


**Council of the District of Columbia**  
**OFFICE OF WARD 5 COUNCILMEMBER ZACHARY PARKER**  
**MEMORANDUM**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

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**TO:** Chairman Phil Mendelson  
**FROM:** Councilmember Zachary Parker   
**RE:** Request to Agendize Measures for the May 5, 2026 Legislative Meeting  
**DATE:** April 30, 2026

I request that the following measures be agendized for the May 5, 2026 Legislative Meeting:

- **Reservoir District Tax Exemption Emergency Declaration Resolution of 2026**
- **Reservoir District Tax Exemption Emergency Amendment Act of 2026**
- **Reservoir District Tax Exemption Temporary Amendment Act of 2026**

The Reservoir District is a mixed-use urban community that exemplifies the District’s public-private partnership model, transforming underutilized land into a vibrant residential and commercial neighborhood.

Section §47–4683 of the District of Columbia Official Code provides a tax exemption for Reservoir District Parcels 2 and 4, a critical component of the project’s financing. The project’s Tax Abatement Financial Analysis (“TAFAs”) was structured using the 80 Percent Income Limit Category of the Multifamily Tax Subsidy Project Income Limits established annually by the United States Department of Housing and Urban Development (“HUD”) as the basis for projected residential revenue.

The Inclusionary Zoning (“IZ”) rates published by the District of Columbia Department of Housing and Community Development in February 2026 do not match HUD’s Multifamily Tax Subsidy Project Income Limits. Requiring the project to operate under the current IZ rates rather than HUD’s Multifamily Tax Subsidy Project Income Limits would impact the project’s economic feasibility, delaying or potentially preventing the delivery of the planned housing and associated community benefits.

The proposed amendment provides a tailored correction that would allow the project to operate using 80 Percent Income Limit Category of the Multifamily Tax Subsidy Project Income Limits established annually by HUD, as contemplated in its TAFAs.

Emergency legislation is needed to avoid delays and prevent disruption to the project’s development timeline. Without this legislation, the gap between the IZ rents and the rents assumed in the TAFAs will put the project’s financial viability at risk during a critical stage of development.

Copies of the draft measures are attached. For any questions or concerns, please contact Conor Shaw, Deputy Chief of Staff, at (771) 333-9817 or [cshaw@dccouncil.gov](mailto:cshaw@dccouncil.gov).

cc: Members, Council of the District of Columbia  
Office of the Secretary

Office of the General Counsel  
Office of the Budget Director  
Mayor's Office of Policy and Legislative Affairs