

Elevating the Quality of Life in the District





**1125 SPRING ROAD REDEVELOPMENT
COMMUNITY MEETING**

Hebrew Home for the Aged

Property Address	1125 Spring Road, NW
Ward	4
ANC	4C
Legal Description	Square 2902, Lot 804
Net Building Area	85,865 SF
Zoning	D/R-4
Historic Designation	Landmark designation



Paul Robeson School

Property Address	3700 10th Street, NW
Ward	4
ANC	4C
Legal Description	Square 2902, Lot 807
Net Building Area	12,378 SF
Zoning	D/R-4
Historic Designation	No





Surplus / Disposition Process

Hebrew Home and the Paul Robeson School have been designated as surplus because:

- ❖ The buildings are inadequate for District Government Use
- ❖ Substantial capital investment needed for redevelopment
- ❖ No identified District Government purposes



Surplus Statutory Requirements

According to the DC Code there are legal requirements associated with surplus properties, including the following:

- ❖ Requirement of a public hearing prior to submission to Council for approval of the surplus designation.
- ❖ A surplus resolution must be submitted to Council for review.
- ❖ In general, applies to long-term leases (greater than 20-years) or the sale of public property.
- ❖ Disposition agreement must state development program.



Development Program Process

- ❖ DGS identified affordable housing as a critical need that could be provided in some amount at this site.
- ❖ Enlisted DCHA based on their expertise and ability to move forward quickly.
- ❖ Gathering input from the community through a variety of channels:
 - Public forums
 - ANC meetings/consultation with ANC Commissioners
 - Resident survey
 - Emails/phone calls
- ❖ Present development program for feedback



Community Engagement Meetings

- ❖ ANC 1A Meeting held on April 9th
- ❖ ANC 4C Meeting held on May 14th
- ❖ Surplus Meeting held on June 17th
- ❖ Site Walk thru held on July 8th
- ❖ Survey conducted July 8th thru July 18th
- ❖ Fact Sheet distributed on July 9th
- ❖ Leadership Roundtable Meeting held July 28th
- ❖ Community Meeting held on August 12th
- ❖ Program Development Meeting September 2014
- ❖ ANC1A Meeting October 2014
- ❖ ANC4C Meeting October 2014

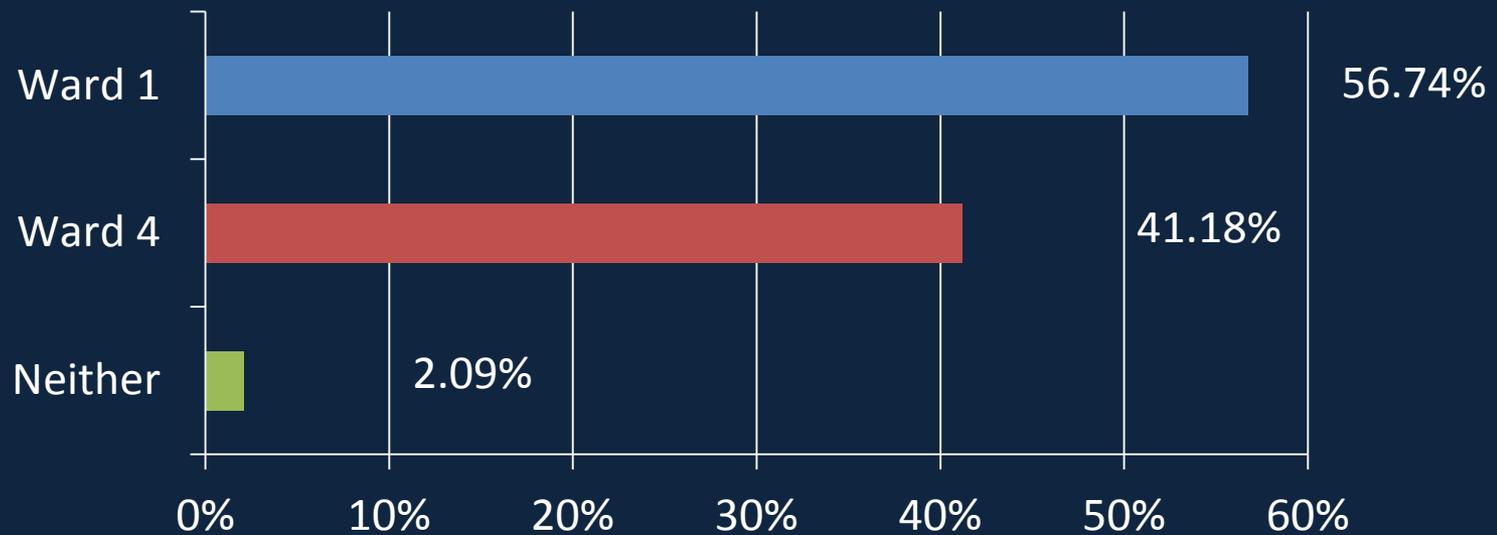


Resident Survey

- ❖ Residents requested a survey be conducted in order to gather the general consensus of the community.
- ❖ A Survey was conducted July 8th thru July 18th
- ❖ Survey Monkey was used to conduct an electronic survey.
- ❖ Residents with access to electronic mail could participate.



