

Email from William H. Jordan received on November 2, 2020

Support Park Morton Equity: Update 10/29 Council Hearing

whj@melanet.com <whj@melanet.com>

Mon 11/2/2020 1:09 PM

To: The Council at Park Morton <parkmortonresidentcouncil@gmail.com>; CRO. 9000.series <crotten2@gmail.com>; Scott Brown <scottbrown2017@u.northwestern.edu>; Samantha Lee <srl50@georgetown.edu>; Kelly Servick <kservick@gmail.com>; justice@newsynagogueproject.org <justice@newsynagogueproject.org>; Alexis Mckenney <amckenney@breadforthecity.org>; Love & Solidarity Collective <lovesolidaritycollective@gmail.com>; icmentor64@gmail.com <icmentor64@gmail.com>; jacksonkendrick@gmail.com <jacksonkendrick@gmail.com>; Steering Committee - All Members <steering-all@mdcda.org>; Park View Mutual Aid Neighborhood Pod <parkviewpod@gmail.com>; surjdc@gmail.com <surjdc@gmail.com>; Occupation Free DC <info@occupationfreedc.org>; ward1mutualaid@gmail.com <ward1mutualaid@gmail.com>; Erin Goodyear <erin.goodyear6@gmail.com>; Tia Watkins <tia.watkins@gmail.com>; Elizabeth Lovinger <lovinger.e@gmail.com>; Chris Kearns-McCoy <96cek@gmail.com>; Helene Julia DeCosse <decosse.jula@gmail.com>

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As we continue to advocate for the restructuring of the Park Morton NCI project into a "resident first" project, I want to challenge some the disinformation propagated at last Thursday's Council Hearing. Especially by Rob Fossi of TCB and PVCP, the for PM NCI's development team.

1. It was the responsibility of Mr. Fossi and team to develop and move a plan which could stand zoning and legal review and meet NCI principles and commitments to Park Morton residents, notwithstanding the motivations of those who filed the zoning appeal.

- The fact that the courts both vacated and remanded the PUD is evidence of failures of Mr. Fossi and his team and their application and plan. As well, the failure of CM Nadeau and Cmr Boese to provide the level of oversight necessary to ensure prioritization of needs and protect the rights of Park Morton residents in the plan.

- In particular, Mr. Fossi's plans violated NCI's commitment to residents of a right of return to the Park Morton footprint. Mr. Fossi's design moves 90 resident families permanently to Bruce Monroe which is not in line with NCI but the lower HUD requirement which help to prompt NCI's Build-First commitment in the first place. Fossi developed a Hope VI project not an NCI project.

- Mr. Fossi's stooping to scapegoating those who filed the appeal of his failed plan is evidence of why TCB should be removed from the project not a reason for another LDA extension. Further Mr. Fossi's calling out of the biases against the low and moderate income Black women in comments from some who filed the appeal is hypocritical, because these same biases were used to justify the plan developed by Mr. Fossi and his team.

- Mr. Fossi and TCB as lead master developer on this project after 6 years and producing zero units, while overseeing the premature displacement of over 70 Park Morton residents should in fact be fired. But is being politically protected because the primary victims, Park Morton residents, are politically marginalized in the Ward. This is why the recent community support for the PMEP and a "resident first" push as been so heart warming and inspiring.

2. Import NCI Build-First clarification. At the time of the 2014 master developer award to Mr. Fossi and TCB two building where vacant on the Park Morton footprint which could and should have served as a Build-First site. Had Mr. Fossi's team's plans chosen to leverage these buildings instead of leveraging Bruce Monroe as a single point of failure, not

only would Build-First have been quicker to the market, but Park Morton resident displacement unnecessary.

- The previous Park Morton NCI master developer was fired after a little less than 6 years having produced 83 units of housing including 27 so-called Build-First units, for a lack of progress. Mr. Fossi after 6 years asking for 5 more survives to finger point because failed political oversight in this Ward.

3. At the hearing, Mr. Fossi and ANC1A Cmr Boese in engaged pure disinformation, clearly designed to mislead when they claimed that the current development plans and the support of this extension are "not in conflict" with the PMEP.

This is like saying water, H₂O, and hydrogen peroxide, H₂O₂, are "not in conflict" when it comes to human consumption because they are both made up of hydrogen and oxygen. When it comes to the PMEP, they are engaging in forked tongue speak at its best.

