

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer

Natwar M. Gandhi
Chief Financial Officer



MEMORANDUM

TO: The Honorable Linda W. Cropp
Chairman, Council of the District of Columbia

FROM: Natwar M. Gandhi
Chief Financial Officer

DATE: December 13, 2002

SUBJECT: Fiscal Impact Statement: "Vacant and Abandoned Properties
Community Development Act of 2002"

REFERENCE: Bill 14-675

Conclusion

Funds are sufficient in the FY 2003 through FY 2006 budget and financial plan to approve the Vacant and Abandoned Properties Community Development Act of 2002. The Office of the Deputy Mayor for Planning and Economic Development anticipates a small amount of revenue to be generated from the disposition of these properties.

Background

The Vacant and Abandoned Properties Community Development Act of 2002 would authorize the Mayor to dispose of 98 vacant and abandoned properties pursuant to the "Request for qualifications for the development of scattered vacant and abandoned properties in the District of Columbia" issued by the Deputy Mayor for Planning and Economic Development in February 2002. The Home Again Initiative (formerly the Vacant and Abandoned Properties Initiative) will dispose of properties acquired from the Department of Housing and Community Development, the Public Housing Authority, tax foreclosures, eminent domain, and other negotiations. The properties would be bundled and sold to developers. At least one third of the redeveloped housing must be sold to families making less than 60% of the area median income (approximately \$54,900 for a family of four). Six developers for the first 45 properties were announced in November, 2002.

Financial Plan Impact

Funds are sufficient in the FY 2003 through FY 2006 budget and financial plan to approve the Vacant and Abandoned Properties Community Development Act of 2002. Negotiations are currently underway to determine the sales price of the first 45 properties. The sales contracts with each developer should be finalized by February 14th.