



District of Columbia Housing Authority

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Keith L. Pettigrew, Executive Director

November 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 2401 25th Street LLC, and (b) proposed Local Rent Supplement Program Contract No. 2024-LRSP-09A with 2401 25th Street LLC Approval Resolution of 2024. DCHA proposes to provide a housing subsidy to the Owner in the amount of \$403,360.27 annually for a multi-year term of twenty (20) years, in support of the District's Local Rent Supplement Program ("LRSP") to provide twenty-four (24) affordable housing units at Wagner Senior located at 2401 25th Street, SE.

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,

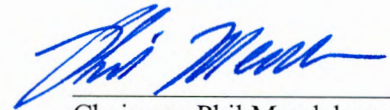
A handwritten signature in black ink, appearing to read "Keith", written over a white background.

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

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve an agreement to enter into a long-term subsidy contract for 20 years in support of the District’s Local Rent Supplement Program to fund housing costs associated with affordable housing units for Contract No. 2024-LRSP-09A with 2401 25th Street LLC for program units at Wagner Senior located at 2401 25th Street, SE.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Local Rent Supplement Program Contract No. 2024-LRSP-09A with 2401 25th Street LLC Approval Resolution of 2024”.

Sec. 2. (a) In 2007, the District passed Title II of the Fiscal Year 2007 Budget Support Act of 2006 (“BSA”) to provide funding for affordable housing for extremely low-income households in the District. The passage of the BSA created the Local Rent Supplement Program (“LRSP”), a program designed to provide affordable housing and supportive services to extremely low-income District residents, 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 sponsored-based LRSP affordable housing units. The BSA provided for the District of Columbia Housing Authority (“DCHA”) to administer the LRSP on behalf of the 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 2401
13 25th Street LLC under the LRSP in order to provide long-term affordable housing units for
14 extremely low-income households for units located at 2401 25th Street, SE.

15 (d) The legislation to approve the contract will authorize an ALTSC between the District
16 of Columbia Housing Authority and 2401 25th Street LLC with respect to the payment of a
17 rental subsidy and allows the owner to lease the rehabilitated units at Wagner Senior and house
18 extremely low-income households with incomes at 30% or less of the 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 2401 25th Street LLC to

1 provide an operating subsidy in support twenty-four (24) affordable housing units in an initial
2 amount not to exceed \$403,360.27 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.