



District of Columbia Housing Authority

1133 North Capitol Street, NE, Washington, DC 20002-7599
202-535-1000

Adrienne Todman, Executive Director

2014 NOV 25 PM 5:21
OFFICE OF THE
SECRETARY

November 25, 2014

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, DC 20004

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 Phyllis Wheatley Residential, LP (the "Owner"). DCHA proposes to provide a housing subsidy to the Owner in the amount of \$827,568 annually 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 Phyllis Wheatley YWCA, located at 901 Rhode Island Avenue, NW.

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.

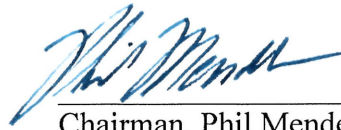
Sincerely,

Adrienne Todman
Executive Director, District of Columbia Housing Authority

Enclosures

AT/hg

cc: Nyasha Smith , Secretary to the Council



Chairman, Phil Mendelson
At the request of the District of
Columbia Housing Authority

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve, on an emergency basis, the award of an Agreement to Enter into a Long Term Subsidy Contract (“ALTSC”) for a Multiyear Term of Fifteen (15) Years in support of the District’s Local Rent Supplement Program (“LRSP”) to fund housing costs associated with affordable housing units for Contract No. 2013-007A with Phyllis Wheatley Residential, LP for LRSP units at Phyllis Wheatley YWCA, located at 901 Rhode Island Avenue, NW, and to authorize payment for housing services received, and to be received, under such contract.

BE IT ENACTED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Local Rent Supplement Program Contract No. 2013-007A Approval and Authorization Emergency Act of 2014”.

Sec. 2. Pursuant to section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Code § 1-204.51), and notwithstanding the requirements of section 202 Procurement Practices Reform Act of 2010, effective April 7, 2011 (D.C. Law 18-371; D.C. Code § 2-352.02), the ALTSC with Phyllis Wheatley Residential, LP is approved for an annual subsidy amount of \$827,568 and payment is authorized for services to be received under such contract.

Sec. 3. The Council adopts the attached fiscal impact statement of the Chief Financial Officer as the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-206.02(c)(3)).

1 Sec. 4. This act shall take effect following approval by the Mayor (or in the event of veto
2 by the Mayor, action by the Council to override the veto), and shall remain in effect for no longer
3 than 90 days, as provided for emergency acts of the Council of the District of Columbia in
4 section 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87
5 Stat. 813; D.C. Official Code § 1-206.02(c)(1)) .

COUNCIL CONTRACT SUMMARY

Pursuant to D.C. Official Code §2-352.02, the following is provided:

(1) The name of the proposed borrower, the contract/loan amount, and the term of the proposed loan:

Owner: Phyllis Wheatley Residential, LP (the "Owner")
Subsidy Amount: \$827,568 Annually
Contract Term(s): 15 Years

(2) Description of the Goods and Services to be provided:

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 Phyllis Wheatley Residential, LP (the "Owner"). DCHA proposes to provide a housing subsidy in the amount of \$ 827,568 annually 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 at Phyllis Wheatley YWCA, located at 901 Rhode Island Avenue, NW.

(3) A description of the selection process, including the number of offerors, the evaluation criteria, the evaluation results, and the basis for selecting the proposed contractor:

In April 2013, the District of Columbia's Department of Housing and Community Development ("DHCD") issued a Request for Proposals ("RFP") regarding the availability of funds from multiple district agencies, including DCHA, DHCD, the Department of Behavioral Health, Department of Human Services, and District of Columbia Housing Finance Agency. Of the total proposals received, eighteen (18) developers were chosen to work with DCHA and others to develop affordable housing and permanent supportive housing units for extremely low income families making zero to thirty percent of the area's median income, as well as the chronically homeless and individuals with mental or physical disabilities throughout Washington, D.C.

After meeting the requirements for DHCD review and LRSP subsidy eligibility, proposals were evaluated on various underwriting and prioritization criteria including financial feasibility, project sustainability, development team capacity, amount of capital requested, non-profit participation, and furtherance of the development of affordable housing. Additionally, DCHA has determined that the proposed project meets the District of Columbia's Consolidated Plan and Mayor Vincent C. Gray's goal for providing affordable housing opportunities in neighborhoods.

(4) Background and qualifications of the proposed borrower:

The Phyllis Wheatley Young Women's Christian Association has been present in the Shaw neighborhood at 901 Rhode Island Avenue, NW since the building was dedicated in 1920. The building is currently on the National Register of Historic Buildings and is frequently visited by tourists due to its inclusion on the District of Columbia's African American Heritage Trail.