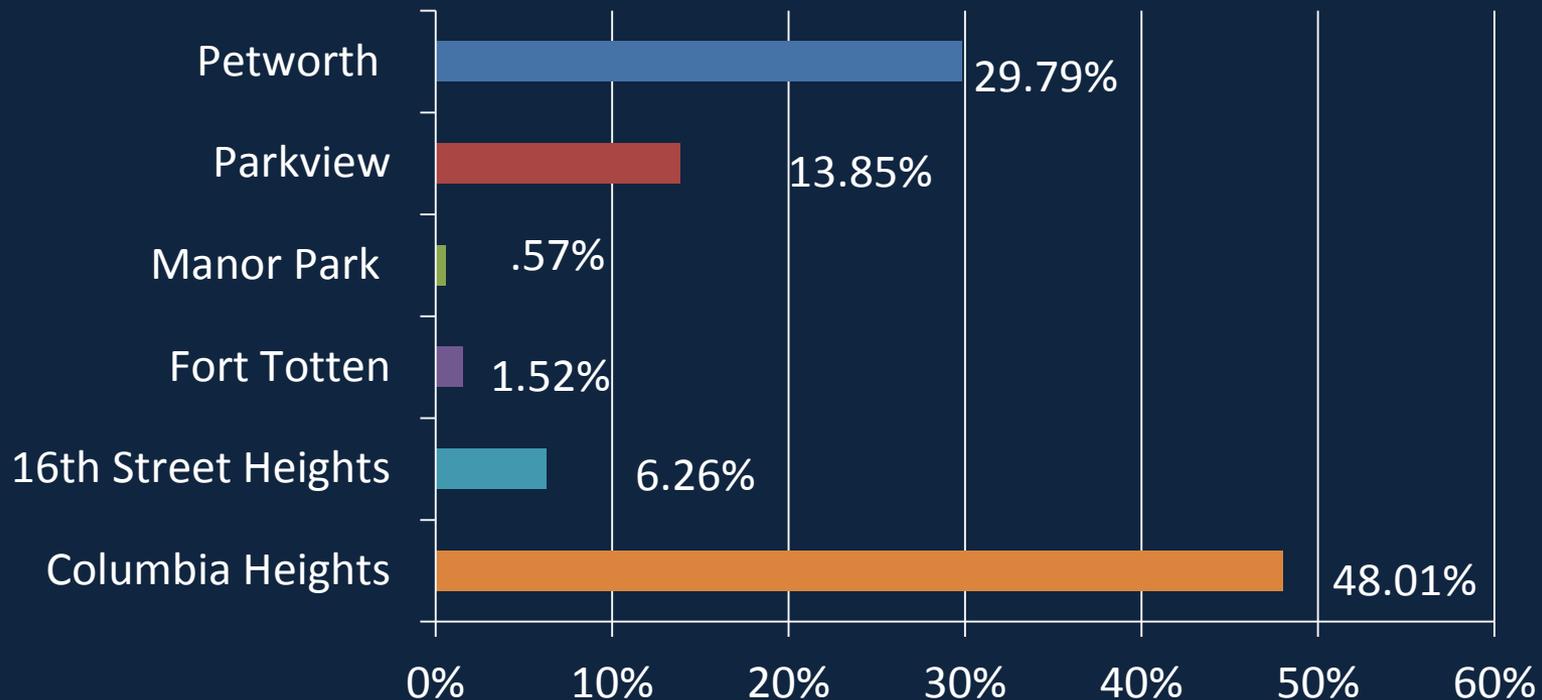
Q1. In **which Ward** do you live?



- ❖ **527** residents participated in the survey
- ❖ 11 residents who participated in the survey did not live in Ward 1/4.



