

# 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 27, 2024  
**RE:** Requests for April 1 Legislative Meeting



Please include the measures below on the agenda for the legislative meeting on April 1, 2025.

### **Contract approval legislation at the request of the D.C. Housing Authority**

- **Proposed Resolution 26-122, Multiyear Contract Number 0032-2024D with Hawks Lawn Care, LLC Approval Resolution of 2025**

This measure would approve a multiyear contract between the D.C. Housing Authority and Hawks Lawn Care, LLC, which would provide grounds maintenance services to 3 public housing communities at a cost of \$363,112.20. This is not an emergency contract approval, but it requires affirmative Council approval pursuant to DC Code § 1-204.51(a) because it is for a 2-year term. The underlying contract is available in the Council's online Legislative Information Management System as CA26-82.

Because the Council unanimously approved near-identical contracts from the same solicitation series at its February 4 legislative meeting, I recommend including this measure on the consent agenda pursuant to Rule 411(a).

### **Congressional review emergency legislation**

- **Association Meeting Flexibility Congressional Review Emergency Declaration Resolution of 2025**
- **Association Meeting Flexibility Congressional Review Emergency Amendment Act of 2025**

I anticipate that this will be the final instance of a series of substantively similar emergency and temporary measures.

In 2020, the Council granted 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 beyond its initial COVID lockdown omnibus context. Last year, we passed the Fairness and Stability in Housing Amendment Act of 2024 (FSHA), which includes provisions to make these flexibilities permanent. We also passed emergency and temporary legislation to preserve associations' virtual meeting rights while FSHA completed Mayoral and congressional review.

The most recent emergency measure to this effect (Bill 26-77) will expire on May 14. The corresponding temporary measure (Bill 26-78) will not take effect until May 17, and FSHA will not take effect until May 22. Further emergency legislation is therefore needed to avoid a gap.

### **Emergency and temporary legislation**

- **Foreclosure Moratorium and Homeowner Assistance Fund Coordination Emergency Declaration Resolution of 2025**
- **Foreclosure Moratorium and Homeowner Assistance Fund Coordination Emergency Amendment Act of 2025**
- **Foreclosure Moratorium and Homeowner Assistance Fund Coordination Temporary Amendment Act of 2025**

I anticipate that this will be the final instance of a series of substantively similar emergency and temporary measures.

As part of its response to the COVID-19 public health emergency, the District imposed a temporary moratorium on residential foreclosures. The Council later ended the blanket moratorium, but maintained a narrow protection from foreclosure for those homeowners who had already applied for support from the Homeowner Assistance Fund (HAF) prior to September 30, 2022.

As of this week, legal services providers indicate that a small number of HAF applicants from 2022 are still awaiting final resolution, due to unclear communication regarding the final disposition of federal resources supporting the program and related tax benefits. The providers recommend a final extension of the existing policy while they work with the executive and the Committee on Housing to resolve final HAF payout issues.

- **Tenant Payment Plan Phasing Emergency Declaration Resolution of 2025**
- **Tenant Payment Plan Phasing Emergency Act of 2025**
- **Tenant Payment Plan Phasing Temporary Act of 2025**

I anticipate that this will be the final instance of a series of substantively similar emergency and temporary measures.

COVID-19 response legislation required landlords to allow their tenants to participate in certain payment plans if they could demonstrate financial hardship from the pandemic. Tenants' ability to enter into new payment plans under that law ended in July 2022, but the law required landlords to keep records of their application materials for 3 years, that is, until as late as July 2025.

The most recent temporary renewal of this legislation (Bill 25-860) will expire May 1. A final emergency bill is necessary to ensure that the record retention requirement does not lapse short of its original intended duration.

Please contact Sean Cuddihy at [scuddihy@dccouncil.gov](mailto:scuddihy@dccouncil.gov) with any questions.