



CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

October 12, 2005

H.R. 3699 **Federal and District of Columbia Real Property Act of 2005**

*As ordered reported by the House Committee on Government Reform
on September 29, 2005*

H.R. 3699 would authorize the exchange of 29 parcels of land between the federal government and the District of Columbia. CBO estimates that enacting H.R. 3699 would not significantly affect the federal budget. The bill contains an intergovernmental mandate as defined in the Unfunded Mandates Reform Act (UMRA) because it would terminate certain claims of the District of Columbia against the United States. CBO estimates, however, that the cost of this mandate would not exceed the threshold established in UMRA (\$62 million in 2005, adjusted annually for inflation). The land exchanges authorized by this bill generally would benefit the District, and any costs it would incur to fulfill the conditions of those exchanges would be incurred voluntarily. The bill would impose no other costs on any state, local, or tribal government.

Under the bill, the District of Columbia would get title to nine National Park Service (NPS) and two General Services Administration (GSA) properties, including 66 acres around the site of the former D.C. General Hospital, Poplar Point (approximately 100 acres on the east side of the Anacostia River adjacent to the 11th Street Bridge), 15 acres of the Robert F. Kennedy Stadium parking lot, and four other small Potomac Avenue parcels (to permit development of the proposed baseball stadium in southeast Washington). The District of Columbia would also gain administrative jurisdiction (which includes administration and maintenance, but not title) over seven smaller NPS properties.

In exchange, the NPS would gain administrative jurisdiction over eight properties and title to two others. GSA would gain title to five buildings on the west campus of St. Elizabeth's Hospital in southeast Washington. In addition, as part of the exchange, the United States would gain release from all current claims by the District regarding St. Elizabeth's Hospital, and the District would cover all costs associated with the relocation of federal facilities currently located at Poplar Point (headquarters of the National Capital Parks-East and the U.S. Park Police Anacostia Operations and Helicopter Facilities).

CBO estimates that conveying those federal properties to the District would not affect offsetting receipts because NPS and GSA have no plans for declaring the affected properties excess to their needs and selling them. In addition, the properties generate no significant receipts that could be lost as a result of the exchange.

Enacting H.R. 3699 could result in savings to the federal government from the release of all current claims by the District regarding St. Elizabeth's Hospital, but at present, such claims have not been adjudicated and CBO cannot estimate the value of such savings, if any.

The CBO staff contacts for federal costs are Matthew Pickford and Deborah Reis. The CBO staff contact for the intergovernmental impact is Marjorie Miller. This estimate was approved by Peter H. Fontaine, Deputy Assistant Director for Budget Analysis