

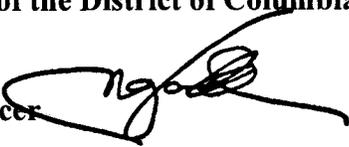
**Government of the District of Columbia  
Office of the Chief Financial Officer**



**Natwar M. Gandhi**  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Vincent C. Gray  
Chairman, Council of the District of Columbia

**FROM:** Natwar M. Gandhi  
Chief Financial Officer 

**DATE:** May 11, 2010

**SUBJECT:** Fiscal Impact Statement – “Senior Housing Modernization Grant Fund Act of 2010”

**REFERENCE:** Bill Number 18-250 – As Introduced

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**Conclusion**

Funds are sufficient in the FY 2010 through FY 2013 budget and financial plan to implement the proposed legislation. The proposed legislation does not have an impact on the District’s budget and financial plan.

**Background**

The proposed legislation would establish a Senior Citizens Housing Modernization and Grant Fund (“Fund”)<sup>1</sup>, and authorize the Deputy Mayor for Economic Development (“Deputy Mayor”) to make grants from the Fund to qualified senior citizens<sup>2</sup> residing in an area affected by a planned unit development (PUD)<sup>3</sup> for repairs and improvements to their single family homes.

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<sup>1</sup> As a continuing and non-lapsing special fund separate and distinct from the General Fund

<sup>2</sup> A qualified senior citizen is the owner of residential real property located in the District, who: (1) is 65 years of age or older, (2) is a resident of the District, (3) has resided in his or her principal place of residence for at least 3 years preceding the date of the application for assistance under this act, (4) resides within the boundaries of the Advisory Neighborhood Commission in which the planned unit development is located, and (5) whose income does not exceed that for a household within the Section 8 lower income guidelines established by the Secretary of the United States Department of Housing and Urban Development pursuant to section 8 of the United States Housing Act of 1937, approved August 22, 1974 ( Pub. L. No. 93-383; 42 U.S.C. § 1437f).

<sup>3</sup> Planned Unit Developments are special multi-purpose projects used as a planning tool that allows a developer greater flexibility in site planning and building design. This flexibility permits the developer to incorporate amenities in the project that exceed those which could have been achieved under the general provisions of the Zoning Regulations. When a project is designated as a PUD, the Zoning Commission usually mandates the development of standards specifically tailored to the project.

The deposits into the Fund would include payments by developers seeking relief from zoning laws through the PUD process<sup>4</sup>, appropriated funds, other District funds, or private gifts. The Deputy Mayor would provide one time grants of up to \$5,000 to qualified senior citizens from the Fund for repairs or improvements of their principal place of residence, by giving priority consideration to lower income applicants. The Deputy Mayor would be required to develop an application form for the grants, receive the applications, verify the contents of the application form and determine whether the applicant meets the requirements for age, residency, principal place of residence, and residence within the ANC boundaries of the PUD. Additionally, the Deputy Mayor would be required to establish rules for payment to qualified home improvement contractors which may include establishing a list of program eligible contractors.

### **Financial Plan Impact**

Funds are sufficient in the FY 2010 through FY 2013 budget and financial plan to implement the proposed legislation. The requirements of the Deputy Mayor can be accomplished within the current budget of the agency. The option provided to real estate developers, seeking relief from zoning laws by way of the PUD process, to contribute to the Fund as part of the required community benefits package of the proposed PUD would be an additional tool available to the developers, and is not intended to replace contributions to any other community benefits package. Thus, the proposed legislation does not have an impact on the District's budget and financial plan.

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<sup>4</sup> It is proposed that this payment could be considered part of the required community benefits package of the proposed PUD.