

AN ACT

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To declare 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; 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 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 Authorization 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 determines that the real property 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

("Properties") 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 of the Properties for which a certificate of occupancy has not been issued within 5 years after 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 of the Properties until a buyer purchases the property at arm's length from The L'Enfant Trust.

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

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

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(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 the property shall qualify for workforce housing and occupy the premises as their primary residence for a minimum period of 3 years; and

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

(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 the 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.

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 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.

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Chairman  
Council of the District of Columbia

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Mayor  
District of Columbia