

# RESOLUTION 20-16

## To Authorize Submission of Rental Assistance Demonstration (RAD) Program Application to HUD for Judiciary House Apartments

### Summary

The purpose of this resolution is to authorize the Executive Director of District of Columbia Housing Authority ("DCHA") to take all necessary steps to submit to the U.S. Department of Housing and Urban Development ("HUD") an application to convert the Judiciary House Apartments ("Judiciary") subsidies to project-based Section 8 Assistance, under the Rental Assistance Demonstration ("RAD") program and submission and execution of any documents required. Conversion under RAD will make available funding to address DCHA capital improvement needs, including property renovation, stabilize funding for ongoing operating expenses and for other purposes consistent with DCHA's mission.

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### TO AUTHORIZE THE SUBMISSION OF A RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM APPLICATION TO HUD FOR JUDICIARY HOUSE

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, 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, DCHA has undertaken a portfolio wide review of its public housing inventory and seeks to stabilize properties in need of repairs and capital replacement in order to facilitate long-term stabilization and viability, including viability from an operating cost perspective;

WHEREAS, District of Columbia Housing Authority ("DCHA") has determined that conversion of Judiciary House Apartments ("Judiciary") under RAD would be financially feasible, and that the financing plan was prepared to meet the project's operating expenses;

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 Judiciary House, and has recorded and summarized the comments and any responses from these meetings;

WHEREAS, the Residents at Judiciary House will enjoy all of the rights and protections that are built into the RAD program, including: current residents will not be rescreened at conversion and no resident will be involuntarily displaced; any resident relocated for construction or rehab have a right to return; all residents' leases must be renewed at expiration, except in instances of good cause; current Public Housing Family Self Sufficiency and Resident Opportunities and Self Sufficiency Service Coordinator Programs participants are allowed to continue their participation; residents have the right to establish and operate resident organizations, and be eligible for resident participation funding; the housing authority's Section 8 Administrative Plan and leases must incorporate public housing termination notification provisions and grievance processes; and post-conversion, a resident may opt to move with a tenant-based voucher, if available;

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WHEREAS, with significant input from stakeholders and the public, DCHA has adopted additional regulations in the District of Columbia Municipal Regulations and such additional RAD protections are set forth in the DCHA's Administrative Plan;

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 will solicit potential debt and equity lenders to provide financing to support the conversion;

WHEREAS, with the approval of the Board of Commissioners, DCHA anticipates submitting an application to convert Judiciary House in September 2020;

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");

NOW THEREFORE, BE IT RESOLVED, Board of Commissioners hereby adopts Resolution 20-16 to authorize the Executive Director to take all necessary action to submit to HUD an application to convert Judiciary House Apartments' public housing subsidies 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 application to HUD.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 9th day of September, 2020.

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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Greg Mays  
General Counsel