

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Rental Housing Act of 1985 to provide for expedited review of eviction proceedings stemming from dangerous crime or crime of violence; to amend Chapter 15 of Title 16 of the District of Columbia Official Code to provide courts that hear eviction cases with discretion not to dismiss cases for certain deficiencies, and to codify and update processes for the deposit of rental payments into the court registry during eviction cases for nonpayment; to amend the Rental Housing Act of 1985 to grant courts discretion to determine when equities require the dismissal of a claim by a housing provider, to codify and update procedures for pre-filing notice to tenants in eviction cases, and to provide for expedited review of eviction proceedings stemming from dangerous crime or crime of violence; to amend the Rental Housing Conversion and Sale Act of 1980 to reorganize various existing provisions, to clarify the applicability of the Tenant Opportunity to Purchase Act of 1980 (“TOPA”) in circumstances such as the disposition of intestate decedents’ property, to allow for the entry and exit of non-controlling investors in property ownership entities without triggering TOPA, to exempt new construction for the 15 years after construction and certain covenanted affordable housing projects from TOPA, to establish a system of certified TOPA tenant support providers and a non-exclusive list of qualified TOPA buyers, to streamline tenant notice provisions and consolidate certain tenant grievance procedures, to require the Department of Housing and Community Development (“DHCD”) to review TOPA notices for technical sufficiency, to provide tenants an opportunity to connect with tenant support providers prior to agreeing to assign TOPA rights, to establish protections from interference in TOPA processes and enforcement mechanisms, to require DHCD to develop certain TOPA-related form documents and receive filings of certain TOPA processes, to define permissible consideration for tenant assignment of TOPA rights, and to direct DHCD to maintain a public TOPA database; to amend the District of Columbia Deed Recordation Tax Act to add transfers to a qualified purchaser as an exempt transaction; to amend Chapter 48 of Title 47 of the District of Columbia Official Code to clarify the applicability of recent changes to the District low-income housing tax credit program; to amend the Inclusionary Zoning Implementation Amendment Act to facilitate the resale of units; to amend the District of Columbia Housing Authority Act of 1999 to revise the structure of the board of the Authority, modify the schedule for annual financial accountability reports, provide flexibility for board and executive director training, update the public housing resident bill of rights, and add protections for residents whose public housing properties undergo federal subsidy repositioning; to

Bill 26-164 COMMITTEE PRINT
Amendment in the Nature of a Substitute
July 28, 2025

amend the District of Columbia Government Comprehensive Merit Personnel Act of 1978 to adjust Housing Authority board stipends; and to amend the Confirmation Act of 1978 to conform terminology regarding the Housing Authority board.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025”.

TITLE I. RESERVED

TITLE II. PUBLIC SAFETY EVICTIONS

Sec. 201. Section 501(c) of the Rental Housing Act of 1985 effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(c)), is amended as follows:

(a) The existing text is redesignated as paragraph (1).

(b) A new paragraph (2) is added to read as follows:

“(2)(A) In each case pursuant to paragraph (1) of this subsection filed after the effective date of the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025, as approved by the Committee on Housing on July 9, 2025 (Committee print of Bill 26-164), in which the alleged illegal act within the rental unit or the housing accommodation would constitute a dangerous crime as defined in D.C. Official Code § 23-1331(3) or a crime of violence as defined in D.C. Official Code § 23-1331(4), and in which the housing provider attaches to the notice to vacate a record of indictment by a prosecutor of competent jurisdiction charging that the tenant or person occupying the unit with committing such an illegal act, the court shall hold a hearing on an expedited basis within 20 days following the filing of the complaint.

(B) In addition to the defense listed in subsection (c-1) of this section, it shall be a defense to an action for possession under this subsection based on allegations of

dangerous crime or crime of violence if:

(i) The tenant did not know or have reason to know that criminal activity was occurring or would likely occur on the premises; or

(ii) The tenant had done everything that could reasonably be expected under such circumstances to prevent the commission of violent criminal activity, such as requesting the housing provider remove the offending household member's name from the lease, reporting prior criminal activity to the police, seeking assistance from social service or counseling agencies, or denying permission, if feasible, for the offending household member to reside in the dwelling unit.

(C) If the court determines by a preponderance of evidence that the tenant or occupant engaged in such an illegal act, the Court shall enter a final judgment for possession and issue a writ of restitution that mandates the eviction of the tenant or occupant.”.

TITLE III. COURT EVICTION PROCEDURES

Sec. 301. Section 501 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3505.01), is amended as follows:

(a) Subsection (a)(4) is amended by striking the phrase “shall dismiss” and inserting the phrase “may, in its discretion, dismiss” in its place.

(b) Subsection (a-1) is amended by adding a new paragraph (3) to read as follows:

“(3) The notice required by this subsection shall be provided as follows:

“(A) By certified mail, or delivery service providing delivery tracking confirmation, return receipt requested; and

“(B) By hand delivery to the rental unit or by posting on the front door of the rental unit.”.

94 Sec. 302. Chapter 15 of Title 16 of the District of Columbia Official Code is amended as
95 follows:

96 (a) The table of contents is amended by adding a new section designation to read as
97 follows:

98 “§ 16-1502a. Protective orders and court registry payments.”.

99 (a) Section 16-1501(d) is amended by striking the phrase “shall dismiss the complaint.”
100 and inserting the phrase “may, in its discretion when weighing the prejudice to all parties,
101 dismiss the complaint or provide leave for the complainant to correct any deficiencies.” in its
102 place.

103 (b) A new § 16-1502a is added to read as follows:

104 “§ 16-1502a. Protective orders and court registry payments.

105 “(a) Any party to a case for restitution of possession based on nonpayment of rent may
106 move for the entry of a protective order that prospectively requires the defendant to deposit rent
107 into the court’s registry, in regular monthly intervals, through the conclusion of the case.

108 “(b) Parties may enter into, vacate, or modify protective orders by consent with the
109 approval of the court at any time.

110 “(c) If a motion for protective order is made before or during the initial hearing in the
111 case, the court shall address the motion at the initial hearing as follows:

112 “(1) The court shall inform the defendant of common protective order defenses
113 that may justify a reduction in protective order monthly amounts, including current violations of
114 the housing code and disputes over the calculation of the monthly rent amount asserted in the
115 complaint. The court shall inform the defendant of the possible consequences of knowingly
116 asserting baseless defenses.

“(2) If the defendant disputes the plaintiff’s assertion of the monthly rent amount for any reason other than alleged current housing code violations, then the court may issue a protective order during the initial hearing or may schedule a hearing to determine if the equities merit the entry of an order. Failure to raise a defense to the monthly rent amount at the initial hearing shall not constitute a waiver of the defendant’s right to make a motion for adjustments to the monthly protective order amount after the initial hearing.

“(3) If the only defense to the protective order is based on allegations of current violations of the housing code, then the court shall issue a preliminary protective order during the initial hearing and shall schedule a hearing thereafter on any alleged current violations of the housing code or other defenses that may merit an adjustment to the preliminary protective order. In determining the amount of the preliminary protective order, the court is not required to conduct an evidentiary proceeding as part of the initial hearing, but may in its discretion consider evidence that the parties are prepared to present.

“(d) If a motion for protective order is made after the initial hearing, then the court shall schedule a hearing to determine if the equities merit the entry of an order.”.

TITLE IV. TENANT OPPORTUNITY TO PURCHASE ACT

Sec. 401. The Rental Housing Conversion and Sale of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official Code § 42-3404.01 *et seq.*), is amended as follows:

(a) A new section 401a is added to read as follows:

“§ 42-3404.01a. Definitions.

(1) “Appraised value” means the value of a housing accommodation as of the date of the appraisal, based on an objective, independent property valuation, performed according to professional appraisal industry standards.

