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National Housing Conference
Countering Community Opposition to Affordable Housing
April 17, 2017



NCI is a District effort started in 2005 to revitalize aging public housing communities where the concentration of poverty and crime are a persistent challenge.

4 Neighborhoods: Barry Farm • Lincoln Heights/Richardson Dwellings • NW1 • Park Morton

3 Main Goals/Activities

- **Development** - Transform Physical Spaces
- **Human Capital** – Provide Services to Support Resident Success
- **Community Engagement** – Promote Neighborhood Success

To Date

- 11 buildings • 1,191 units • 5 education and recreation spaces
- \$360M+ TDC; \$100M Gap from NCI
- 1,400 units currently in predevelopment, 70% of them affordable, delivery set for most 2019-2021.
- \$33M for human capital/community building

PARK MORTON REDEVELOPMENT PLAN

3 Parcels

- The Avenue – Complete
- Bruce Monroe – Predevelopment
- Park Morton – Predevelopment

Plan Details

- 545 units (72% Affordable)
- 5K SF Retail
- 1.25 acre park space across 2 sites

Timeline

- 2008 – PM becomes NCI site
- 2012 – The Avenue Completed
- 2014 – Master Developer Selected
- 2015 – New Master Plan Created
- 2016 – Zoning App Submitted
- 2016 – Bruce Monroe public land transfer approved by DC Council
- 2017 – Zoning Order Approved
- 2017 – Zoning Order Challenged



NEW COMMUNITIES



I BELONG HERE...

