
Government of the District of Columbia



Office of the Deputy Mayor for Planning and Economic Development

Hearing on Case No. 16-11
Consolidated PUD & PUD-Related Map Amendment
for Bruce Monroe (Square 2980, Part of Lot 849)

**Testimony of
Angie Rodgers, Director – New Communities Initiative
Office of the Deputy Mayor for Planning
and Economic Development**

Before the
District of Columbia Zoning Commission

December 5, 2016

441 4th Street, NW
Washington, DC 20001

Testimony of Angie Rodgers Director, New Communities Initiative
Office of the Deputy Mayor for Planning and Economic Development on “Zoning Case
16-11 Consolidated PUD & PUD-Related Map Amendment, Bruce Monroe (Square 2980,
Part of Lot 849)

Good evening Commissioners. For the Record, my name is Angie Rodgers, and I serve as the Director of the New Communities Initiative in the Office of the Deputy Mayor for Planning and Economic Development, otherwise known as DMPED. I am here tonight to testify on behalf of the Administration, in support of Zoning Commission Case No. 16-11, relating to the proposed Planned Unit Development and Map Amendment at 3012 Georgia Avenue, NW, known as Bruce Monroe. I want to start by recognizing the invaluable contributions of the community, particularly the Park Morton residents, the Park Morton Resident Council and their president Tamika White, ANC 1A and 1B, Ward 1 Councilmember Brianne Nadeau, the Park Morton Steering Committee, our development team – Park View Community Partners (PVCP) - and the District of Columbia Housing Authority.

DMPED is committed to advancing a plan for the redevelopment of the Park Morton public housing complex under the New Communities Initiative, and in a way that meets all of the core principles of the program. New Communities is a program designed to revitalize communities plagued with severely distressed housing, poverty, high crime and economic segregation. NCI has four guiding principles, including “Build First,” which is the process of building new housing in the surrounding neighborhood prior to demolishing existing housing in order to prevent involuntary displacement of families outside of the neighborhood. DMPED has determined that Bruce Monroe should serve as the “build first” site for Park Morton, allowing for the provision of replacement housing prior to the demolition of existing homes. At completion, both sites – Bruce Monroe and Park Morton – would contain a mix of public housing, other affordable and market rate units, as well as other resident and public amenities. We anticipate Park Morton will be

the first public housing redevelopment completed in the country that does not involuntarily displace residents from their neighborhood. Bruce Monroe is what makes this possible. Park Morton will be a national model that improves upon the history of public housing redevelopment, where often in the past, better-quality housing and neighborhoods were only achieved at the expense of displacing long-time residents.

The original 2008 Park Morton revitalization plan highlighted the need to identify “build first” offsite parcels, but did not indicate what those parcels would be. Indeed, identifying viable parcels proved to be a significant challenge for the previous master developer, Landex Corporation, who was released in 2014 due to lack of progress on the full redevelopment plan.

Because fulfilling the Park Morton plan would necessarily mean identifying one or more “build first” sites, DCHA’s 2014 solicitation for a new master developer requested that respondents identify options to be considered. Several respondent teams, including PVCP’s winning proposal, recommended using Bruce Monroe as a “Build First” site.

The site was formerly the Bruce Monroe Elementary School which closed in 2008 as part of the citywide school consolidation process. The site went through the mandatory Request for Offers for re-use as a charter school, but the District did not receive any responses for schools. The school was demolished in 2009 and because no other potential government uses were identified for the site, it was transferred to DMPED’s portfolio to dispose for private development. The District invested \$2 million in improvements to create an interim park for community use on a temporary basis until the District revisited the site’s development potential.

DMPED performed its own analysis and due diligence outside of the DCHA RFP process to identify the best “Build First” option. DMPED looked at all of the parcels proposed in the RFP process, including Bruce Monroe, as well as other public and private parcels in the area, met

with and took recommendations from members of the ANC, community and civic groups, and from developers with active residential projects in predevelopment along the Georgia Avenue corridor. In evaluating the options, DMPED determined that utilizing Bruce Monroe was the best option for Park Morton because the site is large enough to implement a “build first” strategy, is only 5 blocks south of Park Morton which means residents will not be displaced from their neighborhood as a result of redevelopment, and is under District site control which allows us to move swiftly and not expend more time or additional public funds acquiring and assembling smaller privately-owned parcels.

