

AN ACT

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To amend section 47-4640 of the District of Columbia Official Code to require the owner of the real property known as Center Leg Freeway (Interstate 395) PILOT Area to provide no fewer than 50 affordable housing units on that real property if it is ever developed for residential use; and to amend the Redevelopment of the Center Leg Freeway (Interstate 395) Act of 2010 to mandate that the developer construct 100 affordable residential units on the real property located at 1530 First Street, S.W., or other comparable property as approved by the Mayor, contingent on the Zoning Commission approving an amendment to the existing planned unit development for the Center Leg Freeway (Interstate 395) PILOT Area to allow for non-residential use, within 5 years of such approval by the Zoning Commission.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Redevelopment of the Center Leg Freeway (Interstate 395) Amendment Act of 2018”.

Sec. 2. Section 47-4640(d) of the District of Columbia Official Code is amended by striking the phrase “Owner agreeing to provide no less than 50 affordable housing units and” and inserting the phrase “Owner agreeing to provide no fewer than 50 affordable housing units on the Center Leg Freeway (Interstate 395) PILOT Area if the Center Leg Freeway (Interstate 395) PILOT Area is ever developed for residential use and” in its place.

Sec. 3. Section 3(a)(2) of the Redevelopment of the Center Leg Freeway (Interstate 395) Act of 2010, effective October 26, 2010 (D.C. Law 18-257; 57 DCR 8144), is amended as follows:

(a) The existing text is designated as subparagraph (A).

(b) The newly designated subparagraph (A) is amended by striking the phrase “The Purchaser” and inserting the phrase “Except as provided in subparagraph (B) of this paragraph, the Purchaser” in its place.

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

“(B)(i) If the PUD approved by the Zoning Commission pursuant to this section is amended to allow the Purchaser to use the Property for a non-residential use, the Purchaser shall, in lieu of the requirement set forth in subparagraph (A) of this paragraph,

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construct and develop, at its sole cost and expense, approximately 100 affordable residential units on real property located at 1530 First Street, S.W., or on other comparable real property approved by the Mayor, that shall be sold or rented to households earning 50% or less of the AMI; provided, that some units are at 30% or less of the AMI; provided further, that if the Property is at any time converted from a non-residential use to a residential use, the owner shall build 50 affordable residential units as described in subparagraph (A) of this paragraph.

“(ii) Construction of the 100 units, as described in subparagraph (i) of this subparagraph, shall begin within 5 years of the date of the PUD approval.”.

**Sec. 4. Fiscal impact statement.**

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

**Sec. 5. Effective date.**

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

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Chairman  
Council of the District of Columbia

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Mayor  
District of Columbia