


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



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: January 14, 2020

SUBJECT: Fiscal Impact Statement – Howard Road Disposition Approval
Resolution of 2020

REFERENCE: Draft Bill as shared with the Office of Revenue Analysis on January 7,
2020

Conclusion

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution.

The resolution approves the disposition of eight District-owned parcels for private development. The developer will pay the District one dollar at closing through a fee simple transaction.

Background

The proposed resolution approves the District's disposition of eight District-owned parcels located on Howard Road, S.E. between Firth Sterling Avenue, S.E. and Shannon Place, S.E. to Howard Road Community Partners LLC. The developer will construct eighteen for-sale townhomes on the approximately 27,000 square feet of vacant land. The developer will pay the District one dollar at closing through a fee simple transaction.

The Honorable Phil Mendelson

FIS: "Howard Road Disposition Approval Resolution of 2020," Draft Proposed Resolution as shared with the Office of Revenue Analysis on January 7, 2020

Because the developer is benefitting from the disposition of public property, it must comply with the District's affordable housing requirements.¹ The developer will offer at least 30 percent of the townhomes as affordable homes for low-income and moderate-income households.

The developer must sign a First Source Agreement² with the District and use Certified Business Enterprises for at least 35 percent of the contract dollar volume.

The District will declare the properties as surplus property through the concurrently introduced Howard Road Surplus Declaration and Approval Resolution of 2020.

Financial Plan Impact

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution. The District and Howard Road Community Partners LLC will close on the transaction within two years of the proposed resolution's approval date. The developer will pay the District one dollar at closing that will be deposited into the District's Local Fund.

¹ Disposition of District Land for Affordable Housing Amendment Act of 2014, effective March 10, 2015 (D.C. Law 20-193; D.C. Official Code § 10-801).

² First Source Employment Agreement Act of 1984, effective June 29, 1985 (D.C. Law 5-93; D.C. Official Code § 2-219.03).