

RESOLUTION 14-19

To Approve Emergency and Proposed Rulemaking for Amended Service Rich Properties Regulations and to Designate 2905 11th Street, NW as a Service Rich Property

WHEREAS, pursuant to its Moving to Work (“MTW”) authority, District of Columbia Housing Authority (“DCHA”) adopted Section 6113 of Title 14 of the District of Columbia Municipal Regulations entitled “Tenant Admission and Occupancy: Redeveloped and Special Needs Properties” (the “Regulations”), to provide, among other things, a regulatory framework for its development and operation of properties which feature enhanced services for residents;

WHEREAS, DCHA included an initiative in its 2014 MTW Plan to better meet the special needs of some of its residents and applicants by developing properties that offer a coordinated package of targeted services and housing, in particular assisted living (the “Service Rich Properties”);

WHEREAS, DCHA received an award from the U.S. Department of Housing and Urban Development (“HUD”) under the American Recovery and Reinvestment Act to fund, in part, the development of an assisted living facility, the operation of which would be subsidized through Medicaid;

WHEREAS, DCHA has appointed its instrumentality, DC Housing Enterprises (“DCHE”) as its management agent to oversee the operation of the assisted living facility, and DCHE has, in turn, assigned such duties to wholly-owned subsidiary, 2905 ALF, LLC (“2905 ALF”);

WHEREAS, DCHA has selected a third party property manager and assisted living service provider (the “Facility Manager”) to operate the facility pursuant to a contract with 2905 ALF;

WHEREAS, with Facility Manager’s assistance, 2905 ALF has obtained a license to operate the facility as an assisted living residence from the District’s Department of Health, and Medicaid provider certification from the District Department of Health Care Finance;

WHEREAS, ALF and Facility Manager are taking all appropriate steps to prepare for occupancy and operation of the assisted living facility to commence sometime in June 2014;

WHEREAS, in order to align its Regulations with its Service Rich Properties initiatives, as set forth in its 2014 MTW Plan, in particular to accommodate the development and operation of assisted living facilities, DCHA determined that it would be necessary to amend the Regulations; and

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WHEREAS, the Regulations, as amended, require that the Board of Commissioners designate any property to be operated as a Service Rich Property (including assisted living residences).

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby adopts this Resolution 14 -19 to: (i) authorize the adoption of emergency and publication of proposed regulations to amend 14 DCMR § 6113, to retitile the same as "Tenant Admission and Occupancy: Redeveloped and Service Rich Properties," and provide for the operation of service rich properties as assisted living residences, among other changes; and (ii) designate 2905 11th Street, NW, Washington, DC as a "Special Needs Property" in accordance with the provisions of subsection 6113 of Chapter 61 of Title 14 of the DCMR, as amended.

Adopted by the Board of Commissioners and signed in authentication of its passage the 11th day of June 2014.

ATTEST:



Adrienne Todman
Executive Director/Secretary

APPROVAL:



Pedro Alfonso
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Kenneth S. Slaughter
Interim General Counsel

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