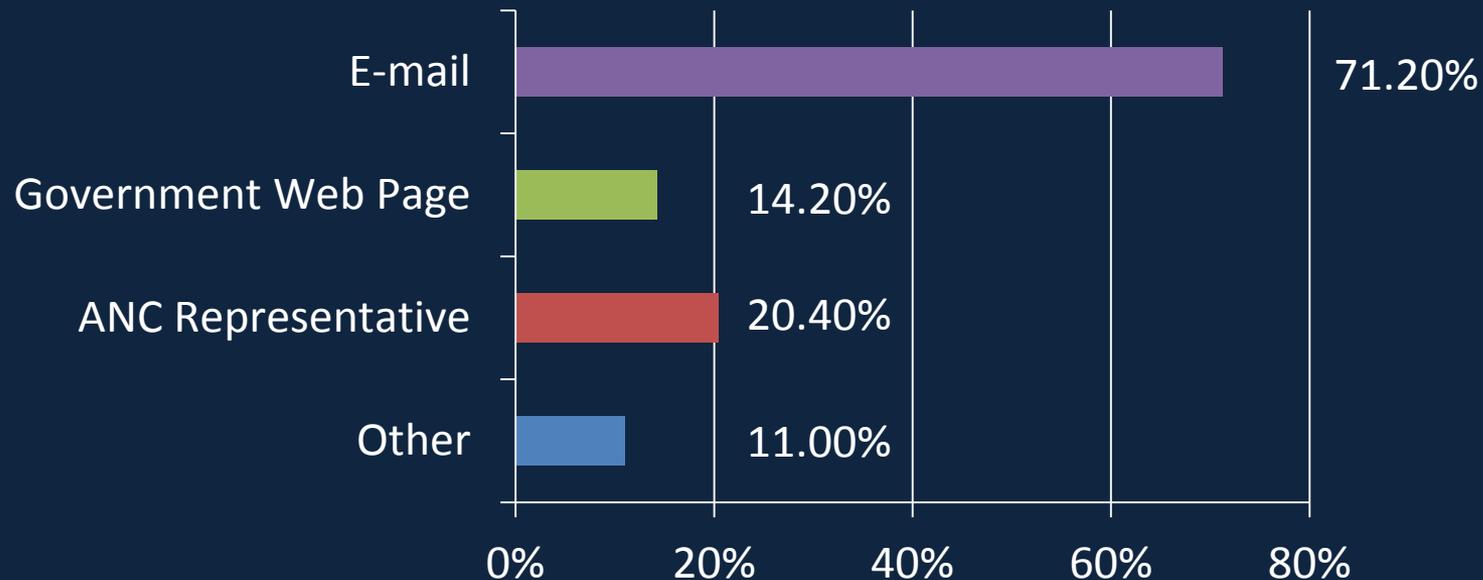
Q2. Which community do you live in?



- ❖ Nearly 50% of those who participated in the survey live in Columbia Heights.
- ❖ Nearly 30% were from Petworth.
- ❖ 20% resided in other communities within these wards.



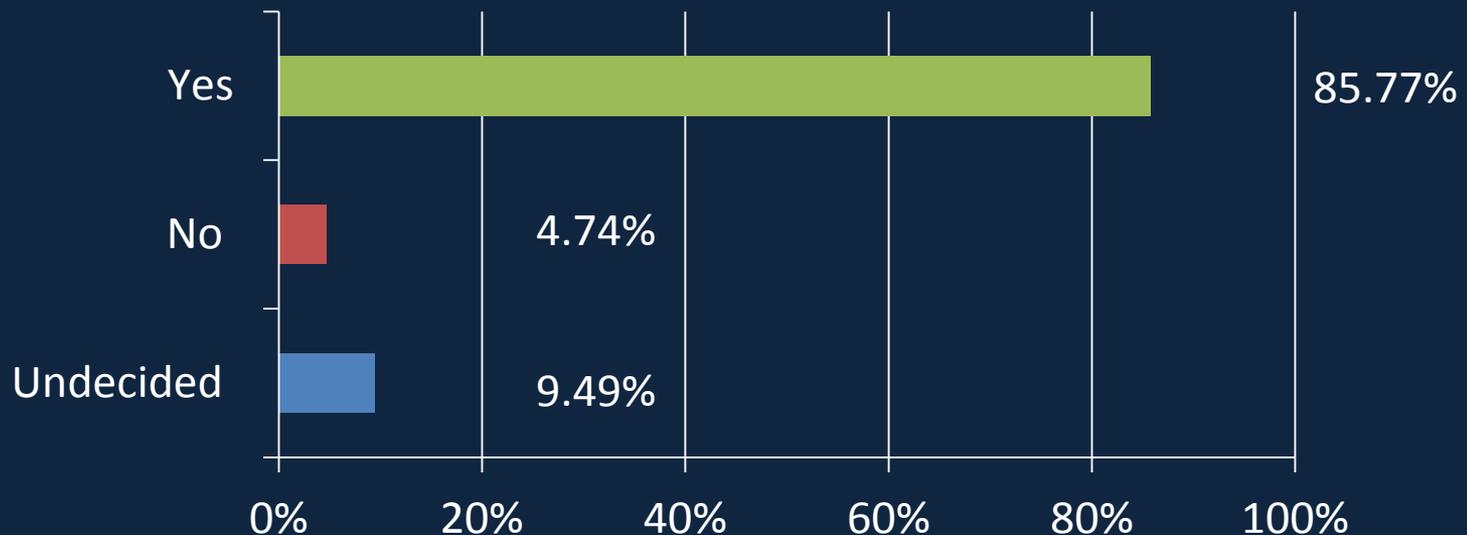
Q3. **How** would you prefer **to be notified** of future meetings regarding the redevelopment of 1125 Spring Road?



- ❖ A majority of the residents who participated in this survey would prefer to be contacted by electronic mail.
- ❖ The survey was conducted anonymously which encouraged participants to vote as they deemed fit.



