

RESOLUTION 17-24

TO AUTHORIZE A FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING PREDEVELOPMENT/DEMOLITION FINANCING FOR BARRY FARM REDEVELOPMENT

WHEREAS, Barry Farm and Wade Apartments (“Barry Farm”), is a 34.09 acre site generally bounded by Suitland Parkway to the north, Martin Luther King Jr. Avenue to the east, Firth Sterling Avenue to the west, and St. Elizabeth’s West Campus to the south, which consists of 444 obsolete townhomes and apartment units (432 townhomes in Barry Farm and 12 flats in Wade Apartments);

WHEREAS, as a result of the aging and substantially deteriorating housing stock, in 2006, the District of Columbia (the “District”) designated Barry Farm as one of its New Communities Initiative (“NCI”) sites, and initiated a community-driven process to develop a redevelopment plan (the “Redevelopment Plan”);

WHEREAS, DCHA and the District, by and through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), have agreed to cooperate to redevelop the Barry Farm site into a vibrant mixed income and mixed use community;

WHEREAS, pursuant to Resolution 13-14, adopted on July 31, 2013, the DCHA Board of Commissioners approved DCHA’s award to a team comprising A&R and POAH of a contract for Master Planning and Development Services (“Developer Agreement”) in connection with the redevelopment of Barry Farm, and the parties executed a Developer Agreement, effective April 27, 2017;

WHEREAS, DCHA, DMPED and the development team convened over 30 community meetings, in which residents and other community stakeholders provided input to update the Redevelopment Plan;

WHEREAS, the District Zoning Commission approved the resulting master plan in December 2014;

WHEREAS, the approved master plan includes up to 1,400 housing units of varying types and levels affordability, including the replacement of 344 public housing units, which is derived from the total number of existing public housing units (444 units) less the 100 units that have already been replaced between Sheridan Station and Matthews Memorial under the New Communities Redevelopment Plan;

WHEREAS, by Resolution 16-14, the DCHA Board of Commissioners authorized a Memorandum of Understanding (“MOU”) with DMPED, pursuant to which DMPED committed to provide up to Thirteen Million (\$13,000,00.00) in predevelopment funding towards the first phase of the redevelopment;

WHEREAS, DCHA and DMPED entered into the MOU, dated October 28, 2016, to fund to DCHA pre-development financing in an amount up to Thirteen Million Dollars (\$13,000,000.00) for predevelopment work on the site, including: permitting; planning; and horizontal (infrastructure) and vertical engineering;

RESOLUTION 17-24

**To Authorize Pre-Development
Financing For Barry Farm Redevelopment**

WHEREAS, DCHA entered into Predevelopment Loan Agreement, dated November 27, 2016, with the master developer team to perform the pre-development work; and

WHEREAS, DCHA and DMPED now desire to enter into a First Amendment to Memorandum of Understanding (the "Amendment") to facilitate DMPED's providing up to Twelve Million Six Hundred Thousand Dollars (\$12,600,000.00) in additional predevelopment financing, including Ten Million Four Hundred Thousand Dollars (\$10,400,000.00) to fund demolition (such that maximum, aggregate funding available under the MOU, as amended, would be \$25.6 million).

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners authorizes the Interim Executive Director: (i) to enter into the Amendment with DMPED to provide up to Twelve Million Six Hundred Thousand Dollars (\$12,600,000.00) in additional predevelopment financing, including Ten Million Four Hundred Thousand Dollars (\$10,400,000.00) to fund demolition, in support of the Barry Farm redevelopment (such that maximum, aggregate funding available under the MOU, as amended, would be \$25.6 million); and (ii) to enter into such agreements and arrangements with the master development team as may be necessary and advisable to perform and finance the pre-development work, including any necessary amendment of the Predevelopment Loan Agreement.

ADOPTED by the Board of Commissioners and signed in authentication of its passage the 14th day of March 2018.

ATTEST:

APPROVAL:

Tyrone Garrett
Executive Director/Secretary

Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth S. Slaughter
General Counsel