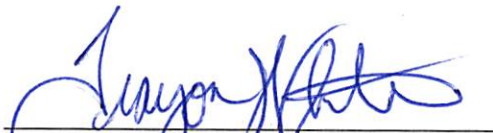





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2 Councilmember Trayon White, Sr.

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6 Councilmember Robert C. White, Jr.

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10 Councilmember Charles Allen


Councilmember Elissa Silverman


Councilmember Brianne K. Nadeau


Councilmember David Grosso

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23 A BILL

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29 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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34 To establish a Displacement Prevention Assistance Fund to increase the capacity of law school
35 clinics and other nonprofit service providers to assist tenants and homeowners within a
36 displacement risk zone.

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38 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
39 act may be cited as the "Displacement Prevention Assistance Fund Establishment Act of 2017".

40 Sec. 2. Establishment of Displacement Prevention Assistance Fund.

41 (a) There is established a Displacement Prevention Assistance Fund ("Assistance Fund")
42 to provide subgrants to law school clinics and other not-for-profit service providers to enhance

43 their capacity to provide tenants and homeowners in designated economic development
44 displacement risk zones (“Displacement Risk Zones”) with appropriate assistance to prevent
45 displacement and enforce housing codes and other tenant protections. Activities eligible for
46 grants include:

47 (1) Civil legal services to help residents of a Displacement Risk Zone avoid
48 eviction, improve housing conditions, avoid termination of housing subsidies, exercise rights
49 under the Tenant Opportunity to Purchase Act of 1980, effective September 10, 1980 (D.C. Law
50 3-86; D.C. Official Code § 42-3404.01 *et seq.*), and otherwise secure their rights to safe,
51 affordable housing and to avoid displacement.

52 (2) Assistance organizing tenant associations, negotiating with landlords and
53 developers, or otherwise helping renters in a Displacement Risk Zone to protect their rights,
54 purchase their apartment buildings, improve housing conditions, preserve affordable housing,
55 and avoid displacement.

56 (3) Foreclosure-prevention assistance for low-income homeowners and programs
57 to make homeownership accessible to low-income tenants who reside in a Displacement Risk
58 Zone.

59 (b)(1) For the purposes of this act, a Displacement Risk Zone shall be an area designated
60 by law as high-risk for displacement of low-income residents due to expected property value and
61 housing price increases related to nearby economic development projects. (2) The first
62 Displacement Risk Zone shall be the St. Elizabeths and Congress Heights Displacement Risk
63 Zone, comprised of census tract 73.04, census tract 74.04, census tract 98.04, and census tract
64 104.

65 (c) The Mayor shall make a grant to a single nonprofit grant-managing entity of which at
66 least 95% shall be used to make subgrants to non-profit legal service providers. The remaining
67 5% shall be utilized for administrative expenses and evaluation of the Assistance Fund.

68 (d) Subgrants shall be awarded, subject to the availability of funding, as follows:

69 (1) All subgrants shall be awarded on a competitive basis;

70 (2) Program-development subgrants are limited to a maximum of 3 years and
71 contingent on first-year grant outcomes, unless otherwise specified in the grant;

72 (3) The subgrant funds shall be targeted exclusively to serve District of Columbia
73 residents in a Displacement Risk Zone;

74 (5) Independent review panels shall be used as part of the subgrant selection
75 process; and

76 (e) The Assistance Fund shall be administered pursuant to the requirements set forth in
77 section 1094 and section 1095 of the Grant Administration Act of 2013, effective December 24,
78 2013 (D.C. Law 20-61; D.C. Official Code §§ 1-328.13 and 1-328.14).

79 Sec. 3. Required information before approval.

80 (a) To be eligible to receive a subgrant from the grant-managing entity pursuant to
81 section 201, a subgrantee shall submit the following required documentation to the grant-
82 managing entity as well as any additional information required by the grant-managing entity:

83 (1) Internal Revenue Service certification that the organization is tax-exempt
84 under section 501(c)(3) of the Internal Revenue Code of 1986, approved August 16, 1954 (68A
85 Stat. 163; 26 U.S.C. § 501(c)(3));

86 (2) A recent financial statement, not more than one year old, prepared by a
87 certified accountant that shows that the organization is in good financial standing and which
88 delineates its:

89 (i) Existing assets and liabilities;

90 (ii) Pending lawsuits, if any;

91 (iii) Pending and final judgments, if any; and

92 (3) Internal Revenue Service Form 990 covering the organization's most recently
93 completed fiscal year;

94 (4) A notarized statement from the subgrantee certifying that:

95 (A) The organization is current on District and federal taxes;

96 (B) The grant-managing entity is authorized to verify the organization's
97 tax status with the Office of Tax and Revenue, and the Office of Tax and Revenue is authorized
98 to release this information to the grant-managing entity;

99 (C) The District and the grant-managing entity shall have access to the
100 financial, administrative, and operational records, including specific consent for the grant-
101 managing entity to access its books, accounts, records, findings, and documents related to the
102 subgrant; and

103 (D) The subgrantee is registered with the Department of Consumer and
104 Regulatory Affairs; and

105 (5) A comprehensive program statement that includes a detailed:

106 (A) Scope of work; and

107 (B) Budget that describes how the subgrant funds shall be spent.

108 Sec. 4. Reporting Requirements.

109 (a) Beginning January 2, 2019, the grant-managing entity shall submit an annual report to
110 the Mayor and the Council of all District funds allocated, which includes:

- 111 (1) Detailed subgrantee data;
- 112 (2) Performance measures and performance outcomes under each subgrant;
- 113 (3) The specific services provided under each subgrant;
- 114 (4) The entity providing the services, if one other than the subgrantee;
- 115 (5) The time period of delivery of the services;
- 116 (6) The type of service provided;
- 117 (7) The actual amount paid for the services; and
- 118 (8) The amount of other expenditures under the subgrant, if any.

119 Sec. 5. Fiscal impact statement.

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

123 Sec. 6. Effective date.

124 This act shall take effect following approval by the Mayor (or in the event of veto by the
125 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
126 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
127 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
128 Columbia Register.