

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Homeless Services Reform Act of 2005 to reform the Emergency Rental Assistance Program (“ERAP”) to require specific documentation establishing eligibility for ERAP funds, to clarify the definition of a qualifying emergency situation, and to repeal certain reporting requirements; to amend section 501 of the Rental Housing Act of 1985 to permit a court to enter a stay, rather than require a court to enter a stay, when a tenant submits documentation to the court demonstrating that he or she has a pending ERAP application, to allow expedited review of eviction proceedings stemming from dangerous crime or crime of violence, to shorten the required notice of intent to pursue eviction proceedings time period from 30 days to 10 days and to specify how that notice shall be provided, to authorize the court to require defendants in eviction proceedings to deposit rental payments into the court registry for the duration of the proceedings upon motion by the plaintiff, to amend pleading requirements to grant courts discretion to determine when equities require the dismissal of a claim by a housing provider, to require the court to hold an initial hearing on an eviction suit within 45 days after the complaint is filed, to allow housing providers to serve 30-day notices to vacate for repeat lease violations (other than non-payment of rent) within one year of each other; to amend Chapter 38 of Title 28 of the District of Columbia Official Code to exempt the non-payment of rent from consumer debt; to amend Chapter 15 of Title 16 of the District of Columbia Official Code to amend the pleading requirements for courts to allow complainants to correct deficiencies in pleadings, and to reduce the minimum amount of time between the required service and earliest potential initial hearing date from 30 business days to 14 calendar days; to amend the Tenant Opportunity to Purchase Act (“TOPA”) of 1980 to exempt certain financial transactions from TOPA requirements, to exempt certain residential buildings which have a majority of units with affordability covenants which will remain in effect for at least five years or are recently constructed/renovated with a majority of units at market-rate and to require that leases for housing units on a property exempt from TOPA and to include a written notice regarding a property’s TOPA exemption; to amend the District of Columbia Housing Authority Act of 1999 to align the Local Rent Supplement Program income definitions with federal guidelines; to amend Chapter 48 of Title 47 of the District of Columbia Official Code to update the definition of “qualified project”, and to clarify the amount of housing tax credits a qualified project may receive; to amend the Abatement and Condemnation of Nuisance Properties Omnibus Amendment Act of 2000 to restore the authority to acquire

47 abandoned and deteriorated properties; to amend the District of Columbia Community
48 Development Act of 1975 to allow for a faster disposition of land when repositioning
49 assets; and to amend Chapter 35 of Title 47 of the District of Columbia Official Code to
50 expand the low-income homeowner tax exemption; to amend the Inclusionary Zoning
51 Implementation Amendment Act to facilitate the resale of units; and to amend the District
52 of Columbia Housing Authority Act of 1999 to establish a permanent structure for the
53 Stabilization and Reform Board and a City-Wide Resident Advisory Board.
54

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

58 **TITLE I. EMERGENCY RENTAL ASSISTANCE PROGRAM**

59 Sec. 101. Section 8f of the Homeless Services Reform Act of 2005, effective March 10,
60 2023 (D.C. Law 24-287; D.C. Official Code § 4-753.08), is amended as follows:

61 (a) Subsection (a) is amended as follows:

62 (1) Paragraph (2)(A) is amended as follows:

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

64 “(2)(A) To qualify for emergency rental assistance funds, an applicant unit shall
65 be required to document:”.

66 (B) Sub-subparagraph (v) is amended by striking the phrase “for
67 payment.” And inserting the phrase “for payment; and” in its place.

68 (C) A new sub-subparagraph (vi) is added to read as follows:

69 “(vi) The nature of the emergency situation; provided, that if the
70 nature of the emergency situation precludes documentation, an unsworn declaration made under
71 penalty of perjury explaining both the emergency situation and the reason why the applicant does
72 not possess documentation regarding the nature of the emergency situation may be considered
73 sufficient documentation of proof for this element of an application.”.

74 (2) Paragraph (3) is repealed.

75 (b) Subsection (d)(3) is amended to read as follows:

76 “(3) “Emergency situation” means a situation in which immediate action is
77 necessary to avoid homelessness or eviction, to re-establish a rental home, or otherwise to
78 prevent displacement from a rental home, which is the result of an unforeseen or unusual event,
79 such as the loss of a job or high medical costs, that impacts the applicant unit’s ability to pay rent
80 and that cannot be resolved without financial assistance.”.

81 (c) Subsection (c-1)(4) is repealed.