DMPED has submitted two public resolutions that are currently being considered by the District Council - PR21-908, the “Bruce Monroe Surplus Declaration Resolution of 2016”, and PR21-909 the “Bruce Monroe Disposition Approval Resolution of 2016.” These resolutions reflect the development program presented here today, where roughly 77K square feet of the parcel will be used to create mixed-income, mixed use vertical developments and 44K square feet will be used to create a quality public park that we believe will be more widely utilized and sustainable than what currently exists.

Together, Bruce Monroe and Park Morton represent sufficient development potential to fully complete the Park Morton redevelopment plan. This will be a significant milestone for the New Communities Initiative, allowing the Park Morton redevelopment to proceed as envisioned with no involuntary displacement from the neighborhood and true income diversity in all phases of redevelopment. The ability to integrate Bruce Monroe into the Park Morton plan presents our first opportunity in NCI’s 11-year history to fully realize all of the program’s core principles – one for one replacement, build first, mixed-income, and the right to return - in one development. Thank you for your time.



OFFICE OF THE
SECRETARY

2016 SEP 16 AM 11:58

MURIEL BOWSER
MAYOR

EP 16 2016

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 of the District of Columbia are proposed resolutions entitled the "Bruce Monroe Surplus Declaration and Approval Resolution of 2016" and the "Bruce Monroe Disposition Approval Resolution of 2016"

These proposed resolutions will declare District owned real property located at 3012 Georgia Avenue, N.W., a portion of the Bruce Monroe site that consists of approximately 77,421 square feet ("Property") as no longer required for public purposes and approve its disposition pursuant to D.C. Official Code §10-801.

The District acquired the property in 1969 through eminent domain to build a public school. Prior to this, the area fronting Georgia Avenue was commercial use. The District constructed the Bruce-Monroe Elementary School, which opened in 1973 and operated until 2008. In 2008, Bruce Monroe Elementary was closed by the District of Columbia Public Schools, as part of its citywide consolidation and closure of public schools that were either under-enrolled and/or approaching physical obsolescence. In 2009, the Department of Real Estate Services released a Request for Offers ("RFO") pursuant to the Landrieu Act, to provide an opportunity for charter schools to bid on the site. No bids were received. After the RFO process closed, oversight of the property was turned over to the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"). In 2010, DMPED issued a solicitation for the long-term use of the site, and received one response, but did not award development rights. Since 2010, the site has served as an interim, temporary public park space, but does not operate as a Department of Parks and Recreation ("DPR") facility and the grounds are not regularly maintained.

In 2014, the District of Columbia Housing Authority, in partnership with DMPED, issued a solicitation for the redevelopment of the Park Morton public housing site as part of the New Communities Initiative ("NCI"). Park View Community Partners, comprised of The Community Builders, Inc., and Dantes Partners, L.L.C., (collectively, the "Developer") was selected the Master Developer on November 12,

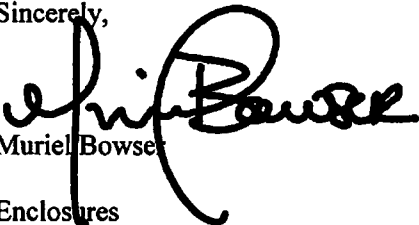
2014. NCI aims to revitalize severely distressed subsidized housing, and redevelop communities plagued with concentrated poverty, high crime, and economic segregation.

The project will provide replacement public housing units, much needed additional affordable housing units, market-rate units, and commercial or community space. As part of the redevelopment of Park Morton, the Property will also be developed in furtherance of NCI objectives, including the Build First strategy to prevent resident neighborhood displacement. The current development plan for the Property contemplates creating 273 residential units, of which 90 will be replacement public housing units, and 72 market rate residential units. In addition to the development of the Property, the District will retain a portion of the Bruce Monroe site consisting of approximately 44,404 square feet of land area for a public park or other public uses.

Approval of the proposed resolutions will declare surplus and allow for the disposition of the Property to the Developer to redevelop the space into a vibrant mixed-used development where residents have quality affordable housing options, economic opportunities, and access to appropriate human services in a manner consistent with the NCI guiding principles.

