

A BILL

21-173

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Rental Housing Conversion and Sale Act of 1980 to modernize references to tenants with disabilities; to amend the Rental Housing Act of 1985 to standardize and modernize the definition of elderly tenants and tenants with a disability; to prohibit agreements between a tenant and a housing provider from including terms that would result in inequitable treatment among any current tenants, or inequitable treatment of any current tenant relative to a future tenant; to lower the cap on the annual standard rent increase for a unit occupied by an elderly tenant or a tenant with a disability to the Consumer Price Index (CPI-W), the Social Security COLA, or 5 percent of the current rent charged, whichever is least; to change the maximum annual income for low-income elderly tenants and low-income tenants with a disability to qualify for an exemption from a capital improvement surcharge from \$40,000 to 60% of the area median income in the Washington Metropolitan Statistical Area for a household of 4 persons, and to establish that same amount as the maximum annual income for a low-income elderly tenant and a low-income tenant with a disability to qualify for an exemption from rent adjustments pursuant to a hardship petition, a services and facilities petition, and a substantial rehabilitation petition; to exempt current and future low-income elderly tenants and low-income tenants with a disability from a rent adjustment approved pursuant to a hardship petition, a services and facilities petition, and a substantial rehabilitation petition, in addition to the existing exemption from capital improvement surcharges; to provide housing providers with a tax credit for each unit occupied by a low-income elderly tenant or a low-income tenant with a disability to compensate for the exemptions provided by this act; to limit the total combined tax credits claimed by all housing providers under this section for any fiscal year to a maximum of \$1,250,000; to prohibit a voluntary agreement from increasing the rent charged for a current or future elderly tenant or a tenant with a disability with a qualifying income; to direct the Mayor to determine via Mayor’s order the term of eligibility certification for an exemption; to permit a low-income elderly or tenant with a disability to waive their right to an exemption from a services and facilities petition or from an increase in rent charged resulting from a voluntary agreement; to permit a tenant to establish elderly or disability status by providing the minimum information necessary, and by filing the registration form by mail, fax, email, or in person at the Rental Accommodations Division; to establish that the Rent Administrator may deny registration for elderly or disability status only upon clear and convincing evidence of error, fraud, falsification, or misrepresentation, and only

42 if the tenant has had the opportunity to respond to the challenge or denial; to impose a
43 penalty on a tenant upon a finding by the Rent Administrator of fraud, falsification, or
44 misrepresentation of eligibility for elderly or disability status; and to provide for penalties
45 if a housing provider’s challenge to a tenant’s registration to establish elderly or disability
46 status is determined to have been frivolous or made in bad faith.

47 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
48 act may be cited as the “Elderly Tenant and Tenants with Disabilities Protection Amendment Act
49 of 2016”.

50 Sec. 2. The Rental Housing Conversion and Sale Act of 1980, effective September 10,
51 1980 (D.C. Law 3-86; D.C. Official Code § 42-3401.01 *et seq.*), is amended as follows:

52 (a) Section 101(a)(4) (D.C. Official Code § 42-3401.01(a)(4)) is amended by:

53 (1) Striking the phrase “disabled tenants” and inserting the phrase “tenants with a
54 disability” in its place.

55 (2) Striking the phrase “elderly, and disabled tenants” and inserting the phrase
56 “elderly tenants and tenants with a disability” in its place.

57 (b) Section 102 (D.C. Official Code § 42-3401.02) is amended as follows:

58 (1) Paragraph (3) is amended by striking the phrase “elderly and disabled tenants”
59 and inserting the phrase “elderly tenants and tenants with a disability” in its place.

60 (2) Paragraph (4) is amended by striking the phrase “low income non-elderly and
61 non-disabled tenants” and inserting the phrase “lower income non-elderly tenants and tenants
62 without a disability” in its place.

63 (c) Section 103 (D.C. Official Code § 42-3401.03) is amended by adding new paragraphs
64 (9A) and (19) and to read as follows as follows:

65 “(9A) Elderly tenant” means a person who is 62 years of age or older.

66 “(19) “Tenant with a disability” means a person who has a disability as defined in section
67 3(1)(A) of the Americans with Disabilities Act of 1990, approved July 26, 1990 (104 Stat. 329;
68 42 U.S.C. § 12102(1)(A)).”.

