



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

(202) 535-1000

Tyrone Garrett, Executive Director

June 25, 2020

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue NW, Suite 504
Washington, DC 20004-3003

Dear Chairman Mendelson:

Pursuant to D.C. Official Code § 2-352.02, I have enclosed, for consideration by the Council of the District of Columbia, the Council Contract Summary for the Agreement to Enter into a Long Term Subsidy Contract ("ALTSC") between the District of Columbia Housing Authority ("DCHA") and NW One Phase I ADU Owner, LP (the "Owner"). DCHA proposes to provide a housing subsidy to the Owner in the initial annual amount of \$2,227,392 for a multi-year term of fifteen (15) years, in support of the District's Local Rent Supplement Program ("LRSP") to provide affordable housing units for extremely low-income individuals at Northwest One Apartments located at "2" L Street NW, Washington DC.

As always, I am available to discuss any questions you may have regarding the proposed ALTSC. In order to facilitate a response to any questions concerning this ALTSC, please have your staff contact me at (202) 535-1513.

I look forward to your favorable consideration of this proposed ALTSC agreement.

Sincerely,



Tyrone Garrett
Executive Director, District of Columbia Housing Authority

Enclosures

TG/hg

cc: Nyasha Smith, Secretary to the Council



Chairman Phil Mendelson
at the request of District of
Columbia Housing Authority

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10 A PROPOSED RESOLUTION

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13 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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19 To approve an agreement to enter into a long-term subsidy contract for 15 years in support of the
20 District's Local Rent Supplement Program to fund housing costs associated with affordable
21 housing units for Contract No. 2020-LRSP-01A with NW One Phase I ADU Owner, LP for
22 program units at Northwest One Apartments, located at "2" L Street, NW.
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24 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
25 resolution may be cited as the "Local Rent Supplement Program Contract No. 2020-LRSP-01A
26 Approval Resolution of 2020".

27 Sec. 2. (a) In 2007, the District passed Title II of the Fiscal Year 2007 Budget Support
28 Act of 2006 ("BSA") to provide funding for affordable housing for extremely low-income
29 households in the District. The passage of the BSA created the Local Rent Supplement Program
30 ("LRSP"), a program designed to provide affordable housing and supportive services to
31 extremely low-income District residents, including those who are homeless or in need of
32 supportive services, such as elderly individuals or those with disabilities, through project-based,
33 tenant-based, and sponsored-based LRSP affordable housing units. The BSA provided for the
34 District of Columbia Housing Authority ("DCHA") to administer the LRSP on behalf of the
35 District.

1 (b) In June of 2019, the District of Columbia's Department of Housing and Community
2 Development ("DHCD") issued a Request for Proposals ("RFP") regarding the availability of
3 funds from multiple district agencies. Of the thirty-seven (37) proposals received, two (2)
4 developers were selected from the RFP to develop affordable housing. One of which, NW One
5 Phase I ADU Owner, LP, will be providing affordable housing and permanent supportive
6 housing units for extremely low income families making zero to thirty percent (0-30%) of the area's
7 median income, as well as the chronically homeless and individuals with mental or physical
8 disabilities throughout Washington, DC. Upon approval of the contract by the Council, DCHA
9 will enter into an Agreement to Enter into a Long-Term Subsidy Contract ("ALTSC") with the
10 selected housing provider under the LRSP for housing services.

11 (c) There exists an immediate need to approve the long term subsidy contract with NW
12 One Phase I ADU Owner, LP under the LRSP in order to provide long-term affordable housing
13 units for extremely low-income households for units located at "2" L Street NW.

14 (d) The legislation to approve the contract will authorize an ALTSC between the District
15 of Columbia Housing Authority and NW One Phase I ADU Owner, LP with respect to the
16 payment of a rental subsidy and allows the owner to lease the units at Northwest One Apartments
17 and house extremely low-income households with incomes at thirty percent (30%) or less of the
18 area median income.

19 Sec. 3. Pursuant to section 451 of the District of Columbia Home Rule Act, approved
20 December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51), and section 202 of the
21 Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C.
22 Official Code § 2-352.02), the Council approves the ALTSC with NW One Phase I ADU

1 Owner, LP to provide an operating subsidy in support sixty-five (65) affordable housing
2 units in an initial amount not to exceed \$2,227,392 annually.

3 Sec. 4. Transmittal.

4 The Council shall transmit a copy of this resolution, upon its adoption, to the District of
5 Columbia Housing Authority and the Mayor.

6 Sec. 5. Fiscal impact statement.

7 The Council adopts the fiscal impact statement of the Chief Financial Officer as the
8 fiscal impact statement required by section 4a of the General Legislative Procedures Act of 1975,
9 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

10 Sec. 6. Effective date.

11 This resolution shall take effect immediately.