

RESOLUTION 14-16

TO AUTHORIZE THE SUBMISSION OF A RENTAL ASSISTANCE DEMONSTRATION (RAD) APPLICATION TO HUD FOR KENILWORTH COURTS

WHEREAS, Congress authorized the Rental Assistance Demonstration (“RAD”) program (*Public Law 112-55*) with the stated purpose “...to preserve and improve public housing and certain other multifamily housing through the voluntary conversion of properties with assistance under section 9... to properties with assistance under a project-based subsidy contract under section 8...” ;

WHEREAS, there has been a downward trend of the U.S. Department of Housing and Urban Development (“HUD”) funding, particularly capital funding for public housing, due to Congressional budget cuts;

WHEREAS, RAD allows Public Housing Agencies (“PHAs”) to convert public housing subsidies into a long term, Project-Based Section 8 rental assistance subsidy, with more stable and predictable revenues, and further allows PHAs to seek other sources of financing for public housing renovation;

WHEREAS, in accordance with RAD program resident notification and consultation requirements, and in anticipation of submitting a RAD application, DCHA has conducted two (2) resident meetings at the Kenilworth Courts Property Manager/Resident Council building and has recorded and summarized the comments and any responses from these meetings;

WHEREAS, the Residents at Kenilworth Courts will enjoy all of the rights and protections that are built into the RAD program, including: the requirement that owner renews leases; continued participation in and funding eligibility of resident participation organizations; continued participation in self-sufficiency programs; and grievance procedures. In addition, residents’ rights to opt out and move would be subject to a requirement that the resident live at the applicable property for a period of one year, and further to the availability of tenant-based vouchers;

WHEREAS, further in accordance with RAD program requirements, in order to provide a letter of interest/intent from the lenders as part of the application package, DCHA has solicited potential lenders to provide financing to support the conversion;

WHEREAS, with the approval of the Board of Commissioners, DCHA anticipates submitting a RAD application to convert Kenilworth Courts by May 23, 2014;

WHEREAS, upon HUD’s approval of DCHA’s RAD application, DCHA will receive a RAD award letter and a Commitment to Enter into a Housing Assistance Payment (“CHAP”) within thirty (30) to sixty (60) days of application submission; and

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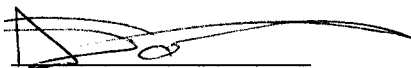
WHEREAS, based upon the anticipated schedule for submitting the conversion application, and the time required to complete the closing of tax exempt construction and permanent financing, DCHA projects that the conversion of Kenilworth Courts will occur within one year after HUD issues a CHAP;

NOW THEREFORE, BE IT RESOLVED, Board of Commissioners hereby adopts Resolution 14-16 to authorize the Executive Director to take all necessary action to:

- (i) submit to HUD an application to convert Kenilworth Courts public housing subsidy to project-based Section 8 Assistance under the RAD program, including executing all required application documents and supporting documents and any follow-up documentation necessary to complete the proposed RAD conversion;
- (ii) pursue LIHTC and Tax Exempt Financing, or commercially reasonable terms in connection with the conversion, including execution and delivery of all documents by or on behalf of DCHA; and
- (iii) create such subsidiary, single purpose entities as may be required to facilitate the LIHTC and Tax Exempt Bond Financing and/or the management of the properties.

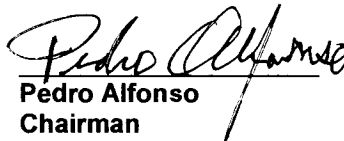
ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 14th day of May, 2014.

ATTEST:



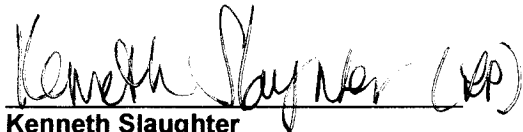
Adrienne Todman
Executive Director/Secretary

APPROVAL:



Pedro Alfonso
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Kenneth Slaughter
Interim General Counsel

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