



# 2025

## ANNUAL REPORT



OFFICE OF COUNCILMEMBER AT-LARGE

**ROBERT WHITE**



## DEAR NEIGHBORS,

When I was sworn in for my third term at the start of 2025, I spoke about the crossroads our city faces. I talked about families stretched thin, young people searching for opportunity, and residents who have waited far too long for promises to become results. I called for something I believe is essential to building a stronger city—uncommon cooperation. And I made clear that faith in our future must be matched by the work required to build it. This annual report reflects that work. Over the past year, my team and I approached every challenge with the same charge I shared on swearing-in day: to move beyond labels, beyond rhetoric, and beyond politics for politics' sake. Our focus in 2025 was on delivering practical, measurable progress that residents can feel in their daily lives.

This year, we made clear that the rising tide must lift every boat not just the ones already closest to shore. We chose action over intention, collaboration over division, and results over rhetoric. And while there is still much work ahead, 2025 laid a stronger foundation for the city our residents deserve. We advanced several pieces of legislation rooted in common sense and informed by community voices, policies that strengthen housing stability, expand pathways to employment, increase government accountability, and invest in the safety and well-being of our young people. We pushed for reforms that make our systems fairer and more transparent. And we worked across government, business, and advocacy communities to create solutions none of us could achieve alone.

My grandmother used to say people will build a vision they see themselves in. This year, we worked to make sure more residents could see themselves; securely housed, safely supported, economically empowered in the future we are building together.

Thank you for your partnership, your persistence, and your belief in what we can accomplish through uncommon cooperation. I remain honored to serve you, and I look forward to the work ahead.

With appreciation,

**ROBERT C. WHITE, JR.**

*Councilmember, At-Large  
Council of the District of Columbia*



# KEY CHAIR OF THE COMMITTEE ON HOUSING ACCOMPLISHMENTS



These are the housing investments I recommended in the FY26 budget to strengthen affordability, stability, and tenant protections across the District.

## Strengthening Tenant Receivership and Oversight for Neighborhood Growth (STRONG) Homes Amendment Act of 2025

Too many tenants across the District are living in buildings where neglect isn't an accident — it's a business model. After touring property after property and hearing the same stories of mold, collapsing ceilings, heat outages, and landlords cycling through shell LLCs to avoid responsibility, it became clear that our enforcement system was not built to stop repeat offenders. The STRONG Homes Act changes that.

This legislation modernizes the District's enforcement tools by strengthening the Tenant Receivership Act, Construction Codes, and Corporations Code so unsafe buildings can be repaired faster and landlords can no longer delay accountability. It expands receivership, speeds up court timelines, gives receivers more

authority, allows quicker intervention in hazardous construction, and closes loopholes that let owners hide behind shell companies. Developed in close partnership with the Office of the Attorney General and supported by Council colleagues, this bill creates a coordinated, enforceable system that protects tenants and ensures every family in DC has a safe, habitable place to call home.

**Attorney General Schwalb, Councilmember Robert White Announce Legislation to Protect District Tenants**



Office of the Attorney General for the District of Columbia

Housing Production Trust Fund: **\$100 million**

Emergency Housing Assistance Program: **\$770,000**

Housing Preservation (Acquisition & Critical Repairs): **\$1 million**

Office of the Tenant Advocate – Court Filing Fees: **\$10,000**

Small Buildings Program: **\$1.26 million**

Housing Finance Agency: **\$18.4 million**

Home Purchase Assistance Program (HPAP): **\$29.3 million**

Rental Housing Commission: **\$1.29 million**

Office of Advisory Neighborhood Commissioners: **\$2.53 million**

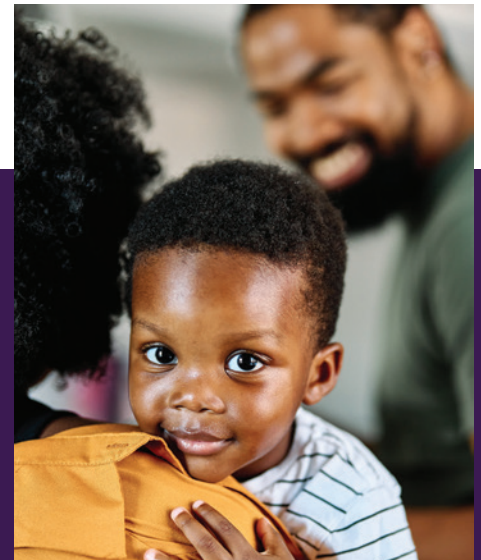
# LIHTC Rent Stabilization Exemption Clarification Act of 2025

