

1 _____
2 Councilmember Trayon White, Sr.

_____ Chairman Phil Mendelson

3
4
5
6 A PROPOSED RESOLUTION

7 _____
8
9
10 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
11 _____
12

13
14 To declare the existence of an emergency with respect to the need to amend Chapter 35 of Title
15 47 of the District of Columbia Official Code to provide an additional property tax
16 exemption for homeowners of the River East at Grandview Condominium.
17

18 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
19 resolution may be cited as the “River East at Grandview Condominium Property Tax Exemption
20 Emergency Declaration Resolution of 2022”.

21 Sec. 2. (a) On August 16, 2021, engineers from the Falcon Group issued a letter to
22 homeowners at the River East at Grandview Condominiums advising them to vacate the
23 premises within two weeks due to uninhabitable conditions based on the emergence of
24 significant safety concerns from ongoing structural issues.

25 (b) On August 26, 2021, the Falcon Group provided additional detail to their original
26 assessment by determining that families in approximately 30 of the 46 condominium units
27 should move out.

28 (c) Subsequently, homeowners of these units were forced to vacate their homes and find
29 alternative living arrangements very quickly, and without vital information related to a
30 timeframe for their opportunity to return to their homes.

31 (c) The District government developed multiple assistance programs in response to the
32 displacement of these homeowners, including the use of housing certificates, other resources to
33 ease the transition into temporary residence until appropriate repairs are made to the Talbert
34 Street property, and exemption from property taxes related to the Talbert Street property under
35 the District’s Lower Income Homeownership Exemption Program.

36 (d) The property tax exemptions obtained under the Lower Income Homeownership
37 Exemption Program have expired or will expire soon, and there is no indication that the
38 displaced homeowners of the River East at Grandview Condominiums will be able to return to
39 the property any time in the near future.

40 (e) In order to ensure that these displaced homeowners are not responsible for paying
41 property tax on property that they remain unable to use and enjoy through no fault of their own,
42 it is necessary to approve emergency legislation.

43 Sec. 3. The Council of the District of Columbia determines that the circumstances
44 enumerated in section 2 constitute emergency circumstances making it necessary that the River
45 East at Grandview Estates Condominium Assistance Property Tax Exemption Emergency
46 Amendment Act of 2022 be adopted after a single reading.

47 Sec. 4. This resolution shall take effect immediately.