



District of Columbia Housing Authority Begins Its First Faircloth-To-RAD Redevelopment of 166 Affordable Homes at Kenilworth Courts

The District of Columbia Housing Authority broke ground on March 4, 2022, on its first Faircloth-to-RAD project at Kenilworth Courts. This \$83 million first phase of the Kenilworth Courts redevelopment includes 166 apartments in a senior building, a multifamily building, stacked flats, and townhouse rentals. Of these, 118 will be deeply subsidized replacement homes and 48 will be affordable at 50% of area median income for a family of four. Read the PHA's [press release](#) and see recent [news coverage](#).

In a Faircloth-to-RAD transaction, PHAs will develop public housing units using HUD's public housing mixed-finance program with pre-approval to convert the property to a long-term Section 8 contract following construction. HUD gives lenders and investors the information they need to underwrite the construction of these projects by providing the revenue certainty and the market-familiarity of the Section 8 contract that these RAD approvals represent.

The D.C. city government contributed \$16.9 million from its Housing Production Trust Fund while an additional \$4 million came from the Office of the Deputy Mayor of Planning and Economic Development. Additionally, the District of Columbia Housing Finance Agency contributed \$41.4 million in tax exempt bonds and administered \$2.8 million in 4% Low Income Housing Tax Credit allocations from the D.C. Department of Housing and Community Development, leveraging \$26.2 million in equity.

The [Faircloth-to-RAD pathway](#) represents an innovative solution for public housing authorities to activate existing federal authority to tap into up to 227,000 units of deeply affordable housing units. Together under this authority and the creation of a long-term 20-year rental subsidy contract, PHAs and their partners can more readily finance the development of the new properties.



Rendering of Kenilworth 266 courtesy of the District of Columbia Housing Authority.