

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,” is a proper subject matter for initiative at the Board’s regular meeting on **Wednesday, September 2, 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/82142870992>

Phone one-tap:

+13092053325,,82142870992# US

+13126266799,,82142870992# US (Chicago)

Join via audio:

+1 309 205 3325 US

+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

+1 669 444 9171 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

Webinar ID: 821 4287 0992

International numbers available: <https://us06web.zoom.us/u/kcHQMeyrn>

In making a 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

Those who wish to testify at the hearing on the propriety of the proposed measure in light of the above-referenced criteria should contact the Board's Office of the General Counsel at 202-727-2194 or ogc@dcboe.org and provide their name, address, telephone number, and name of the organization represented (if any) by no later than Friday, August 28, 2026 at 4:00p.m. Any written testimony or memoranda should be submitted for the record to the Board's Office of the General Counsel, 1015 Half Street SE, Suite 750, Washington, DC 20003 or at ogc@dcboe.org by that date and time as well. All persons testifying shall be permitted a maximum of three minutes for oral presentations.

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 Act authorizes the use of District-owned land for publicly developed, permanently affordable homeownership units, with implementation subject to appropriations approved by DC Council.

It allows the sale of such units with no required down payment using an affordability formula intended to target monthly payments of approximately \$700 in 2026 dollars.

LEGISLATIVE TEXT

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. 2. Definitions.

For the purposes of this act, the term:

(1) "Public Homeownership Unit" means a for-sale residential housing unit

constructed on District-owned land and sold pursuant to this Act.

(2) "Affordability Formula" means a uniform, non-discretionary pricing methodology

established by rule 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 2026 dollars, inclusive of principal, interest, taxes, and insurance. Nothing in this Act shall be construed to require the District to provide subsidies, financing, or expenditures absent appropriations approved by DC Council.

(3) "Eligible Purchaser" means a District resident meeting eligibility requirements under section

5.

(4) "Priority Consideration" means a 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 District housing resources.

(a) Policy: Subject to federal law, and the Home Rule Act, District-owned

land and District housing resources may be prioritized for publicly developed,

permanently affordable homeownership rather than private-developer rental housing.

(b) Disposition Preference.

When District-owned land suitable for residential development is disposed of or developed, the District shall give preference to the development of Public Homeownership Units under this Act, subject to appropriations approved by the Council and consistent with existing law.

Sec. 4. Public homeownership program authorization.

(a) Authorization. District-owned land may be used for the development of

Public Homeownership Units consistent with this Act.

(b) Funding. Implementation of activities requiring expenditure shall be subject to appropriations approved by the Council of the District of Columbia.

(c) Pricing/Down Payment. Units may be sold with no required down payment, priced according to the Affordability Formula.

(d) No Fiscal Mandate. Nothing in this act shall be construed to require the District to construct units, provide subsidies, close financing gaps, or incur financial obligations absent appropriations approved by DC Council.

(e) 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:

(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 rule;

(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; and

(6) Any additional categories established by rule 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 rules necessary to implement this Act consistent with this Act and applicable law.

Sec. 7. Applicability.

(a) This act shall apply upon the date of inclusion of its fiscal effect in an approved budget and financial plan.

(b) The Chief Financial Officer shall certify the date of the inclusion of the fiscal effect in an approved budget and financial plan, and provide notice to the Budget Director of the Council of the certification.

(c)(1) The Budget Director shall cause the notice of the certification to be published in the District of Columbia Register.

(2) The date of publication of the notice of the certification shall not affect the applicability of this act.

Sec. 8. Effective date. This act shall take effect after a 30-day period of congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December

24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.