

RESOLUTION 10-34

TO APPROVE THE SELECTION FOR THE LEAD HOPE VI DEVELOPER FOR THE HIGHLAND ADDITION HOPE VI REDEVELOPMENT PROJECT

WHEREAS, the District of Columbia Housing Authority owns and controls the Highland Addition public housing development (the Property), which is situated on 17.18 acres of real property in the District of Columbia;

WHEREAS, the Highland Addition site is bounded on the north by Valley Avenue and Oxon Run Park, on the south by Xenia Street, on the west by Condon Terrace and Foxhall Place, and on the east by Wheeler Road and Wheeler Creek, a HOPE VI project completed in 2002; and

WHEREAS, DCHA submitted a HOPE VI Revitalization Application to the U.S. Department of Housing and Urban Development (HUD) on November 17, 2009 and learned on May 26, 2010 that the grant was not awarded, and further learned on June 23, 2010, that DCHA received a total score that was tied with a winning application but lost as the result of a tie breaker; and

WHEREAS, DCHA has determined that it is in the best interest of DCHA to contract with a lead developer for the development team with extensive HOPE VI experience and capacity, including financial capacity, for the purpose of preparing and implementing a HOPE VI Revitalization Plan for the Property; and

WHEREAS, DCHA published a Request for Proposals for selection of a HOPE VI Developer through Solicitation 0220-2010 on July 18, 2010 and proposals were due on August 18, 2010; and

WHEREAS, DCHA employed a two-part proposal process, indicating in the RFP that only teams that were determined to be in the competitive range following Part One evaluations would be evaluated under Part Two scoring criteria; and

WHEREAS, three development teams responded to the RFP, including Clark Realty Capital in partnership with the District Development Group; William C. Smith + Co in partnership with Crawford Edgewood Management, Inc.; and, A & R Companies; and

WHEREAS, based on the evaluations of the proposals submitted in the two step proposal process, the Contracting Officer certified the evaluation panel scores and determined that two teams were in the competitive range.

The two teams were William C. Smith + Co in partnership with Crawford Edgewood Management, Inc. and A & R Companies; and
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To Approve The Selection For
The Lead Hope VI Developer For
The Highland Addition Hope VI
Redevelopment Project


WHEREAS, the Part Two proposals were subsequently reviewed and scored by the DCHA evaluation panel; and

WHEREAS, upon careful review and deliberation of the responses by the evaluation panel and confirmation by the Contracting Officer, A & R Companies was recommended by the review panel to serve as the Lead Developer based on the strength of their development team, their extraordinarily successful experience with HOPE VI/HUD mixed-finance public housing redevelopments, their strong track record in securing private financing and their willingness to invest considerable equity and take considerable risk to ensure the successful completion of the Highland Addition redevelopment;

NOW THEREFORE, BE IT RESOLVED, that the DCHA Board of Commissioners selects A & R Companies as the Lead Developer for the Highland Addition development project, and authorizes DCHA to enter into best and final negotiations leading to a development agreement. Prior to DCHA entering into the development agreement, said development agreement will be submitted to the DCHA Board of Commissioners for review and approval.

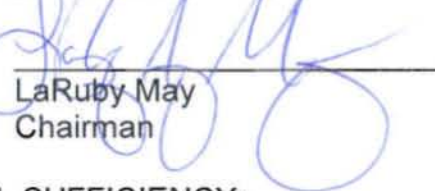
ADOPTED by the Board of Commissioners and signed in authentication of its passage the 13th day of October, 2010.

ATTEST:




Adrienne Todman
Interim Executive Director/Secretary

APPROVAL:



LaRuby May
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Hans Froelicher

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