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COUNCIL OF THE DISTRICT OF COLUMBIA

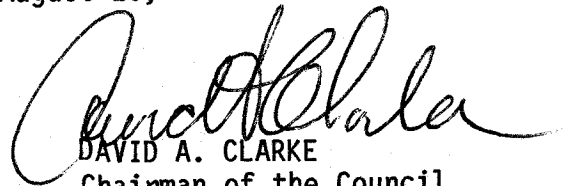
NOTICE

D.C. LAW 10-155

Single-Room-Occupancy Rental Amendment Act of 1994".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198 "the Act", the Council of the District of Columbia adopted Bill No. 10-17 on first and second readings, June 7, 1994, and June 21, 1994, respectively. Following the signature of the Mayor on July 8, 1994, this legislation was assigned Act No. 10-271, and published in the July 22, 1994, edition of the D.C. Register (Vol.41 page 4873) and transmitted to Congress on July 14, 1994 for a 30-day review, in accordance with Section 602(c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 10-155 effective August 25, 1994.


DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

July 14,15,18,19,20,21,22,25,26,27,28,29

August 1,2,3,4,5,8,9,10,11,12,15,16,17,18,19,22,23,24

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JULY 8, 1994

To amend the Rental Housing Act of 1985 to authorize tax abatements and other incentives for the development of single-room-occupancy housing for low- and moderate-income tenants.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Single-Room-Occupancy Rental Amendment Act of 1994".

Sec. 2. The Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Code § 45-2501 et seq.), is amended as follows:

(a) Section 103 (D.C. Code § 45-2503) is amended by adding a new paragraph (33A) to read as follows:

Section
45-2503

"(33A) "Single-room-occupancy housing" means a rental housing accommodation comprised of rental units, each of which is intended for occupancy and is occupied by a single adult either living alone or living with not more than 1 child of age 6 years or younger, and that may, but is not required to, contain sanitary and food-preparation facilities."

(b) Section 301(11) (D.C. Code § 45-2531(11)) is repealed.

Section
45-2531

(c) Section 802(e) (D.C. Code § 45-2582(e)) is repealed.

Section
45-2582

(d) New sections 806 and 807 are added to read as follows:

New
Section
45-2586

"Sec. 806. Incentives for development of single-room-occupancy housing.

"(a) The Mayor may provide tax abatements and deferral or forgiveness of water and sewer fees and other indebtedness to the District as incentives for the development of single-room-occupancy housing for low- and moderate-income tenants. These incentives shall be provided pursuant to negotiations and written agreements between the Mayor and housing providers engaged in the development or operation of single-room-occupancy housing accommodations. In these negotiations and written agreements, the Mayor may establish a formula for abating property tax liability for properties developed pursuant to this section for a period of not more than 10 years beginning during the first year that newly-constructed or rehabilitated single-room-occupancy housing becomes available for occupancy.

"(b) The incentives provided by this section shall be available for new construction, renovation of any vacant rental housing accommodation, or renovation of any non-housing property, whether vacant or not, for single-room-occupancy housing.

"(c) To qualify for the incentives provided by this section, the housing provider shall demonstrate to the satisfaction of the Mayor that the single-room-occupancy housing meets the following minimum standards:

"(1) Rental rates are affordable for low- and moderate-income tenants and reflect costs offset by the tax abatements and deferral or forgiveness of indebtedness to the District provided pursuant to this section;

"(2) The location is in compliance with the Zoning Regulations of the District of Columbia;

"(3) Each rental unit includes no less than 95 square feet of space, and a clothing storage unit;

"(4) Toilet and shower or bathing facilities are provided on each floor where tenants reside, in a reasonable size to meet the needs of the tenants residing on that floor;

"(5) A common-space day room, kitchen, and laundry facilities sufficient to meet the needs of all tenants at 100% occupancy are provided;

"(6) A 24-hour security system, either manual or electronic, is provided; and

"(7) The housing accommodation has a resident manager who resides on the premises.