82 Sec. 102. Section 501(r) of the Rental Housing Act of 1985, effective July 17, 1985
83 (D.C. Law 6-10; D.C. Official Code § 42-3501.01(r)) is amended to read as follows:

84 “(r)(1) The court may stay any proceedings for a claim brought by a housing provider to
85 recover possession of a rental unit for non-payment of rent if a tenant submits documentation to
86 the court demonstrating that he or she has a pending Emergency Rental Assistance Program
87 application; provided, that the court may stay proceedings pursuant to this subsection only once
88 during the pendency of the case.

89 “(2) The proviso in paragraph (1) of this subsection shall not be construed to limit
90 a court’s discretion to extend or continue a stay.

91 “(3) When an eviction that involves non-payment of rent has been authorized by
92 the court and a tenant notifies the housing provider that he or she has an approved Emergency
93 Rental Assistance Program application that would pay the full amount of unpaid rent owed by
94 the tenant no later than 48 hours prior to the scheduled date and time of the eviction, the housing
95 provider shall reschedule the eviction for a date no earlier than 3 weeks from the current
96 scheduled eviction date to allow for the application to be processed, a determination of funding

97 to be made, and, if the application is approved, funding to be distributed to the housing
98 provider.”.

99 **TITLE II. PUBLIC SAFETY EVICTIONS**

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

102 (a) Subsection (a) is amended by adding a new paragraph (5) to read as follows:

103 “(5) The Court shall hold a hearing on a housing provider’s complaint to recover
104 possession of a rental unit under subsection (c) or (c-2) of this section within 30 days after the
105 complaint is filed.”.

106 (b) Subsection (c-1)(1) is amended by striking the phrase “(b) or (c)” and inserting the
107 phrase “(b), (c), or (c-2)” in its place.

108 (c) A new subsection (c-2) is added to read as follows:

109 “(c-2)(1) A housing provider may recover possession of a rental unit if a tenant of the
110 rental unit, or a person occupying the premises with or in addition to the tenant, has been arrested
111 for or charged with a dangerous crime or crime of violence that occurred in the rental unit or in
112 or adjacent to the housing accommodation. The housing provider shall serve on the tenant a 10-
113 day notice to vacate.

114 “(2) For the purposes of this subsection, the term:

115 “(A) “Crime of violence” shall have the meaning set forth in section 23-
116 1331(4) of the District of Columbia Official Code.

117 “(B) “Dangerous crime” shall have the meaning set forth in section 23-
118 1331(3) of the District of Columbia Official Code.”.

119 **TITLE III. COURT EVICTION PROCEDURES**

120 Sec. 301. Section 501(a-1) of the Rental Housing Act of 1985, effective July 17, 1985
121 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(a-1)), is amended by striking the phrase “at
122 least 30 days” and inserting the phrase “at least 10 days” in its place.

123 Sec. 302. Section 501(a) of the Rental Housing Act of 1985, effective July 17, 1985
124 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(a-1)), is amended by adding a new paragraph
125 (3) to read as follows:

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

127 “(A) By certified mail, return receipt requested, by first-class mail with a
128 certificate of mailing, or by email; provided, that a notice sent by email shall not be considered
129 valid notice if the email results in a bounceback email indicating that the original email was not
130 delivered; and

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

133 Sec. 303. Section 501 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C.
134 Law 6-10; D.C. Official Code § 42-3505.01) is amended by adding a new subsection (t) to read
135 as follows:

136 “(t)(1) Protective orders. In a housing provider’s action to recover possession alleging a
137 defendant’s failure to pay rent, the Court shall, upon the oral or written motion of the housing
138 provider, enter a protective order requiring the defendant to deposit rental payments into the
139 Court registry in regular monthly intervals. Except as provided in paragraph (2) of this
140 subsection, the monthly amount required to be deposited by the defendant into the Court registry
141 shall be equal to the monthly rental payment amount required by the lease, rental agreement, or
142 rental agreement addenda. If a motion for entry of a protective order is made at the initial

143 hearing or before the initial hearing date, the Court shall rule on the motion no later than on the
144 initial hearing date.

145 “(2) If the defendant asserts a verified defense to the monthly amount required to be
146 deposited into the Court registry based on alleged current violations of the housing code:

147 “(A) The Court shall issue the protective order required by paragraph (1) of this
148 subsection, in the amount required by paragraph (1) of this subsection;

149 “(B) The Court shall thereafter hold a hearing on the asserted defenses; and,

150 “(C) If the Court at or after the hearing receives evidence sufficient to believe
151 such alleged violations exist, the Court may reduce the amount the defendant is required to
152 deposit monthly under the protective order by such amount as the Court determines appropriate,
153 subject to future modification based on such evidence as the parties may, in the Court’s leave,
154 later provide.

