



3012 Georgia Avenue, NW Disposition Presentation

Joint Meeting of ANC 1A and ANC 1B
Carlos Rosario Charter School
May 02, 2016

- Overview of 10-801 Disposition Process
- Review of Policy Goals—New Communities
- Development Team Selection & Master Plan Update
- Development Team Background
- Development Program Highlights
- Key Notes & Public Benefits
- Q & A

10-801 Disposition Process



- Disposition pertains to what the property will be used for
- DMPED submits to Council a disposition package that includes a **Land Disposition Agreement**, outlining the proposed use and key deal terms
- 10-801 (a-2)”the Mayor shall attempt to dispose of the real property for a use **with a direct public benefit** as described in a specific government plan adopted by the Mayor or Council.”
- Compliance with District Laws:
 - **CBE Agreement** (min. 35% of contracting to CBE businesses)
 - **First Source Agreement** (min. of 51% of new hires to be District residents)
 - **Disposition of District Land for Affordable Housing Amendment Act**
 - If residential, requires at least 30% of units to be affordable
 - **Green Building Act** (sustainability measures)

DISTRICT PRIORITY: NEW COMMUNITIES INITIATIVE



NCI is a District effort started in 2005 to revitalize aging public housing communities where the concentration of poverty and crime are a persistent challenge.

4 Neighborhoods:

Barry Farm ♦ Lincoln Heights/Richardson
Dwellings ♦ NW1 ♦ Park Morton

2 Main Goals/Activities

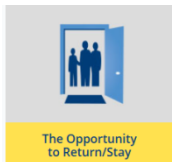
Development - Transform Physical Spaces
Human Capital – Provide Services to Support
Resident Success





ONE FOR ONE REPLACEMENT

To ensure that there is no net loss of affordable housing units in the neighborhood



THE OPPORTUNITY TO RETURN/STAY

To ensure that current residents will have a priority for new replacement units in an effort to remain in their neighborhood



