

# RESOLUTION 19-32

To Authorize an Allocation of Local Rent Supplement Program Project-Based Vouchers for Existing Units

## Summary

The purpose of this resolution is to authorize the allocation of a total of 24 units under Local Rent Supplement Program (LRSP) for project-based assistance. Based on such approved allocations, the Executive Director will enter into LRSP Agreements to Enter into Long Term Subsidy Contract with (1) the owner of 17 units at the House of Lebanon and (2) the owner of 7 units at three sites sponsored by Jubilee Housing. The proposed awards under the Request for Proposal for Existing Units will support the operation of existing rental units and preserve or create affordable housing in the District of Columbia.

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### TO AUTHORIZE AN ALLOCATION OF LOCAL RENT SUPPLEMENT PROGRAM PROJECT- BASED VOUCHERS FOR EXISTING PROJECTS

WHEREAS, DCHA seeks to support the creation and preservation of affordable housing for existing buildings, units, and single family dwellings in the District of Columbia; and

WHEREAS, the Local Rent Supplement Program (LRSP) was established in 2006 to provide District-funded tenant-based, project-based and sponsor-based operating assistance in order to subsidize the rents of families with incomes at or below 30% of the area median income; and

WHEREAS, the Council of the District of Columbia passed legislation to make available LRSP project-based assistance available for projects where there are units not currently receiving an operating subsidy; such funding was to be available for the 2019 fiscal year;

WHEREAS, based on such anticipated funding, DCHA issued Solicitation No. 0013-2018 entitled "Local Rent Supplement Program Project and Sponsor Based Assistance for Existing Units" (RFP) in order to make available project and sponsor-based assistance to support the preservation or creation of affordable housing opportunities in the District of Columbia with annual LRSP operating funds appropriated by the District of Columbia for the 2019 fiscal year; and

WHEREAS, the RFP provided that DCHA would accept and review proposals on a quarterly basis until the LRSP operating subsidy only for existing projects allocated by the Council is obligated; and

WHEREAS, DCHA advertised the RFP in *The Washington Post* (Sunday Edition), *Washington Informer*, *Afro American*, *The Current Newspaper*, *El Tiempo Latino* and *East of the River*, *Hill Rag*, *NAHRO*, *CLPHA* and the *LSDBE Email Blast*. Copies were emailed to all District Government Certified Business Entity members and all District of Columbia Department of Housing and Community Development Section 3 vendors. The solicitation was also posted on the DCHA website and issued to all bidders interested in doing business with DCHA; and

WHEREAS, the solicitation requested responses from owners of existing units which can be brought online for occupancy and under long term contract under the LRSP (including compliance with Housing Quality Standards) within six (6) months from award; and

WHEREAS, DCHA received responses from eight (8) interested rental unit owners for the first round; and

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WHEREAS, based on a review of the proposals and the results of the evaluation process, DCHA determined that Mission First Housing Development Corporation (owner of House of Lebanon) was the most responsible and responsive in accordance with the requirements of the solicitation; and

WHEREAS, DCHA performed a review of the Federal Systems Award Management and the District's Excluded Parties List on September 5, 2019, and has determined that Mission First Development Corporation does not appear on that list; and

WHEREAS, for the second round, DCHA received responses from five (5) interested rental unit owners; and

WHEREAS, based on a review of the proposals and the results of the evaluation process, DCHA determined that Jubilee Housing, Inc. (owner of the Ontario; the Mozart and the Fuller) was the most responsible and responsive in accordance with the requirements of the solicitation; and

WHEREAS, DCHA performed a review of the Federal Systems Award Management and the District's Excluded Parties List on September 5, 2019, and has determined that Mission First Development Corporation does not appear on that list.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of District of Columbia Housing Authority hereby (1) approves an allocation of 17 Local Rent Supplement Program project-based vouchers for the Mission First House of Lebanon project, (2) approves an allocation of 7 Local Rent Supplement project-based vouchers for currently unassisted units at the Jubilee Housing's Mozart, Ontario and Fuller projects, and (3) authorizes the Executive Director take such steps, required to enter into an Agreement to Enter into Long Term Subsidy Contract and Long Term Subsidy Contract, including approval of the multiyear contract by the Council of the District of Columbia, with Mission First Housing Development Corporation (owner of the House of Lebanon development) for an initial term of 15 years and an initial annual contract amount not to exceed Four Hundred Twenty-four Thousand and Nine hundred Ninety-two dollars), such amount is subject to annual appropriations by the District of Columbia for future years; and enter into an Agreement to Enter into Long Term Subsidy Contract and Long Term Subsidy Contract with Jubilee Housing, Inc. (owner of the Ontario; the Mozart and the Fuller) for an initial term of 15 years and an initial annual contract not to exceed Two Hundred Fifty-two Thousand and Eight Hundred Seventy-Six Dollars, such amount is subject to annual appropriations by the District of Columbia for future years.

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ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 11<sup>th</sup> day of September 2019.

ATTEST:

APPROVED:

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Tyrone Garrett  
Executive Director/Secretary

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Neil Albert  
Chairman

APPROVED TO FORM AND LEGAL SUFFICIENCY:

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Kenneth S. Slaughter  
General Counsel