

RESOLUTION 20-15

To Authorize Submission of Rental Assistance Demonstration (RAD) Program Application to HUD for the Kelly Miller Townhomes and LeDroit Senior 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 Kelly Miller Townhomes and LeDroit Senior Apartments ("Kelly Miller/LeDroit") 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 KELLY MILLER TOWNHOMES AND LEDROIT SENIOR APARTMENTS

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, the District of Columbia Housing Authority ("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, in accordance with RAD program resident notification and consultation requirements, and in anticipation of submitting a RAD application, DCHA has conducted two (2) rounds of resident meetings at Kelly Miller/LeDroit, respectively, and has recorded and summarized the comments and any responses from these meetings;

WHEREAS, the RAD conversion at Kelly Miller Townhomes/LeDroit Senior will consist of phased rehabilitation and temporary short-term relocation to alternate units within the Kelly Miller/LeDroit Senior developments, thereby minimizing or eliminating off-site relocation of DCHA residents;

WHEREAS, under the RAD conversion of Kelly Miller Townhomes/LeDroit Senior, the residents 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

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notification provisions and grievance processes; and post-conversion, a resident may opt to move with a tenant-based voucher, if available;

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, with the approval of the Board of Commissioners, DCHA anticipates submitting an application to convert Kelly Miller Townhomes/LeDroit Senior 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 20-15 to authorize the Executive Director to take all necessary action to submit to HUD an application to convert Kelly Miller Townhomes/LeDroit Senior public housing subsidies to project-based Section 8 assistance under the RAD program, including executing all required application documents and supporting documents for the submission of the RAD application.

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

ATTEST:

APPROVAL:

Tyrone Garrett
Executive Director/Secretary

Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Greg Mays
General Counsel