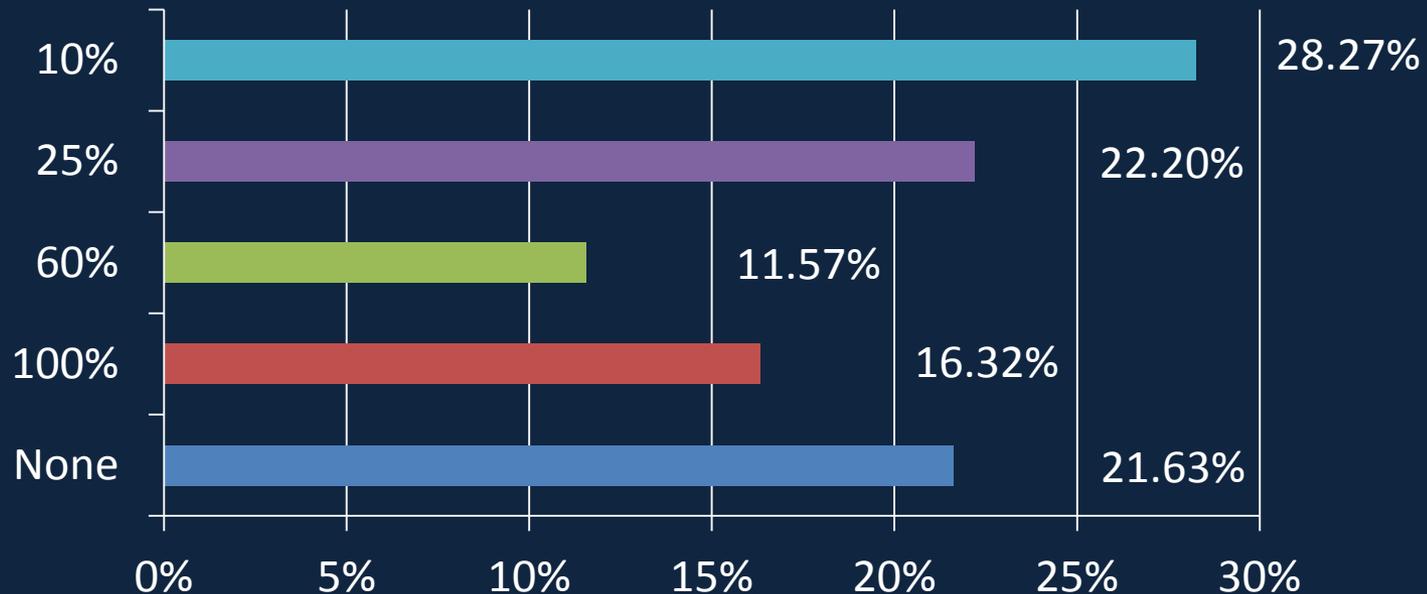
Q4. Are you in favor of redeveloping the 1125 Spring Road property for **Housing**?



- ❖ A majority of survey participants are in favor of redeveloping the property for **housing** purposes.
- ❖ Those who selected “no” or “undecided” were not asked their preference. The site’s R4 zoning restricts development for any other type of use.



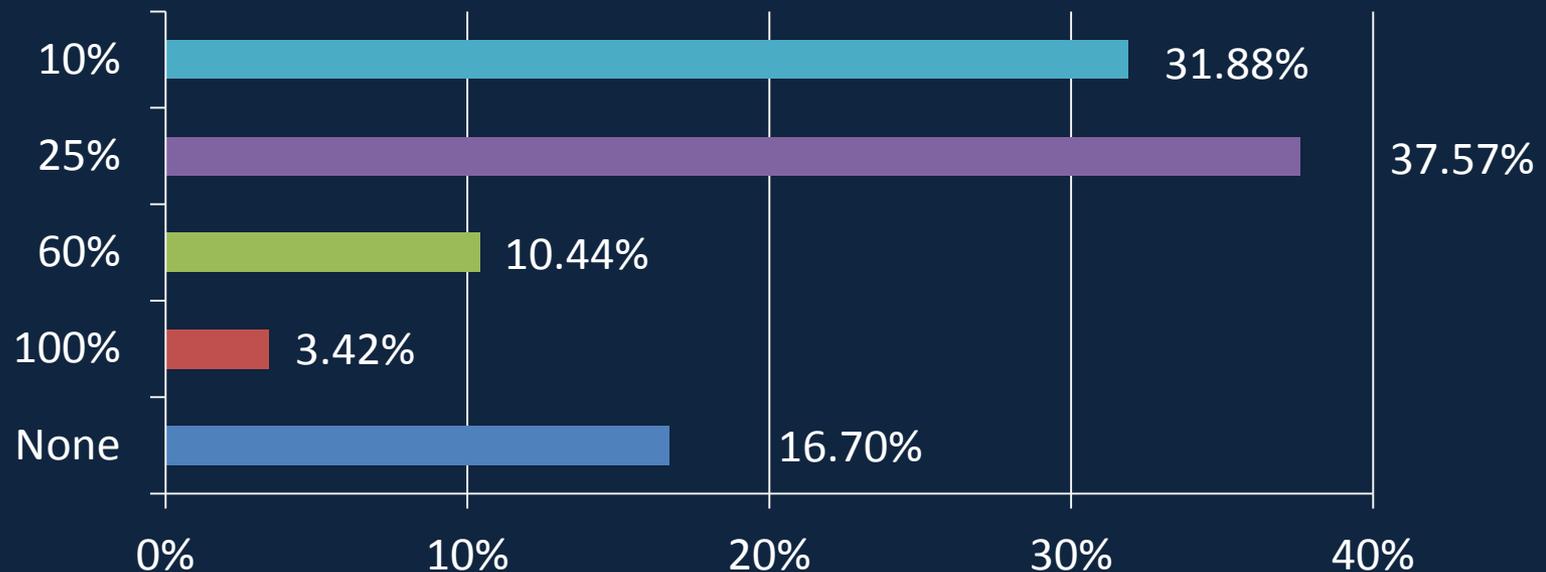
Q5. **Affordable Housing** refers to properties that were originally built using a tax subsidy and are now required to provide below-market rents for low-income people, persons with disabilities, and/or seniors. **What percentage of Affordable Housing** should be included in this development?



