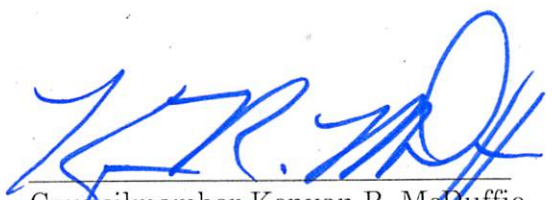
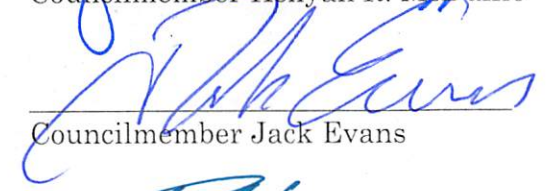


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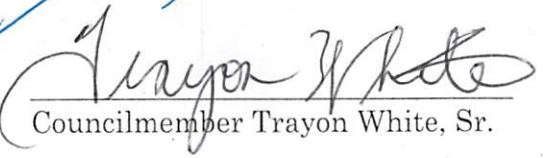
Councilmember Kenyan R. McDuffie



Councilmember Jack Evans



Councilmember Robert C. White, Jr.



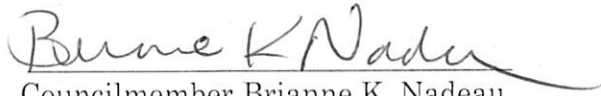
Councilmember Trayon White, Sr.



Councilmember Charles Allen



Councilmember Brandon T. Todd



Councilmember Brianne K. Nadeau



Councilmember Mary M. Cheh



Councilmember Anita Bonds

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005 to create a Longtime Resident Business Preservation Program to provide grants, low-interest loans, for longtime resident businesses at risk of displacement.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Longtime Resident Business Preservation Amendment Act of 2019".

Sec. 2. The Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*) is amended by adding a new sections 2316, 2317, 2318, and 2319 to read as follows:

45 “Sec. 2316. Longtime Resident Business Preservation Program.

46 “(a) There is established within the Department a Longtime Resident Business
47 Preservation Program (“Program”), to prevent displacement of longtime resident businesses
48 by providing financial support and rent stabilization, and to administer the Longtime
49 Resident Business Preservation Fund, established pursuant to section 2319.

50 “(b)(1) The Department shall maintain a Longtime Resident Business Protection
51 Registry (“Registry”), listing longtime resident businesses that are eligible to apply for
52 benefits pursuant to sections 2317 and 2318.

53 “(2) To be included on the Registry a business shall submit an application, in
54 a form determined by the Department, that demonstrates the following:

55 “(A) Proof that the applicant is a longtime resident business;

56 “(B) Evidence of the applicant’s historic impact, including awards,
57 cultural or historic significance, or contributions to the neighborhood where it is located,
58 including letters of support from residents, a civic association, an advisory neighborhood
59 commission, or the Councilmember representing the ward where the business is located;

60 “(C) The longtime resident business’s commitment to maintaining the
61 physical features or traditions that define the contributions it has made to the
62 neighborhood; and

63 “(D) Evidence that the longtime resident business would face a
64 substantial risk of displacement if it is not placed on the Registry;

65 “(3) Any supporting documentation provided pursuant to paragraph (2)(B) of
66 this subsection shall be published on the Department’s website.

67 “(4) If the Department determines that an applicant has demonstrated the
68 requirements listed in paragraph (2) of this subsection, the applicant shall be included on
69 the Registry.

70 “(5) The Department shall not limit placement on the Registry by a longtime
71 resident business’s geographic location.

72 “(c) The Department shall create a public awareness campaign to make longtime
73 resident businesses aware of the Program and of the financial support available to
74 businesses on the Registry, including in regular mailings from the Department of
75 Consumer and Regulatory Affairs and the Office of Tax and Revenue.

76 “Sec. 2317. Financial support for longtime resident businesses.

77 “(a) Longtime resident businesses included on the Registry shall be eligible to apply
78 for grants of up to \$1,500,000 administered by the Department.

79 “(b)(1) Longtime resident businesses included on the Registry shall be eligible to
80 apply for low-interest loans, up to \$2,000,000, administered by the Department.

81 “(2) The interest rate charged to a longtime resident business for a loan
82 provided pursuant to this subsection shall not exceed the interest rate paid by the District
83 government for general obligation bonds.

84 “(c) Grants and low-interest loans issued pursuant to this section may be used for:

85 “(1) Maintenance, or replacement with like materials, of exterior signage or
86 facades;

87 “(2) Replacement or repair of heavy equipment that is permanently attached
88 to a wall, floor, or ceiling;

89 “(3) Other capital improvements to a longtime resident business’s place of
90 business that the Department has identified by rulemaking;

91 “(4) Operating expenses identified by the Department through rulemaking; or

92 “(5) Any other purposes that the Department has identified by rulemaking.

93 “Sec. 2318. Longtime resident business rent stabilization payments.

94 “(a) A property owner that leases real property to a longtime resident business that
95 is included on the Registry may apply, in a form determined by the Department, to receive
96 a rent stabilization payment from the Department if the property owner offers the longtime
97 resident business a lease extension of at least 10 years.

98 “(b) Rent stabilization payments shall be paid to the property owner in equal
99 installments on the same day that the longtime resident business makes a lease payment.

100 “(c) A rent stabilization payment shall not exceed 10% of the average commercial
101 rent per square foot for the census tract within which the longtime resident business is
102 located multiplied by the number of square feet that the longtime resident business
103 occupies.

104 “(d) An application for a rent stabilization payment shall include:

105 “(1) Documentation that the rent stabilization payment plus the rent paid by
106 the longtime resident business will not exceed 100% of the average commercial rent per
107 square foot for the census tract within which the longtime resident business is located; and

108 “(2) Evidence that the longtime resident business would face a substantial
109 risk of displacement from its current location without a rent stabilization payment.

110 “(d) Within 90 days of the effective date of the Longtime Resident Business
111 Preservation Amendment Act of 2019, introduced September 17, 2019, and annually
112 thereafter, the Department shall publish on its website a list of the average commercial
113 rent per square foot for each census tract.

114 “Sec. 2319. Longtime Resident Business Preservation Fund.

115 “(a) There is established as a special fund, the Longtime Resident Business
116 Preservation Fund (“Fund”), which shall be administered by the Department.

117 “(b) All payments made to the Department to repay loans made pursuant to section
118 2317(b) shall be deposited in the Fund.

119 “(c) Money in the Fund shall be used for the following purposes:

120 “(1) To make grants pursuant to section 2317(a);

121 “(2) To provide the principal for loans made pursuant to section 2317(b); and

122 “(3) To make rent stabilization payments pursuant to section 2318.

123 Sec. 3. Fiscal impact statement.

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

127 Sec. 4. Effective date.

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