- Let's be clear the PMEP is designed to ensure PM residents are full partners, equity partners with full rights when it comes to the redevelopment of their homes. Current plans and the extension are part of a paternalistic plan where residents are totally depended on the competence and goodwill of the current development team which wanting is both areas.

4. I want address some positions expressed by CM Nadeau at the hearing, which Mr. Fossi ducked in response to CM McDuffie's questioning concerning PM residents displacement and right of return. Instead responded by referring to an alternate universe where his teams failed plan and succeeded.

- CM Nadeau called for resident to continue to place their faith in an MOU with the Housing Authority (DCHA) which should protect residents from displacement, which she acknowledges has been ineffective in dealing with DCHA regarding displacement and other matters. As well, she asks residents to depend on legislation that she as been unable to get passed into law. Similarly, when Mr. Fossi was asked about resident and community concerns around displacement, he deferred to DCHA, the fox guarding the hen house.

- Similarly, residents right-of-return is currently totally in the hands of DCHA and is unenforceable. As mentioned, DCHA is only planning and designing for a 35% right of return for residents in context of NCI commitments. Yet Nadeau, Boese and Fossi imply right of return is being designed and implemented to target 100% of residents.

To be clear. The PMEP was designed to make PM NCI a "resident first" project based on ensuring fairness and equity and rooted in principles "Racial Equity". The PMEP and its elements would have been pushed without regard for the status of the Bruce Monroe appeal and is designed to apply to any location and element related to Park Morton NCI. In particular residents being included in development team, ownership on a TOPA model and self-sufficiency elements of the plan.

The excuse given by development partners to not considering the PMEP elements mentioned has been that doing so, would harm the NCI project and then the legal status of the Bruce Monroe appeal. Once the appeal progressed along with other issues, its clear that pursuing the PMEP would do no such harm.

These elements above elements would become the PMEP to address, flaws in the original plan, displacement pressures from lead "discovered at the property and delays related to the appeal. In fact, development team members assured residents that the appeal was nothing the worry about nor that it would impact development plans, because the expectation was that the courts would dismiss it in summary judgement. Residents and community unfortunately relied on the development team.

By the Spring/Summer of 2018 with DCHA pushing for emergency demolition and disposition of the entire Park Morton site due to the discovery of lead, and the appeal ensuring that Bruce Monroe would not be available as a Build-First site the excuses not to consider what would become the equity plan were no longer relevant as a practical matter. Given that residents would likely be displaced, the equity elements now in the PMEP were the only way to salvage PM NCI for residents. This remains the case today.

The request made to the City Council in 2018 as today in 2020 is for negotiations to begin to incorporate the PMEP into PM NCI development plans and agreements. The final terms of the PMEP are not lacking in the way Cmr. Boese implied. Final terms are lacking because the PMEP envisions these final terms to come through negotiation. As PMEP supporters know we don't have all information nor understand all trade-offs as we seek to improve resident position not hurt it. However, we do have enough details to know when we are being BS'd.

It should be noted, that the development teams response to the PMEP request that the Wren be targeted as alternative Build-First approach is telling. Especially to sincere efforts by the PMEP team to provide more details would be treated. Details would not be used for good faith negotiations and problems solving, but only as ways to frustrate the PMEP its goals and objectives on behalf of residents through disinformation.

It is important that CM Nadeau be pushed to hold Mr. Fossi and team fully accountable. And She stop being an obstacle to the PMEP, but join us in making it a reality on behalf of residents. By empowering residents via the PMEP.

