

107TH CONGRESS
2D SESSION

H. R. 5736

To provide for the conveyance of certain real property by the Administrator
of General Services.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 14, 2002

Ms. ROS-LEHTINEN (for herself and Mr. DEUTSCH) introduced the following
bill; which was referred to the Committee on Government Reform

A BILL

To provide for the conveyance of certain real property by
the Administrator of General Services.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. CONVEYANCE OF LAND.**

4 (a) CONVEYANCE BY SALE.—The Administrator of
5 General Services (in this Act referred to as the
6 “Administrator”) shall convey by sale, to the City of Key
7 West, Florida, or the Monroe County Land Authority,
8 Monroe County, Florida, all right, title, and interest in
9 and to the parcel of land known as the Poinciana Plaza

1 Housing property and located in the City of Key West,
2 Florida (in this Act referred to as the “property”) .

3 (b) CONSIDERATION.—As a condition of the convey-
4 ance authorized under subsection (a), the grantee shall
5 pay as consideration for the conveyance \$2,500,000. The
6 net proceeds received by the Administrator as payment
7 pursuant to this subsection shall be deposited into the De-
8 partment of Defense Base Closure Account 1990.

9 (c) DESCRIPTION OF PROPERTY.—The exact acreage
10 and legal description of the property to be conveyed pursu-
11 ant to subsection (a) shall be determined by a survey that
12 is satisfactory to the Administrator. The cost of such sur-
13 vey shall be borne by the grantee.

14 (d) USE RESTRICTIONS.—For a period of not less
15 than 30 years that begins upon the conveyance pursuant
16 to subsection (a)—

17 (1) the property shall be used exclusively to
18 provide housing and housing assistance for low- and
19 moderate-income individuals and families;

20 (2) not less than 60 percent of the dwelling
21 units in the property shall be available only for occu-
22 pancy by low-income individuals and families; and

23 (3) not more than 40 percent of the dwelling
24 units in the property shall be available only for occu-
25 pancy by moderate-income individuals and families.

1 The Administrator shall include the restrictions under this
2 subsection in the deed conveying the property and shall
3 enter into any other such legally binding agreements as
4 may be necessary to ensure compliance with this sub-
5 section.

6 (e) REVERSIONARY INTEREST.—If, during the 30-
7 year period referred to in subsection (d), the Secretary of
8 Housing and Urban Development determines that the
9 property is not being used and occupied in accordance
10 with subsection (d), all right, title, and interest in and to
11 the property, including any improvements thereon, shall
12 revert to the United States. Upon such reversion, the
13 United States shall immediately proceed to a public sale
14 of the property.

15 (f) SALES OR RECONVEYANCE.—If, during the 30-
16 year period referred to in subsection (d), the grantee sells
17 or reconveys any part or all of the property, the proceeds
18 shall be returned to the United States and deposited into
19 the Department of Defense Base Closure Account 1990.

20 (g) ADDITIONAL TERMS AND CONDITIONS.—The Ad-
21 ministrator may require such additional terms and condi-
22 tions in connection with the conveyance under subsection
23 (a) as the Administrator considers appropriate to protect
24 the interest of the United States, including the

- 1 recoupment of profits derived through a change in the le-
- 2 gally permissible development.

