


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:** November 18, 2020

**SUBJECT:** Fiscal Impact Statement – Bruce Monroe Extension of Disposition  
Authority Act of 2020

**REFERENCE:** Bill 23-884, Draft Committee Print as provided to the Office of Revenue  
Analysis on November 12, 2020

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**Conclusion**

Funds are sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill.

The developer will pay the District a nominal rent amount of \$1 annually over a 99-year ground lease.

**Background**

The bill extends the amount of time the District has to dispose of approximately 77,000 square feet of property located at 3012 Georgia Avenue, N.W.<sup>1</sup> to Park View Community Partners, LLC (Developer). The District will now have until December 20, 2025 to dispose of the property. The Developer plans to build senior housing, a multi-family residential building, single-family townhomes, approximately 4,500 square feet of commercial space, and community use space on the property. The District will lease the property to the Developer under a 99-year ground lease for a nominal annual rent of \$1. The current disposition deadline is December 20, 2020.<sup>2</sup>

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<sup>1</sup> Known for tax assessment purposes as Square 2890, Lot 849. The entire property is approximately 122,000 square feet.

<sup>2</sup> Bruce Monroe Disposition Extension Approval Resolution of 2018, effective November 13, 2018 (Resolution 22-643; 65 DCR 13002).

The Honorable Phil Mendelson

FIS: Bill 23-884, "Bruce Monroe Extension of Disposition Authority Act of 2020," Draft Committee Print as shared with the Office of Revenue Analysis on November 12, 2020

The bill makes the extension applicable on December 20, 2020.

### **Financial Plan Impact**

Funds are sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill. In June 2020, the D.C. Court of Appeals vacated the Zoning Commission's approval<sup>3</sup> of the development project requiring the Zoning Commission to do additional reviews of the planned unit development.<sup>4</sup> The disposition requires a five-year extension to accommodate the Zoning Commission's review process and any required adjustments. There are no costs associated with the disposition extension for the relevant portion of the property located at 3012 Georgia Avenue, N.W.

The Developer will pay the District a nominal annual rent amount of \$1. The disposition will reduce District capital assets by approximately \$5,300,<sup>5</sup> but assets are not included in the budget and financial plan and their disposition has no fiscal impact.

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<sup>3</sup> Ryan Cummins, et al. v. District of Columbia Zoning Commission and Park View Community Partners LLC, decided June 25, 2020 (Opinions 17-AA-554, 17-AA-555, and 17-AA-556).

<sup>4</sup> <https://www.bizjournals.com/washington/news/2020/06/26/dc-court-blocks-bruce-monroe-park-redevelopment.html>

<sup>5</sup> The total value of the property to the District is approximately \$8,300, but only about 64 percent of the property is subject to disposition.