MIXED INCOME HOUSING

To end the concentration of low-income housing and poverty



BUILD FIRST

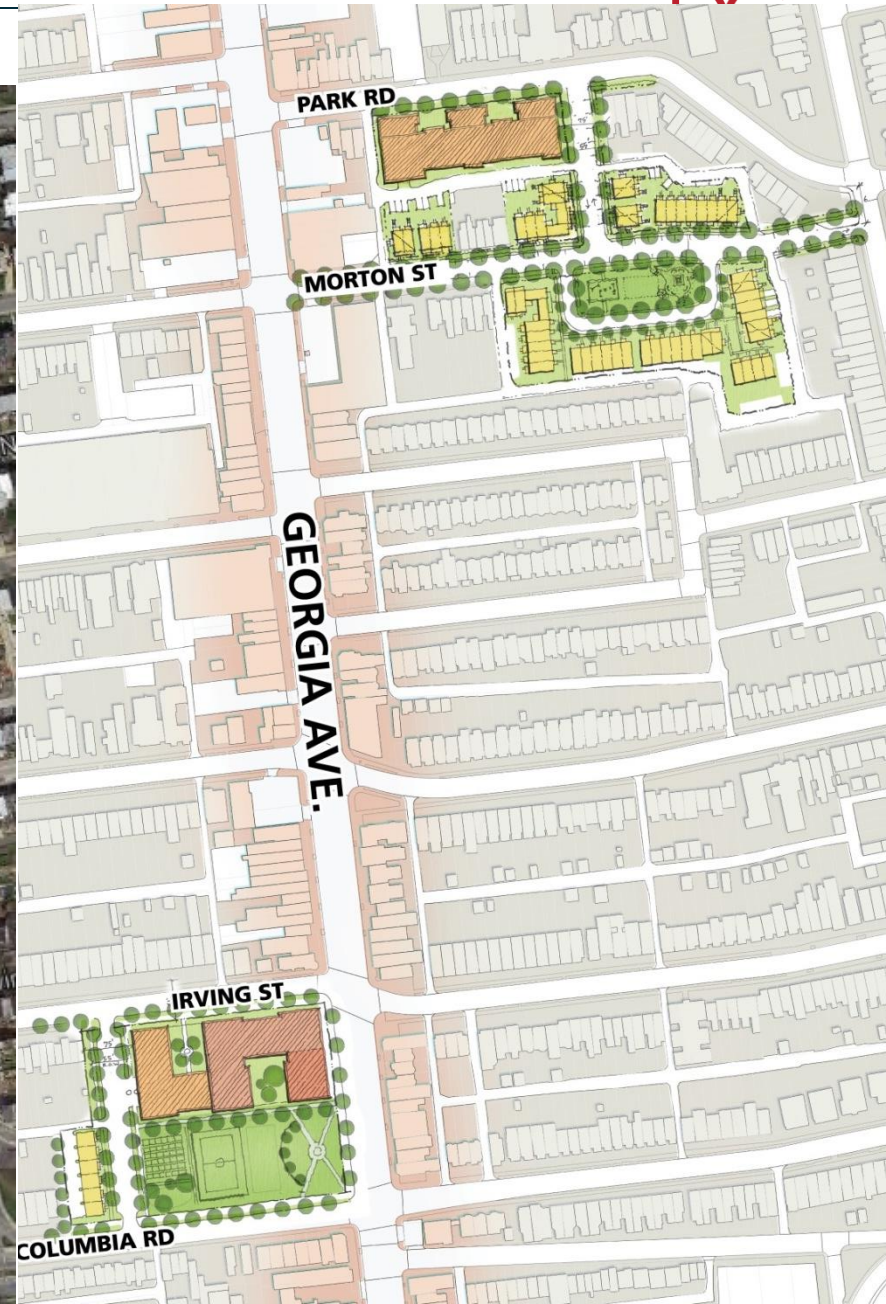
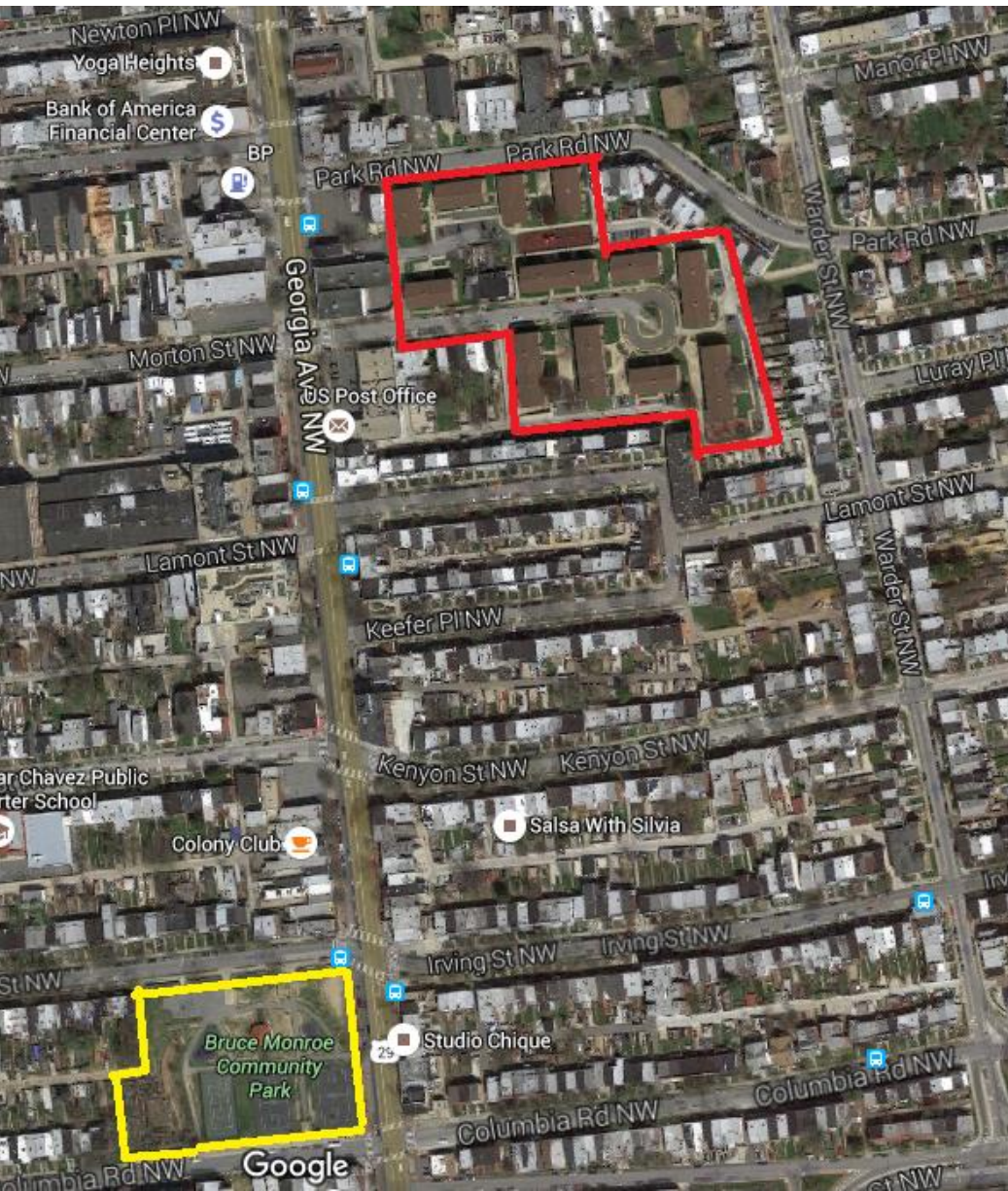
Calls for the development of new housing to begin prior to the demolition of existing distressed housing to minimize displacement

