

RESOLUTION 20-07

TO AUTHORIZE INFRASTRUCTURE/DEMOLITION LOAN FINANCING FOR KENILWORTH COURTS REDEVELOPMENT

WHEREAS, the District of Columbia Housing Authority (“DCHA”) seeks to create public housing replacement units under the Kenilworth Courts Redevelopment Plan and increase the supply of affordable housing in the District of Columbia;

WHEREAS, in January, 2012, DCHA received an award of \$300,000 in Choice Planning Grant funding from the United States Department of Housing and Urban Development (“HUD”) for the Kenilworth-Parkside Choice Neighborhood Initiative (“Choice Neighborhood”). DCHA convened several community meetings where residents, stakeholders and the community at large participated and provided input in the development of the master plan. The plan provides for a proposed multi-phased redevelopment of Kenilworth Courts which will produce approximately 532 rental and for-sale residential units;

WHEREAS, DCHA issued a Request for Proposals (RFP) through Solicitation 0001-2012 and adopted Resolution 12-10 to select the Michaels Development Company and The Warrenton Group as the lead developer; DCHA (through an affiliate) will act as a co-developer in the joint venture entity;

WHEREAS, on December 12, 2016, the Zoning Commission approved the master plan and a consolidated Planned Unit Development PUD for the first phase of development;

WHEREAS, on July 12, 2017, the DCHA Board of Commissioners adopted Resolution 17-08 to allow DCHA to submit a phased demolition and disposition application to HUD for the existing 290 units at the site; DCHA received HUD approval to demolish the Phase 1 units, once vacated;

WHEREAS, Kenilworth Courts will be redeveloped in phases. The proposed Phase 1 will consist of 167 total units, of which, approximately 101 units will be ACC replacement units (subsidized under DCHA’s MTW Local Blended Subsidy Initiative) with a priority for Kenilworth residents, 17 units will be subsidized with Local Rent Supplement Program (LRSP) project/sponsor based subsidy for referrals from the District’s Permanent Supportive Housing Program, and 48 units will be tax credit only units;

WHEREAS, on March 19, 2019, the District of Columbia Department of Housing & Community Development awarded approximately \$17.6 million in Housing Production Trust Fund gap financing for the Phase 1 Kenilworth Courts redevelopment. The award also included 17 units of LRSP project/sponsor based assistance which will be used to subsidize units for referrals from the District’s Permanent Supportive Housing Program;

RESOLUTION 20-07
To Authorize Infrastructure/Demolition Loan
Financing For Kenilworth Courts Redevelopment

WHEREAS, On September 11, 2019, the DCHA Board of Commissioners adopted Resolution 19-25 to authorize the Executive Director of DCHA to undertake the matters necessary for closing of financing for Phase I of the Kenilworth Courts Redevelopment; such closing matters include execution of a Memorandum of Understanding (MOU) with Office of the Deputy Mayor for Planning and Economic Development (DMPED) for grant funds of Four Million Dollars (\$4,000,000) to support the demolition and infrastructure costs of Phase 1. DCHA will loan such grant funds to the development joint venture entity as part of the development financing. DCHA will advance funds to the developer in installments based on approved payment requests for work completed and receipt of funds from DMPED. The MOU also provides that the transfer of the MOU grant funds is contingent upon the execution of the loan documents between DCHA and the Kenilworth development joint venture entity.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners authorizes the Executive Director of the District of Columbia Housing Authority ("DCHA") to enter into Infrastructure/Demolition Loan Agreement and related loan documents with the Kenilworth joint venture entity to provide a loan in an amount up to Four Million Dollars (\$4,000,000) as part of the development financing to fund demolition and infrastructure costs of the redevelopment of Phase I of Kenilworth Courts.


ADOPTED by the Board of Commissioners and signed in authentication of its passage the 8th day of April 2020.

ATTEST:




Tyrone Garrett
Executive Director/Secretary

APPROVAL:



Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Chelsea Andrews
General Counsel