RESOLUTION 12-32

TO AUTHORIZE AN ALLOCATION OF NINE (9) PROJECT-BASED VOUCHERS FOR THE 4427 HAYES STREET NE PROJECT

WHEREAS, in October, 2009, pursuant to Resolution 09-30, the District of Columbia Housing Authority ("DCHA") Board of Commissioners authorized the submission to the United States Department of Housing and Urban Development ("HUD") of a proposal under either HUD's Operating Subsidy Only program or DCHA's Operating Assistance for Rental Housing Program ("OPERA") in order to provide operating subsidy for the nine (9) replacement units located at 4427 Hayes Street NE; and

WHEREAS, such nine (9) units are part of the development of off-site replacement units for the District of Columbia's Lincoln Heights/Richardson Dwellings New Communities Initiative; and

WHEREAS, under OPERA, it was proposed that DCHA would provide Annual Contributions Contract operating assistance for the nine (9) off-site replacement public housing units. DCHA has been seeking the required approvals from the United States Department of Housing and Urban Development ("HUD") in order to proceed with OPERA; and

WHEREAS, currently, the substantial rehabilitation of the units is complete and the units are ready to be occupied. DCHA now wishes to authorize entering into a project-based Housing Assistance Payment Contract ("HAP Contract") with the owner, Blue Sky Development, LLC in the event that the HUD approval under OPERA is not obtained prior to the close of 2012; and

WHEREAS, HUD has authorized the use of up to 20 percent of the Housing Choice Voucher Program ("HCVP") allocation for project-based assistance; and

WHEREAS, the DCHA Board of Commissioners has adopted regulations for the Partnership Program for Affordable Housing ("Partnership Program") in order to take advantage of the opportunity to create a project-based program to address supply-side issues related to affordable housing in the District of Columbia; and

WHEREAS, in 2004 the DCHA Board of Commissioners adopted amendments to the Partnership Program to provide for amongst other things, (1) allowing, after review by the Board of Commissioners, up to 100% of units to be subsidized in properties designated for families where the subsidy amount is necessary to the financial viability of the property for the incomes being served; (2) awarding after review by the Board of Commissioners, a HAP Contract on

the basis of non-solicited proposals; and (3) awarding a HAP Contract to an eligible property which is either losing an operating subsidy from another source or is need of such a subsidy to sustain occupancy for eligible low income households; and

WHEREAS, DCHA wishes to authorize entering into a HAP Contract with the Owner in order to provide project- based operating subsidy to the project in the event HUD approval is not obtained to provide operating subsidy under OPERA; and

WHEREAS, such HAP Contract will allow the nine (9) off-site replacement units at 4427 Hayes Street NE to retain the units as a resource for current and future eligible low-income households of the District of Columbia; and

WHEREAS, as a condition precedent to execution of the HAP Contract for the nine (9) off-site replacement units for Lincoln Heights residents, the project will be subject to the requirements of Chapter 93 of the District of Columbia Municipal Regulations for issuance of a project-based HAP;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby approves the allocation of nine (9) project-based vouchers and award of a project-based Housing Assistance Payments Contract to Blue Sky Development, LLC for nine (9) off-site Lincoln Heights replacement units located at 4427 Hayes Street NE.

ADOPTED, by the Board of Commissioners and signed in authentication of passage the 14th day of November, 2012.

RESOLUTION 12-32

To Authorize an Allocation of Nine (9)
Project-based Vouchers for the
4427 Hayes Street NE Project

ATTEST:

Adrianne Todman
Executive Director/Secretary

APPROVAL:

Pedro Alfonso
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Beverly Wilbourn
General Counsel

RESOLUTION 12- 32