



District of Columbia Housing Authority

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Keith L. Pettigrew, Executive Director

October 18, 2024

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 (a) Council Contract Summary for the Agreement to Enter into a Long-Term Subsidy Contract ("ALTSC") between the District of Columbia Housing Authority ("DCHA") and Benning Road Metro Apartments LLC, and (b) proposed Local Rent Supplement Program Contract No. 2024-LRSP-07A with Benning Road Metro Apartments LLC Approval Resolution of 2024. DCHA proposes to provide a housing subsidy to the Owner in the amount of \$491,604.00 annually for a multi-year term of twenty (20) years, in support of the District's Local Rent Supplement Program ("LRSP") to provide twenty-two (22) affordable housing units at Benning Road Metro Affordable Apartments located at 4435 Benning Road, NE.

As always, I am available to discuss any questions you may have regarding the proposed LTSC. In order to facilitate a response to any questions concerning this ALTSC, please have your staff contact my Chief of Staff Alethea McNair at (202) 993-8190.

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

Sincerely,

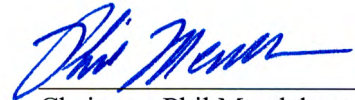
A handwritten signature in black ink, appearing to read "Keith", is written over a light blue horizontal line.

Keith Pettigrew
Executive Director, District of Columbia Housing Authority

Enclosures

KP/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 20 years in support of the
20 District’s Local Rent Supplement Program to fund housing costs associated with
21 affordable housing units for Contract No. 2024-LRSP-07A with Benning Road Metro
22 Apartments LLC for twenty-two (22) program units at Benning Road Metro Affordable
23 Apartments located at 4435 Benning Road, NE.
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25 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
26 resolution may be cited as the “Local Rent Supplement Program Contract No. 2024-LRSP-07A
27 with Benning Road Metro Apartments LLC Approval Resolution of 2024”.

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

1 (b) In September of 2021, the District of Columbia’s Department of Housing and
2 Community Development (“DHCD”) issued a Request for Proposals (“RFP”) regarding the
3 availability of funds from multiple district agencies, including DCHA, DHCD, the Department
4 of Behavioral Health, the Department of Human Services, and the District of Columbia Housing
5 Finance Agency. Of the twenty-one (21) total proposals received, eleven (11) developers were
6 chosen to work with DCHA and other District agencies to develop affordable housing and
7 permanent supportive housing units for extremely low-income families making zero to thirty
8 percent (30%) of the area’s median income, as well as the chronically homeless and individuals
9 with mental or physical disabilities. Upon approval of the contract by the Council, DCHA will
10 enter into an agreement to enter into a long-term subsidy contract (“ALTSC”) with the selected
11 housing providers under the LRSP for housing services.

12 (c) There exists an immediate need to approve the long term subsidy contract with
13 Benning Road Metro Apartments LLC under the LRSP in order to provide twenty-two (22) long-
14 term affordable housing units for extremely low-income households for units located at 4435
15 Benning Road, NE.

16 (d) The legislation to approve the contract will authorize an ALTSC between the District
17 of Columbia Housing Authority and Benning Road Metro Apartments LLC with respect to the
18 payment of a rental subsidy and allows the owner to lease the rehabilitated units at Benning Road
19 Metro Affordable Apartments and house extremely low-income households with incomes at
20 thirty percent (30%) or less of the area median income.

21 Sec. 3. Pursuant to section 451 of the District of Columbia Home Rule Act, approved
22 December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51), and section 202 of the
23 Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C.

1 Official Code § 2-352.02), the Council approves the ALTSC with Benning Road Metro
2 Apartments LLC to provide an operating subsidy in support twenty-two (22) affordable
3 housing units in an initial amount not to exceed \$491,604 annually.

4 Sec. 4. Transmittal.

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

7 Sec. 5. Fiscal impact statement.

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

11 Sec. 6. Effective date.

12 This resolution shall take effect immediately.