



## Council of the District of Columbia

John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Brianne K. Nadeau  
Councilmember, Ward 1

**Chairperson**  
Human Services Committee

**Committee Member**  
Housing and Neighborhood Revitalization  
Government Operations  
Health

June 8, 2018

Rashad M. Young  
Office of the City Administrator  
1350 Pennsylvania Avenue, NW  
Suite 513  
Washington, DC 20004

Dear City Administrator Young:

As you know, the Line Hotel is eligible for a tax abatement subject to its fulfillment of the requirements outlined in D.C. Official Code § 47-4652. The Department of Employment Services (“DOES”) has been tasked with certifying the requirements outlined in subsections 47-4652(c)(1)-(6), and the Office of Tax and Revenue (“OTR”) is responsible for certifying the requirement in subsection 47-4652(c)(7). My understanding is that the Chief Financial Officer will certify the abatement subject to an independent audit done by Chris Gardiner from GKA, PC Certified Public Accountants.

I have been increasingly concerned with the oversight done by the Department of Employment Services (“DOES”) over the last three and half years. I have raised this issue with each DOES Director during this period, and the Deputy Mayor for Planning and Economic Development. My staff has also had conversations with the Office of Tax and Revenue that suggest there are concerns as to whether the Line Hotel has adequately met the community and nonprofit incubator space requirement outlined in D.C. Official Code § 47-4652(c)(7).

I have recently been made aware of the fact that the Line Hotel has been operating under at least 9 consecutive Temporary Certificates of Occupancy after its opening. This is despite the fact that a number of administration officials and I attended the ribbon cutting on December 20, 2017, and the fact that my office has been asked to help with daily operations. One of these instances includes the restoration of DC Water services on the day of the hotel’s opening.

From virtually any perspective it appears the hotel is fully occupied and functional. I am concerned the procurement of Temporary Certificates of Occupancy is an attempt to disingenuously extend the construction period for one purpose: to delay when the hotel must

begin complying with the conditions of the tax abatement and still receive the abatement in full. I am asking you to direct the Department of Consumer and Regulatory Affairs (“DCRA”) to issue a Final Certificate of Occupancy, and investigate why the agency issued 9 consecutive Temporary Certificates of Occupancy after the hotel’s opening. Please keep me informed of your findings.

The Line Hotel is set to receive \$46 million in tax abatements over twenty years after a Final Certificate of Occupancy is issued. I am hopeful that the Line Hotel is complying or will comply with the requirements of the tax abatement, however, this money could be spent in many other ways to help District residents. I look forward to reviewing your findings.

Sincerely,



Brianne K. Nadeau  
Councilmember, Ward 1

Cc:

Mayor Muriel Bowser

Deputy Mayor Courtney Snowden

Deputy Mayor Brian Kenner

DOES Interim Director Unique N. Morris-Hughes

DCRA Director Melinda Bolling

Alana Intrieri, Director, Mayor’s Office of Policy and Legislative Affairs

CFO Jeffrey DeWitt

Councilmember Elissa Silverman