The Phyllis Wheatley YWCA has no prior development experience. To fill that capacity gap it is partnering with Dantes Partners, LLC. Dantes Partners is a Washington, DC based real estate financial advisory and development firm that is also a certified LSDBE. Dantes Partners serves as a financing consultant and developer for affordable housing and mixed-use real estate projects individually or through joint ventures, and has much experience with the DC government.

(5) Performance standards and expected outcomes of the proposed loan:

The housing subsidy shall be used solely to fund housing costs associated with the affordable housing units at Phyllis Wheatley YWCA, located at 901 Rhode Island Avenue, NW in support of the District's Local Rent Supplement Program (LRSP). The project is consistent with the District's goal of increasing affordable housing, especially among low-to-moderate income residents and preserving existing affordable housing opportunities in the District. Additionally, the Owner is required to fulfill all conditions as set forth in the ALTSC Agreement within the agreed upon time frames. Failure to fulfill the terms of the ALTSC Agreement will constitute default.

(6) Description of the funding source for the proposed ALTSC agreement and a certification that the proposed ALTSC agreement is consistent with the District's financial plan and budget:

The housing subsidy will be funded through the District's Local Rent Supplement Program. Attached is certification that the proposed ALTSC Agreement is consistent with the District's financial plan and budget.

(7) A certification of legal sufficiency:

The Legal Sufficiency Memorandum is attached.

(8) A certification that the proposed contractor's/proposed owner is in compliance with District tax laws:

The District tax law compliance certifications are attached.

(9) The status of the proposed contractor as a certified local, small or disadvantaged business enterprise:

Phyllis Wheatley Residential, LP is registered as a certified local, small or disadvantaged business enterprise.

(10) A statement indicating whether the proposed contractor is debarred from providing services or goods to the District or federal government:

The Owner's Developer Affidavit is attached.

(11) Where the contract, if executed, will be made available online:

The contract will be made available on the DCHA website.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
PROFILE SUMMARY**

(CONTRACTS TO PURCHASE, SELL, ACQUIRE, TRANSFER, LEASE OF REAL PROPERTY/ EXCLUSIVE RIGHT AGREEMENTS/LOANS & GRANTS OVER \$1M/INTRA-DISTRICTS)

Contracting Agency: District of Columbia Housing Authority Agency Code:

Using Agency: District of Columbia Housing Authority Agency Code:

Loan/Grant/Lease Subrecipient Name: Phyllis Wheatley Residential, LP I.D. #: 2013-007A

Should the D.C. Council have any questions regarding this loan/grant/lease, please contact:

Hammere Gebreyes _____

202-216-4460

Program Manager

Telephone Number

TYPE OF DOCUMENT SUBMITTED

1. <input type="checkbox"/> Loan/Grant/Lease Modification	4. <input type="checkbox"/> Unwritten or Informal Contract
2. <input type="checkbox"/> Exercise of Grant Option Year (E. O.)	5. <input type="checkbox"/> Lease of Real Property
3. <input type="checkbox"/> Loan/Grant/Lease Agreement for:	6. <input checked="" type="checkbox"/> Other: <u>ALTSC Housing Subsidy</u>

LOAN/GRANT TYPE

1. <input checked="" type="checkbox"/> Subsidy – LRSP Housing Subsidy	4. <input type="checkbox"/> Cost Reimbursement
2. <input type="checkbox"/> Loan Price	5. <input type="checkbox"/> Time and Material
3. <input type="checkbox"/> Task Order	6. <input type="checkbox"/> Advance Payment

GRANT/LOAN/LEASE INFORMATION

Grant/Loan/Lease No. : DCHA

Subsidy: \$ 827,568

Subsidy Amt. Required This FY: \$ 827,568

Amt. Required Next FY: NA

Caption: **Phyllis Wheatley Residential, LP**

Term: 15 year term.

Does this Housing Subsidy Amount exceed \$1 million: Yes

No

If yes, please attach a copy of the DC Council approval and provide the following information:

Date received: _____

Date approved: _____

LEASE INFORMATION - N/A

Lease No.: _____

Total Cost

Location: _____

Annual Cost

Sq. Ft. Leased: _____

Cost Per Sq. Ft.

Total Bldg. Sq. Ft.: _____

% Sq. Ft. Leased By D.C.

BRIEF DESCRIPTION OF GRANT/LOAN/LEASE

SOURCE OF FUNDING

1. <input checked="" type="checkbox"/> Appropriated <input checked="" type="checkbox"/> Local Rent Supplement Program	4. <input type="checkbox"/> Intra-District
2. <input type="checkbox"/> Capital	5. <input type="checkbox"/> Inter-Jurisdictional
3. <input type="checkbox"/> Grant ()	6. <input type="checkbox"/> Other: (Indicate:) HPTF

If procurement action is funded by grant or other non-capital or non-appropriated funds, will the District need to expend some portion of its funds prior to receiving funds from the grantor or other funding source?

