RESOLUTION 12-13

TO APPROVE SUBMISSION OF A HOMEOWNERSHIP PLAN AND DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF SCATTERED SITES

WHEREAS, at the beginning of the receivership of the District of Columbia Housing Authority (DCHA), the public housing inventory of DCHA included 311 scattered site units, located in areas throughout the District, many of which had been vacant for several years; and

WHEREAS, the scattered sites, typically single family townhomes or, in a some cases, duplexes, have long presented a management challenge to DCHA given their number and location and, for many of them, a severe level of disrepair; and

WHEREAS, as part of the strategy for the overall recovery of the agency, over the last several years, DCHA created a multi-phased plan to provide for the rehabilitation of the units, in order to provide quality rental and home ownership opportunities for families in the District of Columbia representing a mix of income levels, and to remove blighted properties and their resultant negative impact on their communities; and

WHEREAS, DCHA has disposed of scattered site units through various programmatic initiatives for redevelopment including sales to former public housing residents of some units, other governmental entities and non-profit developers; and

WHEREAS, certain of the remaining scattered site units require substantial rehabilitation to be returned to habitable condition and the estimated cost of such repairs exceeds available resources; and

WHEREAS, DCHA has determined that it is not financially reasonable to repair or to continue to manage and maintain the scattered site properties as public housing rental units given the extremely high cost to maintain these units, the cost of scattered site management and reductions in operating subsidy received from HUD; and

WHEREAS, in support of DCHA's strategic goals of increasing access to quality affordable housing and supporting healthy and sustainable communities, it is proposed that DCHA dispose of 51 scattered sites; and

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WHEREAS, DCHA received funds from the United States Department of Housing and Urban Development under the American Reinvestment and Recovery Act to make greening improvements to 26 scattered sites ("Stimulus Scattered Sites"). Certain of the Stimulus Scattered Sites will be sold to provide homeownership opportunities for low and moderate income families with incomes up to 80% of the area median income; others will be sold at market without limitation as to the purchaser's income; 2 units will be disposed of by long-term

lease to a community-based non-profit organization; and

WHEREAS, the remaining scattered sites (" Non-Stimulus Scattered Sites") will be sold with a first preference to the existing households; if not sold to the existing households, the homes will be sold either on an as-is basis or rehabilitated and sold at market to generate income to be used to further the mission and strategic goals of DCHA; and

WHEREAS, all required mayoral consultations and resident consultations, including meeting with the City-Wide Advisory Board, have taken place; and

WHEREAS, the proceeds of the sales are program income which will be used in accordance with the HUD program income regulations and the HUD approved disposition;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Authority hereby adopts the proposed scattered site Homeownership and Disposition Plan which will be conducted in accordance with the applicable requirements of Section 18 and 32 of the U.S. Housing Act of 1937.

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes the submission to HUD of such Homeownership and Disposition Plan application(s).

BE IT FURTHER RESOLVED, upon approval of the HUD scattered site Homeownership Plan and Disposition application(s), the Board of Commissioners hereby authorizes DCHA (and DC Housing Enterprises) to sell or dispose of the 49 scattered sites; provided that the proceeds of the sale of the Stimulus Scattered Sites and the Non-Stimulus Scattered Sites will be used in accordance with the HUD program income regulations and the HUD approvals obtained.

BE IT FURTHER RESOLVED, that upon approval of the disposition by HUD, enter into a long- term lease with a community-based non-profit for the remaining 2 units.

RESOLUTION 12-13

To Authorize The Submission
Of An Application To The U.S.
Department Of Housing And
Urban Development For The
Disposition Of Scattered Site
Properties

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes the Executive Director to take such actions as are necessary in connection with such submission of the scattered site Homeownership Plan and Disposition application(s) to HUD.

ADOPTED, by the Board of Commissioners and signed in authentication of passage the 11th day of April, 2012.

ATTEST:

Adrianne Todman
Executive Director/Secretary

APPROVAL:

Pedro Alfonso
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Lori S. Parris
Interim General Counsel

RESOLUTION 12- 13