

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

1 To amend An Act Authorizing the sale of certain real estate in the District of Columbia no longer  
2 required for public purposes, to specify that District property located at 1617 U Street,  
3 N.W., and 1620 V Street, N.W. shall not have affordable housing requirements reduced  
4 or waived by the Mayor and shall have at least two additional public hearings held by the  
5 Mayor following the issuance of an order by the Zoning Commission on Case No. 23-02,  
6 to require that the property be retained in fee simple ownership by the District in  
7 perpetuity, to require that any request for proposals for redevelopment of the property  
8 issued by the Mayor include an assessment of service levels provided by police and fire  
9 services on the property and a requirement for proposals to maintain or enhance such  
10 service levels, a requirement that applicants explain how a proposal is consistent with  
11 relevant policies of the Comprehensive Plan and an assessment of the feasibility of the  
12 provision of affordable housing above and beyond the requirements of publicly-owned  
13 sites, and to grant Advisory Commission 1C great weight on any matter regarding the  
14 redevelopment of the property for which Advisory Neighborhood Commissions 1B and  
15 2B would ordinarily be granted great weight; and to amend the Deputy Mayor for  
16 Planning and Economic Development Limited Grant-Making Authority Act of 2012 to  
17 authorize grantmaking to tenant associations and nonprofit organizations to assist tenant  
18 purchase organizing and other relevant tenant supports for properties within 200 feet of  
19 1617 U Street, N.W., and 1620 V Street, N.W.

20  
21 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
22 act may be cited as the “U Street Affordable Housing and Public Participation Assurances  
23 Amendment Act of 2024”.

24 Sec. 2. Section 1 of An Act Authorizing the sale of certain real estate in the District of  
25 Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C.  
26 Official Code § 10-801 *et seq.*), is amended as follows:

27 (a) Strike the phrase “no longer required for public purposes” wherever it appears and  
28 insert the phrase “no longer required for public purposes, or appropriate for redevelopment to  
29 incorporate nonpublic uses” in its place.

30 Subsection (a)(1) is amended as follows:

31 (b) Subsection (a)(1) is amended by striking the phrase “Except for real property  
32 disposed of pursuant to § 6-1005(c)” and inserting the phrase “Except for real property disposed  
33 of pursuant to § 6-1005(c), and notwithstanding subsection (f-2) of this section,” in its place.

34 (c) Subsection (b-3)(5) (D.C. Official Code § 10-801(b-3)(5)) is amended as follows:

35 (1) The existing text is designated as subparagraph (A).

36 (2) A new subparagraph (B) is added to read as follows:

37 “(B) Paragraphs (4) and (6) of this subsection shall not apply to the  
38 disposition of real property owned by the District and located at 1617 U Street, N.W., and 1620  
39 V Street, N.W., designated for tax assessment purposes as Lots 826 and 827 in Square 175.”.

40 (d) A new subsection (f-2) is added to read as follows:

41 “(f-2) (1) Real property owned by the District at 1617 U Street, N.W., and 1620 V Street,  
42 N.W., designated for tax assessment purposes as Lots 826 and 827 in Square 175 (“17th and U  
43 property”), shall be retained in fee simple ownership by the District in perpetuity, provided, that  
44 the property may be redeveloped pursuant to this section through the use of a ground lease.

45 “(2) Following the issuance of an order by the Zoning Commission on Case No.  
46 23-02 and at least 60 days before seeking proposals for redevelopment of the 17th and U  
47 property, the Mayor shall hold at least two public hearings to obtain community input on  
48 potential public and non-public uses of the real property. The Mayor shall provide at least 30  
49 days written notice of the public hearing Advisory Neighborhood Commissions 1B, 2B, and 1C,

50 and shall publicize the hearing by posting a written notice at the site and placing a notice in the  
51 District of Columbia Register at least 15 days before the hearing.

52 “(3) Any request for proposals issued by the Mayor regarding redevelopment of  
53 the 17th and U property shall include the following:

54 “(A) An assessment of current service levels provided by police and fire  
55 services on the property, and a requirement for proposals to maintain or enhance such service  
56 levels;

57 “(B) A requirement of applicants to detail how the proposal is consistent  
58 with the policy outlined in Section 2013.11 of the Comprehensive Plan Amendment Act of 2021,  
59 effective August 21, 2021 (D.C. Law 24-20; 10 DCMR § A2013.11), including guidance on  
60 building massing and the inclusion of new public and cultural uses; and,

61 “(C) An assessment of the feasibility of providing affordable housing  
62 above and beyond the requirements of subsection (b-3) of this section, including:

63 “(i) Additional subsidies or use modifications required for the  
64 addition of additional affordable housing;

65 “(ii) Any reduction in residential square footage required as a  
66 result of changes to massing or the inclusion of new non-residential uses.

67 “(4) Advisory Neighborhood Commission 1C shall be granted great weight in any  
68 matter for which Advisory Neighborhood Commission 1B or 2B would ordinarily be granted  
69 great weight regarding proposals for the redevelopment of the 17th and U property, pursuant to  
70 the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-  
71 58; D.C. Official Code § 1-309.10), provided, that this paragraph shall not apply to zoning  
72 proceedings.”.

73           Sec. 3. Section 2032 of the Deputy Mayor for Planning and Economic Development  
74 Limited Grant-Making Authority Act of 2012, effective September 20, 2012 (D.C. Law 19-168;  
75 D.C. Code § 1-328.04), is amended by adding a new subsection (jj) to read as follows:

76           “(jj) Notwithstanding the Grant Administration Act of 2013, effective December 24,  
77 2013 (D.C. Law 20-61; D.C. Official Code § 1-328.11 et seq.), the Deputy Mayor may make  
78 grants to tenant associations and nonprofit organizations to assist in tenant purchase organizing  
79 and other relevant tenant supports for properties within 200 feet of 1617 U Street, N.W., and  
80 1620 V Street, N.W., designated for tax assessment purposes as Lots 826 and 827 in Square  
81 175.”.

82           Sec. 4. Fiscal impact statement.

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

86           Sec. 5. Effective date.

87           This act shall take effect after approval by the Mayor (or in the event of veto by the  
88 Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
89 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
90 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
91 Columbia Register.