


COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

MEMORANDUM

TO: Chairman Phil Mendelson
FROM: Councilmember Robert C. White, Jr. 
Chair, Committee on Housing
DATE: November 20, 2024
RE: Requests for November 26 Legislative Meeting

I request that the following measures appear on the agenda for the legislative meeting on November 26, 2024:

Permanent Legislation

- **B25-418, the “Fairness and Stability in Housing Amendment Act of 2024”**

This measure combines six pieces of legislation into one bill that increases stability, accountability, and predictability for homeowners, renters, and multifamily businesses. The Committee unanimously approved the legislation at markup. The Committee’s report with attachments, including an LSD, is included in this transmission Below is a summary of each provision of the legislation:

1. B25-0242, Reverse Mortgage Foreclosure Prevention Program Amendment Act of 2023

On April 3, 2022, At-Large Councilmember Anita Bonds introduced B25-0242, the “Reverse Mortgage Foreclosure Prevention Program Amendment Act of 2023,” with the support of Councilmember Robert C. White, Jr., as co-introducer. The bill, as incorporated into this measure, amends the District of Columbia Housing Finance Agency Act to establish the Reverse Mortgage Foreclosure Prevention Program (ReMIT) on a permanent basis. So far, ReMIT has helped 31 residents aged 62 and older remain in their homes. Making ReMIT permanent, increasing the initial pilot funding amount to \$40,000 per qualifying applicant, and expanding coverage to other prohibitive property-related costs will ensure even more seniors remain in their homes.

2. B25-0417, Rental Housing Commission Fair Opportunity for Appeal Amendment Act of 2023

On July 7, 2023, At-Large Councilmember Anita Bonds introduced B25-0417, the “Rental Housing Commission Fair Opportunity for Appeal Amendment Act of 2023.” The bill, as incorporated, makes technical procedural updates to the administration of appeals brought by tenants and housing providers to the Rental Housing Commission:

- Clarifies that the Rental Housing Commission may hear appeals from the Office of Administrative Hearings as well as from the Rent Administrator;
- Increases timeframes for parties to appeal rental housing cases and for the Rental

- Housing Commission to issue decisions;
- Requires prompt filing of administrative records with the Rental Housing Commission after notice of an appeal; and
- Allows the Rent Administrator and Rental Housing Commission to order mediation.

3. B25-0418, Voluntary Agreement Abolition Amendment Act of 2023

On July 7, 2023, Councilmember Anita Bonds introduced B25-0418, the “Voluntary Agreement Abolition Amendment Act of 2023.” As introduced, the bill would have prohibited housing providers from entering into private voluntary agreement contracts with tenants in rent stabilized units. The Council has sought to better balance the impacts of voluntary agreements on housing providers, tenants, and the District’s affordable housing stock for years and, most recently, placed a temporary moratorium on the practice. In assessing the bill, the Committee on Housing aimed to maintain the positive elements of voluntary agreements while preventing the potential for tenant displacement, disparate unit conditions for existing versus new tenants, and a reduction of the District’s affordable housing stock. As incorporated into this omnibus measure, the bill now lifts the moratorium and allows voluntary agreements, provided they comply with the parameters set by the Rental Housing Commission in rules published in December 2021 – which never went into effect due to the emergency and temporary moratoria on voluntary agreements. The legislation also updates the existing voluntary agreement law in the following ways:

- Clarifies that voluntary agreements must adhere to certain administrative rules adopted by the Rent Administrator;
- Permits eligible tenants to opt out of voluntary agreements and requires that they demonstrate their opt-out decision by their signature;
- Adds a cross-reference clarifying the meaning of “coercion”;
- Inserts a new provision to collect information on why housing providers pursue voluntary agreements instead of other statutory pathways to increase rents;
- Makes explicit the Rent Administrator’s inherent authority to review voluntary agreement submissions for compliance; and
- Authorizes the Rent Administrator to review voluntary agreement submissions’ proposed rent adjustments for reasonableness.

4. B25-0633, Certificate of Assurance Repeal Amendment Act of 2023

On December 15, 2024, Councilmember Christina Henderson introduced B25-0633, the “Certificate of Assurance Repeal Amendment Act of 2023.” Certificates of assurance allow rental housing providers to qualify for property tax credits equal to the difference in any newly restricted rent imposed by the District and the market rent a provider would have received but for the restriction. The Council has passed emergency and temporary measures preventing this practice. The bill, as incorporated, permanently removes the option for housing providers to request from the Mayor a certificate of assurance.

5. B25-0957, Association Meeting Flexibility Amendment Act of 2024

On September 18, 2024, Councilmember Robert White introduced B25-0957, the “Association Meeting Flexibility Amendment Act of 2024.” Members of condominium associations and cooperative associations are currently allowed to attend annual meetings remotely even if their association bylaws might say otherwise. For more than 4 years, this permission has come in the form of a series of emergency and temporary bills. As incorporated, this bill makes that permission permanent.

6. Technical updates to the Commission on Re-Entry and Returning Citizen Affairs establishment law (D.C. Law 16-243) and the Confirmation Act of 1978 (D.C. Law 2-142)

On September 12, 2024, the Mayor’s Office of Talent and Appointments (MOTA) requested that this Committee make 2 technical updates to the establishment law for the Commission on Re-Entry and Returning Citizen Affairs. The changes would ensure that the Council assesses Commission nominees under the correct procedures and would update the *ex-officio* agency members to include accurate and current names of agencies that have changed since its establishment. In addition to addressing these needed changes, the committee print also corrects a missing reference to the Commission on a list of boards and commissions whose nominees require a 45-day period of review by the Council.

Proposed Resolutions

- **PR25-958, the “Board of Directors of the District of Columbia Housing Finance Agency Yohance Fuller Confirmation Resolution of 2024”**

This measure would confirm the appointment of Yohance Fuller, a Ward 4 resident, as a member of the DCHFPA Board of Directors, to serve a term ending June 28, 2025. Without Council action, the resolution would be deemed disapproved on Sunday, December 17, 2024. The Committee held a public roundtable on this appointment resolution on October 31, 2024 and voted unanimously to approve it on November 6, 2024.

Mr. Yohance Fuller is a finance and real estate executive dedicated to affordable housing and community development in Washington, D.C. In 2021, he founded Adinkra Solutions, Inc., a real estate services firm focused on advisory services, community engagement, multi-family investments, and commercial leasing, benefiting residents and governments through inclusive development projects. Previously, he served as Chief Operating Officer at the D.C. Department of General Services (DGS), overseeing portfolio and asset management, construction, and facilities management, with an emphasis on affordable housing and public-private partnerships. His earlier roles included Associate Director at DGS and Vice President of Development and Asset Management, where he contributed to affordable housing projects and mixed-use developments, aligning his work closely with consumer interests in housing and community development. At the roundtable, he shared that his goal for the Board is to ensure that affordable housing projects stay on track for completion. He emphasized that board transitions can cause delays for projects that

DC cannot afford.

Mr. Fuller holds a Master of Business Administration with a concentration in Finance and Real Estate Development from Cornell University and a Bachelor of Science in Management from Rensselaer Polytechnic Institute. He is also a licensed real estate salesperson in the District of Columbia and Maryland.

Please contact Shawn Hilgendorf at shilgendorf@dccouncil.gov with any questions.