“(2) “Bona fide offer of sale” means an offer of sale for a housing accommodation or the interest in the housing accommodation that is either:

“(A) For a price and other material terms that are at least as favorable as those accepted by a purchaser in an arm’s length third-party contract; or

“(B) In the absence of an arm’s length third-party contract, an offer of sale with a price at the appraised value and other material terms comparable to that at which a willing seller and a willing buyer would sell and purchase the housing accommodation, or the appraised value.

(3) “Department” means the Department of Housing and Community Development, or any successor agency.

(4) “Owner” means:

“(A) Any person, any one of a number of persons, or any entity in whom is vested all or any part of the beneficial ownership, dominion, or title of a housing accommodation; or

“(B) The committee, conservator, or legal guardian of a person described in subparagraph (A) of this paragraph who is non compos mentis, a minor child, or otherwise under a disability.

“(5) “Project” shall have the same meaning as set forth in section 2(11) of The Construction Codes Approval and Amendments Act of 1986, effective March 21, 1987 (D.C. Law 6-216; D.C. Official Code § 6-1401(11)).

“(6) “Qualified purchaser” means any person certified by the Mayor pursuant to section 402d, or an agency or instrumentality of the District.”.

~~“(5)(7)~~(A) “Tenant” means:

163 ~~“(i) Any person or persons who, under the terms of a current or~~
164 ~~expired written lease or other written rental agreement , are entitled to occupy the housing~~
165 ~~accommodation and are liable to the owner for the payment of rent pursuant to the current~~
166 ~~or expired lease or other rental agreement; and~~

167 ~~“(ii) Any person identified to the owner pursuant to the tenant~~
168 ~~identification procedures provided in § 42-3404.03(b)(3).~~

169 “(B) Nothing in this paragraph shall be construed to limit the definition of
170 “tenant” for purposes of any other law.

171 “(6) “Tenant support provider” means:

172 “(A) Any person or organization certified by the Mayor pursuant to
173 section 402c; or

174 “(B) The Office of the Tenant Advocate, as established by section 2065 of
175 the Office of the Chief Tenant Advocate Establishment Act of 2005, effective October 20, 2005
176 (D.C. Law 16-33; D.C. Official Code § 42-3531.05).

177 ~~“(7) “Qualified purchaser” means any person certified by the Mayor pursuant to~~
178 ~~section 402d, or an agency or instrumentality of the District.”.~~

179 (b) Section 402 (D.C. Official Code § 42-3404.02) is amended as follows:

180 (1) The section title is amended to read as follows:

181 “Sec. 402. Tenant opportunity to purchase.”.

182 (2) Subsections (a-2)(1), (b), (c), and (d) are repealed.

183 (3) A new subsection (e) is added to read as follows:

184 “(e)(1) Within 5 days after a request by any person, the Mayor shall provide:

185 “(A) Written certifications, including the date of receipt or non-receipt, of

any notices received under subchapters IV and V of this chapter; and

“(B) Copies of the notices.

“(2) The certifications may be recorded among the records of the Recorder of Deeds and shall be exempt from filing fees.”.

(c) A new section 402b is added to read as follows:

“Sec. 402b. “Sale” defined; excluded properties.

“(a) For the purposes of subchapters IV and V of this chapter, the terms “sell” or “sale” shall include, but are not limited to:

“(1) The execution of any agreement pursuant to which the owner of the housing accommodation agrees to some, but not all, of the following:

“(A) Relinquishes possession of the property;

“(B) Extends an option to purchase the property for a sum certain at the end of the assignment, lease, or encumbrance and provides that a portion of the payments received pursuant to the agreement is to be applied to the purchase price;

“(C) Assigns all rights and interests in all contracts that relate to the property;

“(D) Requires that the costs of all taxes and other government charges assessed and levied against the property during the term of the agreement are to be paid by the lessee either directly or through a surcharge paid to the owner;

“(E) Extends an option to purchase an ownership interest in the property, which may be exercised at any time after execution of the agreement but shall be exercised before the expiration of the agreement; and

“(F) Requires the assignee or lessee to maintain personal injury and

property damage liability insurance on the property that names the owner as the additional insured.

“(2) A master lease which meets some, but not all, of the factors described in paragraph (1) of this subsection or which is similar in effect;

“(3) The transfer of an ownership interest in a corporation, partnership, limited liability company, association, statutory trust, or other entity which owns an accommodation ~~as its sole or principal asset~~, which, in effect, results in the transfer of the accommodation pursuant to paragraph (1) of this section. For the purposes of this sub-paragraph, the term “principal asset” means the value of the accommodation relative to the entity’s other holdings. and

“(4) Multiple transfers of minority interests in the Rental Property which, in effect, result in a transfer of the Rental Property.”

“(b) For the purposes of subchapters IV and V of this chapter, and notwithstanding anything to the contrary herein, the term “sell” or “sale” shall not include:

“(1)(A) A probate, trust, or inter vivos transfer to an heir and legatee by a decedent’s estate to members of the decedent’s family if the consideration arising from the transfer will pass from the decedent’s estate to, or solely for the benefit of, charity.

“(B) For purposes of this paragraph, the term “members of the decedent’s family” means:

“(i) A surviving spouse, or domestic partner as defined in section 2(3) of the Health Care Benefits Expansion Act of 1992, effective June 11, 1992 (D.C. Law 9-114; D.C. Official Code § 32-701(3)), of the decedent, lineal descendants of the decedent, or spouses of lineal descendants of the decedent;

“ (ii) A trust for the primary benefit of the persons referred to in sub-paragraph (i) and;

“ (iii) A partnership, corporation, or other entity controlled by the individuals referred to in sub-paragraphs (i) and (ii).

“(2) An inter-vivos transfer, even though for consideration, between spouses, parent and child, siblings, grandparent and grandchild, or domestic partners as defined in section 2(3) of the Health Care Benefits Expansion Act of 1992, effective June 11, 1992 (D.C. Law 9-114; D.C. Official Code § 32-701(3));

“(3) A transfer to a person entitled to property of an intestate decedent pursuant to Chapter 3 of Title 19;

“(4) A transfer of legal title or an interest in an entity holding legal title to a housing accommodation pursuant to a bona fide deed of trust or mortgage, and thereafter any transfer by foreclosure sale or deed in lieu of foreclosure pursuant to a bona fide deed of trust or mortgage;

“(5) A tax sale or transfer pursuant to tax foreclosure;

“(6) A bankruptcy sale;

“(7) Any transaction involving accommodations otherwise subject hereto expressly contemplated by a registration statement filed with the Securities and Exchange Commission prior to February 22, 1994;

“(8) Any transfer of a property directly caused by a change in the form of the entity owning the property; provided, that the transfer is without consideration, including a transfer of interests in an entity to an entity under § 29-204.06;

“(9) The transfer of ownership interests in a corporation, partnership, limited

liability company, association, statutory trust, or other entity that owns an accommodation;
provided, that the sole purpose of the transfer is to admit one or more limited partners or investor
members who will make capital contributions or allow for the exit of one or more limited
partners or investor members who have made capital contributions, provided that a Notice of
Transfer is sent to tenants for this exemption pursuant to § 42-3404.03a, and:

“(A) Any new limited partners or investors will receive, and any exiting
limited partner or investor members received, tax benefits pursuant to section 42 of the United
States Internal Revenue Code of 1986 approved October 22, 1986 (100 Stat. 2189; 26 U.S.C.
§ 42), or a comparable District program; or

“(B) Before and after the transfer, the entity is controlled, directly or
indirectly, by the same person or entity;

“(10) A transfer of title to the housing accommodation to an entity under § 29-
204.06;

“(11) A transfer of bare legal title into a revocable trust, without actual
consideration for the transfer, where the transferor is the current beneficiary of the trust pursuant
to Section 302(17) of the District of Columbia Deed Recordation Tax Act, approved March 2,
1962 (76 Stat. 11; D.C. Official Code 42-1102(17));

