

RESOLUTION 26-29

To Approve the District of Columbia Housing Authority Operating Budget for Fiscal Year 2027

SUMMARY

In accordance with the regulations of the United States Department of Housing and Urban Development (HUD), prior to the beginning of its fiscal year, public housing authorities are required to prepare an operating budget in a manner prescribed by HUD. The public housing authority's Board of Commissioners must review and approve the budget by resolution. Each fiscal year, the public housing authority must submit to HUD, in a time and manner prescribed by HUD, the approved Board Resolution and applicable HUD forms for public housing operating subsidy.

The Resolution requests approval of the consolidated Operating Budget for all DCHA operations for Fiscal Year 2027 and the Colorado Columbia, LLC ownership entity. Colorado Columbia, LLC owns two RAD converted properties, managed by DCHA, Colorado Apartments and Columbia Road. DCHA is the sole member of Colorado Columbia, LLC.

Attached to the Resolution are the proposed Operating Budgets for the District of Columbia Housing Authority (DCHA) and Colorado Columbia, LLC. for Fiscal Year 2027. The Proposed Operating Budget in the amount of \$828,908,678 sets forth how DCHA proposes to administer and operate as a Moving to Work agency and expend its Public Housing Operating Subsidy, Housing Choice Voucher Assistance Payments and D.C. FY27 operating budget for DCHA and Fiscal Year 2027 proposed operating budget for Colorado Columbia, LLC

DCHA will be required to implement cost saving measures during fiscal year 2027 due to lower than anticipated federal funding and rental receipt collections.

RESOLUTION 26-29

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY OPERATING BUDGET FOR FISCAL YEAR 2027

WHEREAS, in accordance with the applicable regulations promulgated by the United States Department of Housing and Urban Development (HUD), the District of Columbia Housing Authority (DCHA) is required to approve the agency's Operating Budget prior to the beginning of the fiscal year and the Operating Budget for Colorado Apartments and Columbia Road, two of the agency's Rental Assistance Demonstration (RAD) sites; and

WHEREAS, a proposed DCHA Operating Budget for Fiscal Year 2027 in the amount of \$828,908,678 has been presented to the Board of Commissioners for its review and approval; and

WHEREAS, a proposed Operating Budget for Fiscal Year 2027 for Columbia Colorado, LLC in the amount of \$779,757 has been presented to the Board of Commissioners for its review and approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby approves the Operating Budget for Fiscal Year 2027 (copies of which are attached hereto) for DCHA and Colorado Columbia, LLC and authorizes the submission of this Resolution and the Operating Budgets to HUD.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 16th day of September 2026.

ATTEST:

APPROVAL:

Nicole Wickliffe
Interim Executive Director/Secretary

Raymond A. Skinner
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Eric D. Topor
Interim General Counsel

FY2027 Budget Template

Colorado Columbia LLC

FY
2027
Budget

Income

Tenant Income	
Tenant Rent	5,040
HAP Subsidy	890,580
Less: Vacancies	-82,994
Less: Delinquencies	-32,417
Total Rental Income	780,209
Total Other Income	32,652
Total Income	812,861

Expenses

Total Administrative Expenses	131,580
Total Tenant Services Expenses	19,868
Total Utility Expenses	178,312
Total Maintenance & Operational Expenses	414,405
Total General Expenses	35,592
Total Operating Expenses	779,757
Net Operating Income	33,104
Replacement Reserve Deposit	31,000
Cashflow	2,104

DCHA FY2027 OPERATING BUDGET

REVENUE	FY27
LIPH Tenant Rent	\$ 19,793,646.00
LIPH HUD Operating Subsidy	\$ 60,195,386.00
LIPH OTHER INCOME	\$ 307,479.00
HCVP HAP FEDERAL INCOME	\$ 337,558,375.00
HCVP ADMIN FEE INCOME	\$ 29,638,748.00
D.C. LOCAL OPS FUNDING	\$ 4,200,000.00
D.C. LOCAL ADMIN FEE FOR OPS	\$ 17,956,231.00
D.C Local Voucher Funding	\$ 295,873,790.00
Management Fee Revenue/FSS	\$ 750,000.00
HUD Shortfall Priority 1	\$ 62,635,023.00
TOTAL REVENUE	\$ 828,908,678.00

EXPENSES	FY27
LIPH SALARY	\$ 40,422,728.00
LIPH BENEFITS	\$ 12,126,818.40
LIPH Admin Exp	\$ 11,980,000.00
LIPH OPERATING SUBSIDY	\$ 5,364,619.00
LIPH TENANT SERVICES	\$ 2,950,000.00
LIPH UTILITIES	\$ 25,500,000.00
LIPH REPAIRS & MAINTENANCE	\$ 29,950,000.00
LIPH PROTECTIVES SERVICES	\$ 3,500,000.00
LIPH INSURANCE AND GENERAL	\$ 4,805,000.00
LIPH EPIC INTEREST EXPENSE	\$ 2,045,292.00
HCVP SALARY (Admin)	\$ 16,049,310.00
HCVP BENEFITS	\$ 4,814,793.00
HCVP HAP EXPENSE	\$ 391,318,241.00
HCVP ADMIN EXPENSE	\$ 7,708,939.00
D.C LOCAL Vouchers	\$ 295,873,790.00
COCC SALARY	\$ 15,907,177.00
COCC BENEFITS	\$ 4,772,153.10
COCC Admin Expense	\$ 2,688,852.00
COCC Utilities Office Space	\$ 630,512.00
COCC Repairs&Maint. Office	\$ 550,000.00
COCC Contract ITD & Misc	\$ 2,500,000.00
TOTAL EXPENSES	\$ 828,908,678.10

NET OPERATING INCOME (Deficit)	(\$0)
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