William

Email from William H. Jordan received on November 4, 2020

No Excuses: Park Morton Equity & Stop Displacement Now

whj@melanet.com <whj@melanet.com>

Wed 11/4/2020 12:05 PM

To: The Council at Park Morton <parkmortonresidentcouncil@gmail.com>; Scott Brown <scottbrown2017@u.northwestern.edu>; Samantha Lee <sr150@georgetown.edu>; Kelly Servick <kservick@gmail.com>; justice@newsynagogueproject.org <justice@newsynagogueproject.org>; Alexis Mckenney <amckenney@breadforthecity.org>; Love & Solidarity Collective <lovesolidaritycollective@gmail.com>; icmentor64@gmail.com <icmentor64@gmail.com>; jacksonkendrick@gmail.com <jacksonkendrick@gmail.com>; Steering Committee - All Members <steering-all@mdcda.org>; Park View Mutual Aid Neighborhood Pod <parkviewpod@gmail.com>; surjdc@gmail.com <surjdc@gmail.com>; Occupation Free DC <info@occupationfreedc.org>; ward1mutualaid@gmail.com <ward1mutualaid@gmail.com>; Erin Goodyear <erin.goodyear6@gmail.com>; Tia Watkins <tia.watkins@gmail.com>; Elizabeth Lovinger <lovinger.e@gmail.com>; Chris Kearns-McCoy <96cek@gmail.com>; Helene Julia DeCosse <decosse.jula@gmail.com>; Vick Baker <baker.vmc@gmail.com>

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At last Thursday's [Council Hearing on Park Morton NCI](#), CM Duffie (1:22:42 mark) asks Rob Fossi specifically about Park Morton resident's right of return, being vouchered out and means of legal redress. Mr. Fossi is lead developer for the project and is requesting an additional 5 year extension on a project on which he as produced zero units after 6 years.

Mr. Fossi instead of addressing the questions directly about the immediate concerns of real life residents, looks to the past and recites the party-line about the plan he put forward 4 years ago. And goes into same finger pointing we've hear from him since 2018, never taking responsibility for his role as the lead master developer of this project and the realities for residents. Nor offering solutions to these realities.

Contrary to Mr. Fossi who can afford to focus on past plans of glory, Every few days I receive a call from Ms. High president of The Council @ Park Morton alerting me of another Park Morton resident having been or in the process of being displaced. Ms. High for whom residents are not just numbers in a Steering Committee report has been planning forward. And began developing the Park Morton Equity Plan, "An Equitable Way Forward" in 2018.

These calls is almost always a difficult and gut wrenching call often filled with anger and guilt. During that call that resident is never just a number to be recorded in a PM Steering Committee report, but a Park Morton family or individual whom we and NCI as failed.

Sometimes Ms. High may only know that person or family casually, but as council president she feels and takes personal responsibility. However most often, Ms. High can share that person's and family's story, needs, hopes and dreams. We also know that

once that moving truck drives off, that neighbor/family is lost likely forever and further breaking up the Park Morton community. As has been the case with the last few calls, residents have been displaced, likely via coercion, from a building not required for the next phase of development.

Note: As I am typing this message, I'm receiving texts about another displacement same building.

Today's reality for Park Morton residents can't be addressed by Mr. Fassi's tales of zoning appeals past. We need to stop and mitigate the impacts of displacement, Now!

By requesting an extension to the Bruce Monroe LDA for another 5 years and supporting this request, we are supporting typing up 90 project based vouchers for 5 years which could be used to provide residents with housing today. The development team has been sitting on these vouchers since 2018 when award by the Housing Authority, sole source without competition.

On top of these vouchers, the Housing Authority was granted 63(?) temporary vouchers in June 2019. Combined at total of 153 vouchers, enough to cover all PM residents.

In early 2019 when the PMEP was first shared it identified 150 plus set-a-side and IZ units in Ward 1 which would be control of the city via DHCD which could be leverage to support either a build-first function or displacement safety new for PM residents. To be used in blocks to keep the Park Morton community intact as much as possible. In fact these units were identified and shared in 2018 while still under construction.

So What's The Point?

1. The Bruce Monroe appeal didn't and does not prevent us from doing a much much better job in keeping NCI commitments made to Park Morton residents. on behalf. Especially when it comes to displacement.
2. The residents of Park Morton are not just numbers in a Steering Committee Report or pawns to shift around to move a public forward, but our neighbors, real people and families with real lives.
3. We, you have the power to make the PMEP a reality. And the excuses we've been hearing from officials are just that excuses. The can and could have been resolved long ago. There must be accountability from agencies and development team.

A reminder of the request/demand (The LDA hearing).

1. The LDA extension should only occur as a temporary for the sole purpose of providing time to negotiate incorporating the PMEP and "resident first" elements in the LDA before a permanent extension is granted.

2. The request is made that Mr. McDuffie's committee facilitate these negotiations. But an equitable resident first solution will come only from the bold leadership of CM Nadeau. It is our job to have her back should she choose to take such a bold direction, and to let her now we expect her to be bold. As we seek "An Equitable Way Forward" for Park Morton residents.

We can do it together if we choose.

