



# Briefing on Prioritization and Engagement

June 20, 2019

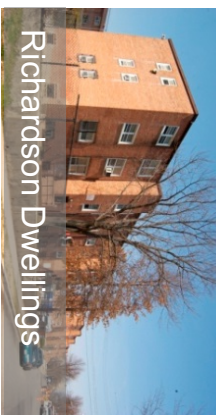
# DCHA's Extremely - Urgent Sites

## DCHA has 14 sites that have been deemed to be in Extremely-Urgent Condition due to a 2018 Environmental Assessment

- 2,610 DCHA families are living in apartments that have tested positive for environmental hazards (lead paint, mold, asbestos, vermin-infestation).
- DCHA is currently implementing "interim controls," (IC) which are measures taken to temporarily treat and/or encapsulate the hazardous materials (lead paint).
- These measures are NOT permanent fixes.
- DCHA's current budget for interim controls is \$35 M for 2019.
- Since IC is not permanent, DCHA must re-test annually. A portion of the \$35 M cost will likely recur in future years.



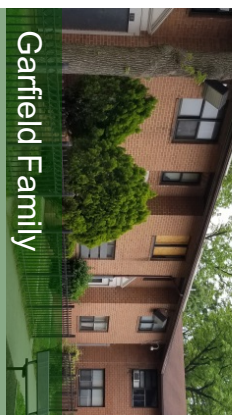
Woodland Terrace



Richardson Dwellings



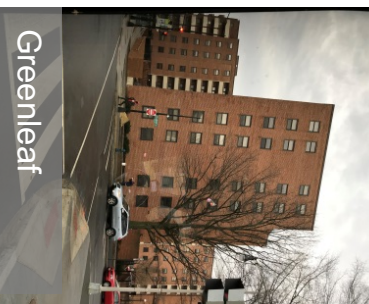
Benning Terrace



Garfield Family



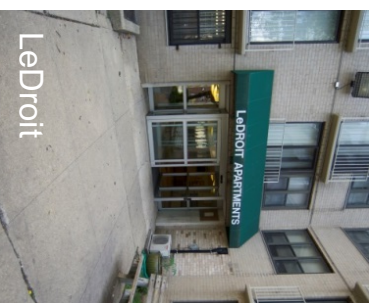
Garfield Senior



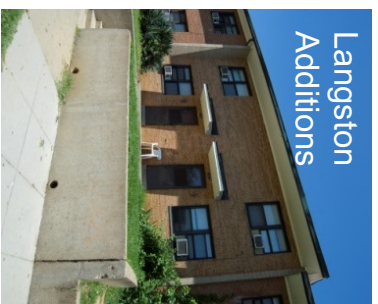
Greenleaf



Kelly-Miller



LeDroit



Langston Additions



Ft. Dupont Additions



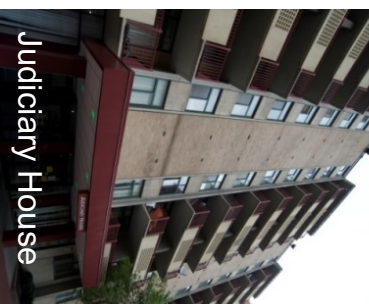
Ft. Dupont Dwellings



Langston Terrace



Stoddert Terrace



Judiciary House



# Early-Action Projects

	Cost of Interim Controls	Cost of Capital Improvements	Potential for Quick Positive Action	Greatest Potential for Transformation	Land Value	Acres	Price / Acre	Greatest Number of Units Improved
Judiciary House	\$ -	\$ 8,131,735.42	1	3	\$ 78,391,990.00	3.90	\$ 20,086,794.61	263
Langston Additions	\$ 20,500.00	\$ 4,489,093.00	1	3	\$ 12,951,488.00	1.41	\$ 9,186,589.22	36
LeDroit Apartments	\$ 83,337.00	\$ 6,816,161.00	1	3	\$ 4,069,250.00	1.56	\$ 2,616,409.78	124
Kelly Miller Walk Ups	\$ 221,745.42	\$ 665,236.26	1	3	\$ 6,576,315.00	2.07	\$ 1,592,175.98	80
Kelly Miller Town Homes	\$ 224,245.00	\$ 500,000.00	1	3	\$ 6,576,315.00	2.07	\$ 1,592,175.98	80
Langston Terrace	\$ 2,689,087.00	\$ 21,526,043.00	2	1	\$ 26,256,690.00	11.33	\$ 2,318,401.03	274
Woodland Terrace	\$ 912,000.00	\$ 24,632,914.00	3	2	\$ 30,334,050.00	14.23	\$ 2,132,057.59	234
Richardson Dwellings	\$ 2,181,877.13	\$ 30,431,864.00	3	2	\$ 18,349,090.00	10.87	\$ 1,688,770.09	190
