

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve, on an emergency basis, that the District-owned real properties located at 1220 Maple View Place, SE, and known for taxation and assessment purposes as Lot 811 in Square 5800; 1648 U Street, SE, and known for taxation and assessment purposes as Lot 884 in Square 5765; 1518 W Street, SE, and known for taxation and assessment purposes as Lot 814 in Square 5779; 1326 Valley Place, SE, and known for taxation and assessment purposes as Lot 849 in Square 5799, are no longer required for public purposes and to approve the disposition of the properties to the L'Enfant Trust for the purpose of rehabilitating the properties in accordance with historic preservation standards and the development of workforce housing.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Historic Anacostia Vacant Properties Surplus Declaration and Disposition Emergency Approval Act of 2017".

Sec. 2. (a) Notwithstanding the requirements of An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801), the Council determines that the real property ("Properties") located at:

- (1) Lot 811 in Square 5800;
- (2) Lot 884 in Square 5765;
- (3) Lot 814 in Square 5779; and
- (4) Lot 849 in Square 5799

1 are surplus and approves the disposition of the Properties, on an emergency basis, to the
2 L'Enfant Trust, as approved by the Mayor; provided, the land shall be transferred for the purpose
3 of renovation in accordance with historic preservation standards and use development as
4 workforce housing.

5 (b) (1) The ownership of any property identified in subsection (a) of this section that has
6 not received all required certificates of occupancy within 5 years of the date of transfer from the
7 District to the L'Enfant Trust shall revert to the District.

8 (2) The District shall not collect real property taxes for any property identified in
9 subsection (a) of this section until a buyer purchases the property from the L'Enfant Trust.

10 (c) As a condition of transfer, the L'Enfant Trust shall:

11 (1) Renovate and develop the properties as workforce housing, in accordance with
12 historic preservation standards;

13 (2) Subcontract 35% of the total adjusted project budget to Certified Business
14 Enterprises;

15 (3) Include in each property's sales contract and deed of conveyance a provision
16 that requires that the individuals who purchase the property shall qualify for workforce housing
17 and occupy the premises as their primary residence for a minimum period of 5 years; and

18 (4) Within 180 days after the effective date of this act, partner with or establish a
19 Ward 8 homebuyers club.

20 (d) For the purposes of this act, the term "workforce housing" means housing that must
21 be owner-occupied by low-income households whose total income does not exceed 120% of
22 Area Median Income, as determined by the U.S. Department of Housing and Urban

1 Development, and approved by the District's Department of Housing and Community
2 Development.

3 Sec. 3. Fiscal impact statement.

4 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal
5 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,
6 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

7 Sec. 4. This act shall take effect following approval by the Mayor, (or in the event of
8 veto by the Mayor, action by the Council of the District of Columbia to override the veto), and
9 shall remain in effect for no longer than 90 days, as provided for emergency acts of the Council
10 of the District of Columbia in section 412(a) of the District of Columbia Home Rule Act,
11 approved December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204(a)).