"(d) Within 180 days from the effective date of the Single-Room-Occupancy Rental Housing Amendment Act of 1994, the Mayor shall compile, provide to the Council, and publish in the District of Columbia Register an initial list of District-owned and privately-owned properties in the District that are available and suitable for the development of single-room-occupancy housing in accordance with this section. At least annually thereafter, the Mayor shall publish a revised list and provide a written report to the Council regarding the status of single-room-occupancy housing development at these and other sites.

"Sec. 807. Rules.

"Pursuant to title 1 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1204; D.C. Code § 1-1501 *et seq.*), the Mayor shall issue rules to implement this title. The proposed rules shall be submitted to the Council for a 45-day period of review, excluding Saturdays, Sundays, legal holidays, and days of Council recess. If the Council does not approve or disapprove the proposed rules, in whole or in part, by resolution within this 45-day review period, the proposed rules shall be deemed approved. Nothing in this section shall affect any requirements imposed upon the Mayor by title 1 of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1204; D.C. Code § 1-1501 *et seq.*)."

(e) Section 901(e) (D.C. Code § 45-2591(e)) is amended by adding at the end a new sentence to read as follows:

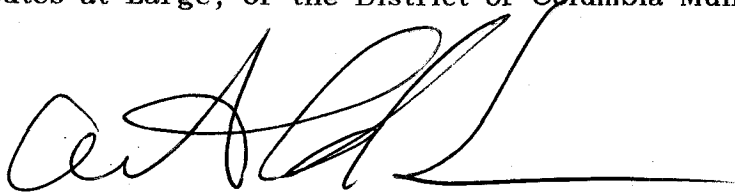
"Nothing in this subsection shall be construed as requiring the rental of a rental unit to a tenant with a child in the case of a single-room-occupancy rental unit designed for occupancy by a single adult living alone."

Sec. 3. This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of

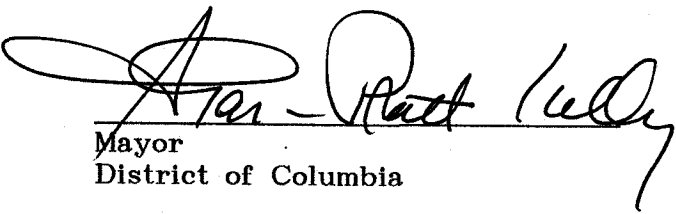
Note
Section
45-2581

Section
45-2591

Columbia Self-Government and Governmental Reorganization Act,
approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(1)),
and publication in either the District of Columbia Register, the District
of Columbia Statutes-at-Large, or the District of Columbia Municipal
Regulations.



Chairman
Council of the District of Columbia



Mayor
District of Columbia

APPROVED: July 8, 1994



COUNCIL OF THE DISTRICT OF COLUMBIA

Council Period Ten

RECORD OF OFFICIAL COUNCIL VOTE

Bill 10-17

DOCKET NO:

[X] Item on Consent Calendar

[X] ACTION & DATE: Adopted First Reading, 6-7-94

[X] VOICE VOTE: Approved

Recorded vote on request

Absent: Barry

[] ROLL CALL VOTE: - RESULT

Table with 15 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 15 rows of member names (CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.)

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Signature of Secretary to the Council

Secretary to the Council

June 22, 1994 Date

[X] Item on Consent Calendar

[X] ACTION & DATE: Adopted Final Reading, 6-21-94

[X] VOICE VOTE: Approved

Recorded vote on request

Absent: Barry, Lightfoot and Smith

[] ROLL CALL VOTE: - RESULT

Table with 15 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 15 rows of member names (CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.)

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Signature of Secretary to the Council

Secretary to the Council

June 22, 1994 Date

[] Item on Consent Calendar

[] ACTION & DATE:

[] VOICE VOTE:

Recorded vote on request

Absent:

[] ROLL CALL VOTE: - RESULT

Table with 15 columns: COUNCIL MEMBER, AYE, NAY, N.V., A.B. and 15 rows of member names (CHMN. CLARKE, BARRY, BRAZIL, CHAVOUS, CROPP, EVANS, JARVIS, LIGHTFOOT, MASON, NATHANSON, RAY, SMITH, JR., THOMAS, SR.)

X - Indicates Vote A.B. - Absent N.V. - Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date