

RESOLUTION 25-26

To Authorize the Submission of HUD RAD Applications for 9 Properties to Be Modernized with Bond Funds

Summary

The purpose of this resolution is to authorize the District of Columbia Housing Authority (DCHA) to submit a Rental Assistance Demonstration (RAD) Program Application to the U.S. Department of Housing and Urban Development (HUD) for the following nine current public housing properties distributed throughout the District of Columbia:

Properties			
Units		Units	
Fort Lincoln	120	Knox Hill	122
James Apartments	141	Sibley Plaza	224
Claridge House	343	Hopkins Apartments	158
James Creek	242	Syphax Apartments	174
Lincoln Heights	407		

The comprehensive modernization of the above-indicated nine properties will be funded in part with District-issued Industrial Revenue Bonds (IRB). Repositioning the ACC units at each of the nine properties to RAD project based subsidies will allow each property to generate cash flow which will permit it to repay the bonds invested in the modernization. This resolution authorizes the submission of a RAD application to HUD for the nine indicated properties.

RESOLUTION 25-26

TO AUTHORIZE THE SUBMISSION OF HUD RAD APPLICATIONS FOR 9 PROPERTIES TO BE MODERNIZED WITH BOND FUNDS

WHEREAS, the mission of the District of Columbia Housing Authority (DCHA) is to provide quality affordable housing to extremely low- through moderate-income households, foster sustainable communities, and cultivate opportunities for residents to improve their lives; and

WHEREAS, federal and local capital funds that can be used for capital improvements on DCHA's public housing portfolio are severely insufficient to meet all the modernization, rehabilitation, and redevelopment needs of an aging public housing stock in the District of Columbia; and

WHEREAS, DCHA Board of Commissioners has authorized staff to seek from DMPED the issuance of Industrial Revenue Bonds to augment the past capital investments in up to 19 public housing properties; and

WHEREAS, on July 1, 2025, the City Council of the District of Columbia unanimously approved DMPED's request to issue \$700 million in Industrial Revenue Bonds for the benefit of up to 19 current public housing properties located throughout the District; and

WHEREAS, the underwriting conducted by DCHA's Asset Management department demonstrated that the nineteen public housing properties could repay the bond proceeds solely with an increase in operating subsidy for each property; and

WHEREAS, to manage the bond proceeds and to encourage a manageable renovation and relocation process, DCHA has designed nine of the nineteen properties (outlined below) to commence on or about March 2026; and

WHEREAS, HUD has provided public housing agencies with the tools necessary to reposition ACC operating subsidies through Section 18 repositioning, RAD or a mix of the two programs; and

WHEREAS, (as indicated below) DCHA has undertaken the required resident consultation at each of the first nine identified properties where bond proceeds will be used and the resident notices required under the RAD program and provided other written and electronic materials through various means; and

WHEREAS, repositioning of the operating subsidy is essential to the success of the bond-funded comprehensive modernization program for the identified properties.

RESOLUTION 25-26

**TO AUTHORIZE THE SUBMISSION OF HUD RAD
APPLICATIONS FOR 9 PROPERTIES TO BE
MODERNIZED WITH BOND FUNDS**

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of DCHA hereby adopts Resolution 25-26 to authorize the Executive Director of DCHA to submit a RAD application for each of the nine properties: Fort Lincoln, Knox Hill, James Apartments, Sibley Plaza, Claridge House, Hopkins Apartments, James Creek, Syphax Apartments, and Lincoln Heights. The Board also recognizes that DCHA staff has carried out the two resident consultations as required pursuant to RAD program rules on the below indicated dates:

PROPERTY NAME	RESIDENT MEETINGS
Fort Lincoln	July 29, 2025
Knox Hill	July 30, 2025
James Apartments	July 31, 2025
Sibley Plaza	August 5, 2025
Claridge House	August 6, 2025
Hopkins Apartments	August 7, 2025
James Creek	August 12, 2025
Syphax Apartments	August 13, 2025
Lincoln Heights	August 14, 2025

BE IT FURTHER RESOLVED, to authorize the Executive Director of DCHA to take all such actions, to execute all such required documents, to make any required submissions and notices, and to obtain any waivers in connection with the RAD submission to HUD.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage on the 10th day of September 2025.

ATTEST:

APPROVED:

Keith L. Pettigrew
Executive Director/Secretary

Raymond A. Skinner
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Amy M. Glassman
General Counsel and Sr. Vice President