RESOLUTION 22-11

To Approve the Greenleaf Housing Community Redevelopment Revitalization Plan (the Revitalization Plan)

Summary

The purpose of this resolution is for the Board of Commissioners to approve the Revitalization Plan for the redevelopment of Greenleaf Community, as required by Resolution 19-01, in order to redevelop and/or begin any major rehabilitation plans, in connection with any redesign, rezoning or significant alteration of District of Columbia Housing Authority (DCHA) public housing property, including any proposed changes in density. Such approval will allow negotiations to progress to finalize the Master Development Agreement (MDA) between DCHA and Greenleaf District Partners (GDP, or the Development Team).
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WHEREAS, the District of Columbia Housing Authority (DCHA) requires approval of the Revitalization Plan for DCHA’s Greenleaf Housing community which consists of five properties: Greenleaf Senior, Greenleaf Gardens, Greenleaf Family, Greenleaf Extension & Greenleaf Additions; and

WHEREAS, DCHA has determined that self-development is financially infeasible and or otherwise not advisable due to the size and complexity of the property’s redevelopment program and has procured development partners that have strong alignment (organizational and financial) with DCHA’s mission of providing decent, safe and affordable housing;

WHEREAS, on April 19, 2019, Request for Proposal #0006-2018 for the Greenleaf Housing Community Co-Developer was issued by DCHA; and

WHEREAS, On November 12, 2020, based on the recommendation of the evaluation panel, the Board of Commissioners authorized DCHA, through Resolution 20-20, to enter into an Exclusive Right to Negotiate (ERN) with the Greenleaf Development Partners (GDP) for the development of the Greenleaf Community.

WHEREAS, on January 21, 2021, the ERN was signed by GDP and DCHA in order to finalize the selection of the GDP team as the co-developer for the Greenleaf Housing Community; and

WHEREAS, on June 28th, 2021, the operating agreement was executed by DCHA and GDP. The purpose of the operating agreement is to (a) establish procedures and standards by which the DCHA and the GDP shall negotiate a Master Development Agreement (MDA) that complies with the RFP Documents and DCHA’s Board Resolutions 20-20 and 19-01 and (b) to provide an operating agreement for certain planning and predevelopment activities to occur while the MDA is under negotiation; and

WHEREAS, from August 2021 to November 2021 DCHA and GDP engaged with the community in order to develop the Revitalization Plan as set forth on Exhibit A. As part of the engagement the DCHA and GDP has conducted extensive community outreach which included eight resident/community meetings; and
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WHEREAS, On December 8, 2021, the deadline for the parties to enter into an MDA was extended per Resolution 21-23 to commit to distributing a Revitalization Plan and a resolution requesting its approval to the Board of Commissioners for review before a vote by the full Board of Commissioners at the March 9, 2022, meeting. The deadline to enter into an MDA with GDP was extended until April 23, 2022; and

WHEREAS, the goals and objectives of the Revitalization Plan will be achieved through planned phased redevelopment that minimizes resident moves and provides a plan for zero resident permanent displacement; and

WHEREAS, the Revitalization Plan provides for modern, sustainable mixed income housing while ensuring, DCHA’s redevelopment goal of a one for one replacement of 493 public housing units, improvement to public safety, and development of human capital through enhanced resident services and opportunities; and

WHEREAS, the Revitalization Plan details a commitment to provide no more than 35% of replacement units in any single phase of the development except for a senior building rehabilitation that will be an all affordable building; and

WHEREAS, the Revitalization Plan describes each of the five phases of the development starting with Phase I that includes rehabilitation of Greenleaf Senior which preserves 211 replacement units and potentially creates additional new units; the development of this Phase I is expected to start in 2023; and

WHEREAS, Phase II is anticipated to include construction of two multifamily high-rise buildings that are expected to deliver approximately 446 new units with an estimated start date in 2025; and

WHEREAS, Phase III and IV will include construction of both townhomes and two high rise multifamily buildings with approximate delivery of 452 units in each building with an estimated start dates in 2028 and 2030, respectively; and

WHEREAS, the final phase is expected to start in 2032 and will include construction of approximately 282 units to include multifamily buildings & townhomes; and
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WHEREAS, per Resolution 19-01, DCHA shall maintain ownership of the fee interest in Greenleaf property and intends to ground lease to a developer entity for the rental units; and

WHEREAS, DCHA shall ensure that, to the maximum extent legally allowable, no conversion of properties from Section 9 subsidy to a Section 8 platform will result in the diminution of any material rights or protections of residents as well; and

WHEREAS, The Executive Director will seek separately further approvals for the Greenleaf Community redevelopment for RAD and/or Section 18 authorization, and any other financing transactions in accordance with Resolution 19-01 adopted by the Board of Commissioners; and

WHEREAS, DCHA must obtain the approval of the Revitalization Plan by the Board of Commissioners to proceed with redevelopment of the Greenleaf Housing community.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby adopts Resolution 22-11 to approve the Revitalization Plan for the redevelopment of the Greenleaf Community, as required by Resolution 19-01, in order to redevelopment and/or begin any major rehabilitation plans, in connection with any redesign, rezoning or significant alteration of the Greenleaf property, including any proposed changes in density. The material details of the Phases in the Revitalization Plan are described in Exhibit A.

BE IT FURTHER RESOLVED, the Revitalization Plan will serve as the basic framework for the Master Development agreement between the DCHA and the Greenleaf District Partners.
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ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 9th day of March, 2022.

ATTEST:                                  APPROVAL:

_________________________________  _________________________________
Brenda Donald      Dionne Bussey-Reeder
Executive Director/Secretary   Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_________________________________
Andrea Powell
Interim General Counsel
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Exhibit A

- Phasing plan with an estimated start & completion
- Description & details of proposed building types
- Anticipated unit mix for each phase:
  - Approximate replacement units per phase
  - Overall expected income mix of each phase
  - Basic details of homeownership phases
- Estimated cost for each phase
  - Detailed sources & uses for the 1st phase only
- General description of business terms:
  - Ground Lease vs Fee Simple
  - Proposed cash flow participation
  - Subsidy assumptions each phase
  - Proposed predevelopment cost share
  - Anticipated developer fee splits