support of the broader community for the resident's redevelopment vision is an essential part of how we view the future of the multi-component Greenleaf development.

- When can we receive a detailed presentation on the status and implementation of specific components in Greenleaf Redevelopment under the MDA?

**DCHA Response:** The DCHA development team anticipates that we should be ready to commence a public release of the revitalization plans between the end of 2024 and the first quarter of 2025. DCHA will schedule a meeting with the ANC to provide a presentation of the plans and approaches that we have agreed to with our development partners.

- In the context of the Greenleaf Redevelopment, can you also explain what RAD is for those who are not familiar with it, and are you still pursuing RAD for the senior building?

**DCHA Response:** The Rental Assistance Demonstration (RAD) is one of several repositioning tools available to housing authorities. Repositioning moves families from a public housing funding platform to other forms of HUD rental assistance while maintaining the long-term affordability of our sites. Repositioning, and a move away from public housing funding, has been necessary for agencies like DCHA to leverage sufficient funding to properly redevelop public housing sites and ensure they can be preserved and maintained long term. DCHA is pursuing another HUD repositioning tool, Section 18, for the Greenleaf site. In the future we will have a detailed briefing for the residents of Greenleaf on the responsibilities and obligations that this funding change will have. We will also present the impact of this subsidy change to the ANC when we have received a determination from HUD on our application.

## B. Other

1. When can we receive a detailed accounting of maintenance projects in the other public housing complexes in Southwest?

***DCHA Response:*** A detailed summary of the maintenance projects will be provided by September 30<sup>th</sup>.

2. Are the other properties being looked at or going through renovations/upgrades (i.e. Syphax and James Creek)?

***DCHA Response:*** All DCHA properties have or are going through an assessment. The assessments help us determine the level of renovation work necessary to stabilize and preserve the properties, while a long-term plan is being determined. Currently, the vacant unit renovations continue at both Syphax and James Creek.