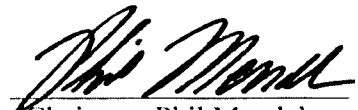
As always, I am available to discuss any questions you may have regarding these proposed resolutions. I look forward to prompt and favorable consideration of them.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is written in a cursive style with a large, looping initial "M".

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

To declare and approve as surplus the District-owned real property, located at 3012 Georgia Avenue, N.W., a portion of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that

this resolution may be cited as the "Bruce Monroe Surplus Declaration and Approval Resolution of 2016".

Sec. 2. Findings.

(a) The former Bruce Monroe School is located at 3012 Georgia Avenue, N.W., known for taxation and assessment purposes as Lot 0849 in Square 2890 ("Bruce Monroe"), and consists of a total of approximately 121.825 square feet of land, which is comprised of approximately 44.404 square feet of land that will be reserved by the District for parks and other public uses, as determined by the Mayor, and the remaining approximately 77.421 square feet of land (the "Property"). The Bruce Monroe site currently consists of (i) an interim use public park, improved with recreational amenities, and (ii) surface parking spaces in the northwest corner.

(b) The Property is no longer required for public purposes because the Property's condition cannot viably accommodate a District agency use without cost prohibitive new construction. In addition, the District will retain a portion of the Bruce

1 Monroe site for continued public use. The most pragmatic solution for activating the
2 Bruce Monroe site is to declare the Property surplus and dispose of the Property for
3 development.

4 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
5 District of Columbia no longer required for public purposes (“Act”), approved August 5,
6 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), D.C. Official Code 10-801 (a-
7 1)(4), a public hearing was held on March 21, 2016, at the Bruce Monroe Elementary at
8 Park View, 3560 Warder Street, N.W., regarding the finding that the Property is no
9 longer required for public purposes.

10 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
11 the Property is no longer required for public purposes.

12 Sec. 4. Fiscal impact statement.

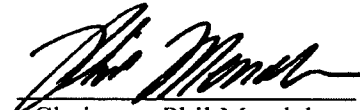
13 The Council adopts the attached fiscal impact statement as the fiscal impact
14 statement required by section 602 (c)(3) of the District of Columbia Home Rule Act,
15 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

16 Sec. 5. Transmittal of resolution.

17 The Secretary to the Council shall transmit a copy of this resolution, upon its
18 adoption, to the Mayor.

19 Sec. 6. Effective date.

20 This resolution shall take effect immediately.


Chairman Phil Mendelson
at the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the disposition of District-owned real property located at 3012 Georgia Avenue, N.W., a portion of the site of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the "Bruce Monroe Disposition Approval Resolution of 2016".

Sec. 2. Definitions.

For the purposes of this resolution, the term:

(1) "Bruce Monroe" means the site of the former Bruce Monroe School, located at 3012 Georgia Avenue, N.W., and known for taxation and assessment purposes as Lot 0849 in Square 2890.

(2) "Certified Business Enterprise" means a business enterprise or joint venture certified pursuant to the Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*).

(3) "First Source Agreement" means an agreement with the District governing certain obligations of the Developer pursuant to section 4 of the First Source

1 Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C.
2 Official Code § 2-219.03), and Mayor’s Order 83-265, dated November 9, 1983,
3 regarding job creation and employment generated as a result of the construction on the
4 Property.

5 (4) “Property” means that portion of the Bruce Monroe site that consists of
6 approximately 77, 421 square feet and is planned for future development, as may be
7 further defined by the Mayor.

8 Sec. 3. Findings.

9 (a) The developer of the Property shall be Park View Community Partners,
10 LLC, with a business address of c/o The Community Builders, Inc., 1003 K Street NW,
11 Suite 700 , Washington, DC 20001, comprised of The Community Builders, Inc., with a
12 business address of 1003 K Street NW, Suite 700, Washington, DC 20001, or its
13 successors, or one of its affiliates or assignees, and Dantes Partners, LLC, 701 Lamont St
14 NW # 11, Washington, DC 20010, or its successors, or one of its affiliates or assignees
15 approved by the Mayor (collectively, the “Developer”).

16 (b) The Bruce Monroe site consists of the following: (i) an interim use public
17 park, improved with recreational amenities, and (ii) surface parking spaces in the
18 northwest corner. The Property is approximately 77,421 square feet of the Bruce Monroe
19 site.