William

Email from William H. Jordan received on November 9, 2020

Countering Excuses: Park Morton Equity & Stop Displacement Now

whj@melanet.com <whj@melanet.com>

Mon 11/9/2020 9:58 AM

To: whj@melanet.com <whj@melanet.com>

Cc: The Council at Park Morton <parkmortonresidentcouncil@gmail.com>; Scott Brown <scottbrown2017@u.northwestern.edu>; Samantha Lee <srl50@georgetown.edu>; Kelly Servick <kservick@gmail.com>; justice@newsynagogueproject.org <justice@newsynagogueproject.org>; Alexis Mckenney <amckenney@breadforthecity.org>; Love & Solidarity Collective <lovesolidaritycollective@gmail.com>; icmentor64@gmail.com <icmentor64@gmail.com>; jacksonkendrick@gmail.com <jacksonkendrick@gmail.com>; Steering Committee - All Members <steering-all@mdcda.org>; Park View Mutual Aid Neighborhood Pod <parkviewpod@gmail.com>; surjdc@gmail.com <surjdc@gmail.com>; Occupation Free DC <info@occupationfreedc.org>; ward1mutualaid@gmail.com <ward1mutualaid@gmail.com>; Erin Goodyear <erin.goodyear6@gmail.com>; Tia Watkins <tia.watkins@gmail.com>; Elizabeth Lovinger <lovinger.e@gmail.com>; Chris Kearns-McCoy <96cek@gmail.com>; Helene Julia DeCosse <decosse.jula@gmail.com>; Vick Baker <baker.vmc@gmail.com>

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I've included the text of an email below to highlight the fact that real people or Park Morton neighbors are impacted and displaced when we fail to hold Rob Fossi, TCB (lead Park Morton developer) and his political enablers TCB accountable.

As a further reminder, after providing Mr. Fossi with two \$1 leases one sole source, 6 years, \$15M plus public dollars, top land use attorneys, architects on the public dime, DMPED and DHCF staff time all he has produced is excuses, zero units of housing and the displacement of 70 plus PM neighbors and families.

Below the email, I'll try to shed a little bit more on light on TCB's mismanagement of Park Morton NCI and counter some prevailing narrative concerning the viability of the Park Morton Equity Plan (PMEP).

From: Resident A

Sent: Wednesday, November 4, 2020 8:47 PM

To: Shonta High

Subject:

I made a promise and I am going to keep it. We are moving to the Swift sometimes near November 15, 2020 or after. Moving details are still processing. Wish it didn't stress me so much, but it's getting hard to stay longer. I don't see any of the neighbors much anymore, including you. Ms. **Resident B**, across the hall from me is moving coming Saturday. Hope you don't have to stay and suffer through this ordeal. Keep in touch and I will be emailing you from time to time. **Resident A**

There is a false narrative that has been pushed concerning the PMEP and its efforts to ensure equitable development and racial equity for PM Residents. The narrative

suggests that including the PMEP and its principles securing PM resident rights into PM development agreements such as the LDA and PUDs will delay PM NCI project beyond its breaking point. In fact Ms. Xypolia, development project manager for Mr. Fossi's TCB claims including PMEP will add an additional 5 1/2 years to the project. ANC1A Cmr. Boese has repeated this spin on numerous occasions to frustrate calls for equity.

Without providing any evidence, Ms. Xypolia claims fully affirming PM Resident rights modifying the zoning PUD 16-12 at the Park Morton site would open doors for an additional zoning appeal adding 5 1/2 years to the project. While this is a good scare tactic, there is little merit to the claim.

1. There has been no evidence provided identifying any individuals or groups past or present interested in filing a zoning appeal regarding 16-12. This claim is approaching Trumpian voter fraud claims.
2. Incorporating the PMEP would have minimal zoning impacts and except for building design modifications would fit within flexibility already built into zoning order 16-12.
3. In fact, one path open for PMEP modifications is the method used for zoning order 16-03 at Hill East, a "Modification of Consequence". For the Hill East project it only took 4 months from submission to zoning approval. In fact the Hill East developer got two modifications approved during this period. This process only required an ANC support resolution.
4. The ANC meets monthly, and the PM Steering Committee provides an existing mechanism for community meetings and input. I share this to counter the excuses given by Cmr. Boese at the LDA hearing a couple of weeks ago.
5. Design and Financing modifications are currently in process, so would not have to be started from scratch, to offer a counter to other excuses.
6. Given the connection of this project to build-first phasing, it is not clear that a "modification of consequence" for 16-12 is not required anyway, whether the PMEP is incorporated or not.

