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Councilmember Robert C. White, Jr.

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To authorize the Department of Housing and Community Development, on an emergency basis, to make a grant to the Neighborhood Assistance Corporation of America, to implement measures to provide financial relief and other assistance to the current owners of condominium units at the River East at Grandview Condominiums (“Property”), including the authority to forgive loans originating from the Housing Production Trust Fund and the Home Purchase Assistance Program associated with the purchase of condominium units at the Property and to provide the condominium unit owners with assistance to secure permanent housing solutions.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the “Relief for River East at Grandview Condominium Owners Emergency Act of 2024”.

Sec. 2. Definitions.

For the purposes of this act, the term:

- (a) “CA” means the River East at Grandview Condominium Association.
- (b) “DHCD” means the District of Columbia Department of Housing and Community Development.
- (c) “HPAP” means Home Purchase Assistance Program.
- (d) “IZ” means inclusionary zoning.
- (e) “NACA” means The Neighborhood Assistance Corporation of America.
- (f) “OTR” means Office of Tax and Revenue.

36 (g) "Property" means the River East at Grandview Condominiums located at 1262
37 Talbert Street, S.E., Washington, DC, 20020, known for tax and assessment purposes as Lots
38 2047 through 2092 in Square 5807, which may also be known as River East at Grandview,
39 Grandview Estate, Grandview Estates, Grandview Estates II, Gardenvue, River East, RiverEast,
40 River East at Anacostia, River East at Anacostia Metro Station, River East at Grandview, and
41 Talbert Street.

42 (h) "Property Owner" means an individual who owns one of the 46 condominium units at
43 the Property.

44 Sec. 3. DHCD grant authority.

45 (a) Notwithstanding the Grant Administration Act of 2013, effective December 23, 2013
46 (D.C. Law 20-61; D.C. Official Code § 1-328.11 *et seq.*) or its implementing rules under 1
47 DMCR § 5000 *et. seq.*, DHCD is authorized to enter into a grant agreement with NACA to
48 provide financial relief for Property Owners seeking to obtain permanent housing.

49 (b) The grant agreement may include that NACA:

50 (1) Provide housing counseling services to Property Owners, including assessing
51 Property Owners' permanent housing options and working with Property Owners to meet
52 NACA's mortgage eligibility criteria;

53 (2) Provide recommendations to the Mayor about the financial need for gap
54 financing based on the assessments of the Property Owners;

55 (3) Alongside the Mayor, seek relief for Property Owners' existing mortgages on
56 the Property;

57 (4) Provide affordable mortgage options to eligible Property Owners;

58 (5) Waive any requirements against a Property Owner having an existing
59 mortgage; provided, the existing mortgage is on the Property; and

60 (6) Not use credit score as the deciding factor for approving a Property Owner's
61 mortgage.

62 Sec. 4 Additional relief.

63 (a) Notwithstanding the District of Columbia Sales Tax Act effective March 2, 1962
64 (87 P.L. 408, 76 Stat. 10, D.C. Official Code § 47-1001 *et seq.*), or its implementing rules under
65 9 DCMR § 500 *et. seq.*, OTR shall:

66 (1) Not assess or charge any taxes related to a Property Owner's first purchase of
67 real property following a Property Owner's purchase of the Property, including transfer taxes and
68 deed recordation taxes, so long as the purchase is made by December 31, 2028; and

69 (2) Forgive all real property taxes, interest, penalties, fees, and other related
70 charges assessed against the Property Owners at the Property for the tax years beginning October
71 1, 2023, and ending September 30, 2025.

72 (b) Notwithstanding the Housing Production Trust Fund Act of 1989, effective March 10,
73 2015 (D.C. Law 20-190; D.C. Official Code § 42-2802.02 *et. seq.*):

74 (1) The Mayor may:

75 (A) Waive the requirements of section 3b of the Housing Production Trust
76 Fund Act of 1989, effective March 10, 2015 (D.C. Law 20-190; D.C. Official Code § 42-2802.02
77 or its implementing rules under 10 DCMR § B4100 *et. seq.*; and

78 (B) Forgive all outstanding debt secured by a Property Owner pursuant to
79 a Housing Production Trust Fund loan that financed development costs of the Property.

80 (2) Any forgiveness of debt under paragraph (1) of this subsection shall not
81 include any outstanding indebtedness of River East At Anacostia, LLC, or Stanton View
82 Development, LLC incurred in connection with the development of the Property.

83 (c) Notwithstanding any provisions of the Home Purchase Assistance Fund Act of 1978,
84 effective September 12, 1978; (D.C. Law 2-103; D.C. Official Code § 45-2601 *et seq.*), or its
85 implementing rules under 14 DCMR § 2500 *et. seq.*:

86 (1) The Mayor may forgive the balance of any HPAP loan provided to a Property
87 Owner to support the purchase of a Property condominium unit;

88 (2) A Property Owner may be eligible for HPAP assistance of at least \$70,000,
89 subject to available funds through DHCD; and

90 (3) DHCD may waive the HPAP income requirements if the Property Owner's
91 income no longer meets the affordability criteria; provided, the Property Owner would have
92 qualified for HPAP on the date that DHCD certified the Property Owner to purchase a Property
93 condominium unit.

94 (d) Any debt or loans forgiven pursuant to subsections (b) and (c) shall not be considered
95 income for tax purposes in the District.

96 (e) By May 15, 2024, DHCD shall provide written notice to each Property Owner that
97 includes whether the Mayor will forgive Housing Production Trust Fund loans and Home
98 Purchase Assistance Program loans, and, if so, the amount of each loan that will be forgiven and
99 the date by when the loans will be forgiven.

100 (f) Notwithstanding the Inclusionary Zoning Implementation Amendment Act of 2006,
101 effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.01 *et seq.*) or its
102 implementing rules under 14 DCMR § 2200 *et. seq.*, Property Owners who meet the criteria for a

103 compliant IZ unit may have access to an IZ unit set aside for non-lottery sale or rental on a first-
104 come, first-served basis.

105 (1) Property Owners are exempt from attending the IZ orientation and from
106 completing the 8-hour homebuyer class as part of the IZ program.

107 (2) DHCD may waive the IZ income requirements if the Property Owner's
108 income no longer meets the affordability criteria; provided, the Property Owner would have
109 qualified for an IZ rental or for-sale unit on the date that DHCD certified the Property Owner to
110 purchase a Property condominium unit.

111 (g) DHCD may update the grant agreement executed between the CA and the District, by
112 and through DHCD, with an effective date of May 22, 2023, through September 30, 2023, to
113 provide up to \$150,000 to the CA to cover operations and expenses.

114 (h) The Mayor shall create a program for providing Property Owners who choose to rent
115 or who do not qualify for homeownership with a rental option. DHCD shall provide written
116 notice to each Property Owner of the details of a rental option program by May 1, 2024.

117 (i) The Mayor may allocate \$300,000 to covered property owners for moving expenses
118 and, if allocated, shall distribute the funding in equal amounts among the Property Owners.

119 Sec. 5. Fiscal impact statement.

120 The Council adopts the fiscal impact statement in the committee report as the fiscal
121 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
122 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

123 Sec. 6. Effective date.

124 This act shall take effect following approval by the Mayor (or in the event of veto by the
125 Mayor, action by the Council to override the veto), a 30-day period of congressional review as

126 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
127 24, 1973 (87 Stat. 813: D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
128 Columbia Register.