69 (d) Section 203(d)(4) (D.C. Official Code § 42-3402.03(d)(4)) is amended by striking the
70 phrase “elderly or disabled tenant” and inserting the phrase “elderly tenant or tenant with a
71 disability” in its place.

72 (e) Section 204(b)(3)(A) (D.C. Official Code § 42-3402.04(b)(3)(A)) is amended to read
73 as follows:

74 “(A) Is sold to a person who is an elderly tenant or a tenant with a disability.”.

75 (f) Section 208 (D.C. Official Code § 42-3402.08) is amended as follows:

76 (1) The section heading is amended by striking the phrase “Elderly or disabled
77 tenancy” and inserting the phrase “Elderly tenants and tenants with a disability tenancy” in its
78 place.

79 (2) Subsection (a)(2) is amended by striking the phrase “elderly or disabled
80 tenant” and inserting the phrase “elderly tenant or tenant with a disability” in its place.

81 (3) Subsection (b) is amended by striking the phrase “elderly or disabled tenant”
82 and inserting the phrase “elderly tenant or tenant with a disability” in its place.

83 (4) Subsection (c) is amended to read as follows:

84 “(c) Qualification. –

85 “(1) A tenant shall qualify under this title if, on the day a tenant election is held

86 for the purposes of conversion, the tenant:

87 “(A) Is entitled to the possession, occupancy, or the benefits of his or her
88 rental unit; and

89 “(B) Is an elderly tenant or a tenant with a disability.

90 “(2) In making a determination that a tenant qualifies as a tenant with a disability
91 under this title:

92 “(A) The Mayor shall limit the inquiry to the minimum information and
93 documentation necessary to establish that the tenant meets the definition of a tenant with a
94 disability, and shall not inquire further into the nature or severity of the disability;

95 “(B) The Mayor shall not require the tenant to provide a description of the
96 disability when making an eligibility determination; provided, that the Mayor may require that a
97 physician or other licensed healthcare professional verify that a tenant meets the definition of a
98 tenant with a disability;

99 “(C) The Mayor shall not require the tenant to provide eligibility
100 documentation in less than 30 days;

101 “(D) The Mayor shall maintain records of the information compiled under
102 this subparagraph; provided, that the Mayor shall not disclose information about the disability of
103 a tenant unless the disclosure is required by law;

104 “(E) In requesting information under this subsection, the Mayor shall not
105 include a qualified voter’s name on any publicly available list of eligible voters and shall inform
106 tenants that their names will be absent from publicly available lists of eligible voters, and the

107 Mayor shall not disclose information provided about a tenant's disability unless the disclosure is
108 required by law; and

109 “(F) The Mayor may provide a list of eligible voters upon request, and
110 may make a list of eligible voters available at the site of the tenant election.

111 “(3) The Mayor shall develop all forms and procedures as may be necessary to
112 verify eligibility under this subsection.”.

113 (g) Section 210(b) (D.C. Official Code § 42-3402.10(b)) is amended by striking the
114 phrase “elderly and disabled tenants” and inserting the phrase “elderly tenants and tenants with a
115 disability” in its place.

116 Sec. 3. The Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C.
117 Official Code § 42-3501.01 *et seq.*), is amended as follows:

118 (a) Section 103 (D.C. Official Code § 42-3501.03) is amended as follows:

119 (1) Paragraph (12) is amended to read as follows:

120 “(12) “Elderly tenant” means a person who is 62 years of age or older.”.

121 (2) A new paragraph (25A) is added to read as follows:

122 “(25A) “Qualifying income” means household income, as defined by D.C. Official Code
123 § 47-1806.06(b)(2), no greater than 60% of the area median income, as defined by section 2(1)
124 of the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C. Law 7-202;
125 D.C. Official Code § 42-2801(1)).”.

126 (3) New paragraphs (29A) and (29B) are added to read as follows:

127 “(29A) “Rent charged” means the amount of monthly rent actually charged to a tenant by
128 a housing provider for a rental unit covered by the Rent Stabilization Program.