In short, opposition to incorporating equity and racial equity into PM NCI zoning agreements via the PMEP on grounds of feared delays (5 1/2 years) due to, additional zoning appeals, design and financing concerns are not supported by the evidence (at least to date).

As well, concerns of additional harm incorporating the PMEP may have to PM residents. The harm to residents has already occurred via Mr. Fossi's (TCB) mismanagement of this project as lead master developer. The PMEP in fact would mitigate future harms and compensate residents for past harms and would likely have

no additional time delays.

If our political leaders are unwilling or able to hold TCB accountable and protect residents, it's up to us the people.

William

Note: I can count off the net benefits so far from the last 6 years PM NCI to all parties except PM residents. For residents, PM NCI has and continues to be a net negative. The PMEPP is the only proposal I've seen which addresses the losses of residents.

Email from William H. Jordan received on November 11, 2020

Finding Courage: Park Morton Equity & Stop Displacement Now

whj@melanet.com <whj@melanet.com>

Wed 11/11/2020 12:09 PM

To: whj@melanet.com <whj@melanet.com>; Mendelson, Phil (COUNCIL) <PMENDELSON@DCCOUNCIL.US>; kmcduffie@dccouncil.us <kmcduffie@dccouncil.us>; abonds@dccouncil.us <abonds@dccouncil.us>; dgrosso@dccouncil.us <dgrosso@dccouncil.us>; esilverman@dccouncil.us <esilverman@dccouncil.us>; bpinto@dccouncil.us <bpinto@dccouncil.us>; Cheh, Mary (COUNCIL) <MCheh@DCCOUNCIL.US>; Todd, Brandon (COUNCIL) <BTodd@DCCOUNCIL.US>; Allen, Charles (COUNCIL) <Callen@DCCOUNCIL.US>; vgray@dccouncil.us <vgray@dccouncil.us>; twhite@dccouncil.us <twhite@dccouncil.us>; bnadeau@dccouncil.us <bnadeau@dccouncil.us>; rwhite@dccouncil.us <rwhite@dccouncil.us>; janeese@janeese4dc.com <janeese@janeese4dc.com>; christina@christinahenderson.org <christina@christinahenderson.org>

Cc: The Council at Park Morton <parkmortonresidentcouncil@gmail.com>; Scott Brown <scottbrown2017@u.northwestern.edu>; Samantha Lee <srl50@georgetown.edu>; Kelly Servick <kservick@gmail.com>; justice@newsynagogueproject.org <justice@newsynagogueproject.org>; Alexis Mckenney <amckenney@breadforthecity.org>; Love & Solidarity Collective <lovesolidaritycollective@gmail.com>; icmentor64@gmail.com <icmentor64@gmail.com>; jacksonkendrick@gmail.com <jacksonkendrick@gmail.com>; Steering Committee - All Members <steering-all@mdcdsa.org>; Park View Mutual Aid Neighborhood Pod <parkviewpod@gmail.com>; surjdc@gmail.com <surjdc@gmail.com>; Occupation Free DC <info@occupationfreedc.org>; ward1mutualaid@gmail.com <ward1mutualaid@gmail.com>; Erin Goodyear <erin.goodyear6@gmail.com>; Tia Watkins <tia.watkins@gmail.com>; Elizabeth Lovinger <lovinger.e@gmail.com>; Chris Kearns-McCoy <96cek@gmail.com>; Helene Julia DeCosse <decosse.jula@gmail.com>; Vick Baker <baker.vmc@gmail.com>

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It is time for us to muster the courage to remove on Mr. Fossi and TCB as Master Developer and, to fully embrace The Park Morton Equity Plan (PMEP) and racial equity in development.

For continuity sake, we should promote Dantes Partners to Park Morton NCI master developer. And The Council @ Park Morton should be brought in as an equity partners on the development team. Additional development partners brought in as required to meet the development goals of NCI with an new equitable development priority.

As mentioned before, in 6 years TCB has produced zero new units of housing, failed to produce a Build-First site, basically wasted \$15M plus in public funds, wasted 90 project based vouchers, overseen the displacement of 70 plus Park Morton residents and basically lost the zoning appeal to a pro se group of neighbors because of their poorly design plan. TCB has only produced excuses, finger pointing and false narratives. It's for a major change.

