

ENROLLED ORIGINAL

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare, on a temporary basis, that the District-owned real properties located at 1220 Maple View Place, S.E., known for tax and assessment purposes as Lot 811 in Square 5800, 1648 U Street, S.E., known for tax and assessment purposes as Lot 884 in Square 5765, 1518 W Street, S.E., known for tax and assessment purposes as Lot 814 in Square 5779, and 1326 Valley Place, S.E., known for tax and assessment purposes as Lot 849 in Square 5799, are no longer required for public purposes and to authorize the disposition of the properties to the L’Enfant Trust for the purpose of rehabilitating the properties in accordance with historic preservation standards and developing 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 Authorization Temporary Act of 2018”.

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 *et seq.*), the Council declares the real properties (“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

are no longer required for public purposes and authorizes the disposition of the Properties to the L’Enfant Trust, as approved by the Mayor; provided, that the land shall be transferred for the purpose of renovation in accordance with historic preservation standards for use as workforce housing.

(b)(1) Title to any property identified in subsection (a) of this section for which a certificate of occupancy has not been issued within 5 years of the date of transfer from the District to the L’Enfant Trust shall revert to the District.

(2) The District shall not assess or collect real property taxes for any property identified in subsection (a) of this section until a buyer at arm’s length from the L’Enfant Trust purchases the property.

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

ENROLLED ORIGINAL

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

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

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

(4) No later than December 31, 2018, partner with a Ward 8 homebuyers program that will conduct at least 2 informational sessions for Ward 8 residents who are also first-time homebuyers.

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

Sec. 3. To the extent the terms of this act conflict with the Historic Preservation of Derelict District Properties Act of 2016, effective March 11, 2017 (D.C. Law 21-223; 64 DCR 182), the terms of this act shall control.

Sec. 4. Fiscal impact statement.

The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal impact statement required by section 4a of the General Legislative Procedures Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

Sec. 5. Effective date.

(a) This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of congressional review

ENROLLED ORIGINAL

as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

(b) This act shall expire after 225 days of its having taken effect.

Chairman
Council of the District of Columbia

Mayor
District of Columbia