155 Sec. 304. The lead-in language to section 501(a)(4) of the Rental Housing Act of 1985,
156 effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(a)(4)) is amended to
157 read as follows:

158 “(4) The Court may, if it determines that the equities so require, dismiss a claim
159 brought by a housing provider to recover possession of a rental unit where the housing
160 provider:”.

161 Sec. 305. Section 501 of the Rental Housing Act of 1985, effective July 17, 1985 (D.C.
162 Law 6-10; D.C. Official Code § 42-3505.01), is amended by adding a new subsection (s) to read
163 as follows:

164 “(s) Initial hearings. The Court shall hold an initial hearing on a case brought under
165 subsection (a-1), (b), (c), or (c-2) within 45 days after the complaint is filed.”.

166 Sec. 306. Section 501(b) of the Rental Housing Act of 1985, effective July 17, 1985
167 (D.C. Law 6-10; D.C. Official Code § 42-3505.01(b)), is amended as follows:

168 (a) The existing text is designated as paragraph (1).

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

170 “(2) If the tenant has been served with a prior notice under paragraph (1) of this
171 subsection, and the tenant corrected the violation, and the tenant commits a subsequent violation
172 of a like nature as the prior violation within one year after the prior violation was corrected, the
173 housing provider may serve on the tenant a 30-day notice to vacate. The notice to vacate shall
174 specify the acts and omissions constituting the subsequent violation and shall refer to the prior
175 violation of a like nature.”.

176 Sec. 307. Section 28-3814(a) of the District of Columbia Official Code is amended by
177 striking the phrase “covered by Chapter 36 of this title” and inserting the phrase “covered by
178 Chapter 36 of this title or to the non-payment of rent that is subject to § 42-3505.01(a-1)” in its
179 place.

180 Sec. 308. Section 16-1501(d) of the District of Columbia Official Code is amended to
181 read as follows:

182 “(d) At the initial hearing for any complaint for possession, if the complaint does not
183 allege sufficient facts to meet all requirements under District law, or if the person aggrieved has
184 not produced sufficient documentation under the law, the Court shall dismiss the complaint or
185 provide leave for the complainant to correct any deficiencies.”.

186 Sec. 309. Section 16-1502(a) of the District of Columbia Official Code is amended by
187 striking the phrase “30 days, excluding Sundays and legal holidays” and inserting the phrase at
188 least 14 days” in its place.

189 **TITLE IV. TENANT OPPORTUNITY TO PURCHASE ACT**

190 Sec. 401. The Tenant Opportunity to Purchase Act of 1980, effective September 10,
191 1980 (D.C. Law 3-86; D.C. Official Code § 42-3404.01 *et seq.*), is amended as follows:

192 (a) Section 402 of the Tenant Opportunity to Purchase Act of 1980, effective September
193 10, 1980 (D.C. Law 3-86; D.C. Official Code § 42-3404.02), is amended as follows:

194 (1) Subsection (c)(2) is amended as follows:

195 (A) Subparagraph (H) is amended by striking the phrase “admit one or
196 more limited partners or investor members who will make capital contributions and receive tax
197 benefits pursuant to section 42 of the United States Internal Revenue Code of 1986 approved
198 October 22, 1986 (100 Stat. 2189; 26 U.S.C. § 42), or a comparable District program” and
199 inserting the phrase “admit one or more limited partners or investor members who will make
200 capital contributions” in its place.

201 (A) Subparagraph (O)(iv) is amended by striking the phrase “the IRC.”
202 and inserting the phrase “the IRC;” in its place.

203 (B) Subparagraph (P) is amended by striking the phrase “to allow for the
204 exit of one or more limited partners or investor members who have made capital contributions
205 and received tax benefits pursuant to section 42 of the IRC or a comparable federal or District
206 program with occupancy, rent and income requirements at least as restrictive as under section 42
207 of the IRC.” and inserting the phrase “to allow for the exit of one or more limited partners or
208 investor members who have made capital contributions ;” in its place.

