

**COMMUNITY BENEFITS AGREEMENT BETWEEN
CONGRESS PARK COMMUNITY PARTNERS, LLC
AND
ADVISORY NEIGHBORHOOD COMMISSION 8E
AS OF OCTOBER 4, 2021**

Description of Community Benefits

Congress Park Community Partners (“CPCP”) intends to file a petition for approval of a map amendment to rezone a portion of 1351 Alabama Avenue, SE, Washington, DC (the “Property”) from RA-1 to MU-8.

CPCP has conducted community outreach regarding the petition, including meeting with Advisory Neighborhood Commission (“ANC”) 8E, various community organizations, neighbors, adjacent property owners and others in the Congress Park community.

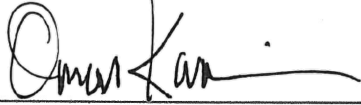
The parties agree that ANC 8E will support the petition to rezone the Property and not to oppose the petition based on CPCP’s commitments listed below.

<u>Community Benefit</u>
Approximately 180 new apartment homes with ground floor retail and parking spaces (the “Project”).
100% of the residential component of the building will include apartment homes targeted to families and individuals earning between 30% of the Median Family Income (“MFI”) and 80% of MFI. 60% of the units are projected to be at or below 60% MFI.
In addition to limiting the majority of the units below 60% MFI, we will accept Section 8 and other vouchers from Congress Park and other Ward 8 residents.
The Project will include a mix of apartment homes, including studios, 1-bedrooms, 2-bedrooms and 3-bedrooms.
The Project will include approximately 33 surface level parking spaces that will be available for tenants as well as visitors.
Proposed community space amenities are anticipated to include: fitness room, community room/lounge, large courtyard with green space, onsite property management staff, 1 st floor retail space, surface level parking, electric vehicle charging stations, bike racks, and electronic scooter stations.
Proposed apartment home amenities are anticipated to include: individual climate control, solid surface countertops, stainless steel appliances, hard surface flooring in kitchen and living rooms and great views.
CPCP will commit to working with the ANC/community on massing, materiality, and art. Once the design is at 35% completion, CPCP will meet with the ANC/ community to discuss the design. Once the drawings reach the permit stage set, CPCP will come back to the ANC/community to discuss the final look of the building.
CPCP will commit to limiting the building height to no more than 70 ft.


CPCP will commit to having a single point of contact for the Project as well as a website for community updates.	
<u>Community Benefit</u>	<u>Cost/Value</u>
Proposed green/environmental amenities are anticipated to include: green roof, rooftop solar panels, motion sensors for lights in select common areas and community rooms, exterior building mounted light fixtures on timers, and green appliances in the apartment homes.	\$1,000,000
The Project will include an office for ANC 8E so that members of ANC 8E can meet with constituents and others. The space will be at no cost to ANC 8E.	\$250,000
Award 35% of the construction contracts to Ward 8 businesses.	\$13,119,288
CPCP will work with the General Contractor to hire at least 60 District residents during the construction phase of which at least 25 will be Ward 8 residents.	
- District of Columbia (35 residents)	\$4,200,000
- Ward 8 (25 residents)	\$3,000,000
CPCP will conduct small business and capacity building training workshops for Congress Park, Ward 8 and District businesses. CPCP will also conduct outreach in Congress Park and Ward 8, host job fairs in the Congress Park community and Ward 8, and interest and training meetings for sub-contractors so that any Congress Park, Ward 8 or District resident interested in working on the project can be considered. These activities will begin within 180 days of the D.C. Zoning Commission approving the Map Amendment for the Project.	\$150,000
CPCP will conduct financial literacy, budgeting, saving, investing, credit literacy and repair workshops.	\$25,000
CPCP will sponsor uniforms and equipment for the Congress Park community to support youth programs (football, baseball, basketball, dance team, etc.)	\$25,000
CPCP will support a violence interruption team in Congress Park to address the violence and lack of positive activities in the community.	\$76,000
CPCP will host free summer experiences for 40 youth ages 6-12 in the Congress Park community. The summer experience will provide safe and fun activities to help combat summer learning loss.	\$52,000
CPCP and the General Contractor will provide paid apprenticeship and internship opportunities for Congress Park and Ward 8 youth interested in real estate development and/or construction trades. CPCP, the General Contractor and construction sub-contractors will provide these internships each summer in which construction is on-going (Summer 2023 and Summer 2024).	\$76,800


CPCP, led by Congress Heights Community Training and Development Corporation and Blue Print Consulting, will lead a mentor-protégé and small business development program to help build capacity for Ward 8 and Congress Park small businesses who are interested in working with the Project.	
CPCP will include streetscape improvements such as new landscaping, outdoor seating, new sidewalks, streetscape lighting, etc.	\$200,000
CPCP will include exterior building lighting and exterior security cameras as well as interior security cameras in common areas (building exits, lobby, elevator, community room, fitness center, etc.)	\$50,000
CPCP will commit to having security on site 12-hours a day, 7 days a week.	\$111,600/year
CPCP will commit to having property management/front desk staff on site 24-hours a day, 7 days a week.	\$251,100/year
CPCP will provide preferences for Ward 8 residents for on-going administrative functions of the Project, including front desk, leasing staff and resident services staff.	\$161,550/year
CPCP will provide preferences for Ward 8 residents and businesses to support on-going administrative functions of the Project, including marketing, accounting, leasing, legal and auditing.	\$178,500/year
CPCP will provide preferences for Ward 8 residents and businesses to support on-going operations and maintenance functions of the Project, including repairs and maintenance, unit-turnover, waste management, janitorial, and grass and snow maintenance.	\$137,880/year
CPCP will award the property management contract to a Black-owned and District-based firm.	\$150,000/year
CPCP will work with the Property Management Company to hire District-based companies to support on-going operations and maintenance functions of the Project, including alarm monitoring, elevator monitoring, and maintenance supervision.	\$93,000
CPCP will award a significant amount of the legal work to Black attorneys with offices in the District.	\$150,000
CPCP will award the prime design contract to a Black-owned design firm	\$906,019
CPCP will ensure that the prime design firm awards 35% of the design work to District-based and Black-owned design firms	\$487,856
CPCP will award the interior design and interior furniture contract to a District-based Black-owned design firm	\$125,000
TOTAL COSTS OF COMMUNITY BENEFITS PACKAGE	\$24,976,593

CONGRESS PARK COMMUNITY PARTNERS, LLC

By: 
Name: Omar A. Karim
Title: Authorized Representative
Date: 10/08/2021

ADVISORY NEIGHBORHOOD COMMISSION 8E

By: 
Name: Brittany Geneva Cummings
Title: Member 8E06 and Chair, ANC 8E
Date: 10/8/2021

By: 
Name: Kendall Simmons
Title: Member, ANC 8E04
Date: 10/6/21