

## RESOLUTION 17-32

### **TO AUTHORIZE AMENDMENT TO DCHA'S SECTION 8 ADMINISTRATIVE PLAN TO ALLOW THE ALLOCATION OF PROJECT BASED VOUCHER OPERATING SUBSIDY WITHOUT COMPETITIVE PROCESS; AND TO AUTHORIZE THE ALLOCATION OF NOT MORE THAN 270 UNITS OF PROJECT BASED VOUCHER OPERATING SUBSIDY FOR THE REDEVELOPMENT OF BARRY FARM, KENILWORTH COURTS, AND PARK MORTON/BRUCE MONROE**

WHEREAS, despite economic challenges presented by declining federal capital and operating subsidy, and in keeping DCHA's mission to serve low-income households and provide affordable housing that will support healthy and sustainable communities, DCHA has identified public housing sites for redevelopment, including: Barry Farm, Park Morton and Kenilworth Courts (Barry Farm and Park Morton are also part of the District of Columbia's ("District") New Communities Initiative ("NCI"));

WHEREAS, redevelopment plans for each of the communities seeks to transform the existing site into a vibrant mixed-income, mixed-use community inclusive of one-for-one replacement of the total number of existing public housing units, a variety of affordability, a variety of housing types, better connections through the neighborhoods, flexible green space and retail and/or dedicated community space;

WHEREAS, in order to facilitate these ambitious community transformations, DCHA has determined that it would be advisable to augment the subsidy of replacement units with project based vouchers ("PBV"s);

WHEREAS, typically, DCHA awards PBVs under applicable provisions of the *US Housing Act of 1937*, as amended, and US Department of Housing and Urban Development ("HUD") regulations, which require, in part, that in order to award project based vouchers to a project, a public housing agency ("PHA") must select the project in accordance with a competitive process. See, 24 *CFR* § 983.51;

WHEREAS, Congress has enacted changes to the *US Housing Act of 1937*, pursuant to the *Housing Opportunity Through Modernization Act of 2016* ("HOTMA"), which, among other things, provides an additional exception to the general requirement that a PHA must award PBVs to a project based upon a competitive process, provided the PHA satisfies following conditions where it is redeveloping a public housing site:

- (a) the PHA must be engaged in an initiative which involves the improvement, development, or replacement of a public housing property on site;
- (b) the PHA must hold an ownership interest in or have control of the building,
- (c) the project's development work requires at least \$25,000 per unit in hard costs, and
- (d) the PHA's Section 8 Administrative Plan must be updated to reflect the development work and the number of PBVs to be attached to the site;

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WHEREAS, while each of the redevelopment plans will require gap financing from the District's NCI program or Housing Production Trust Funds, DCHA staff recommends that DCHA allocate up to 270 PBVs to the projects to help reduce the overall gap in capital funds and provide stabilized federal funding for long-term financial viability and proper operation of the properties, as set forth below:

**Proposed PBV Allocation**

<b>Property</b>	<b>Proposed PBV Allocation</b>
Barry Farm	102 PBVs
Bruce Monroe (Park Morton)	90 PBVs
Kenilworth	78 PBVs
<b>TOTAL</b>	<b>270 PBVs</b>

; and

WHEREAS, prior to awarding PBVs to any project, HOTMA requires that DCHA adopt changes to its Section 8 Administrative Plan ("Admin Plan"), to allow for the allocation of PBVs without a competitive process;

WHEREAS, DCHA's HOTMA Admin Plan amendments shall require that any project to which DCHA awards PBVs without the benefit of a competitive process shall satisfy all applicable HOTMA conditions (or shall request from HUD applicable waivers), including: on-site redevelopment of replacement units; ownership interest requirements; and redevelopment work cost requirements;

WHEREAS, DCHA shall comply with any other applicable PBV requirements, including notifications to HUD, further amendments of the DCHA Admin Plan such as amendments required to reflect the proposed rehabilitation costs of the projects, and/or requisite inclusion in DCHA's MTW Plan; and

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WHEREAS, DCHA shall provide its final commitment of the PBV operating subsidy after confirmation of full financing of the each redevelopment.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of DCHA hereby authorizes the publication as proposed regulations amendments to the DCHA Admin Plan to allow the award of PBVs on a non-competitive basis upon approval to publish by the Operations Committee.

BE IT FURTHER RESOLVED that subject to the satisfaction of the applicable DCHA and HUD PBV requirements, the Board of Commissioners of DCHA hereby authorizes the allocation of Project Based Vouchers for the Barry Farm, Kenilworth Courts and Park Morton/Bruce Monroe Redevelopment Projects, not to exceed 270 units.

BE IT FURTHER RESOLVED that the final commitment of Project Based Voucher operating subsidy will occur upon confirmation of the full financing of the each redevelopment.

BE IT FURTHER RESOLVED, the Board of Commissioners hereby authorizes the Executive Director of DCHA to take all such action, to execute all such required documents, and to make any required submissions, provide notices and obtain any approvals or waivers with respect to the awards and allocation of up to 270 units of Project Based Voucher operating subsidy for the Barry Farm, Kenilworth Courts and Park Morton/Bruce Monroe Redevelopment projects.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 13th day of December 2017.

ATTEST:

APPROVAL:

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Tyrone Garrett  
Executive Director/Secretary

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Neil Albert  
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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Kenneth S. Slaughter  
General Counsel

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