

# RESOLUTION 25-23

## To Authorize the Acquisition of the Limited Partner and Special Limited Partner Interests in Capper Residential I, LP

### **Summary**

The purpose of this resolution is to authorize the District of Columbia Housing Authority (“DCHA”) to: 1) to proceed with the acquisition of the tax credit investor and special limited partner interests, through DC Housing Solutions (“DCHS”) related entities, in the Capper ACC Townhomes Phase I project for the amount of \$1 plus \$7,500, which covers the associated transaction costs.

## RESOLUTION 25-23

### TO AUTHORIZE THE ACQUISITION OF THE LIMITED PARTNER AND SPECIAL LIMITED PARTNER INTERESTS IN CAPPER RESIDENTIAL I, LP

WHEREAS, District of Columbia Housing Authority (DCHA) has undertaken a portfolio wide review of its public housing inventory and seeks to stabilize properties in order to facilitate long-term preservation and viability, including viability from an operating cost perspective; and

WHEREAS, Capper ACC Townhomes Phase I also known as Capitol Quarter Townhomes Phase I (the "Project") was initially developed in 2009-2010 as part of the Capper/Carrollsborg HOPE VI revitalization plan; and

WHEREAS, The Project, owned by Capper Residential I, LP, consists of a total 39 ACC rental units; and

WHEREAS, The Project reached the end of its tax credit compliance period in 2024, and DCHA, through a DC Housing Solutions (DCHS) affiliated entity, intends to acquire the limited partner and special limited partner interests in Capper Residential I, LP, the Project owner, in exchange for \$1 plus \$7,500, which covers the transaction costs.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby adopts Resolution 25-23 to authorize the Executive Director of DCHA to take all necessary steps to acquire the tax credit investor and special limited partner interests in Capper ACC Townhomes Phase I through DCHS affiliated entities.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 10<sup>th</sup> day of September 2025.

ATTEST:

APPROVED:

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Keith L. Pettigrew  
Executive Director/Secretary

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Raymond A. Skinner  
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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Amy M. Glassman  
General Counsel/Sr. VP