



2017 DEC -1 PM 11:24  
OFFICE OF THE  
SECRETARY

MURIEL BOWSER  
MAYOR

DEC 1 2017

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
John A Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20001

Dear Chairman Mendelson:

Enclosed for consideration by the Council of the District of Columbia is the *Historic Anacostia Vacant Properties Surplus Declaration and Disposition Emergency Declaration Resolution of 2017*; the *Historic Anacostia Vacant Properties Surplus Declaration and Disposition Emergency Approval Act of 2017*; the *Historic Anacostia Vacant Properties Surplus Declaration and Disposition Temporary Approval Act of 2017*; and the *Historic Anacostia Vacant Properties Surplus Declaration and Disposition Approval Act of 2017*. These bills authorize the approval of the surplus declaration and disposition of four vacant properties located in Historic Anacostia. These properties have existed in a state of disrepair for some time, and these measures will allow the transfer of these properties to bring them back into productive use for workforce housing in accordance with historic preservation standards.

I urge the Council to take prompt and favorable action on the proposed legislation. If you have any questions, please contact Polly Donaldson, Director of the Department of Housing and Community Development, at (202) 442-7200.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser

Enclosures



Chairman Phil Mendelson  
at the request of the Mayor

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9 A BILL

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12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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16 To approve that the District-owned real properties located at 1220 Maple View Place, SE, and  
17 known for taxation and assessment purposes as Lot 811 in Square 5800; 1648 U Street,  
18 SE, and known for taxation and assessment purposes as Lot 884 in Square 5765; 1518 W  
19 Street, SE, and known for taxation and assessment purposes as Lot 814 in Square 5779;  
20 1326 Valley Place, SE, and known for taxation and assessment purposes as Lot 849 in  
21 Square 5799, are no longer required for public purposes and to approve the disposition of  
22 the properties to the L'Enfant Trust for the purpose of rehabilitating the properties in  
23 accordance with historic preservation standards and the development of workforce  
24 housing.

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

29 Sec. 2. (a) Notwithstanding the requirements of An Act Authorizing the sale of certain  
30 real estate in the District of Columbia no longer required for public purposes, approved August  
31 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801), the Council determines that the real  
32 property ("Properties") located at:

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

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

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

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

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

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

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

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

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

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

1           Sec. 3. Fiscal impact statement.

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

5           Sec. 4. This act shall take effect following approval by the Mayor (or in the event of veto  
6 by the Mayor, action by the Council to override the veto), a 30-day period of Congressional  
7 review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved  
8 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1), and publication in the  
9 District of Columbia Register.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of the Attorney General



Legal Counsel Division

**MEMORANDUM**

**TO:** Alana Intrieri  
Executive Director  
Office of Policy and Legislative Affairs

**FROM:** Janet M. Robins  
Deputy Attorney General  
Legal Counsel Division

**DATE:** November 15, 2017

**SUBJECT:** Legal Sufficiency Review of the "Historic Anacostia Vacant  
Properties Surplus Declaration and Disposition Approval Act of  
2017"  
(AE-17-670) (xRef AD-16-636 rev.; AL-17-537)

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**This is to certify that** this Office has reviewed the above-referenced proposed bill and found it legally sufficient. If you have any questions in this regard, please do not hesitate to call me at 724-5524.

  
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Janet M. Robins