


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



**Fitzroy Lee**  
Interim Chief Financial Officer

**MEMORANDUM**

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

**FROM:** Fitzroy Lee  
Interim Chief Financial Officer 

**DATE:** September 21, 2021

**SUBJECT:** Fiscal Impact Statement – Closing of a Portion of a Public Alley in  
Square 5730 S.O. 19-45936, Act of 2021

**REFERENCE:** Draft Introduction as provided to the Office of Revenue Analysis on  
September 21, 2021

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**Conclusion**

Funds are sufficient in the fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the bill.

**Background**

The bill authorizes the closure of a 3,118 square feet portion of a 20 foot wide unimproved dead-end public alley in Square 5730, east of Alabama Ave., S.E. and north of Gainesville St., S.E., in Ward 8.<sup>1</sup> The alley closure will facilitate construction of an 87 unit housing development. There are no current objections by relevant utilities or executive agencies to the closure of the alley.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the bill. The property will become taxable to the District, but any tax revenues generated will depend on the final assessed value of the properties once the title is transferred.

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<sup>1</sup> For tax and assessment purposes, the alley is in Square 5730, as shown on the Surveyor's plat filed in S.O. 19-45936. The Office of Tax and Revenue estimated the most probable assessed land value for the portion of alley to be closed at \$74,370 or \$24.75 per square foot as of February 2020. The final assessed value will be adjusted when title is transferred.