

# 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:** February 27, 2025  
**RE:** Requests for March 4 Legislative Meeting



Please include the measures listed below on the agenda for the regular legislative meeting on March 4, 2025.

### **Non-emergency contract approval legislation at the request of the D.C. Housing Authority (DCHA)**

The resolutions listed below would approve multi-year contract and therefore require affirmative Council approval pursuant to the District of Columbia Charter Act, D.C. Code § 1-204.51(a).

- **PR26-82, the Local Rent Supplement Program Contract No. 2025-LRSP-01A with 2151 California Associates LLC Approval Resolution of 2025**

This legislation would approve a proposed Agreement to enter into a Long-Term Subsidy Contract (ALTSC) between DCHA and 2151 California Associates LLC. The contract is available in the Council's Legislative Information Management System (LIMS) as CA26-65.

Under the contract, DCHA would agree to contribute a Local Rent Supplement Program (LRSP) project-based voucher subsidy for 3 units, including 1 Permanent Supportive Housing (PSH) unit, in a 23-unit apartment building at 2151 California St. NW, in Ward 2, known as the Bobbi. Like all LRSP units, these would be reserved for people making up to 30% of the area median income (AMI). DCHA would contribute an annual voucher payment starting at \$125,400.

The proposed LRSP subsidy is one part of an affordable housing preservation project that follows from a deal in which residents of the Bobbi assigned their rights under the Tenant Opportunity to Purchase Act to Embolden, which brought on NHPF as a development partner. The development team then sought District subsidies through the Consolidated Request for Proposals (RFP) process that the Department of Housing and Community Development (DHCD) coordinates. The proposal involves substantial building-level and unit-level upgrades and is approved for Low-Income Housing Tax Credits requiring 17 of the units (including the LRSP units) to be reserved for households making up to 60% AMI. The other 6 units will be for households making up to 80% AMI.

- **PR26-88, the Local Rent Supplement Program Contract No. 2025-LRSP-02A with Flats at South Capitol LLC Approval Resolution of 2025**

This legislation would approve a proposed ALTSC between DCHA and Flats at South Capitol LLC. The contract is available in LIMS as CA26-70.

Under this contract, DCHA would agree to contribute an LRSP project-based voucher subsidy for 22 PSH units in a new 106-unit apartment building at 3838 South Capitol St. SE, in Ward 8. Like all LRSP units, these would be reserved for people making up to 30% AMI. DCHA would contribute an annual voucher payment starting at \$486,960.

The development team includes Kaye Stern, Dantes Partners, and NFP Affordable Housing Corp. The proposed affordable housing construction project required Planned Unit Development approval, and DCHA's transmittal packet indicates that community representatives negotiated with the developer to secure additional larger-family units and a relocation plan for the residents of the 30 units currently at the site. The resulting unit breakdown would include 20 studio, 34 1-bedroom, 20 2-bedroom, and 32 3-bedroom units. In addition to the 22 PSH units, there would be 70 units reserved for households making up to 50% AMI and 12 units for households making up to 60% AMI.

Please contact Sean Cuddihy at [scuddihy@dccouncil.gov](mailto:scuddihy@dccouncil.gov) with any questions.