

# COMMITTEE ON HOUSING

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

January 21, 2025

Tamora Papas  
Chairperson  
Board of Real Estate Appraisers  
1100 4<sup>th</sup> Street, SW  
2<sup>nd</sup> Floor  
Washington, DC 20024

Dear Chairperson Papas:

The Committee on Housing has scheduled a performance oversight hearing on the Board of Real Estate Appraisers for Thursday, January 30, 2025, at 9:30 AM. The hearing will be held in hybrid fashion, but we request your attendance in person if possible.

Once the hearing schedule is finalized, we will use the Council's Hearing Management System (HMS), <https://hms.dccouncil.gov/hearings>, as the preferred mechanism for witness registration and the receipt of written testimony. Witnesses who need assistance are also welcome to contact us at [housing@dccouncil.gov](mailto:housing@dccouncil.gov) or 202-727-8270.

To ensure a productive oversight hearing, it is the Committee's preference that you arrive in time to listen to any public testimony provided with respect to the Board prior to providing your own testimony. In addition, Council rules require that you submit your written testimony to the Committee at least 48 hours prior to the commencement of the hearing. Please limit your testimony at the hearing to 10 minutes.

It is the practice of the Committee to send each agency a series of written questions in advance of an oversight hearing. Please review the attached list of questions and file responses no later than the close of business on **Tuesday, January 28**. If you anticipate that you will not be able to provide a complete set of responses by that date, please let us know as soon as possible, and be prepared to submit a partial set of responses and attachments that includes, at minimum, the 15 high-priority questions marked with strings of asterisks (\*\*\*)). We anticipate that these questions will be especially relevant to questioning during the hearing. Should you need to provide a partial initial response in this manner, we will be in touch regarding a deadline after the hearing for your submission of an updated, complete set of responses. Please file your responses by email to [housing@dccouncil.gov](mailto:housing@dccouncil.gov). Please provide an electronic version of your answers with text responses in a single document, with clearly marked attachments where necessary. If the documents are too large to send by e-mail, please contact us to coordinate. Please do not submit sensitive, non-public, or personally identifiable information, as all responsive materials will be available to the public via HMS.

If you have any questions, please feel free to contact the Committee on Housing at [housing@dccouncil.gov](mailto:housing@dccouncil.gov). Thank you in advance for your timely response.

Sincerely,

Robert C. White, Jr.  
*Councilmember, At-Large*  
*Chair, Committee on Housing*  
*Council of the District of Columbia*

## GENERAL QUESTIONS

### **1. Please provide the Board's mission statement.**

The mission of the DC Board of Real Estate Appraisers is to protect health, safety, and welfare and to ensure to the public that persons engaged in such occupations or professions have the specialized skills required to perform appraisals in the District of Columbia.

### **2. Please list all reporting requirements in the District of Columbia Code or Municipal Regulations that the Board is required to complete in FY 24 and FY 25, and their mandated due dates. For each report whose due date has passed, list the date reporting was completed. If the Board did not produce the report on the mandated timeline, please explain why.**

In accordance with D.C. Official Code § 47-2853.10(e), the Board is required to submit to the Mayor and the Council a report of its official acts during the preceding. This report is due by March 1. The Board is working with DLCP staff to prepare the report for FY 25.

### **3. \*\*\* What are the Board's top five priorities? Please explain how the Board expects to address these priorities in FY 25.**

- a. To conduct an education course on historic preservation, valuation bias, and fair housing laws and regulations, as it becomes available.
- b. To continue to be active and attend conferences with the Association of Appraiser Regulatory Officials (AARO).
- c. To continue to perform a comprehensive review of legislation and regulations for federal compliance.
- d. The District of Columbia real estate appraiser licensure requirements have historically aligned with the Appraisal Qualifications Board Criteria of the Appraisal Foundation. The Board intends to have published proposed and final rulemaking requiring the completion of the Valuation Bias and Fair Housing Laws and Regulations course effective January 2026.
- e. To attend the upcoming training: Navigating the Appraisal Subcommittee's Policy Statement training.

### **4. \*\*\* Please describe any new initiatives or programs that the Board implemented in FY 24 and FY 25, to date, to improve its operations. Please describe any funding utilized for these initiatives or programs and the results, or expected results, of each initiative.**

In FY 25 the Board will conduct the Valuation Bias and Fair Housing Laws and Regulations course in April 2025 at the Martin Luther King Jr. Memorial Library.

### **5. Please list all pending lawsuits that name the Board as a party. Identify which cases on the list are lawsuits that potentially expose the District to financial liability or would result in a change in Board practices and describe the current status of the litigation. Please provide the extent of each claim, regardless of its likelihood of success.**

There are no pending lawsuits that name the Board as a party.

### **6. \*\*\* Please list all settlements entered into by the Board and judgments against the Board (or by or against the District on behalf of the Board) in FY 24 or FY 25, to date, and provide the parties' names, the amount of the settlement or judgment, and if related to litigation, the case name and a brief description of the case. If unrelated to litigation, please describe the underlying issue or reason for the settlement (e.g. administrative complaint).**

The Board neither entered into any settlements and nor were any judgments entered against the Board or the District on behalf of the Board in FY 24 or FY 25, to date.