“(12) A transfer of the housing accommodation to a named beneficiary of a
revocable trust by reason of the death of the grantor of the revocable trust, pursuant to Section
302 of the District of Columbia Deed Recordation Tax Act, approved March 2, 1962 (76 Stat.
11; D.C. Official Code 42-1102);

“(13) A transfer of the housing accommodation by the trustee of a revocable trust
if the transfer would otherwise be excluded under this chapter if made by the grantor of the

revocable trust, pursuant to Section 302(19) of the District of Columbia Deed Recordation Tax Act, approved March 2, 1962 (76 Stat. 11; D.C. Official Code 42-1102(19));

“(14) A transfer pursuant to court order or court-approved settlement;

“(15) A transfer by eminent domain or under threat of eminent domain;

“(16) A transfer of interest in an entity that owns a housing accommodation or a transfer of title to a housing accommodation, if each of the following conditions is satisfied:

“(A) The credit period, as defined in section 42 of the United States Internal Revenue Code of 1986, approved October 22, 1986 (100 Stat. 2189; 26 U.S.C. § 42) (“IRC”), for the housing accommodation has ended;

“(B) Immediately prior to the transfer the housing accommodation is subject to:

“(i) An extended low-income housing commitment, as that term is defined in Section 42(h)(6)(B) of the IRC (100 Stat. 2189; 26 U.S.C. § 42(h)(6)(B)); or

“(ii) A comparable restrictive covenant as a result of a federal or District program with occupancy, rent, and income requirements at least as restrictive as under section 42 of the IRC;

“(C) Before and after the transfer, the owner of the housing accommodation is controlled, directly or indirectly, by the same person or entity; and

“(D) Immediately following the transfer, the housing accommodation is for a term of not less than 10 years subject to an existing or new extended low-income housing commitment or a comparable restrictive covenant as a result of a federal or District program with occupancy, rent and income requirements at least as restrictive as under section 42 of the IRC.

“(17) A transfer of interest in an entity that owns a housing accommodation or a

transfer of title to a housing accommodation, the sole purpose of which is to qualify for and enter into a new credit period, as defined in section 42 of the IRC, for purposes of the rehabilitation of the housing accommodation; provided that, before and after the transfer, the owner of the housing accommodation is controlled, directly or indirectly, by the same person or entity.

“(18) A sale or other transfer of interest in a property owned by the District of Columbia Housing Authority, provided that tenants are sent a Notice of Transfer pursuant to § 42-3404.03a;

“(19) A sale or other transfer of interest in a property owned by, licensed as, or operated as a hospital, convent, monastery, skilled nursing home, memory care home, assisted living home, senior personal care independent living home, extended care facility, or convalescent or rehabilitation home, or in a dormitory owned or leased by an educational institution; or

“(20) After the applicability date of this paragraph, the first sale or other transfer of interest of a new project that was constructed in its entirety within 10 years before the date of sale, as evidenced by the date of issuance of the first certificate of occupancy, provided that tenants are sent a Notice of Transfer pursuant to § 42-3404.03a.

“(21) A transfer of ownership interest or series of transfers of ownership interests between or among existing owners of a housing accommodation, or within an entity that directly owns the housing accommodation, that reallocates ownership interests but does not result in the admission of a new unrelated third-party owner.

~~“(20) A sale or other transfer of interest in a building that has completed construction, as evidenced by a certificate of occupancy, within the 15 years before the date of sale, provided that tenants are sent a Notice of Transfer pursuant to § 42-3404.03a; or~~

~~“(21) The sale or other transfer of a building in which the buyer enters into a binding covenant, recorded with the Recorder of Deeds at the time of sale or other transfer of the building, to maintain at least 51% of the housing units in the building at no greater than 80% area median income or median family income for a period no less than 20 years following the date of transfer, provided that tenants are sent a Notice of Transfer pursuant to § 42-3404.03a.~~

~~(A) All tenants legally residing in the property at the time of the sale of transfer shall be entitled to remain in their residences in accordance with and under the terms of their respective leases. Upon a unit becoming vacant, the purchaser is required to convert such unit pursuant to this subsection.~~

~~(B) The Mayor shall issue regulations to establish the terms of the covenant.~~

“(c) The burden of proof to establish that a property or transfer is exempt from the requirements of subchapters IV and V of this chapter shall be on the owner.

“(d)(1) Before an individual enters into a lease for a rental unit located in a housing accommodation that is not subject to the tenant opportunity to purchase based on subsection (b)(20) of this section, the owner of the housing accommodation shall provide written notice to the individual regarding such exemption.

~~“(2) The owner of each housing accommodation that becomes subject to subsection (b)(20) on the effective date of the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025, as approved by the Committee on Housing on July 9, 2025 (Committee print of Bill 26-164), shall provide written notice within 90 days after such date to all tenants of the housing accommodation regarding the~~

~~change in applicability.~~

“(32) Failure of the owner of a housing accommodation to provide proper notice under this subsection shall not affect the validity of an exemption from the tenant opportunity to purchase applicable to the housing accommodation.”.

(d) A new section 402c is added to read as follows:

“Sec. 402c. Tenant support providers.

“(a) The Mayor shall establish a certification process for tenant support providers, which shall be selected based on expertise and ability to counsel tenants who seek to exercise their rights under this subchapter, and regarding:

“(1) The formation and governance of tenant organization and other legal and collective ownership structures,

“(2) Technical support services for first-time homeowners;

“(3) Obtaining financing for the purchase of Real Properties; or

“(4) Assisting in the process of closing on property transactions.

“(b) The Department shall maintain a list of certified tenant support providers, with contact information for each, on a publicly accessible website.

“(c) Certification as a tenant support provider shall be valid for four years.

“(d) A tenant support provider shall not:

“(1) Act in a manner that is adverse to the interests of a tenant occupying a property subject to this subchapter;

“(2) Serve a tenant occupying a property in which the tenant support provider or any employee thereof may have a present or future financial interest.

“(e) The Mayor shall promptly investigate any complaint alleging that a tenant support

provider has a conflict of interest or has failed to comply with the requirements of this subchapter. If after the Mayor determines that a tenant support provider has a conflict of interest or has failed to comply with the requirements of this subchapter, the Mayor may limit, suspend, or revoke that organization's certification."

(e) A new section 402d is added to read as follows:

"Sec. 402d. Qualified purchaser.

"(a) For the first four-year period after the effective date of this section, a Pre-Approved Developer, as that term is defined in 14 DCMR § 2499, shall be granted certification as a qualified purchaser. The Mayor shall establish criteria for the certification of qualified purchasers, which shall be selected based on:

"(1) The capacity to acquire, own, manage, and improve or redevelop, either independently or through an agent, housing accommodations and related facilities acquired under this subchapter or subchapter IV-A for the remaining useful life of the housing accommodation;

"(2) For entities that own rental accommodations in the District or are subject to a controlling interest by an entity that also has a controlling interest in rental accommodations in the District, history of responsible stewardship of rental accommodations without histories of unabated serious violations of the housing code; and

"(3) Understanding of, and ability to comply with, the requirements of this subchapter.

"(b) Certification as a qualified purchaser shall be valid for four years.

"(c)(1) The Mayor shall solicit and accept new applications for qualified purchasers on a rolling basis.

"(2) The Mayor shall recruit and solicit applications from reputable parties that

have not previously conducted real estate transactions in the District.

~~“(3) For the first four year period after the effective date of this section, a
Pre-Approved Developer, as that term is defined in 14 DCMR § 2499, shall be granted
certification as a qualified purchaser.”~~

“(d) The Department shall maintain a list of qualified purchasers on a publicly accessible website.

“(e)(1) A qualified purchaser shall be in compliance with the entity filing requirements as prescribed in § 29–102.01.