*(Emergency, Temporary, Resolution, and Permanent)*



For decades, the District has relied on the Low-Income Housing Tax Credit (LIHTC) to build and preserve affordable housing. These homes already have strict limits on rents and income, and have long been treated as separate from rent control protecting nearly 100 buildings and more than 11,000 affordable units citywide. When a Superior Court ruling suddenly overturned that interpretation, it put those homes at immediate risk. Applying rent stabilization on top

of existing affordability rules would have reduced operating income, threatened foreclosures, delayed repairs, and stalled new affordable housing projects. Our legislation restored clarity by codifying the long-standing LIHTC exemption from rent stabilization, protecting existing homes and keeping future projects financially viable. Without this fix, affordable housing costs would have risen sharply, leading to fewer units built during a housing crisis. This bill protects the affordable housing we have and ensures the District can continue building more, without losing ground when stability matters most.



## INTERSTATE SOCIAL WORK LICENSURE COMPACT ACT OF 2025

Over the past year, we've worked to strengthen DC's social work workforce by cutting red tape that keeps qualified professionals out of the field.

Social workers are stretched thin, and complicated licensing rules only make staffing shortages worse. To fix that, we partnered with the National Association of Social Workers to bring DC into a **multi-state licensure compact**, allowing social workers to practice with one license across participating states. This change reduces paperwork and costs, speeds up hiring, and helps DC compete for talent. Introduced with Councilmembers Pinto, Bonds, and Trayon White, this bill supports retention, reduces burnout, and strengthens child welfare, behavioral health, and school-based services, so social workers can show up for residents when it matters most.

**STREETSENSE MEDIA**  
Real Stories | Real People | Real Change

**New bill would let social workers from across state lines work in D.C.**

Street Sense Media, Willie Futrelle

# TALBERT STREET HOMEOWNERSHIP RELIEF AND RESTORATION ACT OF 2025



## Housing Permit Streamlining Amendment Act of 2025



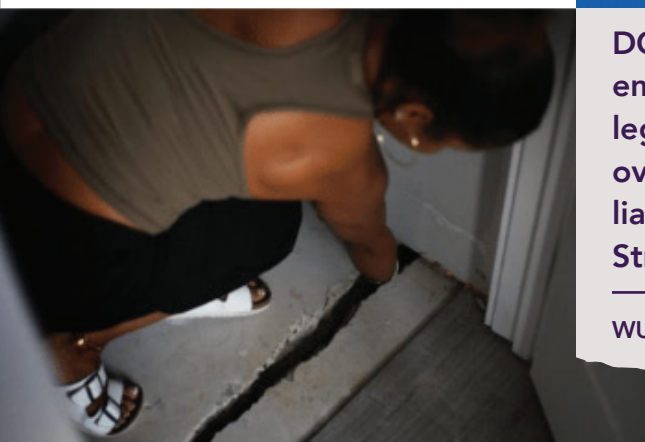
In 2017, **46 families, 44 of them Black first-time homebuyers**, purchased homes at the River East at Grandview Condominiums using District affordable housing programs. The city had a responsibility to ensure those homes were safe. Instead, the building rapidly deteriorated and was eventually condemned, forcing families out of what was meant to be a path to generational wealth. Nearly five years later, **half of these families still are not homeowners again**, and many who repurchased are financially worse off than before. This legislation steps in to repair that harm and restore stability.

The bill provides targeted relief by: issuing new **HPAP grants** to families who have not yet been able to buy again converting HPAP loans to grants for those who repurchased,

and reducing **lifetime affordability restrictions to 15 years** for affected IZ homeowners, restoring a path to equity. Without this action, families would remain stuck, unable to buy again or burdened by unaffordable homes through no fault of their own. This bill reflects direct collaboration with impacted residents and reaffirms a simple principle:

**when the District fails families, especially Black first-time homebuyers, it has a responsibility to help make them whole.**

**W**hen you elected me, I promised to build a **stronger, faster affordable housing pipeline** — and this bill is part of my Housing Acceleration agenda to deliver on that promise. Too many neighborhoods in our city, including Rock Creek West, Near Northwest, and Capitol Hill, have little to no affordable housing. High land costs already make it hard to build in these areas, and long permitting delays at the Department of Buildings only add to the challenge. Developers told me clearly: *the delays make projects too expensive to move forward*. This bill addresses that by offering **discounted fees for affordable housing projects** using DOB’s Accelerated Plan Review program, known as Velocity, helping projects move through permitting faster and more predictably. Without this change, rising delay-related costs would continue to eat into affordability. With it, more public dollars go into building homes, not bureaucracy, bringing us closer to a city where every resident has a real chance to live in any neighborhood.



