
Councilmember _____

A RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to amend the Tenant Opportunity to Purchase Act, to exempt Jubilee Maycroft LLC from the notice requirements of D.C. Official Code § 47-3404.02(d) with respect to the property owned by Jubilee Maycroft LLC at 1474 Columbia Road, NW

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the “Jubilee Maycroft TOPA Exemption Amendment Emergency Declaration Resolution of 2015”.

Sec. 2. (a) The District of Columbia is currently experiencing an affordable housing crisis and there exist a need to create and preserve an affordable housing stock.

(b) Since 2000, more than 15,000 District of Columbia households are paying more than 50% of their income on housing.

(c) The District of Columbia has lost more than half of its low-cost rental units.

(d) Low-cost rental units are less than 24% of the total available rental units in the District of Columbia.

(e) The number of high-cost rental units has more than tripled since 2000 from 12,400 units to more than 45,000 in 2015.

(f) Spending more than 30% of income on housing costs burdens families.

(g) Jubilee Housing is a faith based non-profit organization founded in 1973 to provide affordable housing and supportive services to economically disadvantaged residents of the Adams Morgan neighborhood of Washington, DC.

(h) A significant majority of residents living at 1474 Columbia Road, NW, in a building called the Maycroft, signed a petition, organized by an independent tenant support organization, requesting that Jubilee Housing re-develop their building into an affordable housing apartment building.

(i) A significant majority of residents living at 1474 Columbia Road, NW, in a building called the Maycroft, signed a petition, organized by an independent tenant support organization, requesting that any tenant association that legally exists at 1474 Columbia Road, NW not file a notice to object to the conveyance.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute an emergency making it necessary that the Jubilee Maycroft TOPA Exemption Amendment Emergency Act of 2015” be adopted in a single reading.

Sec. 4. This resolution shall take effect immediately.