209 (C) New paragraph (R) and (S) are added to read as follows:

210 “(R) The sale or other transfer of a building that has a land use regulatory
211 agreement or covenant recorded with the Recorder of Deeds that requires that at least 50% of the

212 units in the building shall be affordable to households earning 80% or less of the area median
213 income, median family income, or similar measure for at least 20 years; provided, that at the
214 time of sale, the affordability requirement of the land use regulatory agreement or covenant does
215 not expire under the terms of the agreement or covenant for at least 5 years;

216 “(S)The sale or other transfer of a building that has completed
217 construction, as evidenced by a certificate of occupancy, or been substantially improved, as
218 defined in § 6-501(B), and as evidenced by a building permit application to the Department of
219 Buildings, within the 25 years before the date of sale if:

220 “(i) The average achieved rent for at least 51% of the housing units
221 in the building was greater than 80% of the area median income or median family income during
222 the most recent 6-month period for which achieved rent data was available to the building owner
223 upon application to the Mayor for certification under subparagraph (ii) of this paragraph; and

224 “(ii) The building has been certified by the Mayor, within one year
225 before the date of sale, as meeting the requirement set forth in subparagraph (i) of this paragraph.

226 (2) A new subsection (c-1) is added to read as follows:

227 “(c-1) (1) Before an individual enters into a lease for a housing unit located on a property
228 that is exempt from TOPA under subsection (c)(2)(R) or subsection (c)(2)(S) of this section, the
229 owner of the property shall provide written notice to the individual of the property’s exemption
230 from TOPA provided under this section.

231 “(2) Upon certification by the Mayor for an exemption under subsection (c)(2)(S)
232 under this section, the owner of the property shall provide written notice of the exemption from
233 TOPA to all residents of the property.”.

234 **TITLE IV. LOCAL RENT SUPPLEMENT PROGRAM**

235 Sec. 401. The District of Columbia Housing Authority Act of 1999, effective May 9,
236 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*), is amended as follows:

237 (a) Section 2 (D.C. Official Code § 6-201) is amended by adding a new paragraph (43D)
238 to read as follows:

239 “(43D) Very low-income means an individual or family whose gross income does
240 not exceed 50% of the area median income.”.

241 (b) Section 26a(c) (D.C. Official Code § 6-226(c)) is amended as follows:

242 (1) Paragraph (1) is amended by striking the phrase “paragraphs (2), (3), and (4)”
243 and inserting the phrase “paragraphs (2) and (3)” in its place.

244 (2) Paragraph (4) is repealed.

245 (3) Paragraph (5) is amended by striking the phrase “is limited to households with
246 gross income at or below 30% of the area median income” and inserting the phrase “is limited to
247 households with gross income at or below 30% of the area median income for tenant-based and
248 sponsor-based assistance and limited to households with gross income at or below 50% of the
249 area median income for project-based assistance” in its place.

250 (c) Section 26b(c) (D.C. Official Code § 6-227(c)) is amended as follows:

251 (1) Paragraph (1) is amended by striking the phrase “paragraphs (2), (3), and (4)”
252 and inserting the phrase “paragraphs (2) and (3)” in its place.

253 (2) Paragraph (5) is amended by striking the phrase “is limited to households with
254 gross income at or below 30% of the area median income” and inserting the phrase “is limited to
255 households with gross income at or below 30% of the area median income for sponsor-based
256 assistance and limited to households with gross income at or below 50% of the area median
257 income for project-based assistance” in its place.

258 (d) Section 26a (D.C. Official Code § 6-226) is amended as follows:

259 (1) Subsection (a) is amended by striking the phrase “extremely low-income” and
260 inserting the phrase “to extremely low-income and very low-income”.

261 (2) Subsection (c)(5) is amended to read as follows:

262 “(5) The Authority shall promulgate such additional rules as are necessary to
263 ensure that eligibility for tenancy in the units supported by grants under this section is limited to
264 households with gross income at or below 30% of the area median income, for tenant-based and
265 sponsor-based voucher assistance, and at or below 50% of the area median income for project-
266 based voucher assistance.”.

267 **TITLE V. DC LOW-INCOME HOUSING TAX CREDIT**

268 Sec. 501. Chapter 48 of Title 47 of the District of Columbia Official Code is amended as
269 follows:

270 (a) Section 47-4801 is amended by adding a new paragraph (8A) to read as follows:

271 “(8) “Qualified project” means a rental housing development in the District that
272 receives an allocation of federal low-income housing tax credits under 26 U.S.C. § 42(h)(1) or
273 (4) after October 1, 2021, and with respect to which an extended low-income housing
274 commitment pursuant to 26 U.S.C. § 42(h)(6)(B) between the owner of the rental housing
275 development and the Department is executed on or after October 1, 2021, and with respect to
276 which the Department issues an eligibility statement on or before September 30, 2024.”

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

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

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

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

285 (2) Subsection (f)(1) is amended as follows:

286 (A) Strike the phrase “to any eligible project” and insert the phrase “to any
287 qualified or eligible project” in its place.