**DC Council enacts emergency legislation to overturn merchant liability for Talbert Street homes**

WUSA 9, Lionel Donovan

# RENTAL HOUSING REGISTRATION EXTENSION

## *Emergency Amendment Act of 2025*

For years, many renters lost rent-stabilized protections because landlords failed to complete required registrations, leaving tenants paying higher rents through no fault of their own. This legislation closed that loophole by protecting tenant eligibility despite late filings, ensuring the rent stabilization system works as intended and strengthens tenant rights.

### AXIOS D.C.

D.C. launches database for rent-controlled units

— Axios D.C.,  
Mimi Montgomery

# HOUSING AUTHORITY RESIDENT EMPOWERMENT

## *Emergency and Resolution Act of 2025*

After three years under a temporary board, the DC Housing Authority needed a permanent, accountable governance structure. When the Mayor's proposal threatened to remove resident representation and delay the transition, we responded by restoring **two commissioner seats elected by public housing residents** and advancing an emergency bill to begin the transition immediately, protecting resident voice and setting DCHA on a more stable, transparent path forward.



# HOME PURCHASE ASSISTANCE FOR TRANSIT WORKERS

## *Amendment Act of 2025*

EAHP helps District employees afford down payments and closing costs, but the workers who keep buses and trains moving were left out. This bill makes transit workers eligible for EAHP, ensuring unused funds support the essential workforce we rely on, strengthening stability, reducing displacement, and giving more transit workers a real chance to call DC home.



Our city runs because of the people who show up every day to serve it, including our transit

workers, yet for years they were excluded from the Employer-Assisted Housing Program (EAHP) simply because their work crosses state lines.



# GREEN HOUSING COORDINATION EMERGENCY, *Temporary Resolution*

**W**e all want a greener city, but we can't let climate rules make affordable housing more expensive or keep families displaced longer. This year, new affordable housing would have been required to meet **Net Zero Energy standards** for the first time an important goal, but one that is extremely costly and would have delayed projects, including **\$750 million in DCHA renovations across 19 buildings**.

I introduced this bill to prevent those delays. It keeps energy standards high by requiring **Enterprise Green Communities Plus, all-electric buildings, and solar where feasible**, while exempting affordable housing from the most expensive Net Zero requirements. Without this fix, fewer affordable homes would have been built and residents would have stayed displaced longer. This balanced approach protects both our climate goals and our housing goals and is supported by the Coalition, DHCD, DCHA, and the Mayor.

## Lifesaving Intervention Empowering Neighborhoods (LIEN) Amendment Act of 2026

You've heard me say it many times: no resident in this city should pay rent to live in unsafe or unlivable conditions. But for years, our enforcement system has allowed serious hazards to linger because the penalties were weak, the District struggled to collect fines, and tenants had almost no protection when they tried to stand up for themselves.

We give the Department of Buildings the ability to place liens and collect unpaid housing penalties. Bad actors can't ignore final rulings. We also allow the District to recover costs when we have to step in and fix dangerous conditions. We codify a tenant's right to withhold rent when serious code violations go unaddressed, and we protect tenants from eviction when they do so in good faith. We strengthen Clean Hands rules so owners with unpaid housing penalties can't get District licenses or approvals until they address their debts.



## Pets in Housing II

Y'all know my love for my beloved Roscoe, and I will always fight to make sure no one in our city has to choose between a home and their pet. Roscoe's Law began addressing excessive pet fees, breed discrimination, and shelter access for residents with pets, and Pets in Housing II builds on that work by stopping insurance-based breed discrimination and allowing these protections to move forward without delay.

*In DC, no one should lose housing because they love their pet.*



# CULTURE & COMMUNITY ENGAGEMENT

This year, I made it my mission to be out in the community as much as humanly possible, to listen, to learn, and to stand with District residents in real time. From classrooms and housing walk-throughs to parades, rallies, wellness gatherings, cultural celebrations, and moments of joy and grief, my goal was simple: to show up. To be present. To make government feel closer, not farther away. That commitment carried me everywhere; from Noochie’s *Front Porch* at the DC Jail to school visits, Free Minds book club, peace walks, ribbon cuttings, graduations, sports sidelines, Pride celebrations, neighborhood events, and community advocacy spaces across the city. These moments weren’t symbolic—they were relational, rooted in trust, and shaped by listening.