“(2) A qualified purchaser shall not act in a manner that is adverse to the interests of tenants occupying a property subject to this subchapter. The Mayor shall promptly investigate any complaint alleging that a qualified purchaser has a conflict of interest or has failed to comply with the requirements of this subchapter. If after the Mayor determines that a tenant support provider has a conflict of interest or has failed to comply with the requirements of this subchapter, the Mayor may limit, suspend, or revoke that qualified purchaser’s certification.”.

(f) Section 403 (D.C. Official Code § 42-3404.03) is amended as follows:

(1) The lead-in language is redesignated as subparagraph (a) and amended to read as follows:

“(a) An offer of sale shall include, at minimum:”.

(2) Paragraph (2) is amended to read as follows:

“(2) A statement that the tenant has the right to purchase the accommodation under this chapter and a notice that the tenants are entitled to no-cost technical assistance and training on their rights provided by a tenant support provider approved by the Mayor;”.

(3) Paragraph (4) is amended by striking the phrase “floor plan.” and inserting the

phrase “floor plan;” in its place.

(4) New paragraphs (5) and (6) are added to read as follows:

“(5) The name and contact information of all tenant support providers certified by the Mayor pursuant to section 402c as of the date of issuance of the offer of sale; provided, that if no such organizations have been certified, the owner will be deemed in compliance with this paragraph; and

“(6) Information on the cooling-off period as outlined in section 403c.

(5) A new subsection (b) is added to read as follows:

“(b)(1) The owner shall provide each tenant with a written copy of the offer of sale by certified mail, a delivery service providing delivery tracking confirmation, or hand delivery. Notice to tenants shall be sent to their address at the housing accommodation unless a tenant has supplied in writing to the owner a different address for notice.

“(2) On the same date as copies of the offer of sale are being mailed to tenants, the owner shall provide the Mayor with a written copy of the offer of sale and a signed statement confirming that copies of the offer of sale were provided to each tenant. The offer of sale shall be sent to the mayor by registered or certified mail, return receipt requested, by commercial overnight delivery service that maintains proof of delivery, by hand delivery, or by any other method designated by the Department. If the owner delivers the notification to the Mayor by hand delivery, the Owner shall obtain a date stamped copy demonstrating the Mayor's receipt.

“(3) If the housing accommodation includes occupied units that are not the subject of a current or expired written lease or rental agreement, then on the same date as copies of the offer of sale are being mailed to tenants, the owner shall post at each building entrance, or unit entrance if the units do not have a common building entrance, a notice, in a form to be developed

by the Mayor, that an offer is being mailed to tenants as defined in § 42-3404.01a(6) and that residents who have a right to occupy the accommodation pursuant to an oral lease must notify the owner or a designated representative and provide a rent receipt or other proof of tenancy no more than 15 days after receipt of the offer of sale.”.

(g) A new section 403a is added to read as follows:

“Sec. 403a. Notice of transfer.

“(a) Notwithstanding subsections (b) and (c), if an opportunity to purchase is not provided under section 402, the owner shall provide the Mayor written notice of a transfer of an interest in a housing accommodation or of any ownership interest in a corporation, partnership, limited liability company, association, trust, or other entity which owns a housing accommodation.

~~“(b) Tenants shall have 45 days after the date of receipt of the Notice of Transfer to file a petition for relief.~~

~~“(c) For a transfer exempt under section 402b(b), paragraphs (2), (8), (9), (16), (17), and (20), and (21) in addition to the requirement of subsection (a), an owner shall provide copies of the notice of transfer to each tenant by certified mail or delivery service providing delivery tracking confirmation. Notice to tenants shall be sent to their address at the housing accommodation unless a tenant has supplied in writing to the owner a different address for notice.~~

~~“(d) (c) The notice of transfer shall be substantially in the form prescribed by the Mayor and shall provide at a minimum:~~

~~“(1) A statement of the rights of the tenant or the tenant organization under this chapter;~~

““(2) An accurate description of the transfer, including whether the transfer will result in any changes in management, current rents, or any applicable affordability requirements for the housing accommodation;

“(3) The date of the proposed transfer; and

“(4) The reason, if any, why the owner asserts the transfer may not constitute a sale as defined in section 402b.

“(e) (d) In addition to any other requirements for the form of the notice of transfer prescribed by this section, a notice of transfer for a housing accommodation to be transferred for the purposes of receiving tax benefits pursuant to section 42 of the United States Internal Revenue Code of 1986, approved October 22, 1986 (100 Stat. 2189; 26 U.S.C. § 42), or a comparable District program, shall include a description of the applicable federal or District subsidy, and a description of the steps in the transaction employed by the developer to avail itself of the subsidy.

“(f) (e) The owner’s failure to provide the notice of transfer, or the provision of a notice that is fraudulent or contains material misrepresentations, shall create a rebuttable presumption that the transfer constitutes a sale for purposes of subchapters IV and V of this chapter.

“(g) (f) Within 30 days of the receipt by the Mayor of the Notice of Intent to File, a tenant or tenant organization shall have 30 days to file a petition for relief under § 42-3405.03 or § 42-3405.03a. A copy of the petition shall be delivered to the owner by registered or certified mail or delivery service providing delivery tracking confirmation, return receipt requested, or by personal service. Failure of a tenant or tenant organization to file timely the petition for relief shall preclude the tenant or tenant organization from asserting any rights under subchapters IV and V of this chapter relating to the transfer identified in the notice of transfer.

“(h)(g) A tenant or tenant organization shall be precluded from asserting any rights under subchapters IV and V of this chapter for a transfer exempt under subsection 402b(b)(3).

“(h)(h) Any change in the transfer agreement that would invalidate a claim of exemption shall be reported in writing to the Mayor, substantially in a form prescribed by the Mayor, and proper notice shall be provided to the tenant or tenant organization.”.

(h) A new section 403b is added to read as follows:

“Sec. 403b. Compliance review of offer of sale and notice of transfer.

“(a) Within ~~7~~ 5 days of receipt, the Department shall review each offer of sale received pursuant to section 403 and each notice of transfer received pursuant to section 403a, ~~for the purpose of ensuring compliance with all statutory and regulatory requirements.~~ This time period shall run concurrently with any other applicable time period established under this subchapter.

“(b) The Office shall have the authority to request additional information by written or verbal inquiry, conference, or any other method or combination of methods suitable.

“(c) The Department shall establish a process for receiving reports of suspected violations or deficiencies in the issuance of an offer of sale or notice of transfer and shall use such reports to inform the initiation of inquiries pursuant to sections 505 through 510.

“(d) Failure of the Department to complete a review pursuant to subsection (a) shall not constitute grounds for invalidating or delaying a transfer or sale pursuant to this subchapter.

“(e) Completion of a review pursuant to subsection (a) shall not be considered as affirmative proof that a notice of transfer or offer of sale is in full compliance with the requirements of this subchapter.”.

(i) A new section 403c is added to read as follows:

“Sec. 403c. Cooling-off period; interference prohibited.

“(a) Within the first ~~45~~ 5 days following receipt of the offer of sale by the Mayor pursuant to section 403, the Mayor shall provide all tenant support providers and qualified purchasers with a copy of the offer of sale, and shall not share information related to the offer of sale with any other individual.

“(b) Neither a tenant nor tenant organization may assign purchase rights pursuant to section 406 during the following periods, except when the tenant or tenant organization has already met with an approved tenant support provider:

“(1) For rental accommodations with 2 through 4 units, during the 15-day period for joint tenant response and the subsequent 7-day period for individual tenant response as set forth in section 410(1).

“(2) For rental accommodations with 5 or more units:

“(A) During the 45-day period for tenant organization formation and registration; or

“(B) During the 30-day period if a tenant organization exists, as set forth in 411(1).

~~“(b) (c)~~ Any person that contacts a tenant organization or individual tenant related to an offer or negotiation subject to this subchapter shall disclose:

“(1) The names, residence and business addresses of each person with direct, indirect, legal, or beneficial ownership of a governance or total distributional interest of the entity as provided for in § 29-102.01(a)(6) and § 29-102.01(a)(7); and

“(2) Any financial connection to the property.