288 (c) Section 47-4804 is amended as follows:

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

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

293 **TITLE VI. PROPERTY ACQUISITION AUTHORITY IN BLIGHTED AREAS;**
294 **ABANDONED AND NUISANCE PROPERTIES**

295 Sec. 601. Section 431(1A) of the Abatement and Condemnation of Nuisance Properties
296 Omnibus Amendment Act of 2000, effective April 27, 2001 (D.C. Law 13-281; D.C. Official
297 Code § 42-3171.01(1A)), is amended to read as follows:

298 “(1A) “Blighted area” means an area determined by the Mayor:

299 “(A) To be unsafe or insanitary;

300 “(B) To have an excessive presence of abandoned or vacant buildings,
301 unimproved lots, or substandard structures; or

302 “(C) By reason of deterioration, faulty planning, inadequate or improper facilities,
303 deleterious land use, or the existence of unsafe structures, or any combination of these factors, to
304 be otherwise detrimental to the public health, safety, or welfare.”

305 **TITLE VII. LAND ACQUISITION AND DISPOSITION AUTHORITY**

306 Sec. 701. Section 6 of the District of Columbia Community Development Act of 1975,
307 effective December 16, 1975 (D.C. Law 1-39; D.C. Code § 6-1005), is amended as follows:

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

309 “(a) Real property acquired for the purposes of this subchapter may be acquired pursuant
310 to subchapter II of Chapter 13 of Title 16 of the District of Columbia Official Code.”.

311 (b) Subsection (c) is amended as follows:

312 (1) Paragraph (1) is amended as follows:

313 (A) Strike the phrase “as he deems necessary” and insert the phrase “as the
314 Mayor deems necessary” in its place.

315 (B) Strike the phrase “provided that” and insert the phrase “provided that,
316 except as provided in subsection (d) of this section” in its place.

317 (C) Strike the phrase “Each proposed disposition” and insert the phrase
318 “Each such proposed disposition” in its place.

319 (c) A new subsection (d) is added to read as follows:

320 “(d) For the purposes of this act, the Mayor may, without regard to subsection (c) of this
321 section, dispose of real property owned by the District of Columbia by negotiation or public or
322 private bid, on such terms and conditions as the Mayor deems necessary to accomplish the
323 purposes of this act, if the real property being disposed was acquired by the District for the
324 purposes of this act.”.

325 **TITLE VIII. FACILITATION OF RESALE OF INCLUSIONARY ZONING**
326 **UNITS**

327 Sec. 801. Section 107(2) of the Inclusionary Zoning Implementation Amendment Act of
328 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.07(2)), is
329 amended by striking the phrase “may purchase an inclusionary unit for the purpose of reselling it
330 to eligible households” and inserting the phrase “may purchase an inclusionary unit, or facilitate
331 the purchase or sale of an inclusionary unit, for the purpose of reselling the inclusionary unit to
332 an eligible household” in its place.

333 **TITLE IX. CONSUMER PROTECTION ACT AMENDMENT**

334 Sec. 901. Section 28-3901 of the District of Columbia Official Code is amended as
335 follows:

336 (a) Subsection (a)(3) is amended to read as follows:

337 “3(A) “merchant” means a person, means a person, whether organized or
338 operating for profit or for a nonprofit purpose, who in the ordinary course of business does or
339 would sell, lease (to), or transfer, either directly or indirectly, consumer goods or services, or a
340 person who in the ordinary course of business does or would supply the goods or services which
341 are or would be the subject matter of a trade practice.

342 “(B) Except as provided in subsection (e) of this section, “merchant” shall
343 not include the District of Columbia, its agencies or instrumentalities, or any employee thereof
344 acting within the scope of the employee's official duties;”.

345 (b) Subsection (e) is amended to read as follows:

346 “(e) Notwithstanding any other provision of this chapter, this chapter’s
347 application to landlord-tenant relations shall include the District of Columbia Housing

348 Authority's activities as a landlord; provided, that this chapter shall not be construed to otherwise
349 apply to the District of Columbia, its agencies or instrumentalities, or any employee thereof
350 acting within the scope of the employee's official duties.”

351 Sec. 902. Applicability.

352 (a) Section 901(a) shall apply as of June 12, 2007.

353 (b) Section 901(b) shall apply as of November 3, 2022.

354 **TITLE X. DISTRICT OF COLUMBIA HOUSING AUTHORITY BOARD OF**
355 **DIRECTORS**

356 Sec. 1001. The District of Columbia Housing Authority Act of 1999, effective May 9,
357 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*), is amended as follows:

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

359 “Sec. 4a. Board of Directors.

