



COUNCIL OF THE DISTRICT OF COLUMBIA  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, D.C. 20004

VINCENT C. GRAY  
Ward 7 Councilmember  
Chair, Committee on Health  
Co-chair, Special Committee on COVID-19 Pandemic Recovery

**Committee Member:**  
**Business and Economic Development**  
**Judiciary and Public Safety**

Memorandum

To: Nyasha Smith, Secretary to the Council of the District of Columbia  
From: Councilmember Vincent C. Gray  
Date: Thursday, March 28, 2024  
Subject: Request to Place Emergency Measures on the Agenda for the April 2, 2024  
Legislative Meeting

This is a request to agendaize the following emergency measures for the April 2, 2024 Legislative Meeting:

- Skyland TIF Amendment Emergency Declaration Resolution of 2024
- Skyland TIF Emergency Amendment Act of 2024
- Skyland TIF Temporary Amendment Act of 2024

In 2014, Council authorized up to \$40 million in Tax Increment Financing (TIF) for the development of Skyland Town Center in the Skyland Town Center Omnibus Act of 2014 (D.C. Law 20-110, § 201; 61 DCR 4315). Phases 1 and 2 have been completed, and the final phase, Phase 3, will be 126 for-sale townhomes, 75 affordable apartments for seniors, and approximately 8,000 square feet of retail space. Due to market conditions, funding provided by the TIF no longer supports the anticipated timeline of the third and final phase.

Phase 3 has received the necessary permits and zoning approvals to begin construction. Without the timely receipt of funds, this phase will languish and jeopardize the completion of the project. Additionally, the developer will either be forced to take out loans to complete the project in a timely manner or risk failure of the project.

This legislation would authorize the Deputy Mayor for Planning and Economic Development to issue a grant of up to \$15 million to support the completion of the Skyland Town Center project; authorize the Mayor to reprogram funds to support the issuance of the Skyland grant; and amend the Skyland Shopping Center Omnibus Act of 2014 to reduce the aggregate principal amount of bonds authorized to be issued under that act.

Copies of the draft measures are attached. I would appreciate your support of this legislation. If you have any questions about this legislation, please contact Terrance Norflis, Legislative Director, at [tnorflis@dcouncil.us](mailto:tnorflis@dcouncil.us) or 202-724-8068.

Sincerely,

  
Vincent C. Gray