

**DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
BOARD OF DIRECTORS
January 22, 2019
815 Florida Avenue, NW
Washington, DC 20001
5:30 p.m.**

Minutes

I. Call to order and verification of quorum.

DCHFA Board Chair Mr. Buwa Binitie called the meeting to order at 5:35 p.m. and asked the Secretary to the Board, Mr. Todd Lee to verify a quorum. With five members present, the Board of Directors had a quorum, and the meeting continued.

The following members were present: Buwa Binitie, Bryan “Scottie” Irving, Stanley Jackson (telephonically), Sheila Miller (telephonically), and Vice-Chair Stephen Green.

II. Approval of the Minutes from the November 27, 2018 Board Meeting.

A motion was made to approve the minutes from the November 27, 2018 Board Meeting by Mr. Jackson. The motion was properly seconded by Mr. Irving.

The motion passed by a chorus of ayes.

III. Approval of the DCHFA Emergency and Proposed Regulations to conform to B22-0809, the “Eviction with Dignity Act of 2018”.

DCHFA General Counsel, Michael Hentrel introduced the presenter to the Board, Brittney Jordan, Assistant General Counsel.

Ms. Jordan stated the following for the record:

In July of 2018, the DC Council passed on emergency, the Eviction Procedure Reform Emergency Amendment Act of 2018. The DC Council passed the permanent version of the Emergency Act on December 4th, 2018, that was entitled the Eviction with Dignity Act. While tenants residing in DCHFA funded projects are protected from eviction and retaliatory action under Title 10-B DCMR 3510.1, those particular regulations cite to a part of the DCMR that was last updated in March of 1986.

The amendment before you clarifies that DCHFA tenants are protected from evictions and retaliatory action in accordance with the new permanent eviction law that was passed on December 4th, 2018, which provides in part for the following: The bill amends the Rental Housing Act of 1985 to prohibit the execution of residential evictions during precipitation. It establishes eviction procedures and requirements that a housing provider shall meet before, during, and immediately after a residential eviction.

It establishes standards for the handling of an evicted tenant's personal property. For example, for seven days after the eviction, the tenant has the right to access their personal property remaining in the rental unit. Any of the evicted tenants' personal property remaining in the rental unit after the seven days is deemed abandoned property, which must be disposed of by the housing provider or landlord in a licensed disposal facility or lawful disposal receptacle. Housing providers and landlords are immune from civil liability or loss or damage to any property deemed abandoned. Additionally, this amendment will be executed on an emergency basis for the immediate preservation of health, safety, and welfare of tenants who are facing eviction, and landlords who are facilitating the eviction process.

Implementing this amendment on an emergency basis will aid in making the eviction process more sensitive to the safety and welfare of district residents. At Councilmember Bonds' request, we worked closely with her office to draft these emergency and proposed regulations to conform to the new law. That concludes my presentation, I'm happy to answer any questions.

A discussion commenced regarding the details of the new law, and Ms. Jordan clarified the length of time a landlord/housing provider must keep an evicted tenant's possessions in the unit after eviction, when locks may be changed, and what constitutes lawful disposal of abandoned property.

There was no vote by the Board, the presentation was given for informative purposes only.

IV. Vote to close meeting to discuss the Reverse Mortgage Foreclosure Prevention Program, a Pre-Qualified Financial Advisory Services Slate, and the Federal Government Furloughed Employee Foreclosure Prevention Program.

Pursuant to the District of Columbia Administrative Procedure Act, the Chairperson of the Board of Directors, Mr. Binitie called a vote to close the meeting in order to discuss, establish, or instruct the public body's staff or negotiating agents concerning the position to be taken in negotiating **the Reverse Mortgage Foreclosure Prevention Program, a Pre-Qualified Financial Advisory Services Slate, and the Federal Government Furloughed Employee Foreclosure Prevention Program.** An open meeting would adversely affect matters related to the Agency. (D.C. Code §2-575(b)(2)).

A motion to close the meeting was made by Mr. Green, seconded by Mr. Irving and was followed by a chorus of ayes.

The meeting was closed by unanimous consent at 5:51 p.m., and resumed at 6:38 p.m.

V. Consideration of DCHFA Resolution No. 2019-01(G) regarding the Reverse Mortgage Foreclosure Prevention Program.

DCHFA SVP Single Family Programs, Lisa Hensley, presented the program and information to the Board.

“Good evening, Mr. Chairman and members of the Board. We are presenting a request that DCHFA Board of Directors approves the attached resolution implementing a new pilot program for foreclosure prevention assistance for District homeowners who have reverse mortgages.

In November of 2018, The DC Council enacted legislation that amended the Agency statute to include a provision, which established the Reverse Mortgage Foreclosure Prevention Pilot Program. The program will provide financial assistance for the payment of overdue property taxes and insurance bills for those homeowners that have a reverse mortgage and who are at risk of foreclosure.

The financial assistance will be made to qualified homeowners in the form of a zero percent nonrecourse loan with maximum assistance of \$25,000 for each homeowner. The pilot program has been allocated \$500,000 from the District of Columbia for FY19, which covers the assistance plus the administrative costs associated with the program. The Agency staff recommends that the DCHFA Board of Directors approve the attached resolution, implementing the Reverse Mortgage Foreclosure Prevention Pilot Program.”

