

RESOLUTION 19-33

To Authorize Rehabilitation Work to Stabilize Judiciary House; Kelly Miller Townhomes;
Langston Additions; and LeDroit Apartments

Summary

The purpose of this resolution is to authorize District of Columbia Housing Authority (“DCHA”) to initiate rehabilitation work to stabilize four (4) properties, which DCHA has designated as needing extremely urgent action to preserve the properties and protect the health and safety of residents: Judiciary House; Kelly-Miller Townhomes; Langston Additions; and LeDroit Apartments

RESOLUTION 19-33

TO AUTHORIZE REHABILITATION WORK TO STABILIZE JUDICIARY HOUSE; KELLY-MILLER TOWNHOMES; LANGSTON ADDITIONS; AND LEDROIT APARTMENTS

WHEREAS, on August 28, 2019, District of Columbia Housing Authority (“DCHA”) published *Our People, Our Portfolio, Our Plan DCHA’s 20-Year Transformation Plan* (the “Transformation Plan”), which details DCHA’s plan to operationalize its three (3) central strategic goals: (1) overhaul the public housing portfolio to ensure that every resident has a clean and safe place to live; (2) operate as a high-performing organization; and (3) operate as an efficient and effective landlord;

WHEREAS, Phase One of the plan centers around the rehabilitation and redevelopment of the fourteen (14) properties, comprising 2,610 units, which DCHA’s comprehensive, unit-by-unit evaluation of the portfolio determined to be in need of extremely urgent action to insure residents’ health and safety, and preserve the properties (the “extremely urgent properties” or “extremely urgent units”);

WHEREAS, the Transformation Plan provides for immediate action to rehabilitate and stabilize four (4) of the extremely urgent properties: Judiciary House; Kelly-Miller Townhomes; Langston Additions; and LeDroit Apartments, with the goal of placing these sites into a state of good repair with 15-20 year viability;

WHEREAS, the Council of the District of Columbia (the “Council”) allocated the aggregate amount of Twenty-Four Million Nine Hundred Forty-Nine Thousand Five Hundred Dollars (\$24,949,500.00) to fund this work, including \$23,925,500.00 as part of the *Fiscal Year Revised Local Budget Temporary Adjustment Act of 2019*, and \$1,024,000.00 as a part of the FY 2020 Budget approval process;

WHEREAS, the \$1,024,000.00, to be made available in FY 2020, must be used for projects located in Ward 1 (Kelly-Miller Townhomes and LeDroit Apartments are the Ward 1 projects);

WHEREAS, the anticipated scope of work for the rehabilitation/stabilization of the four (4) properties, as previously presented to the Board of Commissioners, will include the following* (listed by site):

PROPERTY	WARD	UNITS	LINE ITEM DESCRIPTION
Kelly-Miller Townhomes	1	40	Roofs - Replace flat roofs, curbing, flashing, gutters and downspouts on 5 buildings (40 units) (NO RELOCATION REQ)
			Finishes - Patch walls and ceilings and paint
Langston Additions	5	36	Bathrooms - Replace plumbing fixtures
			Kitchens - Replace cabinets, countertops, appliances and finishes
			Finishes - Replace flooring throughout units, patch walls and paint
			Plumbing - Camera and Route
			Roofs - New roofs on all Buildings
LeDroit Apartments	1	124	Bathrooms - Replace plumbing fixtures
			Kitchens - Replace cabinets, countertops, appliances and finishes
			Finishes - Replace flooring throughout units, patch walls and paint
			Sitework - Repair and/or resurface lead walks, driveways, parking and curbs
			Plumbing - Replace Waste and vent Piping
Judiciary House	2	263	Generator - Replace Emergency Generator
			Kitchens - Replace cabinets, countertops, appliances and finishes Out of Units 3 days- Day Room
			Finishes - Replace flooring throughout units, patch walls and paint
			Sitework - Repair parking deck roof and repave rear lot
			HVAC - Replace HVAC PTAC units
			HVAC - Replace HVAC riser piping
			Electrical - Replace building electrical risers and unit service panels, install new CO and smoke-detectors
			Roof - New roof

**RESOLUTION 19-33
TO AUTHORIZE REHABILITATION WORK
TO STABILIZE JUDICIARY HOUSE; KELLY-MILLER TOWNHOMES;
LANGSTON ADDITIONS; AND LEDROIT APARTMENTS**

** The above list is based upon preliminary review and estimated pricing of scope items listed.
Further adjustments to scope of work may be required pending final investigation and contractor pricing.*

WHEREAS, in adopting Resolution 19-20 *To Authorize the Executive Director to Enter into Contracts for Construction Services through the Job Order Contracting (JOC) Program*, the Board of Commissioners provided expressly that "...the Executive Director [was not authorized] to initiate any redevelopment, major rehabilitation (emphasis added), or other "portfolio repositioning" without the express authorization of the Board of Commissioners; and

WHEREAS, given the availability of funds, DCHA now desires to begin the initial stages of the stabilization work, including design and planning, at these extremely urgent properties before the end of September 2019, and, accordingly, now seeks the Board's authorization, pursuant to the requirements of Resolution 19-20.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of District of Columbia Housing Authority hereby authorizes the DCHA Executive Director to take the necessary action to initiate rehabilitation work to stabilize Judiciary House, Kelly-Miller Townhomes; Langston Additions and LeDroit Apartments, including: (i) execution of any required contracts or other documents; (ii) authorizing work, and approving related scopes of work, under the JOC program; and/or (iii) submission for Council approval of any contracts of \$1 Million or greater, or multi-year term.

ADOPTED by the Board of Commissioners and signed in authentication of its passage this 11th day of September 2019.

ATTEST:

APPROVAL:

Tyrone Garrett
Executive Director/Secretary

Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth S. Slaughter
General Counsel