

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 25, 2026
RRE: Requests for March 31 Legislative Meeting



Please include the measures below on the agenda for the legislative meeting on May 6, 2025.

Ceremonial Resolutions

▪ **Second Chance Month Recognition Resolution of 2026**

This ceremonial resolution would recognize April 2026 as Second Chance Month in the District of Columbia. The measure highlights the resilience, dignity, and contributions of returning citizens who are rebuilding their lives and strengthening their communities after incarceration. It also acknowledges the work of community organizations, employers, service providers, and advocates who support successful reentry. The resolution reaffirms the District's commitment to expanding opportunities in housing, employment, education, and supportive services for returning citizens. Finally, it aligns the District with the nationwide observance of Second Chance Month and raises awareness about the importance of second chances.

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

- **CA26-0652 - Proposed Multiyear Contract between the District of Columbia Housing Authority and 2229 M Street NE Owner LLC for Contract Number 2026-LRSP-01A**

This measure would allow the District of Columbia Housing Authority (DCHA) to provide project-based Local Rent Supplement Program (LRSP) voucher subsidies to 2229 M St NE Owner LLC. Under D.C. Code §1-204.51(a), these multiyear contracts are subject to affirmative Council approval by resolution even though the annual value is less than \$1 million.

Summary: This measure would allow DCHA to fund 24 LRSP vouchers in a new senior building in Ward 5.

Cost: The not-to-exceed amount would start at \$615,228 annually (\$2,136 per unit per month).

Term: The proposed term is 20 years

Contractor: 2229 M St NE Owner LLC is a subsidiary of Lincoln-Westmoreland Housing Inc., a non-profit corporation, owned by Dahn Warner. It is not a Certified Business Enterprise (CBE).

Project: The project would be a 92-unit, all-affordable senior residential building (age 55+). The affordability distribution will be 90% affordable at up to 50% of median family income (MFI) and 10%
The John A. Wilson Building, 1350 Pennsylvania Avenue, N.W., Suite 114
Washington, DC 200

affordable at up to 80% MFI. The proposal further specifies the unit mix: 24 units at 30% MFI, 58 units at 50% MFI, and 10 units at 80% MFI. The project will include a mix of studio, one-bedroom, and two-bedroom apartments and will be designed to serve the lower-income senior population, including a higher percentage of accessible units than typically required.

Procurement: The District government awarded these vouchers through a Consolidated Request for Proposal (RFP) process that the Department of Housing and Community Development (DHCD) led beginning in 2019.

- **CA26-0654- Proposed Multiyear Contract between the District of Columbia Housing Authority and 950 Eastern Ave TM L.L.C. for Contract Number 2026-LRSP-02A**

This measure would allow the District of Columbia Housing Authority (DCHA) to provide project-based Local Rent Supplement Program (LRSP) voucher subsidies to 950 Eastern Ave TM LLC. Under D.C. Code §1-204.51(a), these multiyear contracts are subject to affirmative Council approval by resolution even though the annual value is less than \$1 million.

Summary: This measure would allow DCHA to fund 13 LRSP vouchers in a new construction in Ward 7.

Cost: The not-to-exceed amount would start at \$437,216 annually (\$2,802 per unit per month).

Term: The proposed term is 20 years.

Contractor: 950 Eastern Ave TM L.L.C. is a subsidiary of 950 Eastern Ave Cubed Shift JV LLC, a Delaware limited liability company, managed by Emmanuel Egoegonwa. It is not a Certified Business Enterprise (CBE). TM Associates Development Inc., is the lead developer; its CEO is Robert B. Margolis, and its president is Adam J. Stockmaster. The project was co-developed by Kadida Development Group LLC and the United Planning Organization (UPO) is a managing member and will provide resident and support services. Additional development team entities include ZDS Inc for architecture, Hamel Builders as general contractor; TM Associates Management Inc as property management.

Project: The project would be a 56-unit project – 13 would be permanent supportive housing (PSH) units and 43 units would be affordable at up to 50% Area Median Income (AMI). Of the 56 units, 12 would be 1-bedroom, 27 would be 2-bedrooms, and 17 would be 3-bedrooms. The project will include case management services for the PSH tenants, and it includes 1,100+ sq ft of commercial space where UPO will operate those support services. The financing structure of the project also includes a bank construction loan, 4% Bond Financing, federal and local LIHTC, and HPTF funds.

Procurement: The District government awarded these vouchers through a Consolidated Request for Proposal (RFP) process that the Department of Housing and Community Development (DHCD) led beginning in 2019.

If you have any questions regarding these measures, please contact housing@dccouncil.gov.