DEVELOPER SELECTION PROCESS & MASTER PLAN UPDATE

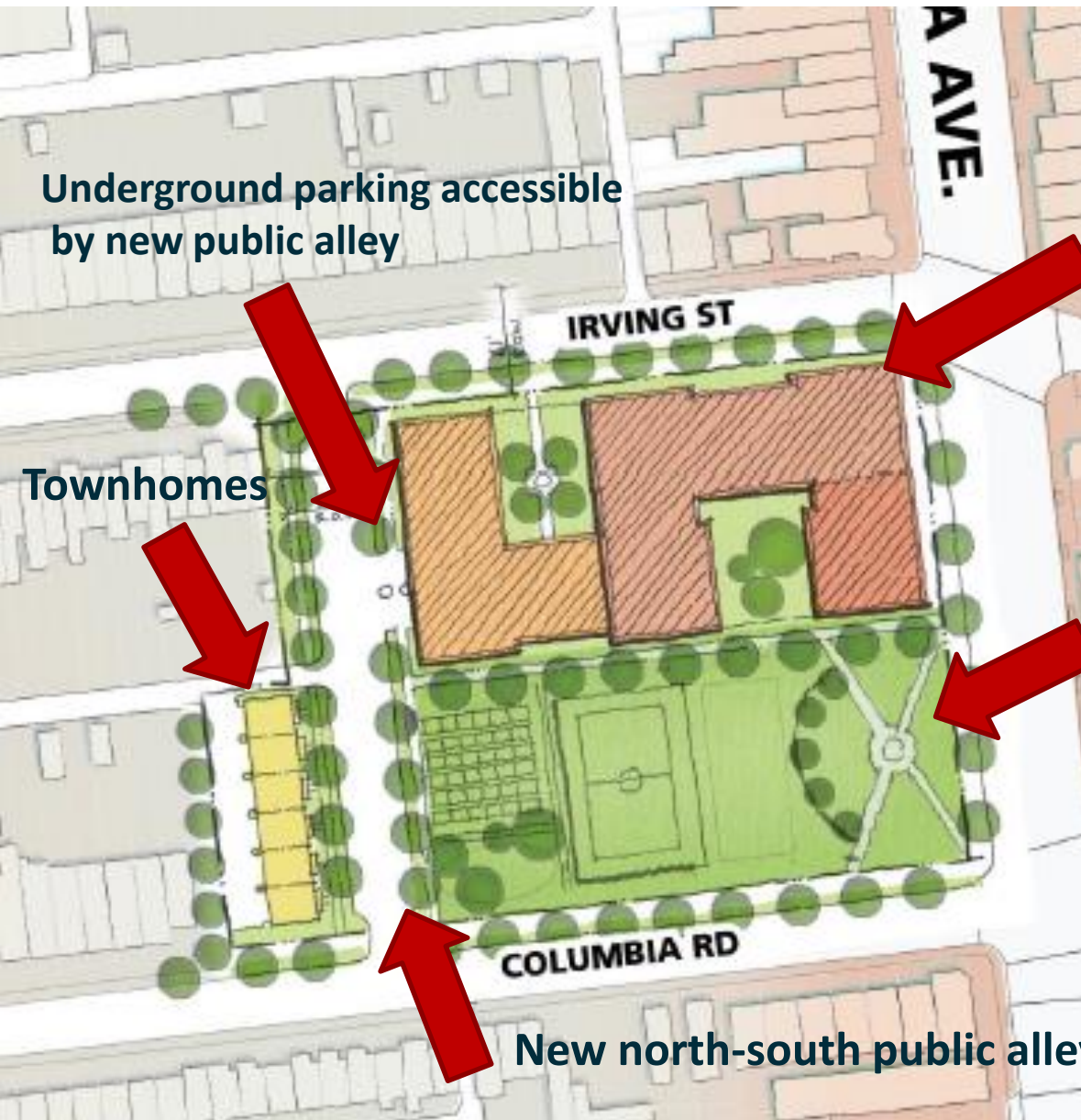


- **MARCH 2014:** DCHA issued a solicitation in partnership with DMPED for a master developer for Park Morton
- **NOVEMBER 2014:** Selection of Park View Community Partners--PVCP (The Community Builders and Dantes Partners)
- **SUMMER 2015:** DMPED analyzed opportunities for offsite “Build First” sites in the surrounding neighborhood
- **OCTOBER 2015:** DMPED announces selection of 3012 Georgia Avenue, NW as optimal “Build First” site for implementation of Park Morton New Communities Guiding Principles
- **OCTOBER 2015-JANUARY 2016:** Engagement with community to update the 2008 master plan using 3012 Georgia Avenue as Build First site

Existing vs. Planned—Both Sites



Proposed Use for 3012 Georgia Avenue, NW



Replacement, “Build First” public housing for current residents of Park Morton

Mixed-income multifamily buildings on north side of site

Ground floor retail and/or community space fronting GA

Reconfigured park/open space fronting Georgia + Columbia

Park View Community Partners *Developer*

THE **C**OMMUNITY
BUILDERS



The Community Builders, Inc.

Our mission is to build and sustain strong communities where people of all incomes can achieve their full potential.

- **50+ years** of service
- Constructed or preserved **25,000+** affordable and mixed-income housing units
- Assembled **\$2.5 billion** in project financing
- Raised **\$800 million** in equity
- Awarded **\$78.2 million** in NSP2 funding
- Completed **15** HOPE VI transformations
- Awarded **\$30 million** Choice Implementation Master planning, development, property and asset management, community initiatives



Dantes Partners, LLC

- Founded in 2006
- **18** Affordable Deals Closed
- **1189** Affordable Units Financed
- **\$341M** Total Commercial Real Estate Financing Secured for Affordable Deals
- **12** Tax Credit Deals Closed:
 - Low Income Housing Tax Credit Deals: 9
 - New Markets Tax Credit Deals: 2
 - Historic Tax Credit Deals: 1



DEVELOPMENT PROGRAM HIGHLIGHTS



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3012 Georgia Avenue: Unit Mix Summary

	Family Building	Senior Building	Townhomes
Approx. # of Units**	180 - 200	70 - 80	8
Unit Types	Studio, 1BR, 2BR, 3BR	1BR	3BR