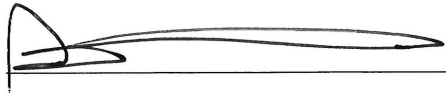
Yes No

If Yes, indicate the amount the District will need to expend and the percentage this amount represents of the total funds required to support the effort. District Funds \$

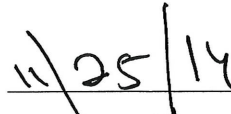
% _____.

CERTIFICATIONS

I hereby certify that the proposed Agreement to Enter a Long Term Subsidy Contract (“ALTSC”) between District of Columbia Housing Authority (“DCHA”) and Phyllis Wheatley Residential, LP, to provide annual subsidy for eighty-four (84) housing units, for a term of fifteen (15) years, in the amount of Eight Hundred Twenty-Seven Thousand Five Hundred Sixty-Eight Dollars (\$827,568.00), to be financed from DCHA’s allocation of Local Rent Subsidy funds, is in compliance with the applicable Federal and District of Columbia (the “District”) Regulations and the DCHA’s policies and procedures.

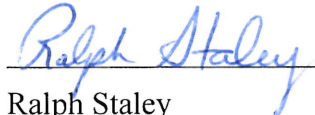


Adrienne Todman
Executive Director, DCHA

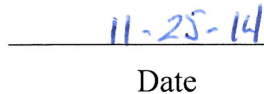


Date

I have reviewed this proposed ALTSC action and have determined that upon the District’s release of the Local Rent Subsidy funds and the satisfaction of all requirements of the ALTSC, DCHA will make available Eight Hundred Twenty-Seven Thousand Five Hundred Sixty-Eight Dollars (\$827,568.00) in annual subsidy. This action is within DCHA’s apportionment and budget authority, and is within the District’s Financial Plan and Budget for FY13, and such funds are available for administration by DCHA to support the action.



Ralph Staley
Deputy Executive Director, Administration
DCHA



Date

DETERMINATION

I have reviewed this proposed ALTSC action and have determined that upon the District’s release of the Local Rent Subsidy funds and the satisfaction of all requirements of the ALTSC, DCHA will make available Eight Hundred Twenty-Seven Thousand Five Hundred Sixty-Eight Dollars (\$827,568.00), in annual subsidy. This action is within DCHA’s apportionment and budget authority, and is within the District’s Financial Plan and Budget for FY13, and such funds are available for administration by DCHA to support the action.



Debra Santos
Interim Comptroller, DCHA



Date

DISTRICT OF COLUMBIA

Office of Tax and Revenue
1101 4th Street SW steW600
Collection Division
Washington, DC 20024



OFFICE OF TAX AND REVENUE
TAX VERIFICATION RESPONSE

REQUESTOR: HAMMERE GEBREYES

AGENCY: DCHA

VENDOR NAME: PHYLLIS WHEATLEY REDEVELOPMENT LLC FEIN: 46-4959074

TO BE COMPLETED BY THE OFFICE OF TAX & REVENUE

- The prospective contractor **is in compliance** with the filing and payment requirements of the District of Columbia tax laws. 2013-004A
- The prospective contractor/individual **is not liable** for the tax filing requirements of the District of Columbia.
- The prospective contractor **is not in compliance** with the tax filing and payment requirements of the District of Columbia Tax Law. The contractor may obtain details of the tax deficiency and make arrangements to correct this by Contacting the Revenue Officer whose signature appears below.
- The prospective contractor has **recently been registered** with the District of Columbia and has not incurred any liabilities so far.
- Our records indicate that the prospective contractor **is not registered** to do business in the District of Columbia. Please contact the Office of Tax and Revenue, Customer Service Office at (202) 727-4829 to request a form FR-500 (Combined Registration Application) which must be fully completed and submitted to the address indicated on the form *Office of Tax and Revenue, PO Box 470 Washington, DC 20044-0470* or register online at: https://www.taxpayerservicecenter.com/FR500_Instructions.jsp.

Collections Manager

11/25/14
Date

Carolyn Powell
Senior Revenue Officer

(202) 442-6588
Telephone Number

**DEPARTMENT OF EMPLOYMENT SERVICES
TAX VERIFICATION RESPONSE - DOES**

CONTRACT SPECIALIST HAMMERE GEBREYES

AGENCY: DCHA

VENDOR NAME: PHYLLIS WHEATLEY REDEVELOPMENT LLC

ACCOUNT #: _____ FEDERAL ID # 46 4959074

**TO BE COMPLETED BY THE DEPARTMENT OF EMPLOYMENT SERVICES
TAX DIVISION**

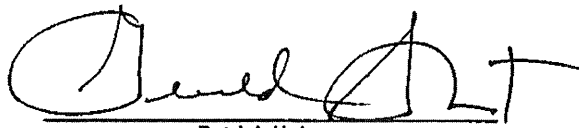
THE DEPARTMENT OF EMPLOYMENT SERVICES CERTIFIES THAT:

- The prospective contractor **is in compliance** with the tax filing and payment requirements of the District of Columbia Unemployment Tax Laws or is in compliance with an established payment plan.