129 “(29B) “Rent surcharge” means a charge added to the rent charged for a rental unit
130 pursuant to a capital improvement petition, hardship petition, or a substantial rehabilitation, and
131 shall not be included as part of the rent charged.”.

132 (4) A new paragraph (36A) is added to read as follows:

133 “(36A) “Tenant with a disability” means a person who has a disability as defined in
134 section 3(1)(A) of the Americans with Disabilities Act of 1990, approved July 26, 1990 (104
135 Stat. 329; 42 U.S.C. § 12102(1)(A)).”.

136 (b) Section 202(a)(3) (D.C. Official Code § 42-3502.02(a)(3)) is amended to read as
137 follows:

138 “(3) Certify and publish prior to March 1 of each year:

139 “(A) The annual adjustment of general applicability of the rent charged of a rental
140 unit under section 206;

141 “(B) The most recent annual cost-of-living adjustment (COLA) of benefits for
142 social security recipients established pursuant to section 415(i) of the Social Security Act,
143 approved August 28, 1950 (64 Stat. 506; 42 U.S.C. § 415(i));

144 “(C) The maximum annual rent adjustment that may be imposed on a unit
145 occupied by an elderly tenant or tenant with a disability pursuant to section 224(a); and

146 “(D) The qualifying income for an elderly tenant or tenant with a disability to be
147 exempt from an adjustment in the rent charged pursuant to sections 210, 211, 212, and 214, and

148 whose rent charged may not be increased under section 215.”.

149 (c) Section 206 (D.C. Official Code § 42-3502.06) is amended as follows:

150 (1) Subsection (f) is repealed.

151 (2) Subsection (g) is repealed.

152 (d) Section 208 (D.C. Official Code § 42-3502.08) is amended as follows:

153 (1) Subsection (a)(1) is amended as follows:

154 (A) Subparagraph (D) is amended by striking the word “and”.

155 (B) Subparagraph (E) is amended by striking the period and inserting a
156 semicolon in its place.

157 (C) New subparagraphs (F) and (G) are added to read as follows:

158 “(F) The housing provider has provided a tenant with written notice of the maximum
159 standard rent increase that applies to an elderly tenant or a tenant with a disability and the means
160 by which a tenant may establish elderly or disability status as set forth in section 224(f), and has
161 not required a tenant to provide more proof of age or disability than the minimum information
162 necessary to establish that status; and

163 “(G) The housing provider, if a non-resident of the District, has appointed and maintained
164 a registered agent pursuant to section 203 of Title 21 of the District of Columbia Municipal
165 Regulations.”.

166 (2) Subsection (h) is amended to read as follows:

167 “(h) Unless the adjustment in the amount of rent charged is implemented pursuant to
168 sections 210, 211, 212, 214, or 215, an adjustment in the amount of rent charged:

169 “(1) If the unit is vacant, shall not exceed the amount permitted under section
170 213(a).

171 “(2) If the unit is occupied:

172 “(A) Shall not exceed the current allowable amount of rent charged for the
173 unit, plus the adjustment of general applicability plus 2%, taken as a percentage of the current
174 allowable amount of rent charged; provided, that the total adjustment shall not exceed 10%;

175 “(B) Shall be pursuant to section 224, if occupied by an elderly tenant or
176 tenant with a disability; and

177 “(C) Shall not exceed the lesser of 5% or the adjustment of general
178 applicability if the unit is leased or co-leased by a home and community-based services waiver
179 provider.”.

180 (3) A new subsection (i) is added to read as follows:

181 “(i) (1) No agreement between a tenant or a tenant association and a housing provider,
182 including any settlement agreement to resolve a housing provider petition or any voluntary
183 agreement, may include terms that would result in subjecting other current tenants or future
184 tenants in the housing accommodation to an adjustment in the rent charged, rent surcharge, or
185 change in related services and facilities, that would not also apply to the tenant or members of
186 the tenant association entering the agreement.

187 (2) Nothing in this subsection shall prevent a housing provider and a tenant or tenant
188 association from entering an agreement to provide for a limited capital improvement that
189 includes a rent surcharge that applies only to the affected tenants, consistent with section 210.”.

