

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To authorize the Mayor, on an emergency basis, to implement measures to provide financial relief and other assistance to the current owners of condominium units at the River East at Grandview Condominiums, 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 River East at Grandview Condominiums and to provide the unit owners with assistance to secure permanent housing solutions.

BE IT ENACTED BY THE COUNCIL 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) “Covered property” means the condominiums located at 1262 Talbert Street, S.E., Washington, DC 20020, known for tax and assessment purposes as Lots 2047 through 2092 in Square 5807, and known as River East at Grandview, Grandview Estate, Grandview Estates, Grandview Estates II, Gardenview, River East, RiverEast, River East at Anacostia, River East at Anacostia Metro Station, River East at Grandview, and Talbert Street.

(b) “Covered property owner” means an individual who owns a condominium unit at the covered property as of August 16, 2021.

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

35 (d) "IZ" means inclusionary zoning.

36 (e) "NACA" means the Neighborhood Assistance Corporation of America.

37 Sec. 3. NACA agreement.

38 (a) The Mayor is authorized to enter into a grant agreement with NACA, pursuant to  
39 section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat.  
40 803; D.C. Official Code § 1-204.51), and section 202 of the Procurement Practices Reform Act  
41 of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C. Official Code § 2-352.02).

42 (b) Under the NACA agreement, NACA shall:

43 (1) Provide housing counseling services to covered property owners, including  
44 assessing covered property owners' permanent housing options and working with covered  
45 property owners to meet NACA's eligibility criteria;

46 (2) Provide recommendations to the Mayor about the financial need for gap  
47 financing based on the assessments of covered property owners;

48 (3) Alongside the Mayor, seek relief for covered property owners' existing  
49 mortgages on the covered property;

50 (4) Provide mortgage assistance to covered property owners;

51 (5) Waive any requirements against a covered property owner having a current  
52 mortgage; and

53 (6) Not use credit score as the deciding factor for approving a covered property  
54 owner's mortgage.

55 (c) The agreement shall not provide funding to cover administrative fees incurred by  
56 NACA.

57 Sec. 4. Loan forgiveness.

58 (a) The Mayor shall waive the requirements of section 3b of the Housing Production Act  
59 of 1989, effective March 10, 2015 (D.C. Law 20-190; D.C. Official Code § 42-2802.02) by  
60 terminating the affordability covenants applicable to the covered property and may forgive any  
61 outstanding debt of covered property owners that is secured by a covered property condominium  
62 pursuant to a Housing Production Trust Fund loan that financed the development costs of the  
63 covered property.

64 (b) The Mayor may forgive the balance of any Home Purchase Assistance Program loan  
65 provided to a covered property owner to support the purchase of a unit at the covered property.

66 (c) By May 15, 2024, the Mayor shall provide written notice to each covered property  
67 owner that includes whether the Mayor will forgive Housing Production Trust Fund loans and  
68 Home Purchase Assistance Program loans, and, if so, the amount of each loan that will be  
69 forgiven and the date by when the loans will be forgiven.

70 (d) Any debt forgiveness for the covered property shall not include outstanding  
71 indebtedness of Rivereast at Anacostia, LLC or Stanton View Development, LLC, incurred in  
72 connection with the development of the covered property.

73 Sec. 5. Tax assistance.

74 (a) The Office of Tax and Revenue shall not assess or charge any taxes related to a  
75 covered property owner's first purchase of real property following a covered property owner's  
76 purchase of the covered property, including transfer taxes and deed recordation taxes.

77 (b) The Office of Tax and Revenue shall forgive all real property taxes, interest,  
78 penalties, fees, and other related charges assessed against the covered property owners at the  
79 covered property for the tax years beginning October 1, 2020, and ending September 30, 2025.

80 (c) Prior tax exemptions on the covered property shall not affect covered property

81 owners' ability to apply for and receive the Homestead, Senior, or Disabled tax exemption on a  
82 new property.

83 Sec. 6. Mortgage and homeownership assistance.

84 (a) The Mayor shall provide funding to NACA, based on appropriate need and funding  
85 availability, to assist in gap financing for the covered property owners.

86 (b) Pursuant to section 3 of this act, mortgage assistance provided by NACA for a  
87 covered property owner may include:

88 (1) Payment of all or a portion of closing costs;

89 (2) Reduction of the principal amount of the mortgage loan; and

90 (3) Buydowns on the interest rate.

91 (c) Notwithstanding any provisions of the Home Purchase Assistance Fund Act of 1978,  
92 effective September 12, 1978 (D.C. Law 2-103; D.C. Official Code § 45-2601 *et seq.*), or its  
93 implementing rules, covered property owners shall be eligible to receive a Home Purchase  
94 Assistance Program loan, pursuant to (D.C. Law 2-103 § 3a; D.C. Official Code §42-  
95 2602.01(a)), subject to availability of funding.

96 (d) Covered property owners shall have priority within any District of Columbia  
97 administered waitlist for homeownership opportunities.

98 (e) Covered property owners that meet the eligibility criteria for a compliant IZ unit shall  
99 have access to 2-, 3-, or 4-bedroom for sale units, set aside, on a first-come, first-served basis and  
100 are exempt from participating in the IZ for sale unit lottery system, attending an IZ orientation,  
101 or completing the eight-hour homebuyer class.

102 (f) The Mayor or any private or public entity, for a property in the District of Columbia  
103 except for IZ units, shall waive its income requirements for covered property owners seeking to

104 purchase a unit with an affordability covenant if the covered property owner’s income no longer  
105 meets the affordability criteria but would have qualified them for the property on August 16,  
106 2021.

107           Sec. 7. Rental assistance.

108           (a) The Mayor shall provide a security deposit of up to 6 months’ rent after the effective  
109 date of this act for covered property owners who elect to rent rather than purchase a home or for  
110 covered property owners who do not qualify for mortgage assistance.

111           (b) Covered property owners that meet the eligibility criteria for a compliant IZ unit shall  
112 have access to 2-, 3-, or 4-bedroom rental units, set aside, on a first-come, first-served basis and  
113 are exempt from participating in the IZ rental unit lottery system.

114           (c) The Mayor or any private or public entity, for a property in the District of Columbia  
115 except for IZ units, shall waive its income requirements for covered property owners seeking to  
116 rent a unit with an affordability covenant if the covered property owner’s income no longer  
117 meets the affordability criteria but would have qualified them for the property on August 16,  
118 2021.

119           Sec. 8. Moving assistance.

120           (a) The Mayor shall equitably allocate \$300,000 to covered property owners for moving  
121 expenses based on the household size and accessibility needs of covered property owners.

122           Sec. 9. Condominium Association assistance.

123           (a) The Mayor shall allocate up to \$150,000 to the CA to cover operations and expenses  
124 through December 31, 2024.

125           Sec. 10. Fiscal impact statement.

126           The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact

127 statement required by section 4a of the General Legislative Procedures Act of 1975, approved  
128 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

129           Sec. 11. Effective date.

130           This act shall take effect following approval by the Mayor (or in the event of veto by the  
131 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than  
132 90 days, as provided for emergency acts of the Council of the District of Columbia in section  
133 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;  
134 D.C. Official Code § 1-204.12(a)).