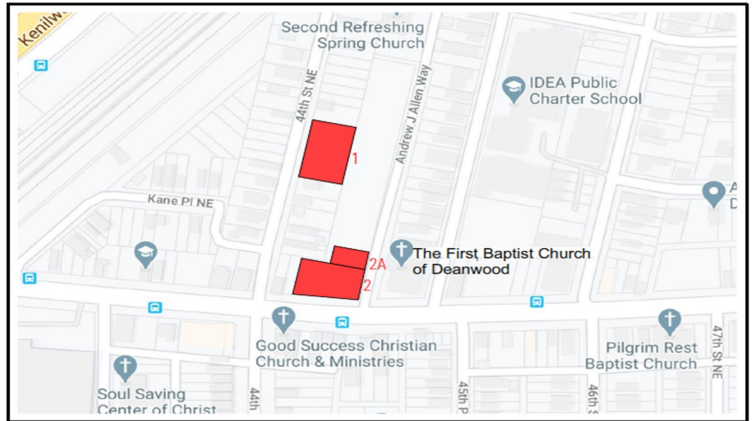


# The REDEEM Community Development Corporation

## Newsletter Summer 2021



## Affordable Housing Feasibility Study

### *Project vision, key guiding principles, benefits:*

- To capitalize on underutilized Church assets, generate revenue, and enhance prominence.
- To protect the FBCD from any risk of exposure and liability from the project, while creating affordable housing in Deanwood.

### *Key study findings:*

- A viable affordable housing is possible at 30% to 60% Area Median Income, subject to capital financing subsidies.
- The recommendation are to:
  - ◊ Use all 3-sites as one project for a total of 44 affordable housing units.
  - ◊ Create a separate entity to insulate the Church and REDEEM from risk and liability.
  - ◊ Partner with a Developer and lease the property with a partnership interest and a percentage of future project proceeds.
  - ◊ Rezone 2A parcel and close alley thru Bd. of Zoning.

### *Actions taken so far:*

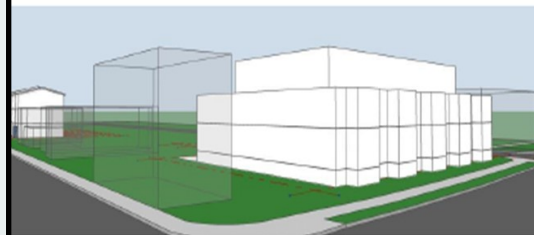
- Project presented to Church Leadership and Congregation, Deanwood Citizens Association, Advisory Neighborhood Commission, and DC Office of Planning.
- Selected, as one of 12 Churches, for an Enterprise Community Partners training on pre-development tasks and a grant for an Environmental Phase 1 and Schematic Design studies to be completed this fall.

### *Next Steps:*

- A meeting will be scheduled this fall to update the Church on progress, results of the studies, and respond to questions.
- Later in the fall, another meeting will be held with the Church to request a go/no go decision from the Church.



Site 1—44th Street



Site 2—Sheriff Road



Site 2+2A Sheriff Road

### The REDEEM CDC Contact Information:

Gerald W. Hines, AIA, Chair

Rolda Nedd, Vice Chair

Patricia Joyner, Secretary

Cynthia Thomas, Treasurer

Richard Hines, Jr.

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**To the FBCD—embrace and pray for this project, which can be legacy, and participate in the go/no go decision to be scheduled this fall.**

## Spotlight on Lessons Learned by Israel Manor Inc., the CDC affiliate of Israel Baptist Church



- Promote the vision within and cultivate relationships with local agencies, Community, and private partners to galvanize support
- Engage qualified experts with proven experience in navigating the Complexity of your project vision
- Expect the unexpected
- Remain patient, flexible, and steadfast
- Strategically plan to maintain project momentum, transparency, and Constant stakeholder communications



### ***What Questions do you have? See the responses to a few received below:***

1. **Will the FBCD have any financial obligations for the proposed project?** ***Response:*** The proposed project is planned to ensure the FBCD has no financial contribution. Also, the FBCD will be protected from legal liability by creating a Single Entity, Limited Liability Corporation (LLC) which will take ownership of the real estate project, as a partner with a Developer. The REDEEM/Church will enter into a contractual arrangement with the LCC to receive some share of the revenue generated without incurring liability. The only legal recourse from a third party is against the project itself.
2. **What happens if funds are not fully acquired after the start of the project?** ***Response:*** The project, which will be the responsibility of the Developer, cannot proceed unless all funding is in-place to cover costs thru construction.
3. **What are the details for the next steps and decision points if the FBCD agrees to go forward with the project?** ***Response:*** If the FBCD grants approval to proceed, the key next steps, which can take 3-5 years to complete, are as follows:
  - a. A request for proposals for a Developer, receive proposals, interview candidates, and select the best one for this project.
  - b. Engage an Attorney to represent the REDEEM CDC and establish the Single Entity LLC to establish a limited partner with Developer and a land lease for the properties.
  - c. Developer and LLC proceed with the rezoning and alley closing thru the Zoning Commission using the Schematic plans, and in coordination with the Advisory Neighborhood Commissioner.
  - d. Upon approval of the rezoning and alley closing, Developer to proceed to select the design team for construction documents and pricing.
  - e. Apply and secure development financing, afterwards construction can proceed.
4. **Can the FBCD maintain ownership of the land designated for the project if a Developer is involved?** ***Response:*** Yes, when using a land lease with a developer can allow for guaranteed payments.
5. **What happened to the funds from the past Senior Housing project that was terminated in 2008 and how does that relate to the currently proposed Affordable Housing project?** ***Response:*** For several years prior to 2008, the Senior Housing project was a key focus of REDEEM and the FBCD. At that time, Building Fund collections support the project efforts. The raised funds were used to purchase 6-different properties, demolition and fencing, fees for an Architect, Development Consultant, Attorneys, and Outreach Center renovations, and Garden supplies. Due to an unexpected property dispute related to a lot purchased on 44<sup>th</sup> Street, and a change in our Pastor, the FBCD agreed to terminate this project in 2008. Since that time, the remaining funds collected continue to support the REDEEM CDC mission.
6. **What is the effect of the loss of the 2-parking lots on a full capacity Sunday service?** ***Response:*** The total number of parking spaces on the 2-lots to be used for the Affordable Housing project is 15-20 spaces, including the 3 spaces for the buses. All of these spaces will be relocated to the large parking lot which has a capacity of approximately 90-100 spaces. With full capacity on a Sunday morning there will be ample spaces for parking.