Bill B23-884, "Bruce Monroe Extension of Disposition Authority Act of 2020" currently before Council **should not** be passed as long as TCB remains Master Developer and the PMEP not incorporated.

TCB's failure to execute as master developer has led directly to the displacement of over half of Park Morton residents, most during the Pandemic. And the extension of resident hardships and PM placing residents at greater risk. Here some of the facts of TCB's role as developer, often glossed over.

1. TCB was awarded the Bruce Monroe non-competitively as a sole source award. There is no obligation to enable their continued failures, they are owned nothing.
 2. TCB was competitively awarded redevelopment at Park Morton via a DCHA RFP. TCB won in large part by including publicly owned Bruce Monroe in its proposal as a build-first and development site. However, RFP required TCB to show evidence of site control, which it did not have. Bruce Monroe was awarded to TCB in 2016 two full years after the 2014 RFP award. This time binding maneuver along cost Park Morton residents 2 years in development time.
 3. TCB ignored the two vacant buildings on the PM site which were available to begin Build-First construction in 2014. Construction could have started by the end of 2015. Instead TCB chose a Build-First path where construction would begin at best by the end of 2017. Effectively hold PM residents hostage to their gambit.
 4. TCB supported the false argument that the only way via Build-First and development option was to begin development at Bruce Monroe. As argument was crafted first by officials to justify the retroactive sole source award at Bruce Monroe.
 5. TCB as well adopted the Bruce Monroe first only Build-First option to justify their zoning PUD submission. And later in legal arguments to justify the PUD that they knew was not consistent with the Comp Plan. Placing PM resident further at risk, with the high risk approach.
 6. TCB knew or should have known that their 2014 proposal of Bruce Monroe and later 2016 disposition did not have the needed funding secured. The funding gap at the time being around \$30M which DMPED was to provide. But DMPED did not have this amount budgeted at the time nor today.
- Note: At the 10/29 hearing on B23-884, DMPED's project manager for PM NCI admitted that funding for Bruce Monroe was not secure, when she misunderstood CM McDuffie's question about the financial sufficiency of the Bill. Yes, a Bill can be considered financially sufficient but the underlying project not be.
7. TCB's Bruce Monroe Build-First approach was pretty much always a house of cards. Put was presented over and over again to PM residents and community members as a done and secure deal.

8. 2018 The Council @ Park Morton once it was clear that zoning appeal would not be dismissed, as TCB and officials had falsely assured PM residents, ask development team members to look at altering plans and begin Build-First development at the two vacant building on site. The request went unheeded, as official claimed doing so they said would harm the project and the zoning appeal case.

9. Again 2019, after zoning appeal arguments had closed the Council @ Park resubmitted the start at PM vacant building first as PMP. TCB reps sat there as officials and others falsely argued that moving to PM was not an option, Bruce Monroe first was the only option residents would just have to be patient. TCB and officials would finally begin to reverse themselves over the next several months. Adding another year to the project.

10. In January 2020 TCB announces that they will officially pivot to start development at Park Morton first after years of saying otherwise. However rather than adopt the PMP approach to the pivot designed to minimize PM resident disruption and displacement, TCB chose the pivot option which accelerated PM resident displacement.

11. TCB has been a party to stringing PM residents along while residents are being systematically displacement, producing no tangible benefit for residents. Now TCB are seeking their second LDA/LDDA extension this time for 5 years in the hope that Comp Plan changes will bail them out. As day-by-day more and more PM residents are displaced, with little hope return or benefit.

Since 2014 TCB has shown a lack of leadership and creativity as PM NCI Master Developer except when it comes to their own development interests. It should noted that most of the government officials who enabled TCB's lack of leadership have gone leading the Park Morton NCI rudderless.

Brian Kenner - Head of HQ2 Policy at Amazon (Former Deputy Mayor)

Adrienne Todman - CEO of NAHRO (Former ED DCHA)

Kimberly Black King - Volunteers of America (Former Director NCI & DCHA Development Officer)

Angie Rodgers - Deputy Chief Administrative Officer - Economic Development at Prince George's County (Former Director NCI)

Denise Robinson - Assistant Deputy Chief Administrative Officer - Economic Development at Prince George's County (Former Director NCI)

Lee Goldstein - Development Director Volunteers of America (DMPED Park Morton)

NCI Project Manager)

Aimee McHale - Vice President Of Development at WinnCompanies (DMPED Park Morton NCI Project Manager)

In 2014, then Mayor Gray cut ties with the previous PM NCI development team because they only produced new 83 units in 5 years. It's time to do the same with TCB who has produced zero units in 6 years, with twice the advantages of the team fired by Gray.