190 (e) Section 215(b) (D.C. Official Code § 42-3502.15(b)) is amended by striking the
191 phrase “on all tenants” and inserting the phrase “on all tenants, except as specified in section
192 224(c)(1)” in its place.

193 (f) The lead-in text of section 223 (D.C. Official Code § 42-3502.23) is amended by
194 striking the phrase “disabled tenants” and inserting the phrase “tenants with a disability” in its
195 place.

196 (g) A new section 224 is added to read as follows:

197 “Sec. 224. Elderly tenants and tenants with a disability tenancy.

198 “(a)(1) Notwithstanding section 208(h), an adjustment in the amount of rent charged
199 while a unit is occupied by an elderly tenant or tenant with a disability without regard to income,
200 shall not exceed the rent charged for the unit, plus the least of the adjustment of general
201 applicability, and the most recent annual cost-of-living adjustment (COLA) of benefits for social
202 security recipients established pursuant to section 415(i) of the Social Security Act, approved
203 August 28, 1950 (64 Stat. 506; 42 U.S.C. § 415(i)), or 5% of the rent charged, taken as a
204 percentage of the of rent charged.

205 “(2) In a form specified by the Rent Administrator, a notice of rent adjustment
206 pursuant to this subsection shall:

207 “(A) Set forth the maximum standard rent increase percentage that applies
208 to elderly tenants and tenants with a disability, in bold 12-point lettering;

209 “(B) The benefits and protections that apply to elderly tenants and tenants
210 with disability; and

211 “(C) The standards and procedures for qualifying for those benefits and
212 protections.

213 “(b) A rent surcharge allowed pursuant to sections 210, 212, and 214 and a rent increase
214 allowed pursuant to section 211, shall not be assessed against a current or future elderly tenant or
215 tenant with a disability with a qualifying income. For the purposes of calculating the rent charged
216 a future qualified elderly tenant or tenant with a disability, adjustments in the rent charged
217 pursuant to these sections effected during the tenancy of a tenant not exempt from the
218 adjustments, shall be considered rent surcharges, and shall be subtracted from the rent charged of
219 the unit.

220 “(c) A housing provider who provides housing to an elderly tenant or tenant with a
221 disability and is not permitted under section 224(b) to implement, and does not implement, an
222 adjustment in rent charged pursuant to sections 210, 211, 212, or 214, shall receive a tax credit
223 for each unit occupied by an elderly tenant or a tenant with a disability, in the amount of \$1 for
224 each \$1 of the approved rent adjustment that is not implemented.

225 “(1) The tax credit may be taken against the next installment or installments of
226 taxes payable to the District coming due with respect to the housing accommodation, inclusive of
227 the land on which it is located.

228 “(A) The tax credit shall first be taken against real property taxes payable
229 to the District.

230 (i) The Rent Administrator shall certify to the Office of Tax and
231 Revenue the amount of credit allowable for each housing provider and parcel of real property for

232 each real property tax year.

233 (ii) The total amount of credit certified by the Rent Administrator for
234 any tax year shall not exceed the maximum amount of credit allowable for such year under
235 paragraph (4) of this subsection.

236 “(B) However, if the amount that would be collectible from elderly
237 tenants and tenants with a disability at the housing accommodation exceeds the amount of real
238 property taxes that would be payable during the real property tax year with respect to the housing
239 accommodation, but for the provisions of section 224(b), then the housing provider may take the
240 tax credit against income or franchise taxes payable to the District for the housing provider’s tax
241 year during which the real property tax year ends.

242 “(2) The tax credit shall cease:

243 “(A) Upon recovery by the housing provider of all costs, including interest
244 and service charges, used as a basis for a capital improvement petition or a substantial
245 rehabilitation petition; or

246 “(B) Upon any expiration of a hardship petition.

247 “(3) If an elderly tenant or tenant with a disability exempted from the rent
248 adjustment pursuant to sections 210, 211, 212, and 214, should cease to reside in a rental unit,
249 the tax credit allowed to the housing provider for that rental unit shall also cease.

250 “(4) Notwithstanding any other provision of this section, the total combined tax
251 credits claimed by all housing providers under this section for any fiscal year shall not exceed
252 \$1,250,000.