- ❖ Nearly **80%** of respondents were in favor of **some mix of affordable housing**, ranging from 10% – 100% of the development.



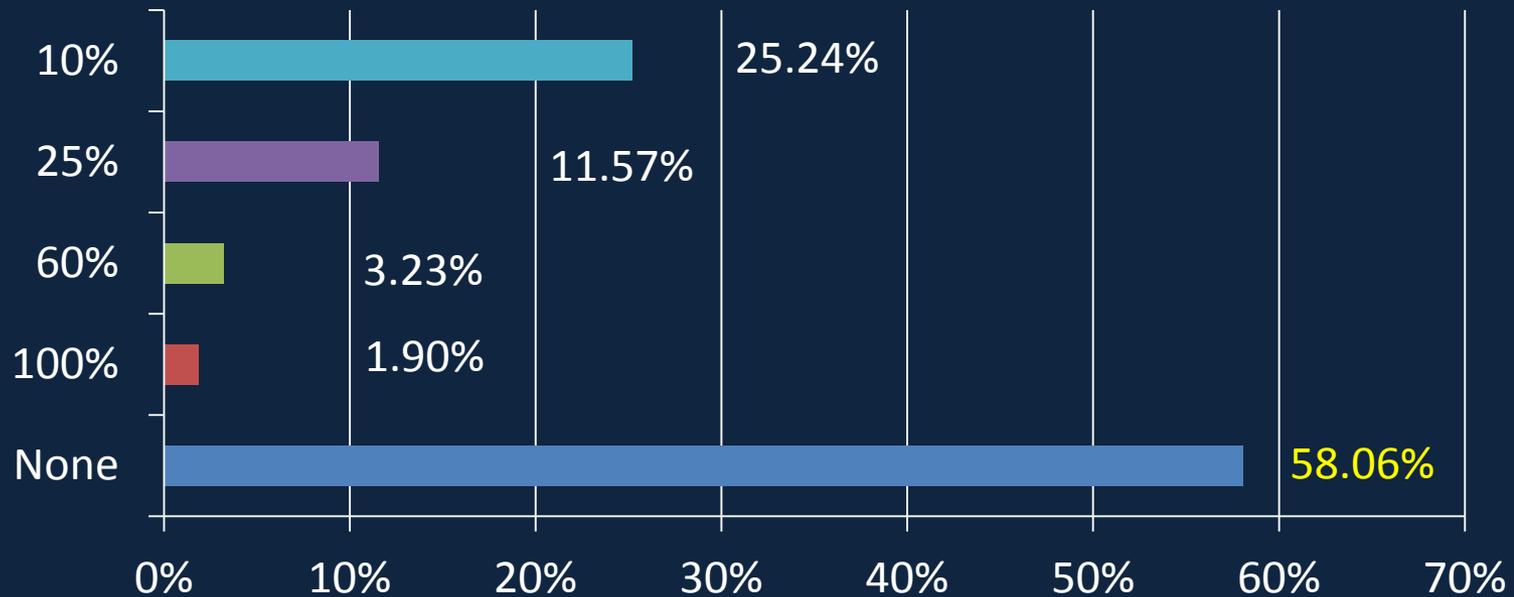
Q6. Work Force Development Housing is targeted for “essential workers” in a community (i.e. police officers, fire fighters, teachers, nurses, medical personnel etc.). **What percentage of Work Force Development** should be included in this development?



- ❖ 70% of residents who participated in this survey are in favor of between 10% - 25% of Work Force Development Housing included in this development.
- ❖ 13% of residents who completed this survey would like to see anywhere from 60% - 100% of Work Force Housing for this project.