531 “(e)(d) Neither the owner nor the third party purchaser or any other agent or party with a
532 financial or other interest in the accommodation shall interfere with the tenants’ exercise of their
533 rights under this subchapter. Interference includes, but is not limited to:

534 “(1) Negotiating with the tenants before approved technical assistance providers
535 have received notice of the offer of sale, presumed to be 15 days after service of the offer of sale
536 upon the District through the Division by the owner;

537 “(2) Attempting to organize the tenants in an effort to persuade the tenants to
538 waive or exercise rights in any particular manner without fully disclosing the interested party’s
539 financial or other interest in the outcome;

540 “(3) Failing to disclose that tenants have a right to no-cost training on their rights
541 under this subchapter, as well as the right to a consultation with a tenant support provider.”.

542 “(e) All time periods set forth in this section shall run concurrently with any other
543 applicable time period established under this subchapter.”.

544 (j) Section 404 is amended to read as follows:

545 “Sec. 404. Third party rights.

546 “(a) The right of a third party to purchase an accommodation is conditional upon exercise
547 of tenant rights under this subchapter. The time periods for negotiation of a contract of sale and
548 for settlement under this subchapter are minimum periods, and the owner may afford the tenants
549 a reasonable extension of such period, without liability under a third party contract.

550 “(b) Third parties and their agents shall not interfere with the tenants’ right to organize or
551 otherwise exercise their rights under this subchapter. Third parties may negotiate with tenants for
552 the assignment or waiver of rights pursuant to section 406, provided that they first disclose:

553 “(1) Their identity and that they are interested in purchasing the accommodation

554 “(2) That they are not ~~tenant-organizers~~ a tenant support provider as defined
555 in section 506(a)(2), and do not represent the interests of the tenants; and

556 “(3) That the tenants have the right to have a training with certified tenant support
557 provider before engaging in negotiations.

558 “(c) Third party purchasers are presumed to act with full knowledge of tenant rights and
559 public policy under this subchapter.”.

560 (k) A new section 405a is added to read as follows:

561 “Sec. 405a. Template agreements and contracts; filing with department.

562 “(a) No agreement or contract entered into under this subchapter, including development
563 agreements, shall be deemed valid or enforceable unless the information specified in this section
564 is filed with the Department within 30 days of signature by all parties.

565 “(1) Information submitted to the Department shall include:

566 “(A) Address and ward;

567 “(B) Unit count;

568 “(C) Sales price;

569 “(D) Information related to rent-stabilization;

570 “(E) Information related to income-restricted units and subsidies; and

571 “(F) Other information as determined by the Department.

572 “(b) No later than 180 days after the applicability date of this section and pursuant to
573 Title I of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82
574 Stat. 1204; D.C. Official Code § 2-501 et seq.), the Department shall establish:

575 “(1) A standard template for purchase contracts;

576 “(2) Rules governing the minimum information required to be included in a

purchase contract.

“(c) The use of templates established pursuant to subsection (b) shall not be mandatory for execution of an agreement governed by this ~~subchapter~~^{act}.”.

~~(f) Section 406 (D.C. Official Code § 42-3404.06) is amended to read as follows:~~

~~“Sec. 406. Exercise or assignment of rights.~~

~~—————“The tenant may exercise rights under this subchapter in conjunction with a third party or by assigning or selling those rights to any party, whether private or governmental. The exercise, assignment, or sale of tenant rights may be for relocation assistance as provided in subchapter III; building affordability; compensation for tenant organizing expenses, including reasonable attorney fees; unit or building improvements pursuant to DCMR § 14-301; and unit or building energy efficiency improvements. Such an exercise, assignment, or sale may occur at any time in the process provided in this subchapter and may be structured in any way the tenant, in the tenant’s sole discretion, finds acceptable.”.~~

~~(m)~~^(l) A new section 415 is added to read as follows:

“Sec. 415. TOPA transparency portal.

“(a)(1) Within one year of the applicability date of this subsection, the Mayor shall establish and maintain a publicly accessible and searchable database of information pertinent to this subchapter, which shall include the following information:

“(A) Offers of sale received by the Department for which the cooling-off period as prescribed in section 403c(a) has elapsed, including the following information, as applicable:

“(i) Address and ward;

“(ii) Unit count;

600 “(iii) Reason for notice;

601 ~~“(iv) Asking price and material terms of the sale;~~

602 “(v) Information related to rent-stabilization; and

603 “(vi) Information related to income-restricted units and subsidies;

604 “(B) Whether a tenant organization has been registered pursuant to section

605 402a;

606 “(C) Final sales ~~and development agreements~~ submitted to the
607 Department pursuant to section 405a; and

608 “(D) Notices of transfer ~~received pursuant to section 403b.~~

609 “(2) To the maximum extent practicable, the database established pursuant to this
610 section shall be integrated with the Public Accessible Rent Control Housing Database as
611 established in Section 203a of the Rental Housing Act of 1985, effective October 22, 2015 (D.C.
612 Law 21-36; D.C. Official Code § 42-3502.03c).

613 “(b) The database established pursuant to subsection (a) shall publish information
614 received by the Department on or after the date of its establishment. The publishing of historical
615 information and data shall be subject to additional funding.

616 “(c) The publishing of any information pursuant to this section does not guarantee the
617 completeness or accuracy of such information, and shall not create liability on the part of the
618 District or by any officer or employee thereof for any damages that result from reliance on the
619 published information.

620 “(d)(1) ~~Notwithstanding any other provision of District law, unless otherwise~~
621 ~~prescribed by this section, information submitted to the Department pursuant to this~~
622 ~~subchapter shall be deemed confidential and shall be exempt from disclosure pursuant to~~

~~section 202 of the District of Columbia Administrative Procedure Act, effective March 25, 1977 (D.C. Law 1-96; D.C. Official Code § 2-532).~~ Nothing in this section shall be construed to require the public release of any information that would otherwise be exempt from disclosure under District law, including proprietary business information, trade secrets, personal financial data, or other protected material under DC Official Code § 2-534.

“(2) The Mayor, pursuant to Title I of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1204; D.C. Official Code § 2-501 et seq.), may issue rules to govern the sharing or publishing of conclusions and analysis derived from information that is received pursuant to this subchapter.”.

~~(n)~~ (m) A new section 416 is added to read as follows:

“Sec. 416. Unlawful acts.

“It shall be unlawful for any person to:

“(1) Coerce a tenant or tenant organization to waive their rights under this subchapter;

“(2) Retaliate against or harass a tenant seeking to exercise their rights under this subchapter; or

“(3) Make fraudulent or misleading statements or engage in conduct intended to prevent a tenant from exercising their rights under this subchapter.”.

(n) A new section 417 is added to read as follows:

“Sec 417. Prohibition on tolling of tenant deadlines.

“Notwithstanding any other provision of law, the running of all time periods for tenants and tenant organizations to exercise rights under this act shall not be tolled.”.

(o) Section 436 (D.C. Official Code § 42-3404.36) is amended to read as follows:

“Sec. 436. Assignment of District Rights.

“The Mayor may assign the opportunity to purchase provided under this subchapter to a qualified purchaser certified pursuant to section 402d, that agrees to obligate itself and any successors in interest to maintain the affordability required by section 433.”.

(p) Section 503 is amended to read as follows:

“(a) An aggrieved owner, tenant, or tenant organization may seek enforcement of any right or provision under this chapter through a civil action in law or equity, and, upon prevailing, may seek an award of costs and reasonable attorney fees. In an equitable action, the public policy of this chapter favors the waiver of bond requirements to the extent permissible under law or court rule.

“(b) Any person suffering a loss due to violations of section 416 shall be entitled to recover, in addition to the amount of actual damages, double the amount of any interest collected in violation of this chapter, plus any reasonable attorneys’ fees incurred in the collection of that amount.”.

