

RESOLUTION 25-03

To Authorize the Submission of a HUD Restore-Rebuild Reservation for the Redevelopment of
Barry Farm Rental Flats

SUMMARY

The purpose of this resolution is to authorize the District of Columbia Housing Authority (DCHA) to submit a Restore-Rebuild Application to the U.S. Department of Housing and Urban Development (HUD) for the next phase of the Barry Farm Redevelopment Project, which is the Rental Flats Apartments. HUD rebranded their formerly known as “Faircloth-to-RAD” initiative to what is now known as “Restore-Rebuild.” HUD approval of DCHA’s Restore-Rebuild Application will reserve the allocation of new units at Barry Farm that DCHA can convert through the Rental Assistance Demonstration (RAD) to Section 8 Project-Based program

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TO AUTHORIZE THE SUBMISSION OF A HUD RESTORE-REBUILD RESERVATION FOR THE REDEVELOPMENT OF BARRY FARM RENTAL FLATS

WHEREAS, the District of Columbia Housing Authority (DCHA) seeks to create public housing replacement units under the Barry Farm Redevelopment Plan and increase the supply of affordable housing in the District of Columbia; and

WHEREAS, Barry Farm and Wade Apartments (Barry Farm), is a 34.09 acre site generally bounded by Suitland Parkway to the north, Martin Luther King Jr. Avenue to the east, Firth Sterling Avenue to the west, and St. Elizabeth's West Campus to the south, which consisted of 444 obsolete townhomes and apartment units (432 townhomes in Barry Farm and 12 flats in Wade Apartments); and

WHEREAS, as a result of the aging and substantially deteriorating housing stock, in 2006, the District of Columbia (the District) designated Barry Farm as one of its New Communities Initiative (NCI) sites, and initiated a community-driven process to develop a redevelopment plan (the Redevelopment Plan); and

WHEREAS, DCHA and the District, by and through the Office of the Deputy Mayor for Planning and Economic Development (DMPED), have agreed to cooperate to redevelop the Barry Farm site into a vibrant mixed income and mixed-use community; and

WHEREAS, on July 08, 2015, the Board of Commissioners through Resolution 15-21 authorized the Executive Director of DCHA to submit a demolition and/or disposition application to the U.S. Department of Housing and Urban Development (HUD) for 432 public housing units at Barry Farm & 12 public housing units at Wade Apartments. HUD approved the application on January 20, 2017; and

WHEREAS, relocation of all residents from the site was completed in December 2019. Demolition of units began soon after and was completed in November of 2020; and

WHEREAS, Building 1B, now known as the Asberry, 108-unit apartment complex with an age preference of 55 has been completed and is currently being leased, and through Resolution 23-17 the Board of Commissioners authorized a financial closing for Building 1A, now known as "the Edmondson," has commenced construction; and

WHEREAS, under a current portfolio award that was approved by HUD in March 2022 which supports up to 752 conversion units, DCHA is required to reserve conversion authority of 42 ACC replacement units at Barry Farm for the Rental Flats so that when a project is issued a Date of Funding Availability (DOFA), the 42 units can be converted under RAD.

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TO AUTHORIZE THE SUBMISSION OF A HUD
RESTORE-REBUILD APPLICATION FOR THE
REDEVELOPMENT BARRY FARM RENTAL FLATS

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of DCHA hereby adopts Resolution 25-03 to authorize the Executive Director of DCHA to undertake the following to enable a submission of a HUD Restore-Rebuild reservation for Barry Farm Redevelopment Project Rental Flats:

1. To submit to HUD a Restore-Rebuild reservation, which consists of submitting a development proposal/mixed-finance application and a rental term sheet that will allow conversion of the ACC subsidy on 42 replacement units and which will all be further subsidized with Moving to Work (MTW) block subsidy pursuant to the MTW Local Blended Subsidy (LBS) program initiative; such LBS will assist the project with long-term project stability;
2. To authorize the Executive Director of DCHA to take all such action, to execute all such required documents, to make any required submissions and notices, and to obtain any waivers in connection with the above referenced submissions to HUD.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 12th day of February 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