

Judiciary House

461 H Street NW, Washington, DC
Ward 2 | ANC 2C

Neighborhood: H Street - Chinatown

2018 Capital Needs Assessment: \$13,153,316

Annual Interim Controls Cost: \$0

Year Constructed: 1966

Recommendation: RAD Minor Rehab

Existing Conditions

The Judiciary House consists of one ten-story, high-rise building for seniors and the management office is located on the first floor. The site is relatively flat and negotiable by physically disabled persons and measures have been implemented to meet Americans with Disability Act requirements.

The public spaces including the main lobby, corridors and dwelling units were renovated approximately five years ago and these spaces and units are mostly in fair to good condition.

Common Areas include:

- An entry vestibule, a public Lobby with Security Guard/Reception Area/elevators, and a mail room
- A manager's office
- Basement area incorporating a billiard room, community dining room, offices, recreation and fitness center with ADA compliant toilet facilities. The mechanical/boiler room area is also located in the basement
- Elevator lobby and corridors on each floor
- Top-floor storage room

Existing Unit Mix

Property	0BR	1BR	2BR	3BR	4BR	5BR	6BR	Total
	149	120	2					
Total								271

Per the DCHA Capital Needs Assessment, prepared by Torti-Gallas Urban in 2018, the long-term capital need for this property is estimated to be \$13,153,316 in FY 2019 dollars, or roughly \$48,500 per unit. There was no lead-hazard or other environmental concern for this building with the exception of an extremely-high prevalence of rodent and insect infestation. The high cost of deferred capital needs, combined with the presence of a resident rodent population that must be eradicated, leads DCHA to place this property on the extremely-urgent inventory list.

The following list items identified as being life and safety hazards or severe physical distress:

Life and Safety Hazards

- Eradicate rodent and insect infestation at building.
- Repair structural failure in concrete slab at top of underground parking garage.
- Replace roof membrane, eliminate ponding and investigate and repair any substrate damage at roof slab.
- Install GFI outlets and vent fans in all unit bathrooms.

Severe Structural Distress

- Replace HVAC fan-coil units in all apartment units and replace HVAC service risers.
- Replace sanitary waste and vent risers in building.
- Replace electrical risers and receptacles.
- Replace unit kitchens and bathrooms.



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Judiciary House Location Plan



Judiciary House

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Recommendation: RAD Minor Rehab Current Zoning and Land Use

Zoning: D-1-R

Residential and Mixed-Use Buildings								
District	Floor Area Ratio (maximum) ¹	Height (feet) ²	Penthouse Height (ft.)/Stories	Lot Occupancy (percentage) ³	Rear Yard (ft.)	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
D-1-R	6.0 (2.0 minimum residential)	90	20	100	2.5 in. per 1 ft. of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet, but not less than 12 ft. If provided, at least 2 in. wide for each	1 ft. of height of building but no less than 5 ft.	0.2	Subtitle I, Chapter 5

Development Recommendation

The work required for Judiciary House to achieve 20-year viability falls within the category of moderate rehab. The estimated hard costs involved with the rehabilitation are approximately \$15.1 million. During the rehabilitation process relocation will be required for up to 30-day intervals per 20-unit double-unit stack to allow for hazardous materials abatement and replacement of major systems and finishes. Major cost components of the required work are listed below:

- **Rodent and Vermin Infestation** - exterminate vermin and insects, plug holes in basement walls to block entry points, plug slabs floor-to-floor at risers.
- **Bathrooms** - Replace fixtures
- **Kitchens** - Replace cabinets, countertops, appliances and finishes
- **Finishes** - Replace flooring throughout units, patch walls and paint
- **Sitework** - Repair parking deck roof and repave rear lot
- **HVAC** - Replace HVAC PTAC units
- **HVAC** - Replace HVAC riser piping
- **Electrical** - Replace building electrical risers and unit service panels, install new carbon monoxide and smoke-detectors



Judiciary House

461 H Street NW, Washington, DC
Ward 2 - Jack Evans | ANC 2C

Neighborhood: H Street - Chinatown

2018 Capital Needs Assessment: \$13,153,316

Annual Interim Controls Cost: \$0

Year Constructed: 1966

Recommendation: RAD Minor Rehab Unit Mix and Financial Analysis:

The following table shows the unit mix and sources and uses for Judiciary House:

Judiciary House RAD

INPUTS

1. UNITS & RENTAL SUBSIDY

	ACC	RAD	PBVs	LIHTC-only	MARKET	TOTAL
Efficiency	0	149	0	0	0	149
1 bedrooms	0	55	65	0	0	120
2 bedrooms	0	0	2	0	0	2
3 bedrooms	0	0	0	0	0	0
4 bedrooms	0	0	0	0	0	0
5+ bedrooms	0	0	0	0	0	0
TOTAL	0	204	67	0	0	271

LIHTC rents at	50%
FMR	110%

OUTPUTS

USES	Total	per unit
Building Acquisition	\$61,699,080	\$227,672
Land Acquisition	\$16,692,910	\$61,597
Hard Costs	\$20,390,040	\$75,240
Soft Costs	\$5,097,510	\$18,810
Developer Fee	\$6,908,087	\$25,491
TOTAL DEVELOPMENT COSTS	\$110,787,627	\$408,810

Permanent Sources	Total	
Seller note	\$78,391,990	71%
4% LIHTC	\$27,136,984	24%
Permanent Mortgage	\$5,258,652	5%
Deferred fee	\$0	0%
GAP	\$0	0%
TOTAL SOURCES	\$110,787,627	100%

50% test		
Basis	\$88,997,207	
Min Bond	\$48,948,464	
Construction costs	\$20,390,040	23%

MANUAL INPUT CALCULATION

2. COSTS

Building Acquisition costs (exc. land)	\$61,699,080
Land Costs	\$16,692,910
Rehab/construction costs per unit	\$60,000
QCT	NO

3. SOURCES

4% LIHTC	
Tax Credit price	\$0.95
Permanent loan terms	
Interest rate	4.25%
amortization	40
DSCR	1.15
Max LTV	90%
cap rate	6%
Max % fee deferred	50%

4. Other assumptions

GC markups	14%	of const. costs
Hard cost contingency	10%	
soft costs (excluding dev fee)	25%	of hard costs
Developer fee - construction	15%	
Developer fee - acquisition	5%	