Sec. 402. Section 302 of the District of Columbia Deed Recordation Tax Act, approved March 2, 1962 (76 Stat. 11; D.C. Official Code 42-1102), is amended by adding a new paragraph (14A) to read as follows:

“(14A) Deeds to property transferred to a qualified purchaser, as that term is defined in section 401a of the Rental Housing Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86, D.C. Official Code § 42-3404.01a), to whom tenant or District purchase rights have been assigned pursuant to sections 406 and 503 of that act.”.

TITLE V. RESERVED

TITLE VI. DC LOW-INCOME HOUSING TAX CREDIT

Sec. 601. Chapter 48 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) Section 47-4801(8) is revived and amended to read as follows:

“(8) “Qualified project” means a rental housing development in the District that receives an allocation of federal low-income housing tax credits under section 42(h)(1) or (4) of the Internal Revenue Code of 1986, approved October 22, 1986 (100 Stat. 2085; 26 U.S.C. § 42(h)(1) or (4)) after October 1, 2021, and with respect to which an extended low-income housing commitment pursuant to section 42(h)(6)(B) of the Internal Revenue Code of 1986, approved October 22, 1986 (100 Stat. 2085; 26 U.S.C. § 42(h)(6)(B)), between the owner of the rental housing development and the Department is executed on or after October 1, 2021, and with respect to which the Department issues an eligibility statement on or before September 30, 2024.”.

(b) Section 47-4802(d) is amended by striking the phrase “eligible projects” and inserting the phrase “qualified or eligible projects” in its place.

(c) Section 47-4803 is amended as follows:

(1) Subsection (a)(1) is amended to read as follows:

“(1) An owner of a qualified or eligible project may be awarded a District of Columbia low-income housing tax credit with respect to that qualified or eligible project. The amount of the credit awarded annually shall not exceed 9% of the project’s qualified basis, as determined in accordance with paragraph (3) of this subsection.”.

(2) Subsection (b)(1) is amended to read as follows:

“(1) If an owner of a project that was awarded or otherwise granted a District of

Columbia low-income housing tax credit transfers, sells, or assigns the credit to another taxpayer, pursuant to § 47-4806, the District of Columbia low-income housing tax credit shall not be taken, pursuant to subsection (c) of this section, against taxes imposed under this title unless the owner has filed with the Department, in a form determined by the Department, an affidavit certifying that the value received by the owner of the qualified or eligible project was used to ensure financial feasibility of the qualified or eligible project.”.

(3) Subsection (f)(1) is amended by striking the phrase “to any eligible project” and inserting the phrase “to any qualified or eligible project” in its place.

(d) Section 47-4804 is amended as follows:

(1) Subsection (b)(2) is amended by striking the date “October 1, 2025” and inserting the date “October 1, 2024” in its place.

(2) Subsection (c)(2) is amended by striking the date “October 1, 2025” and inserting the date “October 1, 2024” in its place.

TITLE VII. RESERVED

TITLE VIII. RESERVED

TITLE IX. FACILITATION OF RESALE OF INCLUSIONARY ZONING UNITS

Sec. 901. Section 107(2) of the Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.07(2)), is amended by striking the phrase “may purchase an inclusionary unit for the purpose of reselling it to eligible households” and inserting the phrase “may purchase an inclusionary unit, or facilitate the purchase or sale of an inclusionary unit, for the purpose of reselling the inclusionary unit to an eligible household” in its place.

TITLE X. RESERVED

**TITLE XI. DISTRICT OF COLUMBIA HOUSING AUTHORITY BOARD OF
DIRECTORS**

Sec. 1101. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 et seq.), is amended as follows:

(a) Section 2 (D.C. Official Code § 6-201) is amended as follows:

(1) Paragraph (6) is amended to read as follows:

“(6) “Board” means the Board of Commissioners established by section 4a; provided, that for the purposes of sections 10(h), 12(r), and 21(b), the term “Board” shall include any prior form in which the Board existed, since the establishment of the Authority pursuant to this Act.”.

(2) Paragraphs (8), (22), and (33) are repealed.

(3) Paragraph (10) is amended by striking the phrase “Resident Council Advisory Board” and inserting the phrase “Resident Advisory Board” in its place.

(4) Paragraph (15) is amended by striking the phrase “District of Columbia Housing Authority” and inserting the word “Authority” in its place.

(5) A new paragraph (17A) is added to read as follows:

“(17A) “Dwelling unit” means any room or group of rooms located within a residential or mixed-use building and forming a single unit that is used or intended to be used for living, sleeping, and the preparation and eating of meals.”.

(b) Section 3(b-1)(1)(A) (D.C. Official Code § 6-202(b-1)(1)(A)) is amended as follows:

(1) The lead-in language is amended by striking the phrase “Beginning on December 1, 2022, and monthly thereafter, the Authority shall submit a report” and inserting the phrase “The Authority shall submit a quarterly report” in its place.

(2) Sub-subparagraph (iii) is amended by striking the phrase “units have been vacant in the prior year,” and inserting the phrase “units have been vacant,” in its place.

(c) A new section 4a is added to read as follows:

“Sec. 4a. Board of Directors.

“(a) The Authority shall be governed by a Board of Commissioners (“Board”), which shall consist of 9 members and govern in accordance with this section and section 12 of this Act.

“(b) Residents of Housing Properties shall elect 2 Commissioners according to section 12(k) of this Act. The Authority shall conduct elections for 1 such Commissioner position no later than December 31, 2025, and every 3 years thereafter, and for the other no later than December 31, 2026, and every 3 years thereafter.

“(c) The Mayor shall appoint 7 Commissioners with the advice and consent of the Council pursuant to section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)), as follows:

“(1) No later than October 1, 2025, and every 3 years thereafter, the Mayor shall nominate:

“(A) One member who has professional experience in federal housing law and regulation; and

“(B) One member who has professional experience in homeless services system planning and coordinating.

“(2) No later than October 1, 2026, and every 3 years thereafter, the Mayor shall nominate:

“(A) One member who has professional experience in affordable housing development, operations, or finance; and

761 “(B) One member who has attained homeownership with the assistance of
762 the Authority.”

763 “(3) No later than October 1, 2027, and every 3 years thereafter, the Mayor shall
764 nominate:

765 “(A) One member who has experience as the holder of a housing voucher;

766 “(B) One member who has professional experience in capital project
767 financing; and

768 “(C) One member who has professional experience in accounting and
769 enterprise financial management.

770 “(d) No person shall be elected, appointed or reappointed to the Board if the person has
771 served 9 years or longer, either in consecutive or non-consecutive terms, as a member of the
772 Board of the Authority, in any form in which the Board existed, since the establishment of the
773 Authority pursuant to this Act.”.

774 (d) Section 8a(a)(1) (D.C. Official Code § 6-207.01(a)(1)) is amended by striking the
775 word “February” and inserting the word “June” in its place.

776 (e) New sections 11a and 11b are added to read as follows:

777 “Sec. 11a. Transition from temporary Stabilization and Reform Board.

778 “(a) Each individual who served as a voting or non-voting member of the temporary
779 Stabilization and Reform Board of the Authority prior to the effective date of the Rebalancing
780 Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025, as approved by the
781 Committee on Housing July 9, 2025 (Committee print of Bill 26-164), shall continue as a voting
782 Commissioner by virtue of their past appointment, immediately and without need for further
783 appointment or swearing in, until replaced, reconfirmed, or retired in accordance with this

section. Section 12(c)(2) and 12(d) shall not apply to individuals named in this section for purposes of special initial terms prescribed in this section.

