


Councilmember Charles Allen

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend Chapter 46 of Title 47 of the District of Columbia Official Code to provide a 20-year abatement of real property taxes on real property located in Lot 801 in Square 643-S in Ward 6.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the “Randall School Museum and Housing Development Real Property Tax Abatement Act of 2018”.

Sec. 2. Chapter 46 of Title 47 of the District of Columbia Official Code is amended as follows:

(a) The table of contents is amended by adding a new section designation to read as follows:

“§ 47-4669. Abatement of real property taxes for the Randall School Contemporary Art Museum and Housing Development located in Lot 801, Square 643-S.”.

(b) A new section § 47-4669 is added to read as follows:

“§ 47-4669. Abatement of real property taxes for the Randall School Contemporary Art Museum and Housing Development located in Lot 801, Square 643-S.

“(a) The tax imposed by chapter 8 of this title on the real property described as the

33 Randall School Contemporary Art Museum and Housing Development in Lot 801 in
34 Square 643-S, and any improvements thereto, (“Property”) shall be abated for 20 years.

35 “(b) The abatement provided in subsection (a) of this section shall:

36 “(1) Begin with the tax year immediately following the tax year during
37 which the final certificate of occupancy authorizing use of the Property as a museum and
38 multi-family residential building is issued, but in no case before October 1, 2023; and

39 “(2) Not exceed \$1.7 million in any tax year.

40 “(c) If Lot 801 in Square 643-S is divided into 2 or more lots for assessment and
41 taxation, the abatement described in subsection (a) of this section shall apply to each of
42 the new lots.

43 “(d) To receive the abatement described in subsection (a) of this section, the
44 following conditions shall be met:

45 “(1) The Property shall include a museum that provides arts education,
46 community programming, gallery space for local artists and their works, free general
47 museum admission to all District residents, and free meeting space for residents;

48 “(2) Pursuant to Zoning Commission Order 07-13G, TR SW, LLC, or its
49 successors or assignees, (“Developer”) shall set aside at least 20% of all housing units for
50 households earning up to 80% of the Area Median Income.

51 “(3) The Developer shall execute a First Source Employment Agreement
52 with the Department of Employment Services; and

53 “(4) The Developer shall execute a Certified Business Enterprise
54 Agreement with the Department of Small and Local Business Development requiring the
55 Developer to, at a minimum, contract for at least 35% of the contract dollar volume of the

56 development of the Property with business enterprises or joint ventures certified pursuant
57 to the Small and Certified Enterprise Development and Assistance Act of 2005, effective
58 October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*).”

59 Sec. 3. Fiscal impact statement.

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

63 Sec. 4. Effective date.

64 This act shall take effect following approval by the Mayor (or in the event of veto
65 by the Mayor, action by the Council to override the veto), a 30-day period of
66 congressional review as provided in section 602(c)(1) of the District of Columbia Home
67 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-
68 206.02(c)(1)), and publication in the District of Columbia Register.