360 “(a) From and after the date set forth in subsection (i) of this section, the Authority shall
361 be governed by a Board of Directors, which shall consist of the following 9 members:

362 “(1) Two members who have experience in affordable housing development,
363 operations, or finance;

364 “(2) One member who has experience in mixed-income housing development;

365 “(3) One member who has experience in the management of large multifamily
366 housing buildings;

367 “(4) One member who has knowledge of federal housing law and regulation;

368 “(5) One member who has experience in capital project financing;

369 “(6) One member who is a current resident of a property owned, operated, and
370 managed by the Authority;

371 “(7) One member who has experience as the holder of a housing voucher; and

372 “(8) One member who has experience in homeless services system planning and
373 coordinating.

374 “(b) Each member of the Board shall be a resident of the District.

375 “(c) No person shall be appointed or reappointed to the Board if the person has served
376 more than 9 years, either in consecutive or non-consecutive terms, as a member of the board of
377 the Authority, in any form in which it existed, since the establishment of the District of Columbia
378 Housing Authority pursuant to the District of Columbia Housing Authority Act of 1999,
379 effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*).

380 “(d) Each member of the Board shall be appointed by the Mayor, with the advice and
381 consent of the Council pursuant to section 2(e) of the Confirmation Act of 1978, effective March
382 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)), except as provided in subsection (i)
383 of this section.

384 “(e) The Mayor shall designate the Chairperson of the Board from among the members of
385 the Board.

386 “(f) Each member of the Board shall be appointed for a term of 3 years, except that:

387 “(1) Of the initial 9 members appointed to the Board:

388 “(A) Three Board members shall be appointed by the Mayor to serve 4-
389 year terms;

390 “(B) Three Board members shall be appointed by the Mayor to serve 3-
391 year terms; and

392 “(C) Three Board members shall each be appointed by the Mayor to serve
393 2-year terms; and

394 “(2) If a vacancy in a Board seat occurs, the member appointed to fill the vacant
395 seat shall be appointed to serve for the remainder of the unexpired portion of the term for that
396 seat.”.

397 “(g)(1) The Board shall meet at least 10 times per year. All meetings of the Board shall
398 be open to the public, except as may otherwise be authorized by the Open Meetings Act,
399 effective March 31, 2011 (D.C. Law 18-350; D.C. Official Code § 2-571 *et seq.*).

400 “(2) Each regular meeting of the Board shall be publicized through a notice,
401 published in the District of Columbia Register at least one week before the meeting, that contains
402 the date, time, and location of the meeting.

403 “(3) Each regular meeting of the Board shall provide for a period of public
404 comments, which shall not be limited in time, except that the time allowed for each individual
405 speaker may be reasonably limited.

406 “(h) For the purposes of taking any official action, a quorum of the Board shall consist of
407 5 members.

408 “(i) Notwithstanding subsection (d) of this section, the Mayor may appoint an individual
409 serving on the Stabilization and Reform Board as of the effective date of the Rebalancing
410 Expectations for Neighbors, Tenants, and Landlords (RENTAL) Act of 2025 to the Board
411 without the advice and consent of the Council pursuant to section 2(e) of the Confirmation Act of
412 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)).

413 “(j) The Board established by this section shall assume authority from the Stabilization
414 and Reform Board established by section 11a, and the Stabilization and Reform Board shall be
415 dissolved, upon the swearing in of at least 5 members of the Board.”.

416 (b) A new section 11b (D.C. Official Code § 6-210.02) is added to read as follows:

417 “Sec. 11b. City-Wide Resident Advisory Board

418 “(a) The Authority shall establish and implement a comprehensive training program for
419 members of the City-Wide Resident Advisory Board with the goal of enabling tenant members to
420 participate fully in the oversight of the Authority’s operation and capital planning. The Authority
421 shall develop the training program in consultation with public housing residents and public
422 housing industry professional organizations.

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

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

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

430 (c) Section 12 (D.C. Official Code § 6–211) is amended as follows:

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

432 “Sec. 12. Additional Board provisions.”

433 (2) Subsections (a), (b), (c), (e), (f), (g), (i), (j), (k), (l), (m), (n), (o), (p), (q),

434 (v)(3), and (w) are repealed.

435 (3) Subsection (h) is amended to read as follows:

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

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

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

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

443 “(D) Fair housing and reasonable accommodations;

444 “(E) Public housing authority budgets, financial oversight, and financial
445 reporting; and

446 “(F) Federal procurement requirements.