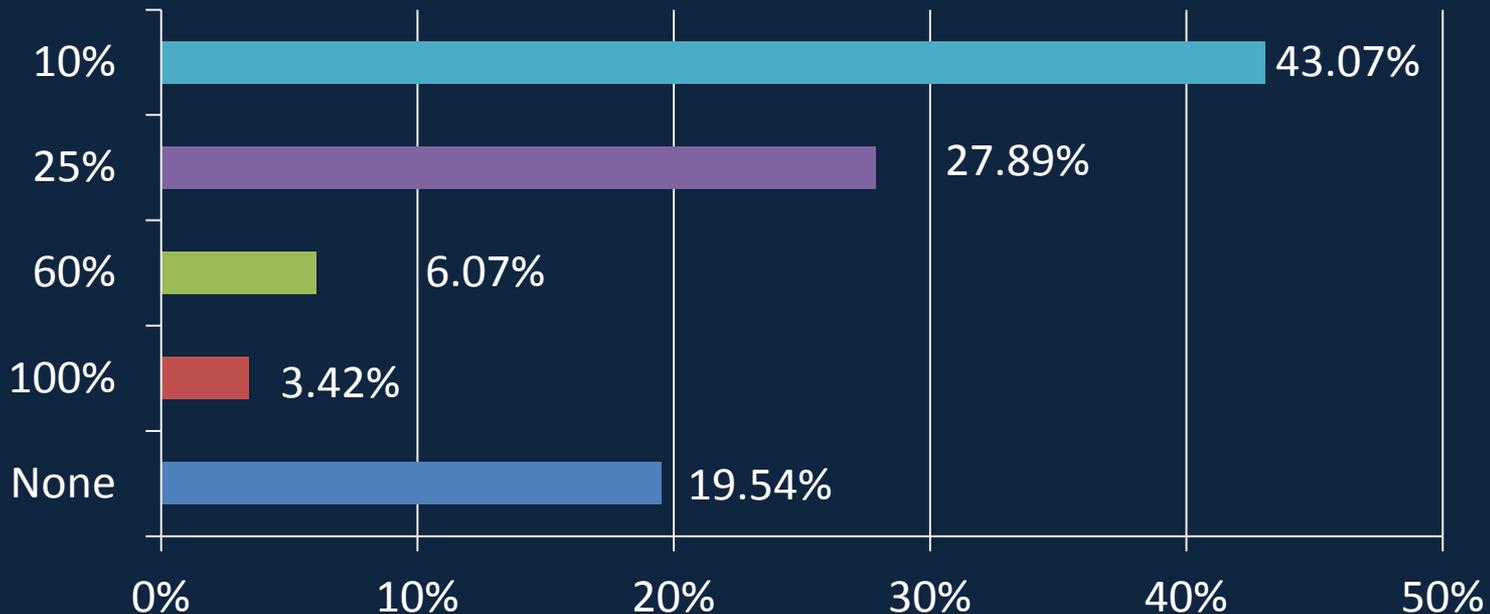
Q7. Transitional Housing is shorter-term housing, usually for less than two years, that provides intensive support services, geared toward increasing a household's self-sufficiency and helping it move towards permanency and stability. What **percentage of Transitional housing** should be included in this development?



- ❖ Nearly 60% of respondents were **not in favor of any Transitional Housing** on this site.
- ❖ 37% of residents who completed this survey are in favor of including 10% - 25% of Transitional Housing.



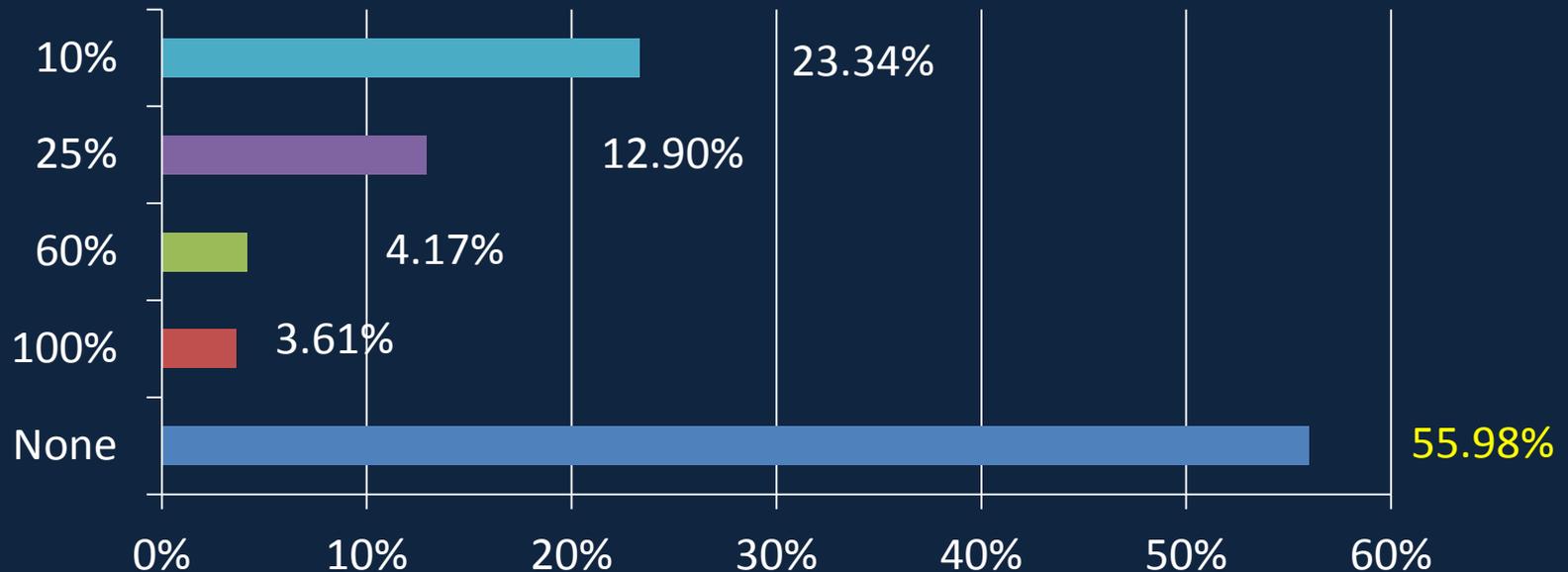
Q8. **Senior Housing** is occupied solely by persons who are 62 years or older and are able to live independently. What **percentage of Senior Housing** should be included in this development?



