**DC BOARD OF ELECTIONS**

**NOTICE OF MEETING**
**TO ADOPT FORMULATIONS FOR THE SHORT TITLE, SUMMARY STATEMENT, AND LEGISLATIVE FORM FOR INITIATIVE MEASURE NO. 89**

Pursuant to D.C. Official Code § 1-1001.16(c)-(d), the Board of Elections hereby gives notice that the Board will adopt ballot language (short title, summary statement, and legislative form or "formulations") for Initiative Measure No. 89 ("the Measure") at its regular Board meeting that will be held on **Wednesday, December 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 access the meeting by using the following information:

Join from PC, Mac, iPad, or Android:

https://us06web.zoom.us/j/86226633607

Phone one-tap:
+16469313860,,86226633607# US
+13017158592,,86226633607# US (Washington DC)

Join via audio:
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 408 638 0968 US (San Jose)
+1 507 473 4847 US
+1 564 217 2000 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

Webinar ID: 862 2663 3607

International numbers available: https://us06web.zoom.us/u/kcC5c42QPy

Pursuant to D.C. Official Code § 1-1001.16(c), the following formulations for Initiative Measure No. 89 were prepared this 23rd day of October, 2026:

## INITIATIVE MEASURE

No. 89

## SHORT TITLE

Equal Homeownership Act of 2026

## SUMMARY STATEMENT

If enacted, this Initiative would require the District to give preference to the development of permanently affordable home ownership units when it disposes of or develops District-owned land suitable for residential development. The units could be sold without requiring a down payment at prices set by an affordability formula that is established by a Council-approved agency rule and designed to target monthly payments of approximately $700 in 2026 dollars. The Initiative would apply only after its costs are included in an approved budget. This Initiative would apply only after its costs are included in an approved budget.

## LEGISLATIVE TEXT

BE IT ENACTED BY THE ELECTORS OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Equal Homeownership Act of 2026".

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 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 Homeowner-ship 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 Council.

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

Sec. 5. Eligibility and priority consideration.

(a) Eligible Purchasers are District residents who:

(1) Are first-time homebuyers; and

(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, over-crowded, 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 Di-rector of the Council of the certification.

(c)(l) 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 § l-206.02(c)(l)), and publication in the District of Columbia Register.

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

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