447 “(2) In addition to the training required in paragraph (1) of this subsection, each
448 Board member shall spend at least 4 hours per quarter in training or educational seminars by the
449 Authority or other entities on corporate governance, public housing and Housing Choice
450 Voucher Program law and regulations, Moving to Work program, resident opportunity such as
451 HUD’s Section 3 requirements for economic and employment opportunities, HUD reporting
452 requirements, public housing performance monitoring and risk management, federal or local
453 language access guidelines, labor and personnel, real estate and construction, or other subjects
454 related to public housing and Housing Choice Voucher development, operation, and
455 management, the maximum reimbursable cost (if any) of which shall be established by the Board
456 and paid by the Authority.

457 “(3) The Board shall monitor the Board members’ compliance with the training
458 requirements of this subsection and provide a Board member with a warning notice if the Board
459 member is out of compliance with the requirements.

460 “(4) If a Board member has not completed the training requirements within 15
461 days after the conclusion of the timeline specified in the applicable paragraph in this subsection,

462 the Board member shall be automatically suspended until a Board member demonstrates
463 compliance with this subsection or is removed by the Board for noncompliance.”

464 (4) Subsection (r) is amended to read as follows:

465 “(r) No member of the Board may be held personally liable for any action taken in
466 accordance with, and in furtherance of, his or her official duties and responsibilities as set forth
467 in this chapter.”

468 (5) Subsection (s) is amended to read as follows:

469 “(s) Each member of the Board referred to in § 6-210.01(a) shall be entitled to
470 compensation as provided in § 6-210.01(e).”

471 (6) Subsection (t) is amended to read as follows:

472 “(t) The Board may, by majority vote, remove any Board member for official
473 misconduct, conflict of interest violations, neglect of duty, incompetence, or personal
474 misconduct, but only after the Board member shall have been given a copy of the charges and an
475 opportunity to answer those charges in accordance with a procedure established in the by-laws or
476 other rules of the Board. The Chairperson shall suspend a Board member pending the Board’s
477 consideration of the charges. If the Chairperson is the Board member against whom charges have
478 been made, the Mayor shall suspend the Chairperson pending such consideration.”

479 (7) Subsection (u) is amended to read as follows:

480 “(u) The Board may, by majority vote, require that any member of the Board or
481 Executive Director resolve conflict of interest violations by reporting to the General Counsel and
482 Ethics Officer for consideration and determination of required steps, which may include, but not
483 be limited to public disclosure of the conflict of interest and recusal from the decision-making

484 process involving the conflict, divestiture, or any other manner which is compliant with
485 applicable federal and District law.”

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

487 (1) Subsection (c) is amended by striking the phrase “subject to the direction and
488 supervision of the Board:” and inserting the phrase “subject to the oversight of the Board:” in its
489 place.

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

491 “(d)(1) Within 90 days of the Executive Director's appointment, to the extent
492 directed by the Board, the Executive Director shall complete training covering the following
493 topics:”

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

495 “(e) As part of the process of selecting an Executive Director, the Board shall
496 seek and consider the input of public housing residents, voucher holders, and the resident
497 advisory board for the Authority.”

498 (e) Section 21 (D.C. Official Code § 6-220) is amended as follows:

499 (1) The section heading is amended by striking the phrase “Board of
500 Commissioners and Executive Director” and inserting the phrase “Board and Executive
501 Director” in its place.

502 (2) Subsection (a) is amended by striking the phrase “each Commissioner” and
503 inserting the phrase “each member of the Board” in its place.

504 (3) Subsection (b) is amended as follows:

505 (A) Strike the phrase “as a Commissioner” and insert the phrase “as a
506 member of the Board or a member of the former Board of Commissioners” in its place.

507 (B) Strike the phrase “former Commissioner” and insert the phrase
508 “former member of the Board or former member of the former Board of Commissioners” in its
509 place.

510 (C) Strike the phrase “as Commissioner” and insert the phrase “as a
511 member of the Board or a member of the former Board of Commissioners” in its place.

512 (D) Strike the phrase “any former Commissioner” and insert the phrase
513 “any former member of the Board or former member of the former Board of Commissioners” in
514 its place.

515 (4) Subsection (c) is amended by striking the phrase “any Commissioner” and
516 inserting the phrase “any member of the Board” in its place.