253 “(A) The total combined tax credits claimed by all housing providers
254 under this section for any fiscal year shall be adjusted annually by an amount equal to the change
255 during the previous calendar year, ending each December 31, in the Washington, D.C., Standard
256 Metropolitan Statistical Area Consumer Price Index for Urban Wage Earners and Clerical
257 Workers (CPI-W) for all items during the preceding calendar year.

258 “(B) The base year for the annual adjustment specified in subparagraph
259 (A) of this paragraph shall be the year that the act becomes effective. The annual adjustment
260 shall occur at least 12 months after the effective date of this act, on the following October 1. The
261 annual adjustment shall be according to the CPI-W effective as of the October 1 of each
262 subsequent year.

263 “(5) Notwithstanding section 224(b), if the Chief Financial Officer finds that
264 funds are not available for the tax credit provided by this subsection, then a housing provider
265 may assess against an elderly tenant or tenant with a disability a rent surcharge allowed pursuant
266 to sections 210, 212, and 214, and a rent increase allowed pursuant to section 211.

267 “(d) A voluntary agreement shall not increase the rent charged to a current or future
268 elderly tenant or tenant with a disability with a qualifying income.

269 “(1) For the purposes of calculating the rent charged a future qualified elderly
270 tenant or tenant with a disability, an increase in the rent charged pursuant to a voluntary
271 agreement effected during the tenancy of a tenant not exempt from the increase, shall be
272 considered a rent surcharge, and shall be subtracted from the rent charge of the unit during the
273 tenancy of the qualified elderly tenant or tenant with a disability.

274 “(2) The voluntary agreement shall include a schedule listing the number of each
275 rental unit that is occupied by an elderly tenant or a tenant with a disability, the name of each
276 tenant in the unit, and the current rent charged.

277 “(e) The Mayor may determine via Mayor’s order the term of eligibility and recertification
278 requirements for the exemptions provided by this section.

279 “(f) A tenant exempt from section 211, and a tenant whose rent charged may not be
280 increased under section 215, may waive his or her rights under the respective sections. The
281 waiver shall be in writing, and shall state that it was made voluntarily, without coercion, and
282 with full knowledge of the ramifications of a waiver of their rights.

283 “(g)(1) A tenant may file a completed elderly or disability status and income eligibility
284 registration form and supporting documentation by mail, fax, email, or in person at the Rental
285 Accommodations Division of the Department of Housing and Community Development.

286 “(2) The Mayor shall require the minimum documentation necessary for a tenant
287 to establish elderly tenant or tenant with a disability status and income eligibility, which may
288 include:

289 “(A) For elderly status, proof of age as documented by a passport, birth
290 certificate, District-issued driver’s license or identification card, or any other documentation as
291 the Rent Administrator deems sufficient.

292 “(B) For disability status, an award letter for disability benefits from the
293 U.S. Social Security Administration, a letter from a physician stating that the tenant is a tenant
294 with a disability, or other documentation as the Rent Administrator may deem sufficient.

295 “(i) In making a determination that a tenant qualifies as a tenant
296 with a disability under this subsection, the Mayor shall limit the inquiry to the minimum
297 information and documentation necessary to establish that the tenant meets the definition of a
298 tenant with a disability and shall not inquire further into the nature or severity of the disability.

299 “(ii) The Mayor shall not require a tenant to provide a description
300 of the disability when making an eligibility determination; provided, that the Mayor shall require
301 that a physician or other licensed healthcare professional verify that a tenant meets the definition
302 of a tenant with a disability.

303 “(iii) The Mayor shall not require the tenant to provide eligibility
304 documentation in less than 30 days.

305 “(iv) The Mayor shall maintain records of the information
306 compiled under this paragraph; provided, that the Mayor shall not disclose information about a
307 tenant's disability unless the disclosure is required by law.

308 “(C) The Mayor shall develop any forms and procedures as may be
309 necessary to verify eligibility under this subsection.

310 “(3) The tenant may provide pay stubs, benefit statements, or other such
311 documentation as the Rent Administrator may deem sufficient as proof of income eligibility to
312 qualify for an exemption from an adjustment in the rent charged pursuant to subsection (b) of
313 this section.

