

# The R.E.D.E.E.M. Community Development Corporation Newsletter Fall 2022



Site 1—44th Street—Proposed Duplex View

## Key Actions since January:

1. Hired Morrison & Foerster, LLP (probono attorney) to revise corporate documents and review agreements.
2. Received a \$45,000 grant from the Enterprise Cohort Training program on Affordable Housing.
3. With the grant we secured/contracted with:
  - JM Business Solutions to create Financial Controls procedures.
  - Usource as the Development Consultant to provide guidance to select a Development Partner
4. Issued a solicitation for Expression of Interest to several Development Partners to lead the proposed project.

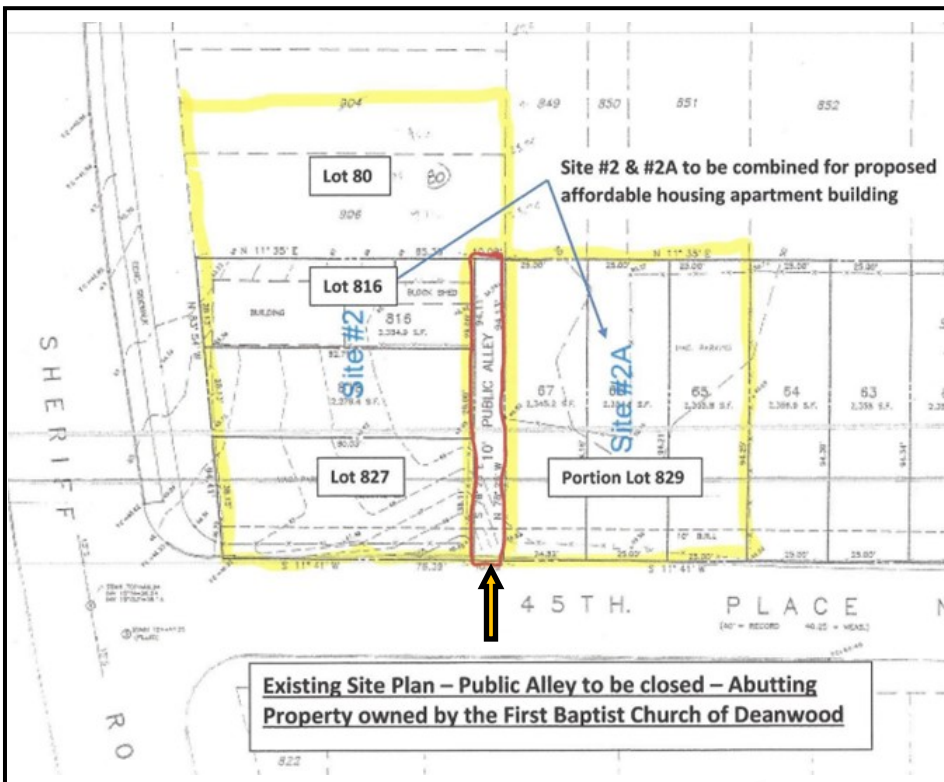


Site 2+2A Sheriff Road - Proposed Apartment View

## Proposed Affordable Housing Updates

1. In April, after approval of the application to the DC Pro Bono Center, an introductory meeting was held with the selected law firm, Morrison & Foerster, to review the proposed project, tasks, engagement letter, and next steps.
2. From April to July, conducted interviews with several Accounting firms and Development Consultant candidates and performed reference checks to confirm related experience.
3. In May, selected and held a kickoff meeting with JM Business Solutions, a Certified Public Accountant, to assess our financial controls and to initiate the preparation of documents to support this.
4. In August,
  - Held a kickoff meeting with Usource, selected as the Development Consultant to review project due diligence completed, guiding principles, establish bi-weekly meetings, and proposed expressions of interest (EOI) as a key next step.
  - Met with the DC Office of Planning to give an update on the project to include concept design plans, proposed rezoning and alley closing needed, which was well received and encouraging.
5. In September,
  - Received first draft of the Financial Control document to provide guidelines for the financial management and operations
  - The EOI was issued to a long list of Developer Partner candidates for a response to reflect interest.

**To the FBCD—embrace and pray for this project, which can be our legacy, and review our updates intended to keep you informed.**



**← This drawing reflects:**  
 In October, the 10 ft. Public Alley Closing process has begun. Since the only abutting property owner to this alley is the FBCD, the process should be easier. The application and fee was recently accepted by the DC Office of the Surveyor. There are 20 or so agencies and the ANC will review over the next 6-9 months and afterwards a public hearing is required. When final approval is received, the alley will become property of the Church



**← This drawing reflects:**  
 The site plan (First Floor) of the proposed apartment building with a total of 45 bedroom (1, 2, & 3) units. The building is located on lots 816, 827, and the portion of lot 829 as shown above.

**Site Plans at corner of Sheriff Road and Andrew J. Allen Way**

**Consider becoming a member of the R.E.D.E.E.M. CDC and contribute to its mission by calling our Secretary at 301-390-7571, see our website at [theredeemcdc.org](http://theredeemcdc.org)**