Mr. Binitie called for a motion on the Resolution. Mr. Green made a motion to approve DCHFA Resolution No. 2019-01(G), that motion was properly seconded by Ms. Miller.

The motion was approved by a chorus of Ayes.

V. Consideration of DCHFA Resolution No. 2019-03(G) regarding the Federal Government Furloughed Employee Foreclosure Prevention Program.

Senior Director, Community and Partnership Development, Risha Williams presented the following to the Board.

Mr. Chair, members of the board, Secretary, I'm presenting and asking for approval of the resolution implementing a new program for the District of Columbia Mortgage Assistance Program (“DC MAP”) to provide mortgage assistance to DC homeowners who are furloughed federal government employees. The program will provide federal assistance commencing with January 2019 payments of outstanding mortgage interest, principal, property taxes, and property insurance bills for those District homeowners who are furloughed due to the federal government shutdown as of December 22, 2018, and are at risk of potential first trust loan default on their primary residence.

The Agency recommends the Board of Directors approve the attached resolution implementing the DC Mortgage Assistance Program or DC MAP.

Mr. Binitie called for a Motion on the Resolution. Mr. Green made a motion to approve DCHFA Resolution No. 2019-03(G), and it was properly seconded by Mr. Irving.

The motion was approved by a chorus of Ayes.

VI. Consideration of DCHFA Resolution No. 2019-02(G) for the approval of the Pre-Qualified Financial Advisory Services Slate.

Keami Estep, Procurement Manager, and Pi Tao Hsu, Vice President, Capital Markets presented the following to the Board:

Good afternoon, Mr. Chair, Members of the Board, Mr. Secretary. My name is Keami Estep, procurement manager for the Agency recommending the award for your approval of the refresh of our pre-qualified slate of financial advisors. We implemented a request for qualifications in September of 2018, and received two proposals from qualified firms. Both firms were evaluated and exceeded our expectations and qualifications. We wish to refresh our slate of pre-qualified financial advisors by removing two of the current slate members, who are listed as Siebert Cisneros Shank and Hilltop Securities, and updating with two firms that are current slate members --- Caine Mitter & Associates and CSG Advisors. Are there any questions?”

There being no questions, Mr. Binitie called for a vote on DCHFA Resolution No. 2019-02(G). Mr. Green made a motion to approve the Resolution, which was seconded by Mr. Jackson.

The motion was approved by a chorus of Ayes.

VIII. DCHFA Annual Meeting and Elections.

Mr. Lee opened the floor for nominations for the role of DCHFA Board Chair for 2019.

Mr. Green nominated Mr. Binitie for the Office of Chair. Mr. Irving seconded.

With no other nominations for the role of DCHFA Board Chair, the floor was closed.

Mr. Green made a motion to reappoint Mr. Buwa Binitie as Chair of the DCHFA Board of Directors for 2019. The motion was seconded by Mr. Irving.

The motion was approved by a chorus of Ayes.

Mr. Lee opened the floor for nominations for the role of DCHFA Board of Directors Vice-Chair for 2019.

Mr. Irving nominated Mr. Green. Mr. Binitie seconded.

With no other nominations for the role of DCHFA Board of Directors Vice-Chair, the floor was closed.

Mr. Binitie moved to reappoint Mr. Stephen Green for the role of DCHFA Board of Directors Vice-Chair for 2019. Mr. Irving seconded.

The motion was approved by a chorus of Ayes.

IX. Other Business

- DCHFA General Counsel, Michael Hentrel, introduced a new member of the Office of General Counsel Team, Charlemayne Walker, DCHFA Assistant General Counsel. Charlemayne Walker comes to DCHFA from OAG, where he supported Maryland DHCD.
- DCHFA SVP, Multifamily Lending & Neighborhood Investments, Christopher Donald introduced Kristen Chalmers, Multifamily Loan Underwriter. Kristen joins DCHFA from the U.S. Treasury Department under the FFB Program.

X. Executive Director's Report and Annual Review

Vote to close meeting pursuant to D.C. Code §2-575(b)(10).

Pursuant to the District of Columbia Administrative Procedure Act, I will now call a vote to close the meeting in order to discuss the appointment, employment, assignment, promotion, performance evaluation, compensation, discipline, demotion, removal, or resignation of government appointees, employees, or officials because an open meeting would adversely affect personnel matters related to the Agency. (D.C. Code §2-575(b)(10)).

Mr. Jackson made a motion to close the meeting, and Ms. Miller seconded.

The meeting was closed at 6:52 p.m. and resumed at 7:45 p.m.

XI. Adjournment

Mr. Binitie called for a motion to adjourn.

A motion to adjourn the meeting was made by Mr. Green and seconded by Mr. Irving.

The motion was approved by a chorus of ayes.

The meeting adjourned at 7:46 p.m.

Submitted by Todd A. Lee, Secretary to the Board of Directors on February 8, 2019

Approved by the Board of Directors on February 12, 2019.