20 (c) The intended use of the Property is a mixed-use development providing
21 for affordable housing, residential market rate housing, commercial or community
22 amenities space and any ancillary uses allowed under applicable law, and as further
23 described in the term sheet submitted with this resolution (the “Project”). Additionally, a

1 portion of the Bruce Monroe site will be retained by the District of Columbia
2 Government, as determined by the Mayor, and the proposed uses will include
3 approximately 44,404 square feet of land area devoted to a park or other public uses.

4 (d) Developer will comply with the requirements of the “Disposition of
5 District Land for Affordable Housing Amendment Act of 2014,” effective November 27,
6 2014 (D.C. Law 20-193; D.C. Official Code § 10-801(a-3)) dedicating 30% of all multi-
7 family units as affordable housing units.

8 (e) Developer shall enter into an agreement that shall require Developer to, at
9 a minimum, contract with Certified Business Enterprises for at least 35% of the contract
10 dollar volume of the Project, and shall require in accordance with D.C. Official Code § 2-
11 218.49a, at least 20% of the equity and 20% development participation of Certified
12 Business Enterprises.

13 (f) Developer shall enter into a First Source Agreement with the District that
14 shall govern certain obligations of the Developer pursuant to D.C. Official Code § 2-
15 219.03 and Mayor’s Order 83-265 (November 9, 1983) regarding job creation and
16 employment as a result of the construction on the Property.

17 (g) Pursuant to An Act Authorizing the sale of certain real estate in the
18 District of Columbia no longer required for public purposes (“Act”), approved August 5,
19 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the proposed method of
20 disposition is a lease of greater than 20 years under D.C. Official Code § 10-
21 801(b)(8)(C), as further described in the documents submitted with this resolution.

22 (h) All documents that are submitted with this resolution pursuant to D.C.
23 Official Code § 10-801(b-1) shall be consistent with the executed Memorandum of

1 Understanding or term sheet transmitted to the Council pursuant to D.C. Official Code §
2 10-801(b-1)(2).

3 Sec. 4. Approval of disposition.

4 (a) Pursuant to the Act the Mayor transmitted to the Council a request for
5 approval of the disposition of the Property to the Developer.

6 (b) The Council approves the disposition of the Property.

7 Sec. 5. Fiscal impact statement.

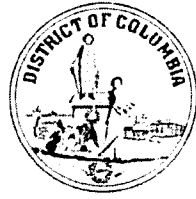
8 The Council adopts the fiscal impact statement in the committee report as the
9 fiscal impact statement required by section 602 (c)(3) of the District of Columbia Home
10 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02
11 (c)(3)).

12 Sec. 6. Transmittal of resolution.

13 The Secretary to the Council shall transmit a copy of this resolution, upon its
14 adoption, to the Mayor.

15 Sec. 7. Effective date.

16 This resolution shall take effect immediately.



OFFICE OF THE
SECRETARY

2016 SEP 16 AM 11: 58

MURIEL BOWSER
MAYOR

EP 16 2016

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Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
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Dear Chairman Mendelson:

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These proposed resolutions will declare District owned real property located at 3012 Georgia Avenue, N.W., a portion of the Bruce Monroe site that consists of approximately 77, 421 square feet ("Property") as no longer required for public purposes and approve its disposition pursuant to D.C. Official Code §10-801.

The District acquired the property in 1969 through eminent domain to build a public school. Prior to this, the area fronting Georgia Avenue was commercial use. The District constructed the Bruce-Monroe Elementary School, which opened in 1973 and operated until 2008. In 2008, Bruce Monroe Elementary was closed by the District of Columbia Public Schools, as part of its citywide consolidation and closure of public schools that were either under-enrolled and/or approaching physical obsolescence. In 2009, the Department of Real Estate Services released a Request for Offers ("RFO") pursuant to the Landrieu Act, to provide an opportunity for charter schools to bid on the site. No bids were received. After the RFO process closed, oversight of the property was turned over to the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"). In 2010, DMPED issued a solicitation for the long-term use of the site, and received one response, but did not award development rights. Since 2010, the site has served as an interim, temporary public park space, but does not operate as a Department of Parks and Recreation ("DPR") facility and the grounds are not regularly maintained.

