

108TH CONGRESS  
1ST SESSION

# H. R. 174

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

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## IN THE HOUSE OF REPRESENTATIVES

JANUARY 7, 2003

Ms. ROS-LEHTINEN introduced the following bill; which was referred to the  
Committee on Government Reform

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## 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 “Adminis-  
6       trator”) shall convey by sale, to the City of Key West,  
7       Florida, or the Monroe County Land Authority, Monroe  
8       County, Florida, all right, title, and interest in and to the  
9       parcel of land known as the Poinciana Plaza Housing

1 property and located in the City of Key West, Florida (in  
2 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  
2       under this subsection in the deed conveying the  
3       property and shall enter into any other such legally  
4       binding agreements as may be necessary to ensure  
5       compliance with this subsection.

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.