It's time of a new start at Park Morton based on the PMEP and racial equity. Without TCB's continued baggage. The zoning appeal was not the key problem here, it only exposed the poor performance of TCB as master developer. The Appeal Court Judgement it not at fault, it was our judging of TCB as a good partner for PM residents that is a fault. And our government officials failure of oversight and pension to talk big on housing while delivering little more than inequity and displacement.

It's time for the City Council find the courage to end this and start again with equity and a resident first approach.

William

[D.C. parts ways with developer of Park Morton complex](#)

By Jonathan O'Connell and Robert Samuels

Feb. 10, 2014 at 11:42 a.m. EST

D.C. Mayor Vincent C. Gray's economic development chief has terminated negotiations with the companies tasked with rebuilding the Park Morton housing complex along Georgia Avenue, saying the project has been unacceptably delayed.

The developers, Landex Corp., of Linthicum, Md. and the Warrenton Group, based in D.C., were chosen by the District in 2009 to overhaul the 174-unit public housing community, located a block east of Georgia Avenue south of Park Road in Northwest. At the time, Landex executives said they planned to build some 500 units, including replacement units for public housing residents. More than four years later they have only built 83.

Email from William H. Jordan received on November 14, 2020

Re: No Excuses: Park Morton Equity & Stop Displacement Now

whj@melanet.com <whj@melanet.com>

Sat 11/14/2020 12:18 PM

To: The Council at Park Morton <parkmortonresidentcouncil@gmail.com>

Cc: Scott Brown <scottbrown2017@u.northwestern.edu>; Samantha Lee <srl50@georgetown.edu>; Kelly Servick <kservick@gmail.com>; justice@newsynagogueproject.org <justice@newsynagogueproject.org>; Alexis Mckenney <amckenney@breadforthecity.org>; Love & Solidarity Collective <lovesolidaritycollective@gmail.com>; icmentor64@gmail.com <icmentor64@gmail.com>; jacksonkendrick@gmail.com <jacksonkendrick@gmail.com>; Steering Committee - All Members <steering-all@mdcdsa.org>; Park View Mutual Aid Neighborhood Pod <parkviewpod@gmail.com>; surjdc@gmail.com <surjdc@gmail.com>; Occupation Free DC <info@occupationfreedc.org>; ward1mutualaid@gmail.com <ward1mutualaid@gmail.com>; Erin Goodyear <erin.goodyear6@gmail.com>; Tia Watkins <tia.watkins@gmail.com>; Elizabeth Lovinger <lovinger.e@gmail.com>; Chris Kearns-McCoy <96cekm@gmail.com>; Helene Julia DeCosse <decosse.jula@gmail.com>; Vick Baker <baker.vmc@gmail.com>; Parisa Norouzi <parisa@empowerdc.org>

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The article is valuable in helping us to reorient our perspective.

We, and "CM Nadeau, ANC1A, DCHA, DMPED, PCVP" **failed fundamentally** in delivering on our NCI commitments to Park Morton residents. Not just in terms NCI, but in terms of recognizing residents full rights and humanity.

1. The NCI development team is made up of DCHA, DMPED and PCVP (TCB & Dantes). They are one team, in this case the actions of DCHA = DMEPD = PCVP. So if DCHA is displacing residents without a Build-First site through various forms of intimidation and neglect, PCVP is also responsible for this behavior.

2. CM Nadeau, ANC1A and the PM Steering Committee is responsible for holding the Development Team oversight accountable to the project and to residents, as well, keeping the larger community fully inform.

After 6 years under the above teams, over 1/2 of PM Residents have been displaced with no Build-First site alternative in place. Over \$15M has been spent, 90 Project based vouchers wasted. And Fu\$ked the handing of the zoning appeal. And Zero (0) housing units have been produced. Ms. Rios story just scratches the surface of the failure.

So, I fully reject these teams members Nitpicking of the Park Morton Equity Plan, while producing nothing which repairs the harms done to PM Residents. The status quo project as is has little value for residents.