In 2014, the District of Columbia Housing Authority, in partnership with DMPED, issued a solicitation for the redevelopment of the Park Morton public housing site as part of the New Communities Initiative ("NCI"). Park View Community Partners, comprised of The Community Builders, Inc., and Dantes Partners, L.L.C., (collectively, the "Developer") was selected the Master Developer on November 12,

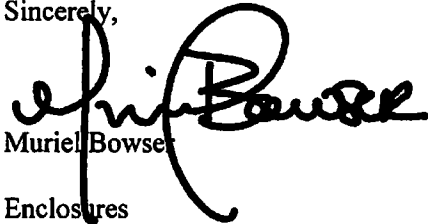
2014. NCI aims to revitalize severely distressed subsidized housing, and redevelop communities plagued with concentrated poverty, high crime, and economic segregation.

The project will provide replacement public housing units, much needed additional affordable housing units, market-rate units, and commercial or community space. As part of the redevelopment of Park Morton, the Property will also be developed in furtherance of NCI objectives, including the Build First strategy to prevent resident neighborhood displacement. The current development plan for the Property contemplates creating 273 residential units, of which 90 will be replacement public housing units, and 72 market rate residential units. In addition to the development of the Property, the District will retain a portion of the Bruce Monroe site consisting of approximately 44,404 square feet of land area for a public park or other public uses.

Approval of the proposed resolutions will declare surplus and allow for the disposition of the Property to the Developer to redevelop the space into a vibrant mixed-used development where residents have quality affordable housing options, economic opportunities, and access to appropriate human services in a manner consistent with the NCI guiding principles.

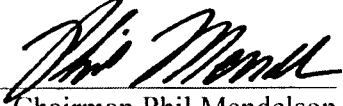
As always, I am available to discuss any questions you may have regarding these proposed resolutions. I look forward to prompt and favorable consideration of them.

Sincerely,

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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

To declare and approve as surplus the District-owned real property, located at 3012 Georgia Avenue, N.W., a portion of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the "Bruce Monroe Surplus Declaration and Approval Resolution of 2016".

Sec. 2. Findings.

(a) The former Bruce Monroe School is located at 3012 Georgia Avenue, N.W., known for taxation and assessment purposes as Lot 0849 in Square 2890 ("Bruce Monroe"), and consists of a total of approximately 121.825 square feet of land, which is comprised of approximately 44.404 square feet of land that will be reserved by the District for parks and other public uses, as determined by the Mayor, and the remaining approximately 77.421 square feet of land (the "Property"). The Bruce Monroe site currently consists of (i) an interim use public park, improved with recreational amenities, and (ii) surface parking spaces in the northwest corner.

(b) The Property is no longer required for public purposes because the Property's condition cannot viably accommodate a District agency use without cost prohibitive new construction. In addition, the District will retain a portion of the Bruce

1 Monroe site for continued public use. The most pragmatic solution for activating the
2 Bruce Monroe site is to declare the Property surplus and dispose of the Property for
3 development.

4 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
5 District of Columbia no longer required for public purposes (“Act”), approved August 5,
6 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), D.C. Official Code 10-801 (a-
7 1)(4), a public hearing was held on March 21, 2016, at the Bruce Monroe Elementary at
8 Park View, 3560 Warder Street, N.W., regarding the finding that the Property is no
9 longer required for public purposes.

10 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
11 the Property is no longer required for public purposes.

12 Sec. 4. Fiscal impact statement.

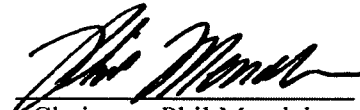
13 The Council adopts the attached fiscal impact statement as the fiscal impact
14 statement required by section 602 (c)(3) of the District of Columbia Home Rule Act,
15 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

16 Sec. 5. Transmittal of resolution.

17 The Secretary to the Council shall transmit a copy of this resolution, upon its
18 adoption, to the Mayor.

19 Sec. 6. Effective date.

20 This resolution shall take effect immediately.


Chairman Phil Mendelson
at the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the disposition of District-owned real property located at 3012 Georgia Avenue, N.W., a portion of the site of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that

this resolution may be cited as the “Bruce Monroe Disposition Approval Resolution of 2016”.

Sec. 2. Definitions.