All of this unfolded during one of the most tumultuous years in recent memory—marked by executive actions aimed at reducing D.C.’s authority, the deployment of the National Guard, and high-stakes negotiations around the RFK Stadium deal. In a year where power was repeatedly pulled away from the people, I believed it was more important than ever to meet residents where they are and keep community at the center of every decision.

**Culture is shaped by presence. Trust is built through consistency. And this year, I remained committed to both.**

## CEREMONIALS & STREET NAMING



- 1 Dr. Maurice Jackson Recognition Resolution
- 2 Louise B. Miller Way Designation Act (Street Renaming)
- 3 Marvin “Slush” Gross Way Designation Act of 2025 (Street Renaming)
- 4 Wydad Athletic Club Day Recognition Resolution of 2025
- 5 17th Street High Heel Race Recognition Resolution of 2025
- 6 Transgender Day of Remembrance Recognition Resolution of 2025
- 7 Washington School for Girls Expansion Recognition Resolution of 2025

### COMMUNITY ENGAGEMENT HIGHLIGHTS:

**30+** Community Engagement Events held year-round

TOWN HALLS  
LISTENING SESSIONS  
SUMMER OFFICE HOURS  
MPD FORUMS



**25+** Housing Focused Engagements per week



# CONTINUING RESOLUTION

When Congress mistakenly triggered \$1.1 billion in budget cuts midway through FY25, I knew we couldn't afford to wait while residents paid the price. Schools, public safety, and core services were immediately at risk, and I believed it was my responsibility to act. Meeting with more than 30 congressional and Senate offices. I pressed for a swift fix and made clear that District residents should not bear the cost of a federal error. At a moment of deep budget uncertainty, this work was about protecting our city's stability, defending Home Rule, and ensuring residents continued to receive the services they depend on every day.



**DC councilmembers work to save the District's budget**

WUSA 9, Melissa Kim



**"I proposed creating an RFK anti-displacement fund to protect nearby neighborhoods."**

Like so many Washingtonians, I was excited to see the Commanders coming back home. Growing up, I couldn't afford to go to games and I believed this moment gave us a chance to do better by today's residents. I approached this deal believing we had time to get it right, to make sure it worked not just for a team, but for the people who call D.C. home.

A major concern throughout the RFK negotiations was that the Mayor's CSL analysis projected the District would come out ahead financially, but when we reviewed the numbers, they didn't add up. The projections assumed revenue without accounting for major tax exemptions, delayed development timelines, and the fact that D.C. was covering 26% of total costs with no guaranteed revenue sharing. That gap is why I pushed amendments to close loopholes, secure real revenue, and protect public dollars so the deal matched the reality residents would actually pay for. While my amendments to close loopholes and protect public dollars did not ultimately pass, I raised these issues publicly and persistently to do everything possible to make the deal better for District residents."

## National Guard Deployment to DC

When President Trump deployed the National Guard to Washington, D.C., I acted swiftly to protect residents and uphold the District's authority. I demanded transparency around the deployment, raised serious concerns about federal overreach, and worked alongside Council colleagues and District leadership to ensure residents' rights and safety remained front and center. I also went directly to Capitol Hill, meeting with more than 30 congressional and Senate offices to make clear that this deployment was an error, one that undermined local control and created unnecessary disruption for District residents. And beyond the halls of Congress, I was proud to stand shoulder to shoulder with residents, marching in protest to make clear that D.C. deserves respect, autonomy, and a voice in its own future.



# NOOCHIE'S FRONT PORCH LIVE AT DC JAIL

When the idea of bringing Noochie's Front Porch to the DC Jail came up, I wasn't sure it was possible, but we made it happen. The room came alive as residents rapped, sang, and shared joy alongside staff, turning the moment into something unforgettable. It reminded me why I fight for our returning citizens—their voices and second chances matter.



