


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: January 30, 2025
RE: Request to agendaize measures for February 4 Legislative Meeting.



I request that the following measures be placed on the agenda for the February 4th Legislative Meeting:

Emergency and temporary legislation

- **Association Meeting Flexibility Emergency Declaration Resolution of 2025**
- **Association Meeting Flexibility Emergency Amendment Act of 2025**
- **Association Meeting Flexibility Temporary Amendment Act of 2025**

In 2020, the Council granted all condominium and cooperative associations in the District the authority to conduct their business via electronic communications, without the need for formal updates to their bylaws. The Council has since extended this authority, most recently through the Association Meeting Flexibility Temporary Amendment Act of 2024 (B25-767), which is scheduled to expire on March 1. This measure is also now incorporated into the Fairness and Stability in Housing Amendment Act of 2024 (B25-418), which the Council passed in December 2024. However, that measure has not yet cleared congressional review. Condominium and cooperative association advocates have indicated that associations continue to benefit from this flexibility. Emergency legislation is needed to prevent a gap in the law.

Congressional review emergency legislation

- **Certificate of Assurance Moratorium Congressional Review Emergency Declaration Resolution of 2025**
- **Certificate of Assurance Moratorium Congressional Review Emergency Amendment Act of 2025**

Section 221 of the Rental Housing Act of 1985 (D.C. Code § 42-3502.21) purports to allow owners of housing accommodations to apply for certificates of assurance from the Mayor, which would provide that in the event their properties become subject to any rent stabilization, the owners would recover in the form of a District real estate tax credit the difference between the annual fair market rents and the annual amount of stabilized rents the owners receive from the tenants in the housing accommodations. Because the certificate of assurance entitlement lasts for as long as the properties remain housing accommodations, the entitlement might create a potentially prohibitive fiscal impact on rent stabilization reforms. Due to implementation concerns, the program has never gone fully into effect.

This measure is now incorporated into the Fairness and Stability in Housing Amendment Act of 2024 (B25-418), which the Council passed in December 2024. However, that measure has not yet

cleared congressional review. The current emergency measure (B25-1020) expires on February 20, 2025, and the temporary measure for this bill (B25-1021) is still under congressional review with a projected law date of March 6, 2024. Therefore, this measure is necessary to prevent a gap in the law.

Contract approval legislation at the request of the D.C. Housing Authority (DCHA)

These measures would approve multiyear contracts between DCHA and service vendors. They are not emergency contracts, but they require affirmative Council approval pursuant to DC Code § 1–204.51(a) because they are for 2-year terms.

- **PR26-36, Multiyear Contract Number 41-D-2024 with Lonch, Inc. Approval Resolution of 2025**
- **PR26-37, Multiyear Contract Number 41-C-2024 with GMJ Facilities L.L.C. Approval Resolution of 2025**
- **PR26-38, Multiyear Contract Number 41-A-2024 with Kovais Innovative Solutions Approval Resolution of 2025**
- **PR26-39, Multiyear Contract Number 41-B-2024 with Rock Solid District Group LLC Approval Resolution of 2025**

Each of these contracts is for janitorial services at specific public housing communities. Additionally, Kovais will provide janitorial services at certain agency administrative and operations spaces. The contract amounts range from \$66,591.10 to \$908,200. The underlying contracts are available in LIMS as CA26-16 through -19.

- **PR26-42, Multiyear Contract Number 0032-2024B with District Contractors LLC Approval Resolution of 2025**
- **PR26-43, Multiyear Contract Number 0032-2024C with Green Forever Landscaping and Design Inc. Approval Resolution of 2025**

Each of these contracts is for landscaping services at a few public housing communities. The underlying contracts are available in LIMS as CA26-27 and CA26-28, respectively. The contract amounts are \$554,400 and \$449,833.93. Required services include frequent mowing and seasonal grounds clean-ups.

Ceremonial Resolutions

- **Shawn Hilgendorf Recognition Resolution of 2025**

This measure recognizes Shawn Hilgendorf for his outstanding service to the Council of the District of Columbia and his extraordinary contributions to the residents of the District through his leadership, dedication, and expertise. Shawn is leaving the Council after 11 years of service on Friday, February 7.

If you have any questions regarding these measures, please contact Katie Whitehouse, kwhitehouse@dccouncil.gov.