

The Residences at Kenilworth Park

**Outline of Proposed Community Benefits Agreement**

This Community Benefits Agreement (CBA) includes the primary benefit(s) that Gragg Cardona Partners, the Developer of The Residences at Kenilworth Park, commits to providing the community throughout our development and management of The Residences at Kenilworth Park.

**A. New Affordable Senior Housing and High Quality Assisted Living services that:**

1. Includes 155 apartment and associated spaces for dining, recreation, and support services.
2. For a period of at least thirty (30) years, serves senior-aged residents of Washington, D.C. whose income is no more than 60% of the Washington, D.C. area median income.
3. Targets senior-aged residents of Washington, D.C. who qualify for Medicaid benefits and the D.C. Medicaid EPD Waiver.
4. Helps interested eligible residents of Kenilworth Courts, ANC 7D-03, ANC 7D and Ward-7 become qualified to live at the Residences at Kenilworth Park.

**B. New Senior Housing That is a Positive Addition to the Neighborhood, With High Quality Design and Site Improvements that:**

1. Replaces a vacant, dilapidated, parcel of land and restore this land through environmental mediation and landscaping.
2. Has a site plan and building architecture that relates to the neighborhood, including the Aquatic Gardens.
3. Includes building(s) designed using elements of the Green Communities sustainability principles and make use of clean energy technologies that provide long-term environmental benefits, including reduced energy/utilities usage and costs.
4. Has on-site parking for staff, and minimizes transit and parking impacts to the surrounding neighborhood
5. Includes a plaque to honor late Ward 7 community leader Denise Stanley for her accomplishments and stewardship to Ward 7 residents.

**C. The Hosting of Community Based Activities at The Residences at Kenilworth Park:**

1. In coordination with interested community-based service groups and persons, the Residences at Kenilworth Park will make available to them the use of activity spaces within the property for purposes and programs serving senior residents and or the community at large.

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**D. Implement Targeted Workforce and Professional Development Initiatives during the construction and operation The Residences at Kenilworth Park that include:**

1. Providing at least two (2) Student Internship/Apprentice opportunities to interested students who attend either Howard University or the University of the District of Columbia and are enrolled in the Architecture or Business studies program at either university.
2. Creating approximately 400 new full-time equivalent construction jobs and employing a targeted recruitment and hiring/training program that maximizes the employment of unemployed and underemployed persons who want to work, including traditionally socially and/or economically disadvantaged groups, such as persons of color, women, LGBTQ, seniors, disabled, returning citizens, and veterans.
3. Creating approximately 70-80 new permanent jobs that pay no less than the DC Living Wage and employing a targeted recruitment and hiring/training program that maximizes the employment of unemployed and underemployed persons who want to work, including traditionally socially and/or economically disadvantaged groups, such as persons of color, women, LGBTQ, seniors, disabled, returning citizens, and veterans.
4. Utilizing a local Workforce and Professional Development partner, the D.C. Department of Employment Services, a construction Contractor Mentor-Protégé program, and a community engagement partner who will intentionally and effectively recruit and hire local 7D-03, 7D, Ward-7 and East of the River residents to project construction jobs, and jobs at The Residences at Kenilworth Park.
5. Identifying internship, job shadow, or other experiential learning opportunities for students at local schools such as H.D. Woodson and Ron Brown High School.

**E. Meet and or Exceed the First Source Hiring Requirements of the D.C. Department of Employment Services:**

1. For new construction and permanent jobs, the project Developer will meet and or exceed the First Source hiring requirements of the District of Columbia Department of Employment Services, and, to the maximum extent possible, help to address the area's unemployment rate by recruiting and utilizing local contractors who have small (or no) crews.

**F. Meet and or Exceed the Community Business Enterprise (CBE) Participation Target Levels (for both Construction and Ongoing Operations) of the D.C. Office of Small and Local Business Development (DSLBD):**

1. During the construction and ongoing operation of The Residences at Kenilworth Park the Developer will work closely with 7D03's Steering Committee to prioritize and maximize to the extent possible the use of locally-based contractors and team members; give priority to CBE/SBE businesses to provide services to the ongoing and annual operations of The Residences at Kenilworth Park; and incorporate in the

project's workforce development plan early engagement with DSLBD to identify and effectively outreach and contract with appropriate CBEs/SBEs well before project delivery

2. Prioritize and maximize providing project contracting and business opportunities to East of the River-based vendors and District of Columbia based small businesses to help support District of Columbia residents as well as the District of Columbia tax base.

**G. Support for Community Based and Led Social Impact Initiatives:**

1. In support of community-based and led social impact initiatives within ANC 7-D03, ANC 7D, and Ward-7, the Developer will contribute one hundred and fifty-thousand dollars (\$150,000) over fifteen (15) years, as an annual contribution of ten thousand dollars (\$10,000).
2. Of this annual contribution each year, five thousand dollars (\$5,000) is allocated to Education Initiatives, including a scholarship to be established in memory of late Ward 7 community leader Denise Stanley for the educational advancement of students in ANC 7D03, and five thousand dollars (\$5,000) to be distributed evenly to Ron Brown High School and HD Woodson High School.
3. One pre-identified community activity is an annual back-to-school event for youth to provide support to obtain uniforms, clothes, shoes, backpacks/school supplies, sports equipment and supplies.
4. The first annual contribution of ten thousand dollars (\$10,000) will be distributed twelve (12) months from the date the District of Columbia issues a Certificate of Occupancy for The Residences at Kenilworth Park.
5. The remaining contributions will be distributed annually, on the anniversary date of the first contribution.

**H. The Targeted Marketing and Leasing of The Residences at Kenilworth Park:**

1. During the marketing and leasing of The Residences at Kenilworth Park the Developer will target, encourage, and assist eligible ANC 7D-03, ANC 7D, and Ward-7 Seniors to apply and qualify to live at this assisted living community.
2. These actions will be in line with the applicable affordable housing and Medicaid eligibility rules of the District of Columbia.

**I. Educational Opportunities and Social Activities for Assisted Living Residents:**

1. During the operation of the assisted living community, Seniors will have the opportunity to engage in continuing education classes that respond to their needs (as determined by surveys) and makes use of their knowledge/experience.
2. An on-site Resident Activities Coordinator will continually create and provide residents a wide range of daily social and recreational activities.

3. Residents will have regularly scheduled access to on-site transportation services that provide them access to off-site shopping and other leisure activities.
4. A Resident Council will be created so that residents can voice and represent their needs and interests to the Community Manager.

**J. Continuing Collaboration and Engagement With Area Neighborhood Commission 7-D03 and ANC 7D:**

1. The Developer and or Community Manger will regularly keep ANC 7-D03, ANC 7D, and the president of the Kenilworth Courts Tenant Association advised of important conversations and developments with District of Columbia government agencies, that can or do impact the neighborhood or community.
2. The Developer, Community Manager, and or Community Engagement consultant will provide a regular monthly update to ANC 7D-03, ANC-7D, and the president of the Kenilworth Courts Tenant Association.

Effective June 19, 2019, these terms are agreed upon for the framework of a formal Community Benefits Agreement to be approved by ANC 7D.

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Commissioner Dorothy Douglas  
ANC 7D03



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Haaziq Gragg, Partner  
Gragg Cardona Partners