Affordability	0%-60% AMI, and market rate	100% affordable at 0%-60% AMI	Market and affordable

Total Units at 3012 Georgia Avenue (approx.) – **275 units**

% Units at 3012 Georgia Avenue Designated for PM Replacement Units – **27% - 33%**
(Approximately 85 replacement units)

****NOTE: Final unit mix to be determined through the PUD process**

DEVELOPMENT PROGRAM HIGHLIGHTS: PARK MORTON SITE



PARK MORTON REDEVELOPMENT KEY NOTES



- The redevelopment at **3012 Georgia Avenue** is intended to house a portion (approximately half) of the existing Park Morton residents as their new, permanent home (*it is not a temporary move*)
- The redevelopment will allow for the phased demolition and redevelopment of the existing housing at Park Morton
- The unit mix at both sites will be mixed-income, including public housing, affordable units at 50-60% AMI levels, and market-rate units
- The redevelopment **will include publicly accessible park space** open to the entire community at both 3012 Georgia Avenue, NW and the Park Morton site
- The disposition and development of the “Bruce Monroe” site **is the first phase** of a multi-phased redevelopment of Park Morton that is intended to:
 - Bring back 147 new, quality public housing units in a mixed-income context
 - Produce 450-500 total units
 - Adds community amenities, sustainable infrastructure, and new neighborhood connections
 - **And minimizes the displacement of existing Park Morton residents from the neighborhood**

RECAP: PUBLIC BENEFITS



- Fulfills the “Build First” concept of the Park Morton New Communities Initiative—a stated District policy priority
- Approximately 60-70% of the project will be affordable housing
 - Includes significant amount of replacement public housing units prioritized for current residents of Park Morton
 - This is more than double the legal requirement for District dispositions
- Redesigned Publicly Accessible Park Space
 - Park will be preserved as open space in perpetuity
- Retail/Community Amenity Space
- New Pedestrian and Vehicular Connection between Irving and Columbia
- Creation of approximately 1,000 construction and permanent jobs
- Significant financial and in-kind contributions toward Human Capital and Community Wealth-Building

