

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To require, on an emergency basis, the transfer of certain District-owned properties in Historic Anacostia for the purpose of renovation and development as workforce housing in accordance with historic preservation standards.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Historic Preservation of Derelict District Properties Emergency Act of 2016”.

Sec. 2. (a) Notwithstanding 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.*), or any other provision of law, subject to subsections (b) and (c) of this section, the Mayor shall transfer, no later than January 31, 2017, in fee simple and without charge, to the L'Enfant Trust, headquartered at 2000 P Street, N.W., Suite 320, Washington, D.C. 20036, for the purpose of renovation and use development as workforce housing, in accordance with historic preservation standards, the following properties:

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

(b)(1) The ownership of any property identified in subsection (a) of this section that has not received all required certificates of occupancy 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 collect real property taxes for any property identified in subsection (a) of this section until a buyer purchases the property from the L'Enfant Trust.

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

(1) Renovate and develop the properties as workforce housing, in accordance with historic preservations 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 the property shall qualify for workforce housing and occupy the premises as their primary residence for a minimum period of 5 years; and

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

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

Sec. 3. Fiscal impact statement.

The Council adopts the fiscal impact statement in the committee report for the Historic Preservation of Derelict District Properties Act of 2016, passed on 2nd reading on December 6, 2016 (Enrolled version of Bill 21-837), 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. 4. 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), and shall remain in effect for no longer than 90 days, as provided in section 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).

Chairman
Council of the District of Columbia

Mayor
District of Columbia