William

-----Original Message-----

From: "The Council at Park Morton" <parkmortonresidentcouncil@gmail.com>

Sent: Friday, November 13, 2020 4:45pm

To:

Subject: Re: No Excuses: Park Morton Equity & Stop Displacement Now

My senior resident Ms. Rios story came out in Petworth News. See link below.

Ms. High

President

--

The Council @ Park Morton

615 Morton St. NW #11

Washington, DC 20010

202-733-1059

ParkMortonResidentCouncil@gmail.com

<https://www.petworthnews.org/blog/park-morton-equity-plan>

On Wed, Nov 4, 2020 at 12:04 PM <whj@melanet.com> wrote:

At last Thursday's [Council Hearing on Park Morton NCI](#), CM Duffie (1:22:42 mark) asks Rob Fossi specifically about Park Morton resident's right of return, being vouchered out and means of legal redress. Mr. Fossi is lead developer for the project and is requesting an additional 5 year extension on a project on which he as produced zero units after 6 years.

Mr. Fossi instead of addressing the questions directly about the immediate concerns of real life residents, looks to the past and recites the party-line about the plan he put forward 4 years ago. And goes into same finger pointing we've hear from him since 2018, never taking responsibility for his role as the lead

master developer of this project and the realities for residents. Nor offering solutions to these realities.

Contrary to Mr. Fossi who can afford to focus on past plans of glory, Every few days I receive a call from Ms. High president of The Council @ Park Morton alerting me of another Park Morton resident having been or in the process of being displaced. Ms. High for whom residents are not just numbers in a Steering Committee report has been planning forward. And began developing the Park Morton Equity Plan, "An Equitable Way Forward" in 2018.

These calls is almost always a difficult and gut wrenching call often filled with anger and guilt. During that call that resident is never just a number to be recorded in a PM Steering Committee report, but a Park Morton family or individual whom we and NCI as failed.

Sometimes Ms. High may only know that person or family casually, but as council president she feels and takes personal responsibility. However most often, Ms. High can share that person's and family's story, needs, hopes and dreams. We also know that once that moving truck drives off, that neighbor/family is lost likely forever and further breaking up the Park Morton community. As has been the case with the last few calls, residents have been displaced, likely via coercion, from a building not required for the next phase of development.

Note: As I am typing this message, I'm receiving texts about another displacement same building.

Today's reality for Park Morton residents can't be addressed by Mr. Fassi's tales of zoning appeals past. We need to stop and mitigate the impacts of displacement, Now!

By requesting an extension to the Bruce Monroe LDA for another 5 years and supporting this request, we are supporting typing up 90 project based vouchers for 5 years which could be used to provide residents with housing today. The development team has been sitting on these vouchers since 2018 when award by the Housing Authority, sole source without competition.

On top of these vouchers, the Housing Authority was granted 63(?) temporary vouchers in June 2019. Combined at total of 153 vouchers, enough to cover all PM residents.

In early 2019 when the PMEP was first shared it identified 150 plus set-a-side and IZ units in Ward 1 which would be control of the city via DHCD which could be leverage to support either a build-first function or displacement safety new for PM residents. To be used in blocks to keep the Park Morton community intact as much as possible. In fact these units were identified and shared in 2018 while still under construction.

So What's The Point?

1. The Bruce Monroe appeal didn't and does not prevent us from doing a much much better job in keeping NCI commitments made to Park Morton residents. on behalf. Especially when it comes to displacement.
2. The residents of Park Morton are not just numbers in a Steering Committee Report or pawns to shift around to move a public forward, but our neighbors, real people and families with real lives.
3. We, you have the power to make the PMEP a reality. And the excuses we've been hearing from officials are just that excuses. The can and could have been resolved long ago. There must be accountability from agencies and development team.

A reminder of the request/demand (The LDA hearing).

1. The LDA extension should only occur as a temporary for the sole purpose of providing time to negotiate incorporating the PMEP and "resident first" elements in the LDA before a permanent extension is granted.
2. The request is made that Mr. McDuffie's committee facilitate these negotiations. But an equitable resident first solution will come only from the bold leadership of CM Nadeau. It is our job to have her back should she choose to take such a bold direction, and to let her now we expect her to be bold. As we seek "An Equitable Way Forward" for Park Morton residents.

We can do it together if we choose.

William