


Councilmember Vincent C. Gray

A BILL

—

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

—

1 To amend Chapter 46 of Title 47 of the District of Columbia Official Code to provide an
2 extension of the real property tax abatement to the 2323 Pennsylvania Avenue, S.E.
3 redevelopment project, described as Lot 0055 in Square 5560.
4

5 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
6 act may be cited as the “2323 Pennsylvania Avenue Southeast Redevelopment Project Real
7 Property Limited Tax Abatement Act of 2020”.

8 Sec. 2. Section 47-4638 of the District of Columbia Official Code is amended as follows:

9 (a) The existing language is designated as subsection (a)

10 (b) Subsection (a) is amended by striking the phrase “10 years.” and inserting the phrase
11 “51 years.” in its place.

12 (c) A new subsection (b) is added to read as follows:

13 “(b) The tax abatement shall remain in effect for the 40-year period following the
14 effective date of the 2323 Pennsylvania Avenue Southeast Redevelopment Project Real Property
15 Limited Tax Abatement Act of 2020, introduced on May 12, 2020. The real property shall be
16 deed-restricted in perpetuity such that the apartment units are leased as work-force housing to

17 tenants whose income does not exceed 80% of area median income for the Washington
18 Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban
19 Development pursuant to Section 42 of Internal Revenue Code.”.

20 Sec. 3. Fiscal Impact Statement.

21 The Council adopts the fiscal impact statement as the fiscal impact statement in the
22 committee report as the fiscal impact statement required by section 4a of the General Legislative
23 Procedures Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-
24 301.47a).

25 Sec. 4. Effective Date.

26 This act shall take effect following approval by the Mayor (or in the event of veto by the
27 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
28 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
29 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
30 Columbia Register.