- ❖ 70% of respondents are in favor of including 10% - 25% of Senior Housing within this redevelopment.
- ❖ 10% of respondents would like to see between 60% - 100% of Senior Housing included in this project.



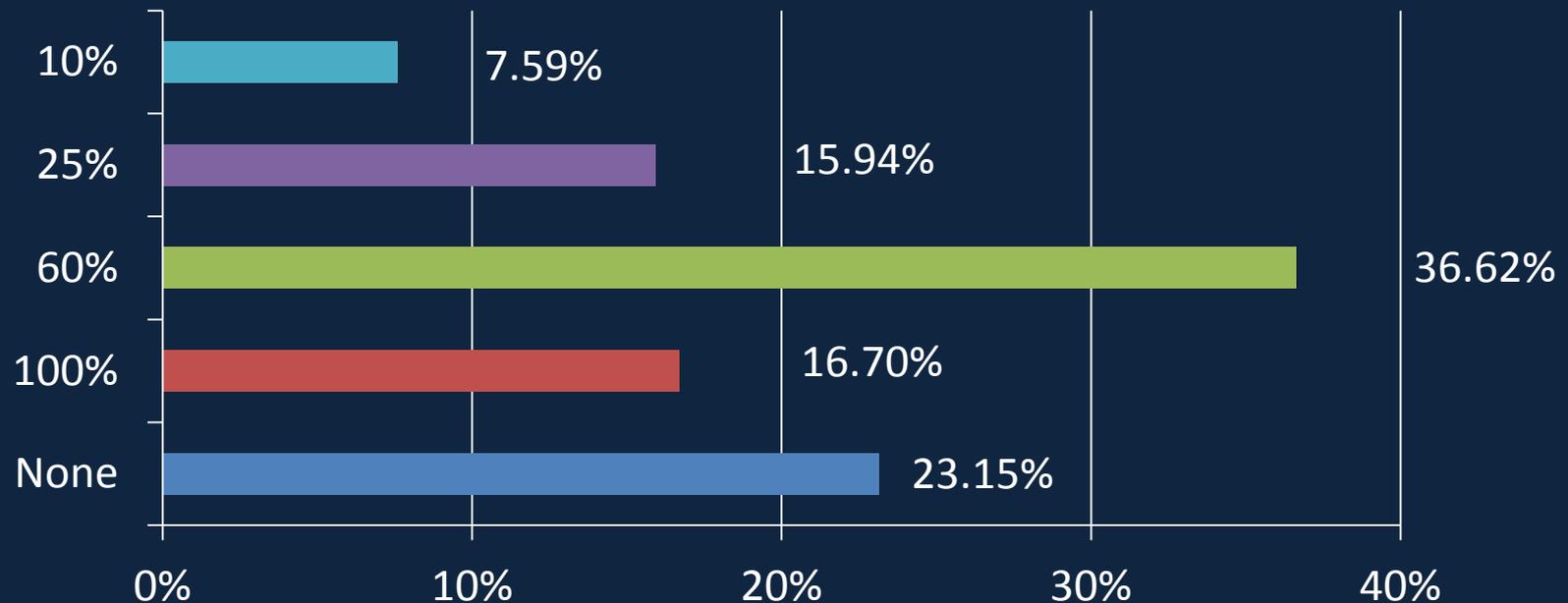
Q9. **Permanent Supportive Housing** provides permanent housing and supportive services to individuals and families with histories of homelessness to ensure housing stabilization and maximum levels of self-sufficiency. What **percentage of Permanent Supportive Housing** should be included in this development?



- ❖ Nearly **60%** of respondents were **not in favor of Permanent Supportive Housing** here.
- ❖ **36%** of survey participants would like to see between **10% - 25%** of **Permanent Supportive Housing** included.