**RETURNING  
CITIZEN ENGAGEMENT  
EXPANDED**



## ACCOUNTABILITY & ACCESS:



**12+**  
Agency Meetings  
Follow-ups to  
resolve constituent  
concerns

Constituent inquiries addressed within **72 HOURS.**



# BROTHER 2 BROTHER

## MEN'S WELLNESS

This year, we launched our 'Brother to Brother' event at the Eaton Hotel, creating a space for Black men in the District to connect, speak freely, and be seen. The conversation was honest, healing, and grounded in lived experience; giving residents the space to share their stories, concerns, and vision for safety, opportunity, and belonging in D.C. The gathering reaffirmed our commitment to creating spaces where voices too often unheard help shape the District's future.



## Small Multifamily Owners Association

All year, I worked alongside the Small Multifamily Owners Association, listening to the housing providers who hold our neighborhoods together and helping create legislation to make it easier for them to build and preserve affordable homes for District residents.

# BUDGET REFORMS & ENHANCEMENTS

As I looked at this year's budget, I knew we had to confront a hard truth: the District is in a severe housing crisis, and while building new units is important, preserving the affordable homes we already have is the most cost-effective way to keep long-time residents in their communities. Our housing stock is aging, and without intervention, we risk losing thousands of affordable units simply because they are too expensive to maintain. That's why I made targeted investments to ensure our housing dollars deliver the greatest possible impact; keeping people housed, stabilizing neighborhoods, and protecting affordability for generations. These investments reflect a clear priority: protecting residents, preserving affordability, and ensuring the District remains a place people can afford to call home.



## KEY HOUSING INVESTMENTS

### *Housing Production*

*Trust Fund* increased HPTF by **\$30 million for preservation**, ensuring existing affordable buildings don't default or disappear simply because preservation financing is harder to secure.

### *Housing Preservation Fund*

I prevented this critical TOPA bridge-loan fund from lapsing by restoring **\$1 million** and adding another **\$1 million in contingency**, keeping tenant and co-op purchases moving.

### *Home Purchase Assistance Program (HPAP)*

I secured **\$1.82 million** to help more first-time buyers become homeowners—supporting at least 10 additional families. Homeownership is personal to me; I moved often as a child and know firsthand the instability housing insecurity creates.

### *Office of the Tenant Advocate Enhancements*

I added a new litigating attorney, invested \$75,000 in the annual Tenant Summit, and increased **Emergency Housing Assistance by \$200,000**, raising total funding to **\$770,000** so displaced tenants have reliable, year-round support.

## RESIDENT REACH:

 **1,000+**  
Residents Engaged

**50+**

Community Sites Visited



**SCHOOLS**

**SMALL BUSINESSES**

**SENIOR CENTERS**

**REG CENTERS**

**PUBLIC SAFETY FACILITIES**

**ALL 8** Wards Reached

**30+**

OFFICE HOURS



Weekly sessions in office and across neighborhoods throughout the summer

## HOUSING ENGAGEMENTS:

**HOUSING TOWN HALL WITH 350+ RSVP**

roundtables, and on-site housing tours per week





**Chief of Staff:** Prita Piekara, **Deputy Chief of Staff:** Shanel Wilson,  
**Legislative Director:** Jaya Pillai, **Communications Director:**  
Whitney Sweetwine, **Executive Assistant:** Jasmine Joyner,  
**Legislative Clerk:** Jakaila Davis, **Deputy Legislative Director:**  
Christian Wiskur, **Deputy Committee Director:** Sean Cuddihy,  
**Legislative Counsel:** Francesca Bryce, Esq., **Legislative Assistant:**  
Kate Conquest, **Legislative Assistant:** Maurice Davin Robinson Cates II,  
**Legal Intern:** Matthew Jackson

I have the privilege of working alongside public servants who show up with full hearts, steady focus, and a deep commitment to the people of Washington, DC. They approach this work with care, professionalism, and an unwavering belief in the importance of serving residents with dignity and respect.

Whether responding to urgent constituent needs, advancing policy, or navigating challenges behind the scenes, this team remained grounded in our values and focused on delivering for the District. Their work is often unseen, but its impact is felt across our communities.

To the residents of Washington, DC: we are honored to serve you. And to this extraordinary team, thank you for your resilience, your integrity, and your continued commitment to this city.

DC, we are lucky to serve you.

**ROBERT C. WHITE, JR.**

Councilmember At-Large  
Council of the District of Columbia

[robertwhiteatlarge.com](http://robertwhiteatlarge.com) | 202-724-8174

 @CMRobertWhiteDC

 @councilmember\_robertwhite

 @RobertWhiteAtLarge

 @RobertWhiteDC.bsky.social