



Councilmember Mary M. Cheh

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency, due to congressional review, with respect to the need to establish that it shall be unlawful for the owner or operator of a grocery store to impose a restrictive land covenant or use restriction on the sale, or other transfer, or lease of real property used as a grocery store that prohibits the subsequent use of the property as a grocery store.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Grocery Store Restrictive Covenant Prohibition Congressional Review Emergency Declaration Resolution of 2015”.

Sec. 2. (a) In late 2014, it was reported that the Safeway at 4865 MacArthur Boulevard was offered for sale. In previous store and property sales, Safeway required that a purchaser of its property agree to a covenant prohibiting reuse of the property for a similar or analogous use; that is, that the property may not be used as a grocery store or retail food establishment of any kind. This type of restriction is harmful to residents. And, in the Macarthur Boulevard instance, it is harmful to the residents of the neighborhood as the next closest grocer is approximately 2.5 miles away.

(b) Restrictive covenants and other use restriction policies related to grocery stores are harmful and limit a community’s access to fresh food.

33 (c) Maintaining a grocery store within an urban neighborhood is vital, particularly since
34 many residents rely heavily on walking as a means of access to fresh food.

35 (d) Seniors and low-income residents especially rely on food retailers in close proximity
36 to their homes as they often face mobility challenges or have limited access to vehicles.

37 (e) A lack of stores offering healthy food options leads to unhealthy food choices and
38 related health problems.

39 (f) These restrictive covenants are contrary to the American standard of a free market and
40 open competition.

41 (g) As development in the District continues and the city sees continued population
42 increases, it is vital that every neighborhood has access to essential grocery-store services.
43 Restrictive covenants undermine food-services competition and the advent of revitalized
44 communities with large and small retailers, including independent butchers and bakeries.

45 (h) The circumstances described in this section underscore the need for the Council to act
46 to prohibit such restrictive covenants and prevent the creation of food deserts in the District.

47 (i) Further, this congressional review emergency legislation is necessary to ensure that
48 there is no gap between when the original emergency legislation expires and when the temporary
49 version of this legislation becomes effective.

50 Sec. 3. The Council of the District of Columbia determines that the circumstances
51 enumerated in section 2 constitute emergency circumstances making it necessary that the
52 Grocery Store Restrictive Covenant Prohibition Congressional Review Emergency Act of 2015
53 be adopted after a single reading.

54 Sec. 4. This resolution shall take effect immediately.