

# COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR  
COUNCIL OF THE DISTRICT OF COLUMBIA

## MEMORANDUM

**TO:** Chairman Phil Mendelson  
**FROM:** Councilmember Robert C. White, Jr.  
Chair, Committee on Housing  
**DATE:** March 30, 2023  
**RE:** Requests for April 4, 2023



I request that the following legislation be placed on the agenda for the regular legislative meeting of the Council on April 4, 2023:

### Emergency Contract Approval Legislation

- **Local Rent Supplement Program Contract No. 2021-LRSP-01A Emergency Declaration Resolution of 2023**
- **Local Rent Supplement Program Contract No. 2021-LRSP-01A Emergency Approval Resolution of 2023**

This measure would approve an Agreement to enter into a Long-Term Subsidy Contract (ALTSC) between the District of Columbia Housing Authority (DCHA) and Fort Totten Limited Partnership (the “Developer”). The proposed ALTSC and DCHA’s summary for the Council are available in the Council’s Legislative Information Management System (LIMS) as CA25-95. Because CA25-95 is a multiyear contract, it requires active Council approval under DC Code § 1-204.51(c).

The Developer proposes to build a new affordable housing building for seniors consisting of 93 dwelling units. 41 of those units would be for households making 30-50% of the median family income (MFI) and the other 52 would be for households making 0-30% MFI. Of those 52 units, 10 would serve as permanent supportive housing. The building would also include underground parking and retail space; the Developer hopes that a health care provider or other entity that provides services of use to senior residents will rent the space.

Notably, the Council approved the disposition of the site for this project in 2016 (see PR21-905), shortly after the housing affordability mandate currently found at DC Code 10-801(b-3) went into effect. The disposition unified this parcel with a larger adjacent land area that the Developer’s partner already owned. At the time, DMPED, the Council, and the owners of the site agreed that the overall housing affordability across the larger land area would be some amount less than 30%, prorated to reflect the relative sizes of the disposed of parcel and the rest of the owner’s holdings. They anticipated that this would amount to about 29 affordable **ownership** units for households making up to 80% MFI.

The Council recently passively approved a bond issuance supporting a loan to the Developer in support of this project (see HFA25-3). The ALTSC represents DCHA’s commitment to subsidize 39 of the units for residents making 0-30% MFI as part of the Local Rent Supplement Program.

Emergency approval is required to ensure that the project can proceed on schedule.

- **Contract for Services with The Keystone Plus Construction Corporation Contract No. DCHA CA-XI-C-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with The Keystone Plus Construction Corporation Contract No. DCHA CA-XI-C-2023 Emergency Approval Resolution of 2023**
  
- **Contract for Services with Chiaramonte Construction Corporation Contract No. DCHA CA-XI-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with Chiaramonte Construction Company Contract No. DCHA CA-XI-2023 Emergency Approval Resolution of 2023**
  
- **Contract for Services with Protec Construction Inc. Contract No DCHA CA-XI-D-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with Protec Construction Inc. Contract No. DCHA CA-XI-D-2023 Emergency Approval Resolution of 2023**
  
- **Contract for Services with Kadcon Corporation Contract No. DCHA CA-XI-B-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with Kadcon Corporation Contract No. DCHA CA-XI-B-2023 Emergency Approval Resolution of 2023**
  
- **Contract for Services with Bennett Group Inc. Contract No. DCHA CA-XI-A-2023 Emergency Approval Resolution of 2023**
- **Contract for Services with Bennett Group Inc. Contract No. DCHA CA-XI-A-2023 Emergency Approval Resolution of 2023**

Each of these five measures would approve a contract between DCHA and a company that is prepared to perform up to \$15 million worth of on-call construction, repair and replacement services at public housing sites over a 4-year period.

As members and staff are aware, the federal Department of Housing and Urban Development (HUD) released an assessment report last fall detailing major shortcomings across several DCHA programs. One finding reiterated what public housing residents have long observed: many of the District’s public housing properties are in unacceptably poor condition, through a combination of federal disinvestment and questionable management practices. Relatedly, an unacceptably high percentage of public housing units are sitting vacant because of unaddressed habitability concerns.

To help ensure substantial improvements that meet HUD’s deadlines, DCHA has embarked on a program of rapidly but comprehensively inspecting every public housing unit over a period of about 4 months; repairing the most urgent issues immediately; cataloging deeper capital repair needs; and continuing with intensive repairs thereafter.

In support of this effort, DCHA seeks to engage additional construction support on an expedited basis. Rather than initiate a new procurement, DCHA looked to the Department of General Services, which had issued solicitation DCAM-21-CS-RFQ-0001 for construction services as needed at government properties. Among other awardees, DGS had selected the 5 contractors at

issue here, which are certified business enterprises (CBEs). DCHA reviewed the DGS solicitation and the contractors' submissions and negotiated additional contracts. If these agreements are approved, the contractors will constitute a qualified bidder list (QBL) that will perform public housing construction, repair and replacement work as needed based on competitively awarded task orders.

The underlying contracts have received approval from the DCHA Stabilization and Reform Board (STAR Board) and are available in LIMS with summaries prepared for the Council as CA25-105, -106, -108, -109, and -114. As multiyear contracts, these require active Council approval under DC Code § 1-204.51(c). Emergency approval is required to ensure that urgent construction can proceed quickly.

- **Contract for Services with JDC Construction Company LLC Contract No. DCHA CA-X-A-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with JDC Construction Company LLC Contract No. DCHA CA-X-A-2023 Emergency Approval Resolution of 2023**
  
- **Contract for Services with Brailsford & Dunlavey, Inc. Contract No. DCHA CA-X-2023 Emergency Declaration Resolution of 2023**
- **Contract for Services with Brailsford & Dunlavey, Inc. Contract No. DCHA CA-X-2023 Emergency Approval Resolution of 2023**

As part of the same DCHA public housing inspection and repair surge described above, DCHA also seeks to bring on two construction **management** contractors, each of which would perform up to \$8 million worth of services over a 4-year period. To expedite preparation of a QBL for these services, DCHA relied on DGS solicitation DCAM-21-CS-RFQ-0008 and responses thereto.

The underlying contracts have received approval from the STAR Board and are available in LIMS with summaries prepared for the Council as CA25-107, and -115. As multiyear contracts, these require active Council approval under DC Code § 1-204.51(c). Emergency approval is required to ensure that urgent construction can proceed quickly.