

COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

MEMORANDUM

TO: Chairman Phil Mendelson
FROM: Councilmember Robert C. White, Jr.
Chair, Committee on Housing
DATE: March 28, 2024
RE: Requests for April 2, 2024



I request that the following measures, copies of which are attached, be placed on the agenda for the legislative meeting of the Council on April 2:

Emergency and Temporary Legislation

- **Association Meeting Flexibility Emergency Declaration Resolution of 2024**
- **Association Meeting Flexibility Emergency Amendment Act of 2024**
- **Association Meeting Flexibility Temporary Amendment Act of 2024**

In 2020, the Council granted all condominium and cooperative associations in the District the authority to conduct their business via electronic communications, without the need for formal updates to their bylaws. The Council has since extended this authority, most recently through the Association Meeting Flexibility Temporary Amendment Act of 2023, which is scheduled to expire on April 28. Condominium and cooperative association advocates have indicated that associations continue to benefit from this flexibility. Emergency legislation is needed to prevent a lapse. The Committee on Housing may consider permanent legislation on this topic later this year.

- **Relief for River East at Grandview Condominium Owners Emergency Declaration Resolution of 2024**
- **Relief for River East at Grandview Condominium Owners Emergency Amendment Act of 2024**
- **Relief for River East at Grandview Condominium Owners Temporary Amendment Act of 2024**

In August 2021, owners of the River East at Grandview Condominiums in Ward 8 were forced to evacuate their new homes due to significant structural concerns with the property. For almost 3 years, 46 households have faced uncertainty over getting their existing mortgages on the property forgiven, maintaining stable housing, and planning for different futures than expected. The Executive and the Council have provided some support to the owners in the form of rental housing assistance and tax relief, but significantly more support is necessary on an emergency basis to assist owners with moving into safe and stable housing. These measures, initially drafted by the executive and provided to the Committee for review earlier this week, are intended to grant authority to the Mayor to forgive existing HPAP and HPTF loans, engage with an established housing counseling agency to work on subsequent ownership opportunities, and provide other assistance and relief to the owners so that they can finally move forward with their lives. The

Committee has made certain changes in coordination with homeowners and the impacted housing counseling agency and anticipates additional clarification of the draft prior to filing.

Emergency Contract Legislation at the Request of the Mayor

- **Contract No. CW103312 with McWard Real Estate, LLC d/b/a The Family Laundromat Approval and Payment Authorization Emergency Declaration Resolution of 2024**
- **Contract No. CW103312 with McWard Real Estate, LLC d/b/a The Family Laundromat Approval and Payment Authorization Emergency Act of 2024**

This proposed contract legislation would retroactively approve contract number CW103312, including Modifications 1, 2, 3, 4, 5, and 6 with McWard Real Estate, LLC d/b/a The Family Laundromat to provide emergency laundry services for migrant services for migrant families for a base year cost of \$1,700,000 and total option year one cost of \$1,628,626. The executive asserts that approval of the emergency is necessary to prevent a lapse in service.

Concerns with timeliness of filing, errors in the contracting package and process, and substantive questions from the Committee on price and contract scope have resulted in significant delays in Council review of this contract and required multiple filings of similar packages by the executive.

While the Committee is satisfied that this contract should be approved at this time and all migrant services contracts are being re-solicited, the process of reviewing this and the other recent migrant services contracts has resulted in heightened concern about emergency procurement and contracting procedures that will be the subject of further oversight during the budget process.