

A BILL

24-774

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA



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To authorize the Department of Housing and Community Development, on a temporary 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.

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BE IT ENACTED BY THE COUNCIL DISTRICT OF COLUMBIA, That this act may

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be cited as the “Relief for River East at Grandview Condominium Owners Temporary Act of 2024”.

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TITLE I. RELIEF FOR RIVER EAST AT GRANDVIEW CONDOMINIUM OWNERS.

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Sec. ~~1012~~. Definitions.

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For the purposes of this act, the term:

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(a) “CA” means the River East at Grandview Condominium Association.

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(b) “DHCD” means the District of Columbia Department of Housing and Community

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Development.

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(c) “HPAP” means Home Purchase Assistance Program.

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(d) “IZ” means inclusionary zoning.

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30 (e) "NACA" means The Neighborhood Assistance Corporation of America.

31 (f) "OTR" means Office of Tax and Revenue.

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

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

39 Sec. ~~1023~~. DHCD grant authority.

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

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

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

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

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

- 52 (4) Provide affordable mortgage options to eligible Property Owners;
- 53 (5) Waive any requirements against a Property Owner having an existing mortgage;
- 54 provided, the existing mortgage is on the Property; and
- 55 (6) Not use credit score as the deciding factor for approving a Property Owner's
- 56 mortgage.

57 Sec. 4103. Additional relief.

58 (a) Notwithstanding the District of Columbia Sales Tax Act effective March 2, 1962 (87 P.L. 408,

59 76 Stat. 10, D.C. Official Code § 47-1001 *et seq.*), or its implementing rules under 9 DCMR § 500 *et*.

60 *seq.*, OTR shall:

61 (1) Not assess or charge any taxes related to a Property Owner's first purchase of real

62 property following a Property Owner's purchase of the Property, including transfer taxes and deed

63 recordation taxes, so long as the purchase is made by December 31, 2028; and

64 (2) Forgive all real property taxes, interest, penalties, fees, and other related charges

65 assessed against the Property Owners at the Property for the tax years beginning October 1, 2023, and

66 ending September 30, 2025.

67 (b) Notwithstanding the Housing Production Trust Fund Act of 1989, effective March 10, 2015

68 (D.C. Law 20-190; D.C. Official Code § 42-2802.02 *et seq.*):

69 (1) The Mayor may:

70 (A) Waive the requirements of section 3b of the Housing Production Trust Fund

71 Act of 1989, effective March 10, 2015 (D.C. Law 20-190; D.C. Official Code § 42-2802.02 or its

72 implementing rules under 10 DCMR § B4100 *et seq.*); and

73 (B) Forgive all outstanding debt secured by a Property Owner pursuant to a

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74 Housing Production Trust Fund loan that financed development costs of the Property.

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

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

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

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

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

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

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

94 (f) Notwithstanding the Inclusionary Zoning Implementation Amendment Act of 2006, effective
95 March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.01 *et seq.*) or its implementing rules

96 under 14 DCMR § 2200 et. seq., Property Owners who meet the criteria for a compliant IZ unit may have
97 access to an IZ unit set aside for non-lottery sale or rental on a first-come, first-served basis.

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

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

104 (g) DHCD may update the grant agreement executed between the CA and the District, by and
105 through DHCD, with an effective date of May 22, 2023, through September 30, 2023, to provide up to
106 \$150,000 to the CA to cover operations and expenses.

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

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

112 Title II. Skyland Grant.

113 Sec. 201. The Skyland Town Center Omnibus Act of 2014, effective June 21, 2014 (D.C. Law
114 20-110; D.C. Official Code § 2-1217.35a et seq.), is amended as follows:

115 (a) Section 203 (D.C. Official Code § 2-1217.35d) is amended by striking the phrase “not to
116 exceed \$40 million to fund the project” and inserting the phrase “not to exceed \$25 million to fund the
117 project” in its place.

118 (b) A new section 203a is added to read as follows:

119 “Sec. 203a. Grant authorization.

120 “Notwithstanding the Grant Administration Act of 2013, effective December 24, 2013 (D.C. Law
121 20-61; D.C. Official Code § 1-328.11 et seq.), the Deputy Mayor for Planning and Economic
122 Development may issue a grant in an amount not to exceed \$15 million to the Developer for the purpose
123 of supporting the completion of the project.”.

124 Sec. 202. Pursuant to section 47-363 of the District of Columbia Official Code, the Mayor
125 transmitted to the Council a reprogramming request in the amount of \$15 million to be transferred from
126 the Benning Road Transfer Station Modernization project in the Department of Public Works capital
127 budget to the operating budget of the Office of the Deputy Mayor for Planning and Economic
128 Development for the purpose of funding a grant to Skyland Holdings, LLC.

129 (2) The Council approves the \$15 million reprogramming request.

130 TITLE III. FISCAL IMPACT; EFFECTIVE DATE

131 Sec. 5301. Fiscal impact statement.

132 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
133 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
134 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

135 Sec. 6302. Effective date.

136 (a) This act shall take effect following approval by the Mayor (or in the event of veto by
137 the Mayor, action by the Council to override the veto), a 30-day period of congressional review
138 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December

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139 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
140 Columbia Register.

141 (b) This act shall expire after 225 days of its having effect.