***7. Please provide the number of FOIA requests submitted to the Board for FY 24 and FY 25 to date, specifying how many were granted, partially granted, denied, and are currently pending. Additionally, provide details on the average response time, estimated number of full-time employees (FTEs) needed to process these requests, estimated number of hours spent responding to them, and cost of compliance.***

The Board does not handle FOIA requests. Such requests are directed to DLCP FOIA's Office.

***8. \*\*\* Please list and describe any investigations, audits, or reports on the Board or any employee of the Board that are ongoing or were completed during FY 24 and FY 25, to date.***

There are no ongoing investigations, audits, or reports on the Board or any employee of the Board in FY 24 or FY 25, to date.

***9. Please provide a list of all studies, research papers, reports, and analyses that the Board prepared or funded during FY 24 and FY 25, to date. Please submit a hard copy to the Committee of any study, research paper, report, or analysis that is complete.***

The Board did not prepare or fund any studies, research papers, reports, or analyses in FY 24 or FY 25, to date.

BOARD-SPECIFIC QUESTIONS

10. \*\*\* Please provide a list of all members who have served on the Board during FY 24 and FY 25, to date, including:

- a. Their most recent date of appointment;
- b. The date their term expired or will expire;
- c. The Ward in which they reside;
- d. The number of meetings they have attended as a member in FY24 and FY25, to date; and
- e. Which of the statutory Board roles they fulfill (appraiser licensed in the District, real estate broker licensed in the District, or consumer member).

Name	Role	Ward	Appointed by	Appointed Date	Expires	Attendance
Tamora Papas	Appraiser Certified Residential	6	Mayor Bowser/Gray	9/17/2012	6/26/2025	(17 meetings)
Andrew Sullivan	Appraiser Certified Residential	4	Mayor Bowser	12/2/2016	6/26/2026	(17 meetings)
Martin Skolnik	Appraiser Certified General	3	Mayor Bowser	2/3/2021	6/26/2025	(17 meetings)
Anthony Bolling	Real Estate Broker	7	Mayor Bowser	2/15/2022	6/26/2027	(14 meetings)

11. \*\*\* Please provide a list of the Board’s meeting dates, times, attendance, locations, and if a quorum was present for all meetings in FY24 and FY25, to date.

Below is a chart of the Board’s meeting dates, times, attendance, and locations for all meetings. A quorum was present for all meetings in FY24 and FY25, to date:

FY24 Dates	Times	Attendance (Absent)	Location
10/18/2023	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
11/15/2023	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
12/20/2023	10:00 AM	Tamora Papas, Andrew Sullivan, and Martin Skolnik, Anthony Bolling	Webex Conference

01/17/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, (Anthony Bolling)	Webex Conference
02/21/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
03/20/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
04/17/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
05/15/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, (Anthony Bolling)	Webex Conference
06/12/2024	10:00 AM	Tamora Papas, Martin Skolnik, Anthony Bolling, Andrew Sullivan	Webex Conference
07/17/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
07/23/2024	11:00 AM	Tamora Papas, Andrew Sullivan, Marty Skolnik, (Anthony Bolling)	Webex Conference
08/2024		RECESS - NO MEETING	
09/18/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	Webex Conference
<b>FY25 Dates</b>	<b>Times</b>	<b>Attendance (Absent)</b>	<b>Location</b>
10/16/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Anthony Bolling, and Martin Skolnik	ZOOM Conference

11/20/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Anthony Bolling, Martin Skolnik	ZOOM Conference
12/18/2024	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	ZOOM Conference
01/15/2025	10:00 AM	Tamora Papas, Andrew Sullivan, Martin Skolnik, Anthony Bolling	ZOOM Conference

12. \*\*\* Please attach the agendas and minutes for all Board meetings held in FY24 and FY25, to date.

See the attached agendas for the meetings the Board held in FY 24 and FY 25, to date.

13. Please list all license types offered by the Board and the associated fees.

License Type	Fee
Certified General Appraiser	\$445
Certified Residential Appraiser	\$445
Licensed Residential Appraiser	\$445
Appraiser Trainee	\$365
Temporary Appraiser License	\$150

Breakdown of fees:

<i>Real Estate Appraisers Fees</i>	
<i>New application</i>	\$65
<i>License</i>	\$170
<i>Appraisal Education Fund</i>	\$130
<i>Federal (ASC) Registry</i>	\$80 (excluding Appraiser Trainees and Temporary licensees)

14. Please summarize licensure actions taken for each license type in FY 24 and FY 25, to date, including at minimum the categories listed below:

a. *New licenses;*

License Type	Number awarded
Appraiser trainee	5
Appraiser Licensed Residential	1
Appraiser Certified Residential	16
Appraiser Certified General	52

b. *License renewals; and*

License Type	Number renewed
Appraiser trainee	6
Appraiser Licensed Residential	27
Appraiser Certified Residential	276

Appraiser Certified General	312
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**c. License revocations.**

No licenses were revoked in FY 24 and FY 25, to date.

