

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To require and authorize the Mayor, on a temporary 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 Temporary 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 yes, 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 the Home Purchase Assistance Fund of 1978, (D.C. Law 2-
95 103 § 3a; D.C. Official Code §42-2602.01(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 (a) This act shall take effect following approval by the Mayor (or in the event of veto by
131 the Mayor, action by the Council to override the veto), a 30-day period of congressional review
132 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
133 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
134 Columbia Register.

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