

RESOLUTION 26-06

To Authorize a New 2026 Infrastructure Memorandum of Understanding Between the District of Columbia Housing Authority and the District of Columbia Office of the Deputy Mayor for Planning and Economic Development for the Barry Farm Public Housing Redevelopment Project

Summary

The purpose of Resolution 26-06 is to authorize a new 2026 Infrastructure Memorandum of Understanding (MOU) between the District of Columbia Housing Authority (DCHA) and the District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) for an increase in infrastructure funding for the Barry Farm public housing redevelopment project. This new Infrastructure MOU will permit an additional amount up to \$16,217,500 from DMPED to be provided to DCHA for the Barry Farm infrastructure activities.

RESOLUTION 26-06

TO AUTHORIZE A NEW 2026 INFRASTRUCTURE MEMORANDUM OF UNDERSTANDING BETWEEN THE DISTRICT OF COLUMBIA HOUSING AUTHORITY AND THE DISTRICT OF COLUMBIA OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT FOR THE BARRY FARM REDEVELOPMENT PROJECT

WHEREAS, DCHA and the District of Columbia Government, by and through the Office of the Deputy Mayor for Planning and Economic Development, have agreed to collaborate to redevelop the Barry Farm site into a vibrant, mixed-income, and mixed-use community; and

WHEREAS, pursuant to Resolution 13-14, adopted on July 31, 2013, the DCHA Board of Commissioners approved DCHA's award to a development team comprised of A&R Development and Preservation of Affordable Housing (Barry Farm Redevelopment Associates, LLC) for a contract for master planning and development services, in connection with the redevelopment of Barry Farm, and the parties executed a Master Developer Agreement, effective April 27, 2017; and

WHEREAS, pursuant to Resolution 19-39, adopted on December 11, 2019, the DCHA Board of Commissioners authorized an Original 2020 Infrastructure Memorandum of Understanding with DMPED and certain amendments pursuant to which DMPED committed to provide an amount up to \$14,000,000 in infrastructure funding for the first phase of the redevelopment and such funds have been granted by DCHA to the Developer pursuant to the Original 2020 Infrastructure Funding Agreement. As such, the maximum aggregate funding available under the Original 2020 Infrastructure MOU was amended to a total of \$14,000,000; and

WHEREAS, DCHA and DMPED pursuant to Resolution 23-16, adopted on March 8, 2023 authorized the Executive Director to enter into a new 2023 Infrastructure MOU with DMPED to provide up to an additional \$27,000,000 in funding for horizontal infrastructure activities to support the phase 1 pipeline of housing that includes building 2, townhomes, and stacked flat rental apartments. As such, the maximum aggregate funding available under the new 2023 Infrastructure MOU was a total of \$27,000,000; and

WHEREAS, As of May 2023, DCHA expended all \$14,000,000 in funding from the Original 2020 Infrastructure MOU; and

WHEREAS, DCHA and DMPED pursuant to the First Amendment to the 2023 Infrastructure MOU with DMPED, executed on May 9, 2024, extended the term of this MOU; and

WHEREAS, DCHA and DMPED pursuant to the Second Amendment to the 2023 Infrastructure MOU with DMPED, executed on August 15, 2024, decreased infrastructure funding by \$1,300,000; As such, the maximum aggregate funding available under the 2023 Infrastructure MOU was amended to a total of \$25,700,000; and

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MEMORANDUM OF UNDERSTANDING BETWEEN THE
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MAYOR FOR PLANNING AND ECONOMIC
DEVELOPMENT FOR THE BARRY FARM
REDEVELOPMENT PROJECT

WHEREAS, DCHA and DMPED pursuant to the Third Amendment to the 2023 Infrastructure MOU with DMPED, executed on December 30, 2024, increased infrastructure funding by \$6,000,000. As such, the maximum aggregate funding available under the 2023 Infrastructure MOU was amended to a total of \$31,700,000; and

WHEREAS, DCHA and DMPED pursuant to the Fourth Amendment to the 2023 Infrastructure MOU with DMPED, executed on October 27, 2025, extended the term of this MOU; and

WHEREAS, DMPED desires to continue to support the Barry Farm redevelopment and provide additional funding in the amount not to exceed \$16,217,500 to DCHA under a new 2026 Infrastructure MOU to support infrastructure development; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director: (i) to enter into a new 2026 Infrastructure MOU with DMPED, to provide up to an additional \$16,217,500 in funding for horizontal infrastructure work consisting of new intersections, roads/streets, and alleyways, to support the Barry Farm housing pipeline along Sumner Road SE, Firth Sterling Ave SE, Wade Road SE, Eaton Road SE, Obama Way SE, Eureka Place SE, and Solomon Road SE, (ii) to loan all or a portion of the funding to the ownership entities of one or more phases of the Barry Farm redevelopment (sub-phase loans) on such terms as agreed to by DMPED, DCHA, the master development team and senior lenders, and (iii) to enter into such agreements and arrangements with the master development team as may be necessary or advisable to perform and finance the infrastructure work, including amendment of the loan agreements. As such, the maximum aggregate funding available under the new 2026 Infrastructure MOU will be \$16,217,500.

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ADOPTED by the Board of Commissioners and signed in authentication of its passage the
11th day of March 2026.

ATTEST:

APPROVED:

Keith L. Pettigrew
Executive Director/Secretary

Raymond A. Skinner
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Amy Glassman
General Counsel/Sr. VP