For the purposes of this resolution, the term:

(1) “Bruce Monroe” means the site of the former Bruce Monroe School, located at 3012 Georgia Avenue, N.W., and known for taxation and assessment purposes as Lot 0849 in Square 2890.

(2) “Certified Business Enterprise” means a business enterprise or joint venture certified pursuant to the Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*).

(3) “First Source Agreement” means an agreement with the District governing certain obligations of the Developer pursuant to section 4 of the First Source

1 Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C.
2 Official Code § 2-219.03), and Mayor’s Order 83-265, dated November 9, 1983,
3 regarding job creation and employment generated as a result of the construction on the
4 Property.

5 (4) “Property” means that portion of the Bruce Monroe site that consists of
6 approximately 77, 421 square feet and is planned for future development, as may be
7 further defined by the Mayor.

8 Sec. 3. Findings.

9 (a) The developer of the Property shall be Park View Community Partners,
10 LLC, with a business address of c/o The Community Builders, Inc., 1003 K Street NW,
11 Suite 700 , Washington, DC 20001, comprised of The Community Builders, Inc., with a
12 business address of 1003 K Street NW, Suite 700, Washington, DC 20001, or its
13 successors, or one of its affiliates or assignees, and Dantes Partners, LLC, 701 Lamont St
14 NW # 11, Washington, DC 20010, or its successors, or one of its affiliates or assignees
15 approved by the Mayor (collectively, the “Developer”).

16 (b) The Bruce Monroe site consists of the following: (i) an interim use public
17 park, improved with recreational amenities, and (ii) surface parking spaces in the
18 northwest corner. The Property is approximately 77,421 square feet of the Bruce Monroe
19 site.

20 (c) The intended use of the Property is a mixed-use development providing
21 for affordable housing, residential market rate housing, commercial or community
22 amenities space and any ancillary uses allowed under applicable law, and as further
23 described in the term sheet submitted with this resolution (the “Project”). Additionally, a

1 portion of the Bruce Monroe site will be retained by the District of Columbia
2 Government, as determined by the Mayor, and the proposed uses will include
3 approximately 44,404 square feet of land area devoted to a park or other public uses.

4 (d) Developer will comply with the requirements of the “Disposition of
5 District Land for Affordable Housing Amendment Act of 2014,” effective November 27,
6 2014 (D.C. Law 20-193; D.C. Official Code § 10-801(a-3)) dedicating 30% of all multi-
7 family units as affordable housing units.

8 (e) Developer shall enter into an agreement that shall require Developer to, at
9 a minimum, contract with Certified Business Enterprises for at least 35% of the contract
10 dollar volume of the Project, and shall require in accordance with D.C. Official Code § 2-
11 218.49a, at least 20% of the equity and 20% development participation of Certified
12 Business Enterprises.

13 (f) Developer shall enter into a First Source Agreement with the District that
14 shall govern certain obligations of the Developer pursuant to D.C. Official Code § 2-
15 219.03 and Mayor’s Order 83-265 (November 9, 1983) regarding job creation and
16 employment as a result of the construction on the Property.

17 (g) Pursuant to An Act Authorizing the sale of certain real estate in the
18 District of Columbia no longer required for public purposes (“Act”), approved August 5,
19 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the proposed method of
20 disposition is a lease of greater than 20 years under D.C. Official Code § 10-
21 801(b)(8)(C), as further described in the documents submitted with this resolution.

22 (h) All documents that are submitted with this resolution pursuant to D.C.
23 Official Code § 10-801(b-1) shall be consistent with the executed Memorandum of

1 Understanding or term sheet transmitted to the Council pursuant to D.C. Official Code §
2 10-801(b-1)(2).

3 Sec. 4. Approval of disposition.

4 (a) Pursuant to the Act the Mayor transmitted to the Council a request for
5 approval of the disposition of the Property to the Developer.

6 (b) The Council approves the disposition of the Property.

7 Sec. 5. Fiscal impact statement.

8 The Council adopts the fiscal impact statement in the committee report as the
9 fiscal impact statement required by section 602 (c)(3) of the District of Columbia Home
10 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02
11 (c)(3)).

12 Sec. 6. Transmittal of resolution.

13 The Secretary to the Council shall transmit a copy of this resolution, upon its
14 adoption, to the Mayor.

15 Sec. 7. Effective date.

16 This resolution shall take effect immediately.