

DC BOARD OF ELECTIONS

NOTICE OF PUBLIC HEARING RECEIPT AND INTENT TO REVIEW INITIATIVE MEASURE

The Board of Elections shall consider in a public meeting whether the proposed measure, “The DC Equal Homeownership Act,” presents a proper subject matter for initiative at the Board’s regular meeting on Wednesday, February 4, 2026 at 10:30 a.m. at 1015 Half Street SE, Suite 750, Washington DC 20003. The Board will meet remotely.

Members of the public can only access the meeting by using the following information:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/88938011247>

Phone one-tap:

+13126266799,,88938011247# US (Chicago)

+16468769923,,88938011247# US (New York)

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

Webinar ID: 889 3801 1247

International numbers available:

<https://us06web.zoom.us/u/kbvZo9V1VP>

In making a proper subject matter determination, the Board does not consider the merits of a proposed measure. Instead, it may consider only whether the proposed measure meets the

subject matter requirements set forth in District of Columbia law. Specifically, the Board must reject the proposed measure if it determines that:

- The measure conflicts with or seeks to amend the Title IV of the DC Home Rule Act (“the District Charter”);
- The measure conflicts with the U.S. Constitution;
- The measure has not been properly filed;
- The verified statement of contributions (the measure committee’s statement of organization and report of receipts and expenditures) was not timely filed;
- The measure would authorize discrimination in violation of the DC Human Rights Act;
- The measure would negate or limit a budgetary act of the DC Council; or
- The measure would appropriate funds.

Written comments on the propriety of the proposed measure in light of the above-referenced criteria should be sent to the Board’s Office of the General Counsel, 1015 Half Street SE, Suite 750, Washington, DC 20003 or ogc@dcboe.org by no later than Friday, January 30, 2026 at noon. Oral comments will be allowed at the discretion of the Board Chair. If oral comments are permitted, the Chair may limit the duration of remarks.

The Short Title, Summary Statement, and Legislative Text of the proposed initiative, as submitted to the Board by the proposer(s) of the measure, read as follows:

SHORT TITLE

The DC Equal Homeownership Act

SUMMARY STATEMENT

This initiative establishes a nonbinding statement of policy that, when separately authorized by the Council of the District of Columbia and permitted by law, district owned land and public housing resources may be used for publicly developed, affordable homeownership instead of private rental housing. It allows District agencies, only with Council approval, to develop and sell for sale housing on district owned land with no required down payment using an affordability formula intended to target monthly payments of \$700 in 2025 dollars. This Act does not appropriate funds or create any entitlement.

LEGISLATIVE TEXT

BE IT ENACTED BY THE ELECTORS OF THE DISTRICT OF COLUMBIA, THAT THIS ACT MAY BE CITED AS THE "DC EQUAL HOMEOWNERSHIP ACT."

Sec. 1. Short Title

This Act may be cited as the "DC Equal Homeownership Act."

Sec. 2. Definitions

- (a) "Public Homeownership Unit" -a for-sale residential housing unit constructed on District-owned land and sold pursuant to this Act, only if separately authorized by the Council.
- (b) "Affordability Formula"- a uniform, non-discretionary pricing methodology established by regulation and approved by the Council, designed to target, but not guarantee, a monthly housing payment substantially below prevailing market rents and approximately \$700 per month in 2025 dollars, inclusive of principal, interest, taxes, and insurance. The formula does not require District subsidies or mandatory financing.
- (c) "Eligible Purchaser"—a District resident meeting eligibility requirements under Sec. 5.
- (d) "Priority Consideration" - a nonbinding regulatory preference that does not guarantee selection, create a right to housing, establish an entitlement, or condition eligibility on political activity.

Sec. 3. Policy Regarding Public Housing Resources

- (a) Policy: Subject to federal law, the Home Rule Act, and Council authorization, District-owned land and public housing resources may be prioritized for publicly developed, permanently affordable homeownership rather than private-developer rental housing.
- (b) This is a statement of policy only. It does not:
 1. Mandate expenditures
 2. Appropriate funds
 3. Require land use
 4. Limit Council authority
 5. Create enforceable obligations
- (c) No provision has independent legal effect without separate Council action.

Sec. 4. Public Homeownership Program Authorization

- (a) Conditional Authority: District agencies may develop Public Homeownership Units only if the Council separately appropriates funds or authorizes land use.
- (b) Pricing/Down Payment: Units may be sold with no required down payment, priced according to the Affordability Formula.

(c) No Fiscal Mandate: This Act does not require construction, subsidies, financing gaps, or impose financial obligations absent Council approval.

(d) Uniform Application: The Affordability Formula must be applied consistently to similarly situated purchasers.

Sec. 5. Eligibility and Priority Consideration

(a) Eligibility: Eligible Purchasers are District residents who:

1. Are first-time homebuyers
2. Have completed approved homeownership counseling

(b) Permissible Priority Consideration (nonbinding, place-based, safe):

1. First-time homebuyers who have resided in the District since before January 1, 2000.
2. Residents who currently live in, or previously lived in, neighborhoods that experienced historic housing discrimination, redlining, or sustained disinvestment, as defined by regulation
3. Former District residents involuntarily displaced due to rising housing costs or redevelopment
4. Residents with demonstrated housing need (cost-burdened, overcrowded, housing-insecure)
5. Residents who served as essential workers during the COVID-19 public health emergency
6. Any additional categories established by regulation consistent with this Act

(c) Political Neutrality: Priority cannot be conditioned on political activity, petition participation, or First Amendment exercise.

(d) No Entitlement: Priority does not create a right to housing or private action.

Sec. 6. Implementation and Rulemaking

District agencies may promulgate regulations necessary to implement this Act only after Council authorization and in compliance with existing law.

Sec. 7. Fiscal Effect and Applicability

- (a) This Act has no fiscal impact and is implemented only if included in an approved Council budget or plan.
- (b) Otherwise, it functions solely as a statement of policy.

Sec. 8. Severability

If any provision is invalid, the remainder of the Act remains in effect.

Sec. 9. Effective Date

Effective upon voter approval and completion of the 30-day congressional review under Home Rule Act section 602(c)(1).