Benning Terrace	\$ 3,135,775.00	\$ 34,078,790.00	3	2	\$ 27,478,960.00	17.11	\$ 1,605,698.50	274
Greenleaf Gardens (Sr. & Fam)	\$ 3,156,150.00	\$ 143,326,326.00	3	1	\$ 97,861,740.00	11.96	\$ 8,182,067.94	493
Garfield Senior / Terrace	\$ 3,409,355.00	\$ 33,793,748.00	3	1	\$ 24,042,110.00	5.43	\$ 4,429,419.85	278
Stoddert Terrace/ Ft. Dupont	\$ 4,300,000.00	\$ 42,760,297.00	3	2	\$ 23,710,060.00	20.54	\$ 1,154,617.00	271

Prior RFP  
NCL Property

## Rationale for Early-Action Projects

- Cost of Interim Controls is LOW (*ie: Cost for Full Abatement is Low*)
- Cost of Capital Needs is Nominal
- Improvements can be Implemented Quickly (starting in FY2020)
- Relocation may not be required in some cases (*eg: Judiciary House and Kelly Miller Townhomes*)



# Longer-Term Repositioning Projects

	Cost of Interim Controls	Cost of Capital Improvements	Potential for Quick Positive Action	Greatest Potential for Transformation	Land Value	Acres	Price / Acre	Greatest Number of Units Improved
Stoddert Terrace/ Ft. Dupont	\$ 4,300,000.00	\$ 42,760,297.00	3	2	\$ 23,710,060.00	20.54	\$ 1,154,617.00	271
Garfield Senior /Terrace	\$ 3,409,355.00	\$ 33,793,748.00	3	1	\$ 24,042,110.00	5.43	\$ 4,429,419.85	278
★ Greenleaf Gardens (Sr. & Fam)	\$ 3,156,150.00	\$ 143,326,326.00	3	1	\$ 97,861,740.00	11.96	\$ 8,182,067.94	493
★ Benning Terrace	\$ 3,135,775.00	\$ 34,078,790.00	3	2	\$ 27,478,960.00	17.11	\$ 1,605,698.50	274
★ Langston Terrace	\$ 2,689,087.00	\$ 21,526,043.00	2	1	\$ 26,256,690.00	11.33	\$ 2,318,401.03	274
★ Richardson Dwellings	\$ 2,181,877.13	\$ 30,431,864.00	3	2	\$ 18,349,090.00	10.87	\$ 1,688,770.09	190
Woodland Terrace	\$ 912,000.00	\$ 24,632,914.00	3	2	\$ 30,334,050.00	14.23	\$ 2,132,057.59	234
Kelly Miller Town Homes	\$ 224,245.00	\$ 500,000.00	1	3	\$ 6,576,315.00	2.07	\$ 1,592,175.98	80
Kelly Miller Walk Ups	\$ 221,745.42	\$ 665,236.26	1	3	\$ 6,576,315.00	2.07	\$ 1,592,175.98	80
LeDroit Apartments	\$ 83,337.00	\$ 6,816,161.00	1	3	\$ 4,069,250.00	1.56	\$ 2,616,409.78	124
Langston Additions	\$ 20,500.00	\$ 4,489,093.00	1	3	\$ 12,951,488.00	1.41	\$ 9,186,589.22	36
Judiciary House	\$ -	\$ 8,131,735.42	1	3	\$ 78,391,990.00	3.90	\$ 20,086,794.61	263

