

# **PUBLIC HEARING ON**

**River East at Grandview Homeownership Relief and Restoration  
Amendment Act of 2025, Bill 26-545**

**Before the  
Committee on Housing  
Robert C. White, Jr., Chairperson**

**Council of the District of Columbia**

**Tuesday, January 13, 2026, at 10:00 a.m.  
Room 500, John A. Wilson Building**



**Comments of**

**Robert McKeon  
Deputy Chief Counsel  
Office of Tax and Revenue  
Office of the Chief Financial Officer**

**Glen M. Lee  
Chief Financial Officer  
Government of the District of Columbia**

Chairperson White and Members of the Committee on Housing, the Office of Tax and Revenue (“OTR”) is pleased to provide comments on Bill 26-545, the “River East at Grandview Homeownership Relief and Restoration Amendment Act of 2025” (“Bill”).

In general, the Bill would amend the District’s income tax laws to provide for an exclusion from gross income for District income tax purposes. The exclusion would apply to the forgiveness of Home Purchase Assistance Program loans (or the conversions of the same to grants) for affected owners and former owners in the River East at Grandview condominium development.

OTR recommends some technical corrections to the Bill. I have attached OTR’s recommendations to these comments.

Thank you for the opportunity to provide comments on the Bill.

## Suggested Amendments

1. A new subsection 2(b) should be added to the Bill to read as follows:

“(b) Section 2134(d) (D.C. Official Code § 42–2083(d)) is repealed.”

2. Subsection 2(b) of the Bill should be designated as subsection 2(c).

3. Proposed new subsection 2135(b), lines 66 through 72, should be struck.

4. Proposed new subsection 2135(c), lines 73 through 78 of the Bill, should be designated as new subsection 2135(b).

5. Proposed new subsection 2135(d), lines 79 through 80 of the Bill, should be designated as new subsection 2135(c).

6. A new subsection 2(d) should be added to the Bill to read as follows:

“(d) D.C Official Code § 47–1803.02(a)(2) is amended to add a new subparagraph that reads as follows:

“(BBB) For tax years ending on or before December 31, 2032:

“(i) Any income realized by reason of the forgiveness of any debt or loans under paragraphs (b) or (c) of Section 2134 of the Relief for River East at Grandview Condominium Owners Act of 2024, effective September 18, 2024 (D.C. Law 25-217; D.C. Official Code § 42–2081 et seq.); and

“(ii) Any income realized by reason of the conversion or forgiveness of a Home Purchase Assistance Program loan under to Section 2135 of the Relief for River East at Grandview Condominium Owners Act of 2024, effective September 18, 2024 (D.C. Law 25-217; D.C. Official Code § 42–2081 et seq.).”.

7. Section 4 of the Bill should be amended to read as follows:

“Sec. 4. This act shall sunset after December 31, 2032.”