“(b) No later than October 1, 2025, the Mayor shall nominate for a 2-year term a designee of the Chief Financial Officer who is an employee of the Office of the Chief Financial Officer. Leroy Clay III shall serve as a voting Commissioner until reconfirmed or replaced in this manner. The 2-year term of the Commissioner appointed pursuant to this subsection shall expire when the first Commissioner appointed pursuant to section 4a(c)(3)(C) takes office.

“(c) The President of the City-Wide Resident Advisory Board shall serve as a voting Commissioner until the first Commissioner elected pursuant to section 4a(b) takes office.

“(d) No later than October 1, 2025, the Mayor shall nominate 2 Commissioners with the qualifications listed in section 4a(c)(2)(A) for 1-year terms. Raymond A. Skinner and James M. Dickerson shall serve as Commissioners until reconfirmed or replaced in this manner, and Raymond A. Skinner shall be Chairperson until the Board selects a Chairperson pursuant to section 12(m). The 2 Commissioners appointed pursuant to this subsection shall serve as voting Commissioners until the second Commissioner elected pursuant to section 4a(b) and the first Commissioner appointed pursuant to section 4a(c)(2)(A) take office.

“(e) Christopher Murphy shall serve as a voting Commissioner until reconfirmed or replaced pursuant to section 4a(c)(1)(A).

“(f) No later than October 1, 2025, the Mayor shall nominate 1 Commissioner with the qualifications listed in section 4a(c)(3)(B) for a 2-year term. This Commissioner shall serve until reconfirmed or replaced pursuant to section 4a(c)(3)(B).

“(g) No later than October 1, 2025, the Mayor shall nominate 1 Commissioner with the qualifications listed in section 4a(c)(3)(A) for a 2-year term. Denise Blackson shall serve as a

voting Commissioner until reconfirmed or replaced in this manner.

“(h) No later than October 1, 2025, the Mayor shall nominate 1 Commissioner with the qualifications listed in section 4a(c)(2)(B) for a 1-year term. Ronnie Harris shall serve as a voting Commissioner until reconfirmed or replaced in this manner.

“(i) The Mayor shall nominate the Executive Director of the Interagency Council on Homelessness for the initial 3-year term specified in section 4a(c)(1)(B). Theresa Silla shall serve as a voting Commissioner until reconfirmed in this manner or, in the event the Council does not confirm her nomination, until replaced by a Commissioner satisfying section 4a(c)(1)(B).

“(j) Katrina D. Jones and Jennifer Reed shall serve as Commissioners until a quorum of Commissioners confirmed, reconfirmed, or elected pursuant to this section and section 4a take office.

“(k) Notwithstanding section 1108(c-2)(1) of the District of Columbia Government Comprehensive Merit Personnel Act of 1978, effective March 3, 1979 (D.C. Law 2-139; D.C. Official Code § 1-611.08(c-2)(1)):

“(1) Commissioners who are District government employees shall not be entitled to stipends for their service on the Board.

“(2) Prior to January 1, 2026, stipends for Board service shall be limited to \$4,000 per year and an additional stipend of \$2,000 per year for the Chairperson.

“(l) This section shall sunset once a full complement of Commissioners serving pursuant to section 4a takes office.

“Sec. 11b. City-Wide Resident Advisory Board training and consultation.

“(a) The Authority shall establish and implement a comprehensive training program for

members of the City-Wide Resident Advisory Board with the goal of enabling tenant members to participate fully in the oversight of the Authority's operation and capital planning. The Authority shall develop the training program in consultation with public housing residents and public housing industry professional organizations.

“(b) The Authority shall provide to the City-Wide Resident Advisory Board training on relevant federal and District laws, leadership development, communication, and negotiations.

“(c) The Authority shall provide a copy of resolutions on the agenda for consideration by the Board to the City-Wide Resident Advisory Board at least 24 hours before the scheduled date and time of the Board meeting at which the resolution will be considered.

“(d) The Authority shall seek and consider the input of the City-Wide Resident Advisory Board when a policy or program change affects residents.

“(e) At least once a quarter, the Board shall invite the City-Wide Resident Advisory Board to report to the Board on any topics of interest or concerns, and respond to the concerns of the City-Wide Resident Advisory Board in writing, no later than 45 days following the quarterly meeting.”.

(f) Section 12 (D.C. Official Code § 6-211) is amended as follows:

(1) The section heading is amended to read as follows:

“Sec. 12. Additional Board provisions.”.

(2) Subsections (a), (e), (f), (g), (j), (k), (o), and (p) are repealed.

(3) Subsections (b) and (c) are amended to read as follows:

“(b)(1) Beginning in 2026, at least 60 days prior to submitting a nominating resolution to the Council, the Mayor shall publish a notice in the Register that states which of the Board positions in subsection (a) of this section the Mayor is working to fill and invites the public to

identify potential nominees for the Mayor to consider. The notice shall provide instructions as to how members of the public can submit the name, contact information, relevant experience, and such other relevant details as the Mayor sees fit to collect, regarding one or more potential nominees.

“(2) The Mayor shall submit a list of potential nominees submitted in response to the Mayor’s solicitation described in paragraph (4) of this subsection as an attachment to each nominating resolution. The Mayor shall not be required to select a nominee from among the individuals submitted in response to such notice.

“(c)(1) An individual seeking to serve as a Commissioner based on a form of professional experience listed in section 4a of this section must demonstrate such experience through 5 or more years out of the last 10 years primarily employed in a relevant leadership role.

“(2) No officer or employee of the federal government or the District government may serve as a Commissioner.”.

(3) Subsection (h) is amended as follows:

(A) Paragraph (1) is amended to read as follows:

“(h)(1) Within 90 days after a Commissioner’s commencement of Board service, each Commissioner shall complete training covering the following topics:

“(A) The role of a public housing agency board;

“(B) Ethics for public housing agencies and board members or commissioners;

“(C) Background on major housing authority programs, including but not limited to public housing, the Housing Choice Voucher Program, and the rental assistance demonstration;

876 “(D) Fair housing and reasonable accommodations;
877 “(E) Public housing authority budgets, financial oversight, and financial
878 reporting; and
879 “(F) Federal procurement requirements.”.

880 (B) Paragraph (2) is repealed.

881 (C) Paragraph (3) is amended to read as follows:

882 “(3) In addition to the training required in paragraph (1) of this subsection, each
883 Commissioner shall spend at least 4 hours per quarter in training or educational seminars on
884 corporate governance, public housing and Housing Choice Voucher Program law and
885 regulations, Moving to Work program, resident opportunity such as HUD’s Section 3
886 requirements for economic and employment opportunities, HUD reporting requirements, public
887 housing performance monitoring and risk management, federal or local language access
888 guidelines, labor and personnel, real estate and construction, or other subjects related to housing
889 authority operation, and management. The maximum reimbursable cost (if any) of this training
890 shall be established by the Board and paid by the Authority.”.

891 (D) Paragraph (6) is repealed.

892 (4) Subsection (i) is amended to read as follows:

893 “(i) The elected Commissioners shall be public housing residents at the time of election.
894 An elected Commissioner who ceases to reside in public housing may complete their term unless
895 removed pursuant to subsection (t).”.

896 (5) Subsection (k) is amended as follows:

897 (A) Paragraph (1) is amended by striking the phrase “The initial elections
898 for the 3 elected Commissioners shall be conducted in accordance with rules and procedures

established by the Receiver. Thereafter, elections” and inserting the phrase “Elections of Commissioners by Housing Property residents” in its place.

(B) Paragraph (2) is amended as follows:

(i) The lead-in language is amended to read as follows:

“(2) The results of each election shall be retained until the elected Commissioner begins their term pursuant to the next scheduled election. If the elected Commissioner becomes unable to serve or is removed from the Board as hereinafter provided, that Commissioner’s seat for the remaining term shall be filled as follows.”.

(ii) Subparagraph (A) is amended by striking the phrase “City-Wide Resident Council Advisory Board;” and inserting the phrase “City-Wide Resident Advisory Board;” in its place.