- The prospective contractor **is not liable** for the tax filing or payment requirements of the District of Columbia Unemployment Tax Laws.

- The prospective Contractor **is not in compliance** with the tax filing and payment requirements of the District of Columbia Unemployment Tax Laws. The contractor may obtain details of the tax deficiency and make arrangements to correct this deficiency by contacting the tax enforcement officer whose name and telephone number follow: Name: _____ Phone # _____

- The prospective Contractor **is NOT REGISTERED** with the Unemployment Tax Division. To register, Part VI Of the FR-500 (Combined Registration Application) must be completed and returned to the Unemployment Tax Division. Please contact the Compliance Officer (**Doris Artis**) at (202) 741-8693 for information.



Patrick Holmes

ASSOCIATE DIRECTOR - OUC
TITLE

25 Nov 14

DATE

202-741-8693
TELEPHONE NUMBER

MEMORANDUM

**TO: Adrienne Todman
Executive Director
Ronald McCoy
Director, Housing Choice Voucher Program**

**FROM: Andrea Powell
Supervisory Counsel- Real Estate and Business**

DATE: November 25, 2014

**SUBJECT: Local Rent Supplement Program—Agreement to Enter Into a Long Term
Subsidy Contract between the District of Columbia Housing Authority and
Phyllis Wheatley Residential, LP.**

This memorandum responds to a request that the Office of the General Counsel review the Agreement to Enter Into a Long Term Subsidy Contract (“ALTSC”) between the District of Columbia Housing Authority (“DCHA”) and Phyllis Wheatley Residential, LP (the “Owner”) for legal sufficiency.

Project:

The Owner has been present in at the Phyllis Wheatley YWCA since the building was dedicated in 1920. The Owner is partnering with Dantes Partners, LLC to develop the site. The development site consists of an existing building which currently contains 117 units. After an approximately 14 month rehabilitation, there will be 84 units including 54 newly renovated units upgraded to include kitchenettes and full bathrooms, and 30 renovated units that will operate as efficient single room occupancy units. DCHA proposes to provide a housing subsidy for eighty-four (84) units in the amount of \$827,568 annually 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 at Phyllis Wheatley YWCA, located at 901 Rhode Island Avenue, NW.

1) Description of the Contract

The Contract is an ALTSC to provide operating subsidy for rental assistance to be provided by DCHA on affordable housing units owned and operated by the Owner pursuant to the Local Rent Supplement Program established under Title II of the Fiscal Year 2007 Budget Support Act of 2006.

{0000487 -}

2) Procurement Process

In April 2013, the District of Columbia's Department of Housing and Community Development ("DHCD") issued a Request for Proposals ("RFP") regarding the availability of funds from multiple district agencies, including DCHA, DHCD, the Department of Behavioral Health, Department of Human Services, and District of Columbia Housing Finance Agency. Of the total proposals received, eighteen (18) developers were chosen to work with DCHA and others to develop affordable housing and permanent supportive housing units for extremely low income families making zero to thirty percent of the area's median income, as well as the chronically homeless and individuals with mental or physical disabilities throughout Washington, D.C.

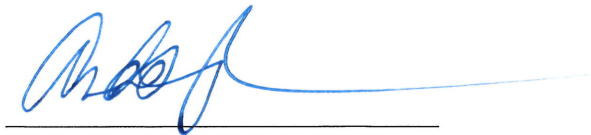
After meeting the requirements for DHCD review and LRSP subsidy eligibility, proposals were evaluated on various underwriting and prioritization criteria including financial feasibility, project sustainability, development team capacity, amount of capital requested, non-profit participation, and furtherance of the development of affordable housing. Additionally, DCHA has determined that the proposed project meets the District of Columbia's Consolidated Plan and Mayor Vincent C. Gray's goal for providing affordable housing opportunities in neighborhoods.

3) Legal Review

Prior to November 25, 2014, the Office of the General Counsel reviewed the Contract for legal sufficiency. The review indicates a competitive process was followed in making the award to the Owner. The review of the Contract indicates that it is legally sufficient.

As the Contract is for a term of fifteen (15) years and the Contract will be funded with District of Columbia funds, the Contract must be submitted to the District of Columbia Council for review and approval in accordance with D.C. Code Section 2-352.02.

APPROVED AS TO LEGAL SUFFICIENCY:



Andrea Powell
Supervisory Counsel- Real Estate and Business