314 “(4) A housing provider shall upon the request of a tenant, provide the tenant with
315 a current copy of the registration form issued by the Rent Administrator for purposes of
316 establishing elderly tenant or tenant with a disability status, or income eligibility status.

317 “(h) A tenant’s elderly or disability status shall be effective as of the first day of the first
318 month following compliance with this subsection, and shall remain effective unless and until any
319 time the Rent Administrator may deny the registration.

320 “(1) If the effective date of the tenant’s elderly or disability status occurs less than
321 12 months after the effective date of a rent adjustment of general applicability, the housing
322 provider shall reduce the rent charged to the rent for a unit occupied by an elderly tenant or a
323 tenant with a disability pursuant to subsection (a) of this section, as of the effective date of the
324 tenant’s elderly or disability status.

325 “(2) An elderly tenant or tenant with a disability shall not be entitled to receive a
326 retroactive refund for an approved registration for a time period where the tenant was qualified
327 as an elderly tenant or a tenant with a disability, but had not yet fulfilled the requirements of this
328 section.

329 “(i) (1) A housing provider shall not increase the rent charged in an amount greater than
330 that allowed for a unit occupied by an elderly tenant or a tenant with a disability pursuant to
331 subsection (a) of this section, unless the Rent Administrator has issued a determination that the
332 tenant failed to qualify for elderly or disability status, pursuant to this subsection.

333 “(2) If the housing provider has substantial grounds to believe that the tenant does
334 not qualify for elderly or disability status, and that relevant documentation is fraudulent or has

335 been falsified, and if efforts to resolve the dispute directly with the tenant are unavailing, then the
336 housing provider may challenge the tenant’s registration by:

337 “(A) Notifying the tenant of the basis for the challenge; and

338 “(B) Filing a request to deny the registration with the Rent Administrator,
339 within 30 days of the tenant’s compliance with this subsection.

340 “(3) If the Rent Administrator has substantial grounds to believe that the tenant
341 does not qualify for elderly or disability status, and that relevant documentation is fraudulent or
342 has been falsified, then within 30 days of the tenant’s compliance with this subsection, the Rent
343 Administrator may raise an objection to the tenant’s registration.

344 “(A) The Rent Administrator shall deny a tenant’s registration only upon
345 clear and convincing evidence of error, fraud, falsification, or misrepresentation, and only if the
346 tenant has been given the opportunity to respond to the challenge or denial to the registration by
347 the housing provider or the Rent Administrator, respectively.

348 “(B) If the Rent Administrator denies a tenant’s registration, and
349 determines that the tenant acted in bad faith rather than due to unintentional error, then within 21
350 days of the denial, the Rent Administrator may order the tenant to pay to the housing provider
351 double the difference between the amount of rent to be charged pursuant to section 208(h), and
352 the amount of rent actually paid, with interest.

353 (a) Section 901 (D.C. Official Code § 42-3509.01) is amended by adding a new
354 subsection (h) to read as follows:

355 “(h) If a housing provider’s challenge to a tenant’s registration to establish elderly or

356 disability status under section 208 is determined to have been frivolous or made in bad faith, the
357 housing provider shall be deemed to have made an unlawful demand for rent, and shall be held
358 liable to the tenant, as applicable, for:

359 “(1) At a minimum, an amount equal to 2% of the total annual current rent
360 charged;

361 “(2) At a maximum, an amount equal to the total annual current rent charged; and

362 “(3) In addition to the penalties specified in paragraphs (1) and (2) of this
363 subsection, treble damages based upon the amounts prescribed in those paragraphs.”.

364 Sec. 4. Applicability.

365 (a) The new section 224(b) of the Rental Housing Conversion and Sale Act of 1980,
366 within section 2(g), shall apply upon the date of inclusion of their fiscal effect in an approved
367 budget and financial plan.

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

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

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

375 Sec. 5. Fiscal impact statement.

376 The Council adopts the fiscal impact statement in the committee report as the fiscal

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377 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
378 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

379 Sec. 6. Effective date.

380 This act shall take effect following approval by the Mayor (or in the event of veto by the
381 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
382 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
383 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
384 Columbia Register.