

Pursuant to section 202(c) of the Procurement Practice Reform Act of 2010, as amended, D.C. Official Code § 2-532.02(c), the following contract summary is provided:

COUNCIL CONTRACT SUMMARY

- (A) **Contract Number:** 2016-LRSP-02A
Proposed Contractor: Ft Stevens Place, LLC (the “Owner”)
Contract Amount (Base Period): \$113,664 Annually
Unit and Method of Compensation: Housing Assistance Payments, paid monthly
Term of Contract: 15 Years
Type of Contract: Agreement to Enter into a Long-Term Subsidy
Source Selection Method: See “D” below
- (B) **For a contract containing option periods, the contract amount for the base period and for each option period. If the contract amount for one or more of the option periods differs from the amount for the base period, provide an explanation of the reason for the difference:**

This is a multi-year contract.

- (C) **The goods or services to be provided, the methods of delivering goods or services, and any significant program changes reflected in the proposed contract:**

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 Ft Stevens Place LLC (the “Owner”). DCHA proposes to provide a housing subsidy to the Owner in the initial amount of \$113,664.00 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 Ft. Stevens Place Apartments located at 1339 Fort Stevens Drive, NW.

- (D) **The selection process, including the number of offerors, the evaluation criteria, and the evaluation results, including price, technical or quality, and past performance components:**

In March 2016, 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, the Department of Human Services, and the District of Columbia Housing Finance Agency. Of the total proposals received, twelve (12) 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, DC.

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, nonprofit 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 the Mayor's goal for providing affordable housing opportunities in neighborhoods.

- (E) **A description of any bid protest related to the award of the contract, including whether the protest was resolved through litigation, withdrawal of the protest by the protestor, or voluntary corrective action by the District. Include the identity of the protestor, the grounds alleged in the protest, and any deficiencies identified by the District as a result of the protest:**

None.

- (F) **The background and qualifications of the proposed contractor, including its organization, financial stability, personnel, and performance on past or current government or private sector contracts with requirements similar to those of the proposed contract:**

Fort Stevens Place Apartments is an existing apartment building located at 1339 Fort Stevens Drive NW, in the rapidly gentrifying Brightwood neighborhood. The building, which contains 59 rental units was originally built in 1953 and contains 2 studio units, 32 one bedroom units, and 25 two bedroom units. It is an existing low income housing tax credit property at the end of its tax credit compliance period.

Ft. Stevens Place LLC, an affiliate of the Community Preservation and Development Corporation, purchased the property in May 2015 with an Enterprise/DHCD SAFI loan. The current tenant association assigned their rights under TOPA to Ft. Stevens Place LLC in April 2016 and strongly support this application. ANC 4A submitted a letter of support for the project. The project is a critical preservation project in a rapidly gentrifying neighborhood.

The proposed development program preserves all 59 units as long term affordable housing and creates a new low income tier for seven (7) families that are currently severely rent burdened. The building itself is in need of a substantial renovation to bring it up to code, safety and efficiency standards. The building electrical, mechanical and plumbing will be completely upgraded. All units will receive new kitchens, baths, floors, fixtures and finishes. The building will receive new energy efficient windows, envelope upgrades, and a new insulated roof. Three units will be converted to UFAS Accessible units. Additionally, the Developer plans on adding a new on-site management office, a new community room, and resident services space.

- (G) **A summary of the subcontracting plan required under section 2346 of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended, D.C. Official Code § 2-218.01 et seq. ("Act"), including a certification that the subcontracting plan meets the minimum requirements of the Act and the dollar volume of the portion of the contract to be subcontracted, expressed both in total dollars and as a percentage of the total contract amount:**

Not applicable.

- (H) **Performance standards and the expected outcome of the proposed amount:**

The housing subsidy shall be used solely to support housing costs associated with the affordable housing units at Ft. Stevens Place, LLC Apartments located at 1339 Fort Stevens Drive, 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.

(I) The amount and date of any expenditure of fund by the District pursuant to the contract prior to its submission to the Council for approval:

None.

(J) A certification that the proposed contract is within the appropriated budget authority for the agency for the fiscal year and is consistent with the financial plan and budget adopted in accordance with D.C. Official Code §§ 47-392.01 and 47-392.02:

CFO Certifications are attached.

(K) A certification that the contract is legally sufficient, including whether the proposed contractor has any pending legal claims against the District:

Pending Litigation Certification and Legal Sufficiency Memo are attached.

(L) A certification that Citywide Clean Hands database indicates that the proposed contractor is current with its District taxes. If the citywide clean hands Database indicates that the proposed contractor is not current with District taxes, either: (1) a certification that the contractor has worked out and is current with a payment schedule approved by the District; or 92) a certification that the contractor will be current with its District taxes after the District recovers any outstanding debt as provided under D.C. Official Code § 2-353.01(b):

Clean Hands certification is attached

(M) A certification from the proposed contractor that it is current with its federal taxes, or has worked out and is current with a payment schedule approved by the federal government:

Federal Tax Certification is attached.

(N) The status of the proposed contractor as a certified local, small, or disadvantaged business enterprise as defined in the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended; D.C. Official Code 2-218.01 *et seq.*:

The Ft Stevens Place LLC is not certified as a local, small, or disadvantaged business enterprise.

(O) Other aspects of the proposed contract that the Chief Procurement Officer considers significant:

Not applicable.

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

Included in the legal sufficiency memo, attached.

- (Q) Any determination and findings issue relating to the contract's formation, including any determination and findings under D.C. Official Code § 2-352.05 (privatization contracts):**

None.

- (R) Where the contract, any amendments or modifications, if executed, will be made available online:**

The contract will be made available on the DCHA website.

- (S) Where the original solicitation, and any amendment or modifications, will be made available online:**

Original solicitation was published 3/31/16 and extended through 5/31/16. See link:
<http://dhcd.dc.gov/service/rfps-rfas-sfos>.

**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: **Ft. Stevens Place LLC I.D. #: 2016-LRSP-02A**

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