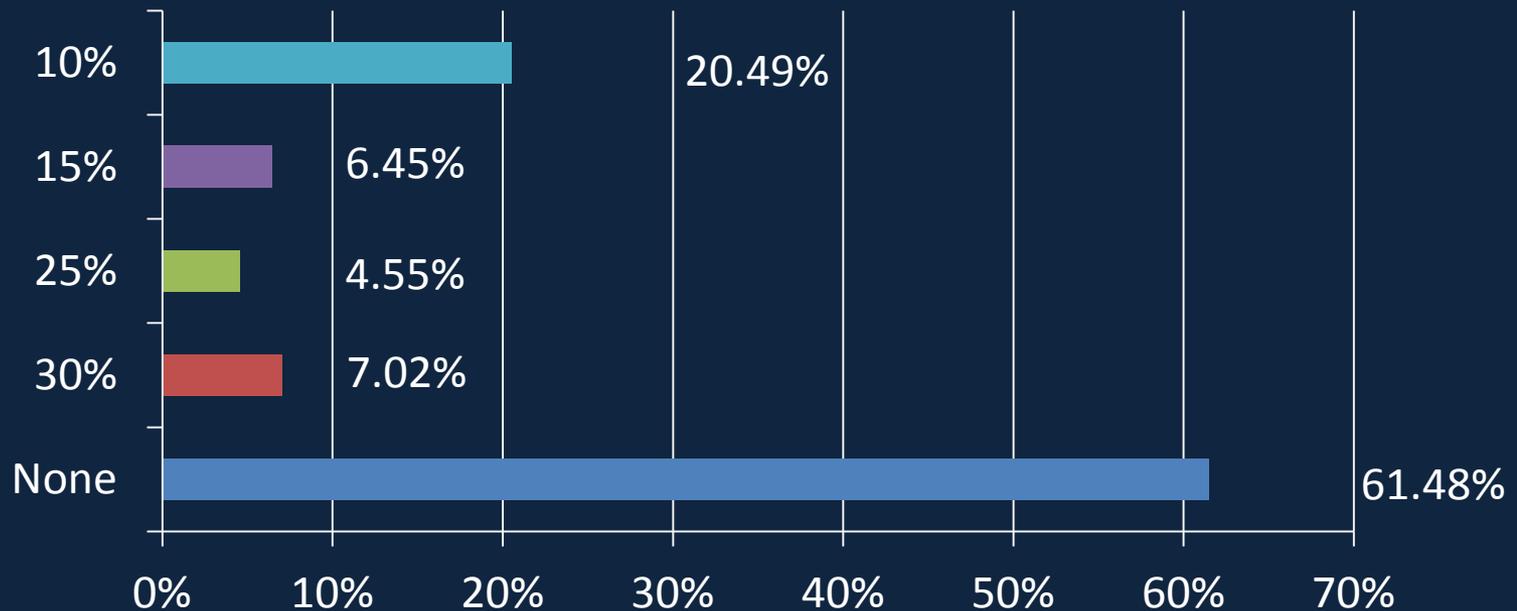
Q10. Market Rate Housing refers to properties that are rented or owned by people who pay market rate rent to lease the property or paid market value when they purchase the property. There is no subsidy for Market Rate Housing. What **percentage of Market Rate Housing** should be included in this development?



- ❖ 36% of residents who completed this survey were in favor of 60% of Market Rate housing included within this project.
- ❖ 23% of survey participants would prefer the inclusion of between 10% - 25% Market Rate units; another 23% would prefer that no Market Rate units are included.



Q11. A subset of Affordable Housing is targeted to those managing **mental illness** as well as those who have been **formerly homeless**. Up to what percentage of this subset should be set aside within this development?



- ❖ Over **60%** of respondents were **not in favor** of including units for those **managing mental illness** here.
- ❖ **31%** of the survey participants are in favor including anywhere between **10% - 25%** of units for residents who are managing **mental illness**.

Survey Findings

- ❖ Over **80%** of respondents are in favor of developing the site for Housing.
- ❖ Over **75%** of respondents are in favor of some level of Market Rate Housing.
- ❖ Almost **80%** of respondents are in favor of some level of Affordable Housing, ranging from 10% - 100%.
- ❖ Over **80%** of residents are in favor of some level of Work Force Development Housing, with **70%** preferring that it is 10-25% of the units.
- ❖ **80%** of respondents are in favor of some level of Senior Housing, with **70%** of respondents preferring that it is to **10% - 25%** of the units.
- ❖ **36%** of respondents are in favor of including **10% - 25%** of the units as Permanent Supportive Housing; majority of respondents are not in favor of the inclusion of such units.
- ❖ **31%** of respondents are in favor of **10% - 25%** of units for those managing mental illness; majority of respondents are not in favor of the inclusion of such units.



Next Steps

- ❖ DCHA/DGS will present a development program at a future community meeting(s) and to ANCs to solicit feedback.
- ❖ Development program will be finalized, and memorialized in disposition agreement and Surplus Resolution.
- ❖ The Department of General Services will submit a Surplus Resolution package to Council for review.
- ❖ Council may hold a roundtable to vote on the Resolution.
- ❖ The Department of General Services will formally dispose of the property.
- ❖ DCHA will proceed with development process, continue to work with the community on details of the development plan.



District of Columbia Housing Authority
DEVELOPMENT OVERVIEW