

RESOLUTION 15-11

TO AUTHORIZE A PREDEVELOPMENT LOAN FOR THE KENILWORTH-PARKSIDE REDEVELOPMENT PROJECT

WHEREAS, the District of Columbia Housing Authority owns and controls the Kenilworth Courts public housing development (Property), which is situated on 21.95 acres of real property in the District of Columbia; and

WHEREAS, the Kenilworth Courts site is bounded on the north by Eastern Avenue, the east by the Anacostia Freeway (Highway 295), the west by federal and District parklands and the Anacostia River, and on the south by Benning Road; and

WHEREAS, the Property consists of 290 severely distressed public housing units situated on large super blocks that impede vehicular and pedestrian circulation and deprive families of safe, defensible, and accessible housing options. DCHA has determined the housing and site layout are obsolete and in need of redevelopment; and

WHEREAS, DCHA determined the need for a development partner with extensive redevelopment experience and capacity to assist DCHA in developing and implementing a transformation plan for the Property and the broader Kenilworth-Parkside neighborhood; and

WHEREAS, DCHA selected The Michaels Development Company I, L.P. and The Warrenton Group LLC as the Lead Developer for the redevelopment of the Property per DCHA Board Resolution 12-10 adopted on March 14, 2012.

WHEREAS, the Lead Developer has created a legal entity to serve as the Developer for Phase I, Kenilworth Revitalization 1 JV, LLC.

WHEREAS, the redevelopment will total approximately 422 mixed-income units, including one-for-one replacement of the 290 public housing units, and a 3,500 square foot community building for management offices, resident programs and human capital activities.

WHEREAS, the first rental phase of the Kenilworth Courts redevelopment, will include approximately 140 rental units, consisting of 110 public housing replacement units and 30 additional affordable units for households at or below 60% of the area median income.

WHEREAS, the estimated total development cost for the first phase is \$33.7 million. DCHA received an award from HUD's Rental Assistance Demonstration Program that will help support a portion of the debt required for the redevelopment. The anticipated predevelopment cost is a total of \$2.4 million, of which, DCHA would fund up to \$1,000,000.

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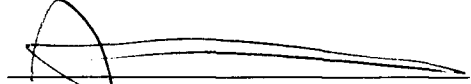
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Loan For The Kenilworth-Parkside
Redevelopment Project

WHEREAS, the Predevelopment Loan will be made to the Developer Kenilworth Revitalization 1 JV, LLC, which will use the loan to pay for predevelopment costs

NOW THEREFORE, BE IT RESOLVED, that the DCHA Board of Commissioners hereby approves making a predevelopment in an amount up to \$1,000,000 to Kenilworth Revitalization 1 JV, LLC and the execution by the Executive Director of the Predevelopment Loan Agreement and such other related documents in connection with such predevelopment loan for the redevelopment of the first phase of Kenilworth Courts.

ADOPTED by the Board of Commissioners and signed in authentication of its passage the 13th day of May 2015.

ATTEST:



Adrienne Todman
Executive Director/Secretary

APPROVAL:



Terri Thompson
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Kenneth S. Slaughter
General Counsel

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