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Councilmember Robert C. White, Jr.

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A PROPOSED RESOLUTION

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To declare the existence of an emergency with respect to the need to approve an Agreement to enter into a Long-Term Subsidy Contract (2021-LRSP-01A) for 15 years between the District of Columbia Housing Authority and Fort Totten Limited Partnership, to support the District’s Local Rent Supplement Program by funding housing costs associated with affordable housing units to be located at 5543 South Dakota Avenue, N.E.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Local Rent Supplement Program Contract No. 2021-LRSP-01A Emergency Declaration Resolution of 2023”.

Sec. 2(a) The Local Rent Supplement Program (LRSP) is designed to provide affordable housing and supportive services to District households making 30% or less of the area median income (“extremely low-income” households), including those who are homeless or in need of supportive services such as elderly individuals or those with disabilities, through project-based, tenant-based, and sponsor-based affordable housing subsidies.

(b) The D.C. Housing Authority Rent Supplement Act of 2006, effective March 2, 2007 (D.C. Law 16-192), established the LRSP and made the District of Columbia Housing Authority (DCHA) responsible for its administration by amending the District of

33 Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105;  
34 D.C. Official Code § 6-201 *et seq.*).

35 (c) In 2021, the DCHA participated in a request for proposals issued by the  
36 District of Columbia Department of Housing and Community Development (DHCD). Of  
37 the multiple proposals received, 10 developers were chosen to work with DCHA and  
38 other District agencies to develop affordable housing and permanent supportive housing  
39 units for extremely low-income households, chronically homeless people, and people  
40 with mental or physical disabilities.

41 (d) One of the projects that DHCD and its partner agencies wish to support would  
42 involve the construction of a new mixed-use building, Fort Totten Senior Apartments  
43 (FTSA), at 5543 South Dakota Avenue, N.E. The project sponsor is Fort Totten Limited  
44 Partnership (FTLP). The project would feature 93 rental housing units for seniors. 52 units  
45 would be for extremely low-income seniors, and 10 of those 52 units would serve as  
46 permanent supportive housing. The remaining units would be for seniors making up to  
47 60% of the area median income. FTSA would also feature retail space and underground  
48 parking.

49 (e) Under proposed contract 2021-LRSP-01A, DCHA would provide an annual  
50 subsidy to FTLP to support operating costs associated with 39 of the rental housing units  
51 for extremely low-income senior households. The term of the proposed contract is 15  
52 years and the initial annual subsidy amount is \$723,888.

53 (f) Section 451(c) of the District of Columbia Home Rule Act, approved  
54 December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51(c)), requires active  
55 Council approval of multiyear contracts.

56 (g) There exists an immediate need to approve contract 2021-LRSP-01A between  
57 DCHA and FTLP to allow development of FTSA to proceed on schedule.

58 Sec. 3. The Council of the District of Columbia determines that the circumstances  
59 enumerated in section 2 constitute emergency circumstances making it necessary that the  
60 “Local Rent Supplement Program Contract No. 2021-LRSP-01A Emergency Approval  
61 Resolution of 2023” be adopted on an emergency basis.

62 Sec. 4. This resolution shall take effect immediately.