**15. How many fines were issued to licensees, in what amounts, and for what reasons, in FY24 and FY25, to date?**

The Board issued two fines to licensees. Fines were issued for the below reasons, and in the following amounts:

- A fine of \$5000 for violations of the Uniform Standards of Professionals and Practices (USPAP)
- A fine of \$200 for violations of the Uniform Standards of Professionals and Practices (USPAP)

**16. \*\*\* Regarding consumer complaints and concerns about appraisals:**

**a. If someone has a complaint or wants to share a concern about their appraisal, where can they find information on how to do so?**

A complaint, or concern, can be shared with DLCP staff or submitted via the consumer tab on the DLCP website below:

<https://dlcp.dc.gov/node/1619091>

**b. Please describe the procedure when the Board receives a complaint.**

The complaint is initially received and processed by the DLCP Consumer Protection Unit (CPU). Complaints are then forwarded to the DC Board of Real Estate Appraisers staff. Once received by DLCP staff, the complainant receives an acknowledgement of receipt, and the respondent (licensee) receives a request for work file and response. Once the complaint file is complete, it is presented to the Board and legal counsel for review, and appropriate action. If possible violations of the Uniformed Standards of Professional Appraisal Practices (USPAP) are found, the complaint is forwarded to a review Appraiser to complete a USPAP compliance review. Once completed, the Board reviews and deliberates the merits of the complaint and determines disciplinary action, if appropriate. Complainants are provided a letter advising them of the final action of their initial complaint.

**c. How many complaints did the Board receive in FY24 and FY25, to date?**

In FY24, the Board received 18 complaints. In FY25 to date, the Board has received 2 complaints.

**17. Aside from attending Board meetings, what opportunities do members of the public have to provide feedback and/or suggestions? What other mechanisms might help ensure adequate feedback from licensees or members of the public?**

Members of the public have the option to provide feedback and/or suggestions to DLCP staff at the DLCP headquarters, or email DLCP staff for the correspondence to be presented to the Board.

**18. Please list any trainings, seminars, or courses the Board offered, arranged, or mandated in FY24 and FY25, to date.**



- a. The Board conducted a 7-hour in person course on the Uniform Standards of Professional Appraisal Practices (USPAP), which includes a segment on fair housing in December 2023.
- b. The Board, in partnership with the Historic Preservation League, sponsored two three-hour seminars on historic preservation.
- c. ***For any course that is mandatory for a license type, please note when that course was last offered in the District.***

The seven-hour Uniform Standards of Professional Appraisal Practices was held in December 2023.

***19. \*\*\* What demographic data does the Board collect about licensees? If available, please provide a breakdown, by race and gender, of each category of licensees regulated by the Board.***

The Board does not collect demographic data about licensees.

***20. \*\*\* What mentorship opportunities are available for licensees?***

Appraiser trainee licensees can attend all Board meetings, where assessments can be offered on appraisal reports that the trainees are engaged in.

***21. \*\*\* What barriers to training and internships exist, and what steps could the Board take to remove these barriers while maintaining professional standards?***

The Board is not aware of any barriers that exist, however trainees are invited to participate in all Board-sponsored courses, including the Uniform Standards of Professional Appraisal Practices (USPAP) and the upcoming Valuation Bias and Fair Housing Laws and Regulations.

***22. \*\*\* Aside from USPAP courses, what steps has the Board taken in FY24 and FY25, to date, to ensure that racial bias does not play a part in the value attributed to homes in the home appraisal process?***

The Board did the following in FY 24 and FY 25, to date, to ensure that racial bias does not play a part in the value attributed to homes in the home appraisal process:

The Board has developed for publication a proposed rulemaking requiring the completion of the Valuation Bias and Fair Housing Laws and Regulations course. The Board is scheduled to sponsor this course at the Martin Luther King Jr. Memorial Library in April 2025.

***23. \*\*\* Please describe any steps taken by the Board in FY24 and FY25, to date, to increase the racial diversity of licensed appraisers.***

The Board Chair participated in a summer youth career day program comprising of DC students and recent graduates.

***24. \*\*\* Please provide recommendations to the Committee on how the Committee can advance equity in the industries regulated by the Board.***

The Committee can work with the Board and the University of the District of Columbia (UDC) on establishing an appraisal academic program for persons interested in becoming an appraiser.

**25. \*\*\* Please describe any major activities and accomplishments in FY24 and FY25, to date, that are not addressed above.**

The Board's Program Manager was sworn in as a member of the Association of Appraiser Regulatory Officials (AARO) Board of Directors for a second term.

The Board members remain active with several AARO committees, including the Appraisal Subcommittee (ASC), Advisory Committee, and the Program Committee.

**26. Please share any legislative priorities or recommendations for the Council for Council Period 26.**

None.