



OFFICE OF THE
SECRETARY
2015 SEP 16 PM 12:13

MURIEL BOWSER
MAYOR

SEP 16 2015

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is legislation entitled the "Plaza West Disposition Restatement Emergency Declaration Resolution of 2015," "Plaza West Disposition Restatement Emergency Act of 2015," and "Plaza West Disposition Restatement Temporary Act of 2015."

In 2005, the District conveyed Plaza West in fee simple, through a special warranty deed, to Golden Rule Plaza, Inc. ("Developer"), a non-profit developer. The initial development plan consisted of an affordable senior citizen apartment building and an intergenerational center ("Initial Project").

To date, the Developer has completed the senior housing; however, in response to the changing needs of the neighborhood, the Developer has asked to revise the intergenerational center component of their Initial Project. The Developer proposes to develop 223 units of affordable housing and one level of underground parking. In addition to affordable housing, there will also be on-site social services for grandparents raising grandchildren without a parent in the home.

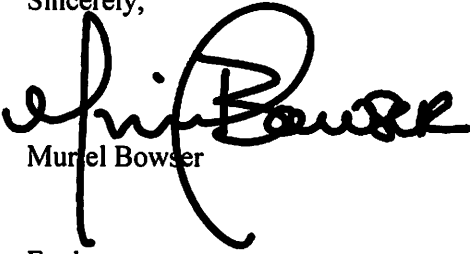
In accordance with the special warranty deed, if the property is not developed in compliance with the original plans, the Developer must submit a new development program to the Council for approval. In addition to approving an updated development program, the proposed legislation also requires the Developer to enter into First Source Agreements, meet CBE requirements, and comply with the Disposition of District Land for Affordable Housing Act of 2013.

The Developer aims to close on the deal by October 2015 and begin construction immediately thereafter. The Developer has sought out gap funding from the Department of Housing and Community Development (DHCD) for the affordable housing units. However, DHCD financing for the project is dependent upon Council's approval of the new development program. The DHCD loan committee will meet to consider awarding gap funding. The Developer has received letters of support for the DHCD funding from the Child and Family Services Agency (CFSA), Neighborhood Legal Services Program,

Perry School Community Services Center, D.C. Office on Aging, and the United Planning Organization. Ward 6 Councilmember Charles Allen and the affected ANC also support the new development program.

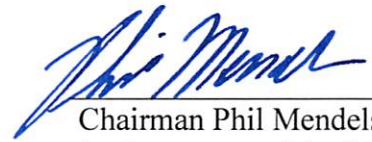
As mentioned previously, Council approval of the new development plan is critical in order to obtain DHCD financing, close on the project, and begin construction of much-needed affordable housing units. As always, I am available to discuss any questions you may have regarding this resolution. I look forward to prompt and favorable consideration of this legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is fluid and cursive, with a large initial "M" and "B".

Muriel Bowser

Enclosures



Chairman Phil Mendelson
At the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

12 To declare the existence of an emergency with respect to the need to authorize the Mayor to
13 issue an amended deed for the property designated as Lot 25 in Square 526, which was
14 previously conveyed to the Golden Rule Plaza, Inc.

15 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
16 act may be cited as the “Plaza West Disposition Restatement Emergency Declaration Resolution
17 of 2015”.

18 Sec. 2.(a) The District conveyed property known for tax and assessment purposes as
19 Lot 25 in Square 526, commonly known as the Golden Rule Property (“Property”), to Golden
20 Rule Plaza, Inc. (“Developer”) on October 28th, 2005, in accordance with the proposal submitted
21 by the developer.

22 (b) The proposed development included an affordable senior citizens apartment building
23 and a senior day care facility and an intergenerational center (“Initial Project”).

24 (c) Since 2005, the developer has been preparing the site and securing the financing for
25 the redevelopment of the Property. During this time, the Initial Project has been revised to
26 contain approximately 223 units of affordable housing, with support services, outdoor space,
27 parking, and any ancillary uses allowed under applicable law (“Amended Project”).

28 (d) Council approval is necessary to allow timely construction of the Amended Project in
29 order to provide necessary affordable housing in the District.

1 Sec. 3. The Council of the District of Columbia determines that the circumstances
2 enumerated in section 2 constitute emergency circumstances making it necessary that the Plaza
3 West Disposition Restatement Emergency Act of 2015 be adopted on an emergency basis.

4 Sec. 4. This resolution shall take effect immediately.

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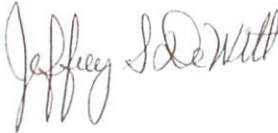
Government of the District of Columbia
Office of the Chief Financial Officer



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: August 18, 2015

SUBJECT: Revised Fiscal Impact Statement – Plaza West Disposition Restatement
Emergency Act of 2015

REFERENCE: Revised Draft Bill as shared with the Office of Revenue Analysis on
August 14, 2015

This revised fiscal impact statement reflects the changes made to the draft legislation shared with the Office of Revenue Analysis on August 14; this statement replaces the fiscal impact statement issued for this legislation on June 23, 2015.

Conclusion

Funds are sufficient in the fiscal year 2016 through fiscal year 2019 budget and financial plan to implement the bill.

Background

In 1996,¹ the District agreed to dispose of property located along the 395 center leg freeway at New York Avenue, N.W., 4th Street, N.W., and L Street N.W.² The developer, Golden Rule Plaza, Inc., planned to build a two-story intergenerational center.³ After many years of delay, the District deeded the property to the developer in 2005. This deed contains a provision requiring that the Council of the District of Columbia approve any changes to the original development proposal.

The bill requests Council approval for changes to the original proposal. The developer now plans to build 223 affordable housing units.

¹ Approval of the Negotiated Disposition of the “Golden Rule Property” to Golden Rule Plaza, Inc., and Reorganization Plan No. 8 of 1996 for the Business of Public Management Disapproval Resolution of 1996, effective November 7, 1996.

² Known for tax purposes as Square 526, Lot 25.

³ The facility was to include a senior daycare center and community services space.

The Honorable Phil Mendelson

FIS: "Plaza West Disposition Restatement Emergency Act of 2015," Draft bill as shared with the Office of Revenue Analysis on August 14, 2015

Financial Plan Impact

Funds are sufficient in the fiscal year 2016 through fiscal year 2019 budget and financial plan to implement the bill. The lots are privately owned and there is no impact on the District's budget or financial plan to approve the development changes.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division



MEMORANDUM

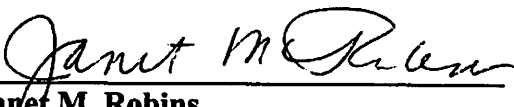
**TO: Lolita S. Alston
Director
Office of Legislative Support**

**FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division**

DATE: June 17, 2015

**SUBJECT: Plaza West Disposition Restatement Emergency Declaration Resolution and
Emergency and Temporary Acts of 2015
(AE-15-383)**

This is to Certify that this Office has reviewed the legislation entitled the “Plaza West Disposition Restatement Emergency Declaration Resolution of 2015”, the “Plaza West Disposition Restatement Emergency Act of 2015” and the “Plaza West Disposition Restatement Temporary Act of 2015” and found them to be legally unobjectionable. If you have any questions, please do not hesitate to call me at 724-5524.


Janet M. Robins