517 (f) Section 26g(a)(1)(B)(2) (D.C. Official Code § 6-232(a)(1)(B)(2)) is amended to read
518 as follows:

519 “(2) The Bill of Rights shall include descriptions of the following rights of residents:

520 “(A) To organize a tenant association, convene meetings, distribute literature, post
521 information, and provide building access to an outside tenant organizer, as provided in § 42-
522 3505.06;

523 “(B) To observe all meetings of the Board and to provide public comments, except for
524 those meetings or portions of meetings lawfully closed to the public, and to inspect minutes
525 recorded at meetings, as provided in subchapter IV of Chapter 5 of Title 2;

526 “(C) To be free from discrimination by reason of actual or perceived race, color, religion,
527 national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity
528 or expression, familial status, family responsibilities, matriculation, political affiliation, genetic

529 information, disability, source of income, status as a victim of an intrafamily offense, and place
530 of residence or business, as provided in Unit A of Chapter 14 of Title 2;

531 “(D) To file a complaint with respect to the action to be grieved, which requests an
532 administrative determination of the resident's rights when the resident believes that the resident
533 has been aggrieved or adversely affected by an act or a failure to act by an Authority official, as
534 provided in Authority policy and regulations);

535 “(E) To reasonable accommodations for a resident's disability that may be necessary to
536 afford the resident equal opportunity to use and enjoy the housing, and to reasonable
537 modifications of the resident's housing and related facilities at the expense of the resident that
538 may be necessary to afford the resident full enjoyment of the housing, as provided in § 2-
539 1402.21(d) and section 804 of the Fair Housing Act (approved April 11, 1968 (82 Stat. 83; 42
540 U.S.C. § 3604).

541 “(F) To prescribe penalties for certain acts of violence or intimidation, and for other
542 purposes;

543 “(G) To have a lease terminated only for serious or repeated violations of the material
544 terms of the lease, as provided in section 6404 of Title 14 of the District of Columbia Municipal
545 Regulations (14 DCMR § 6404);

546 “(H) To 30 days' notice of any action to correct, cure, or vacate for violation of a lease,
547 except where the Authority has determined that the head of household responsible for the
548 dwelling unit under the lease is deceased and there are no remaining household members, as
549 provided in section 6404 of Title 14 of the District of Columbia Municipal Regulations (14
550 DCMR § 6404);

551 “(I) To be relocated away from living conditions that represent an emergency or a threat
552 to life, health, or safety as determined by the Authority, another governmental entity, or as a
553 result of a judicial proceeding; to alleviate threat of attack by criminal elements as verified and
554 documented by the Authority Police Department or any other police department or law
555 enforcement agency authorized to operate in the District; and in certain other circumstances, as
556 provided in section 6401 of Title 14 of the District of Columbia Municipal Regulations (14
557 DCMR § 6401);

558 “(J) To be provided with a copy of an Environmental Protection Agency-approved lead
559 hazard information pamphlet, for residents living in Housing Properties constructed before 1978,
560 as provided in 24 C.F.R. Part 35, Subpart A.

561 “(K) To have the housing provider or designee inspect any unit or common area
562 containing mold or suspected mold, upon written notice from a resident of such condition, and to
563 remediation within 30 days of inspection, as provided in § 8-241.04;

564 “(L) To safe and sanitary residential units and common areas in good repair, as provided
565 in Chapter 4 of Title 14 of the District of Columbia Municipal Regulations (14 DCMR § 400 *et*
566 *seq.*), and 24 C.F.R. § 902.21; and

567 “(M) To request a unit inspection from the Department of Buildings with respect to
568 compliance with the District of Columbia Housing Code, found at chapters 5 through 9 of Title
569 14 of the District of Columbia Municipal Regulations.”

570 Sec. 1002. Section 1108(c-2)(1) of the District of Columbia Government Comprehensive
571 Merit Personnel Act of 1978, effective March 3, 1979 (D.C. Law 2-139; D.C. Official Code § 1
572 611.08(c-2)(1)), is amended to read as follows:

573 “(1) Each member of the Board of Directors of the District of Columbia Housing
574 Authority (“Board”) shall be entitled to a stipend of \$8,000 per year for their service on the
575 board, and the chairperson of the Board shall be entitled to an additional stipend of \$4,000 per
576 year; provided, that subsection (c-3) of this section shall not apply to the chairperson of the
577 Board. Each member of the Board also shall be entitled to reimbursement of actual travel and
578 other expenses reasonably related to attendance at Board meetings and fulfillment of official
579 duties. Stipends and reimbursements shall be made at least quarterly and prorated, if necessary,
580 to reflect the dates of actual membership on the Board or dates of service as chairperson of the
581 Board;

582 Sec.1003. Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C.
583 Law 2-142; D.C. Official Code § 1-523.01(e)), is amended as follows:

584 (a) Paragraph (27) is repealed.

585 (b) Paragraph (27A) is amended by striking the phrase “The Stabilization and
586 Reform Board” and inserting the phrase “The Board” in its place.

587

588