Prior RFP  
NCL Property

## Rationale for Longer-Term Repositioning Projects

- Cost of Interim Controls is HIGH (ie: Cost for Full Abatement is also HIGH)
- Cost of Capital Needs is HIGH
- Improvements can't be Implemented Quickly, but transformative potential is HIGH
- Relocation WILL be required in all cases (rehab or redevelopment)
- RAD and/or Section 18 Should be Used to Provide Private Leverage for Public Dollars



# Section 18 Demo / Dispo and RAD Repositioning

## Section 18 Demolition / Disposition Applications

- Benning Terrace
- Garfield Terrace (Family and Senior)
- Kelly-Miller (Walkups)
- Langston Terrace (& Additions)
- Stoddert | Ft Dupont Additions | Ft. Dupont Terrace
- Woodland Terrace
- Richardson Dwellings (with Lincoln Heights) – NCI

## RAD (Rental Assistance Demonstration) Applications

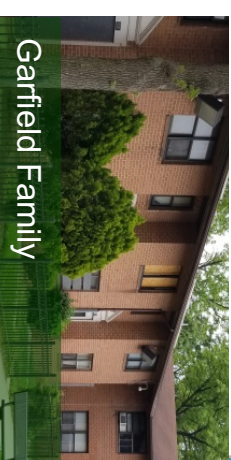
- Judiciary House (Senior)
- Other Potential RAD Transactions Under Review
  - Potomac Gardens (Family and Senior)
  - Harvard Towers (Senior)
  - Carroll Apartments (Senior)



Kelly-Miller (Walkups)



Garfield Senior



Garfield Family



Benning Terrace



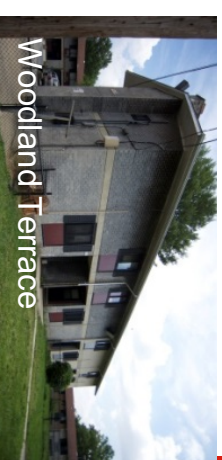
Langston Terrace



Langston Additions



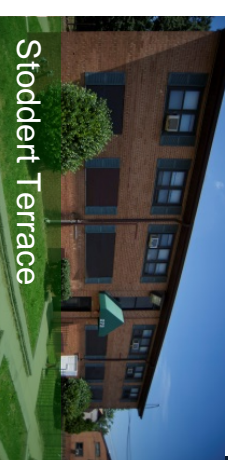
Ft. Dupont Additions



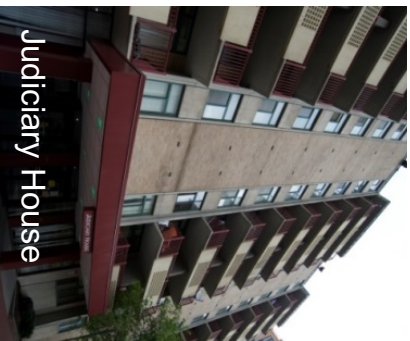
Woodland Terrace



Ft. Dupont Dwellings



Stoddert Terrace



Judiciary House



Potomac Gardens



Carroll Apartments



# There is a Recommended Plan for all 14 Extremely-Urgent Sites

## DRAFT Development Recommendations

	Ward	Capital Improvements	Section 18 Demo / Dispo	RAD Conversion	New Communities	DRAFT Development Plan
Benning Terrace	7		●			Rehab / Redevelopment
Fort Dupont Addition	7		●			Redevelopment
Fort Dupont Dwellings	7		●			Rehab / Redevelopment
Garfield Senior   Terrace	1		●			Rehab and/or Redevelopment
Greenleaf Addition	6		●			Redevelopment (RFP out)
Greenleaf Gardens	6		●			Redevelopment (RFP out)
Judiciary House	2	●		●		Moderate Rehabilitation
Kelly Miller Dwellings (TH)	1	●				Moderate Rehabilitation
Kelly Miller Dwellings (WU)	1		●			Redevelopment
Langston Addition	5	●				Comprehensive Modernization
Langston Terrace	5		●			Historic Rehabilitation
Ledroit Apartments	1	●				Comprehensive Modernization
Richardson Dwellings	7		●		●	Redevelopment (NCI Site)
Stoddert Terrace	7		●			Rehab / Redevelopment
Woodland Terrace	8		●			Redevelopment