(6) Subsection (m) is amended by striking the sentences “The Mayor shall designate one of his or her 4 nominees nominated pursuant to subsection (a)(1) of this section as Chairperson. The ex officio Commissioner shall not be appointed as Chairperson.” and inserting the sentence “The Board shall elect a Chairperson from among their members.” in its place.

(7) Subsection (o) is amended by striking the phrase “Other than the ex officio Commissioner and the labor representative who is a Commissioner, no person” and inserting the phrase “No person” in its place.

(8) Subsection (t) is amended by striking the phrase “The Board may,” and inserting the phrase “A Commissioner may not be removed from office during their term except as provided in this subsection. The Board may,” in its place.

(9) Subsection (u) is amended to read as follows:

“(u) The Board may, by majority vote, require that any Commissioner or Executive

Director resolve actual or potential conflicts of interest by reporting the actual or potential conflict of interest to the general counsel and ethics officer of the Authority for consideration and determination of required steps, which may include public disclosure of the conflict of interest and recusal from the decision-making process involving the conflict, divestiture, or any other manner which complies with federal and District law.”.

(10) Subsection (w) is amended to read as follows:

“(w) The Board shall meet regularly at least 10 times each calendar year. Each meeting shall provide for a period for public comments, which shall not be limited in time, except that the time allowed each individual speaker may be reasonably limited. To allow the Board to meet and entertain any proposed action, there must be a quorum present, which shall consist of 5 Commissioners. Meetings of the Board shall be subject to the Open Meetings Act, effective March 31, 2011 (D.C. Law 18-350; D.C. Official Code §§ 2-571 et seq.).”.

(11) A new subsection (x) is added to read as follows:

“(x) The Authority shall provide to the Board at least 2 full-time employees who are qualified to provide legal and policy research as requested by members of the Board. Except as otherwise provided by law, a full-time employee provided to the Board pursuant to this subsection shall not share with employees of the Authority information about research performed for a Board member, unless the Board member authorizes the sharing of information.”.

(g) Section 14 (D.C. Official Code § 6-213) is amended as follows:

(1) Subsection (c) is amended by striking the phrase “direction and supervision” and inserting the word “oversight” in its place.

(2) The lead-in language of subsection (d)(1) is amended to read as follows:

“(d)(1) Within 90 days of the Executive Director’s appointment, to the extent

directed by the Board, the Executive Director shall complete training covering the following topics.”.

(3) A new subsection (e) is added to read as follows:

“(e) As part of the process of selecting an Executive Director, the Board shall seek and consider the input of public housing residents, voucher holders, and the City-Wide Resident Advisory Board.”.

(h) Section 26g(b)(2) (D.C. Official Code § 6-232(b)(2)) is amended as follows:

(1) Subparagraph (E) is amended to read as follows:

“(E) To file a complaint that requests an administrative determination of the resident’s rights when the resident believes that the resident has been aggrieved or adversely affected by an act or a failure to act by an Authority official, as provided in Authority policy and regulations;”.

(2) Subparagraphs (G), (H), and (I) are amended to read as follows:

“(G) To have a lease terminated only for serious or repeated violations of the material terms of the lease, as provided in the relevant provisions of the Authority’s public housing regulations, which shall be identified in the Bill or Rights;

“(H) To 30 days’ notice of any action to correct, cure, or vacate for violation of a lease, except where the Authority has determined that the head of household responsible for the dwelling unit under the lease is deceased and there are no remaining household members, as provided in the relevant provisions of the Authority’s public housing regulations, which shall be identified in the Bill or Rights;”

“(I) To be relocated away from living conditions that represent an emergency or a threat to life, health, or safety as determined by the Authority, another

governmental entity, or as a result of a judicial proceeding; to alleviate threat of attack by criminal elements as verified and documented by the Authority Police Department or any other police department or law enforcement agency authorized to operate in the District; and in certain other circumstances, as provided in the relevant provisions of the Authority's public housing regulations, which shall be identified in the Bill or Rights;"

(i) A new section 27 is added to read as follows:

"Sec. 27. Public Housing Subsidy Repositioning Requirements.

"In any repositioning of a Housing Property's federal subsidy:

"(1) The Authority shall honor the right of residents relocated from the Housing Property in connection with the repositioning to return to living on the site of the Housing Property.

"(2) The Authority shall engage the residents and resident council of the Housing Property to jointly develop relocation and continued occupancy plans before any relocation, detailing resident relocation plans, if required, and continued occupancy both before, during, and after the subsidy conversion; provided, that the Executive Director may order relocation without a jointly developed plan to the extent necessary to ensure human safety.

"(3) The Authority shall establish an advisory team that shall participate in at minimum the planning, entitlement, relocation, and return phases of the project. Residents of the Housing Property shall constitute at least 25% of the advisory team.

"(4) The Authority shall provide residents of the Housing Property with clearly written plans and schedules for each phase of the project. These plans will be project-specific and will be amended as necessary in response to resident input.

"(5) In the design of the improvements or redevelopment, the Authority shall

ensure the inclusion of amenities that make a positive contribution to the life of the residents of the Housing Property, and shall not include products and services that contribute to the devastating health indicators that impact residents of low-income communities, such as childhood asthma.

“(6) The Authority shall negotiate with any development partners to include in the project and operating budgets a community fund for the benefit of the community of former Housing Property residents. The sources and uses of any fund shall be worked out with the Housing Property residents through their elected resident council, subject to approval by the Board or compliance with regulations adopted by the Board.

“(7) The number of housing units reserved for extremely low-income households following repositioning shall exceed the number of preexisting affordable housing units at the Housing Property.

“(8) The Authority shall not submit applications to federal authorities, or seek Board approval submission of, a Rental Assistance Demonstration or federal Section 18 repositioning, unless the Authority has:

“(A) Conducted at least 2 resident meetings with residents of the Housing Property; and

“(B) Provided details of the proposal to the City-Wide Advisory Board, the Mayor administration, the chair of the committee of the Council with jurisdiction for the Authority, the Councilmember for the Ward in which the Housing Property is located, and the Attorney General, and allowed 15 days for such authorities to provide comments.”.

Sec. 1102. Section 1108(c-2)(1) of the District of Columbia Government Comprehensive Merit Personnel Act of 1978, effective March 3, 1979 (D.C. Law 2-139; D.C. Official Code § 1-

1014 611.08(c-2)(1)), is amended to read as follows:

1015 “(1) Each Commissioner of the Board of the District of Columbia Housing
1016 Authority (“Board”) shall be entitled to a stipend of \$8,000 per year for their service, and the
1017 chairperson shall be entitled to an additional stipend of \$4,000 per year; provided, that subsection
1018 (c-3) of this section shall not apply to the chairperson of such Board. Each such Commissioner
1019 also shall be entitled to reimbursement of actual travel and other expenses reasonably related to
1020 attendance at Board meetings and fulfillment of official duties. Stipends and reimbursements
1021 shall be made at least quarterly and prorated, if necessary, to reflect the dates of actual
1022 membership on the Board or dates of service as chairperson of the Board;”.

1023 Sec. 1103. Section 2(e)(27) of the Confirmation Act of 1978, effective March 3, 1979
1024 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)(27)), is amended to read as follows:

1025 “(27) The Board of the District of Columbia Housing Authority, established by
1026 section 4a of the District of Columbia Housing Authority Act of 1999, effective _ (D.C. Law _;
1027 D.C. Official Code § 6-203a);”.

1028 Sec. 1201. Fiscal impact statement.

1029 The Council adopts the fiscal impact statement in the committee report as the fiscal
1030 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
1031 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

1032 Sec. 1202. Effective date.

1033 This act shall take effect following approval by the Mayor (or, in the event of veto by the
1034 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as
1035 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
1036 24, 1973 (87 Stat. 813, D.C. Official Code § 1-206.02(c)(1)), and publication in the District of

1037 Columbia Register.

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