

Black Homeownership Strike Force
Meeting August 11th, 2022
10am
Draft Agenda

Public registration link: https://us06web.zoom.us/webinar/register/WN_4Jhcn40uS9Cr3Ch6jq68Qg

Time	Topic	Lead
9:30am	Meeting opens for Strike Force members	
10:00am	Call to order Confirm Agenda	<i>Don Edwards, JSA</i>
10:00am	Welcome from Co-Chairs	<i>Reverend Hagler and Director Cozart</i>
10:05am	Process Design & Previous Meeting Review	<i>Don Edwards, JSA</i>
10:10am	Discussion on Homeownership Goal and Fund	<i>Don Edwards, JSA</i>
10:25am	Discussion on Recommendations	<i>Ana VanBalen, DMPED</i>
11:05am	Community Engagement	<i>Tim White, DMPED</i>
11:10am	Public Comment	<i>Don Edwards, JSA</i>
11:25am	Closing Comments	<i>Director Cozart and Reverend Hagler</i>
11:30am	Adjourn Next Meeting: Thursday, August 18 th , 10am	

Black Homeownership Strike Force

Meeting 8

August 11, 2022



**JUSTICE & SUSTAINABILITY
ASSOCIATES**



Today's Agenda

- Call to Order
- Welcome by Co-Chairs
- Process Design Review, Previous Meeting Summaries
- Community Engagement
- Goal-Setting
- Recommendations
- Public Comment
- Closing and Evaluation

Strike Force Co-Chairs

Director Anita Cozart and Reverend Graylan Hagler

DC Office of Planning

Plymouth Congregational United Church of Christ
& Faith Strategies, LLC



Ground Rules

- Respect the Process
- Be Present and Engaged
- Follow the Facilitators' Directions
- Allow Every Voice to be Heard
- Speak Courteously and Respectfully to Others
- Maintain Zero Tolerance for Any Comment (Verbal or Written) that is Meant to Attack or Intimidate Another Person, or is Obscene



Process Design: Public Meeting Regulations

- All public observers are asked to provide their name in the chat (contact information is optional.)
- Public observers will have 15 minutes set aside at the end of every meeting for commenting in the chat. Observers are asked to hold all comments until the end of the meeting.
- Strike Force meetings will be recorded and are available to the public upon request.



Process Design: Strike Force Expectations

- The Strike Force will follow a consensus-based decision-making process guided by a facilitation team
- Agendas will be posted two days before the meeting on blackhome.dc.gov
- Follow-up materials will be provided after every meeting; members are expected to review all materials; any comments on materials are expected within two business days of distribution
- Meeting summaries will be disseminated within 48 hours (two business days) of a meeting



Review of the Consensus-Building Process

- Consensus-based decision-making is **one method** for reaching a decisions. There are others, e.g. "50+1", "most votes", "blackball", etc. Consensus-based decision-making processes produce solutions that are **broadly acceptable**. However, no participant is 100% satisfied. However, the decision can be endorsed, supported, and defended by **all group members** - even though the decision is not the "favorite" result of any particular individual. The decision is **actionable**.
- Consensus-based decisions prioritize "**a meeting of the minds**" as the most desired outcome. It also places a higher value on the members of the group **staying in the process** and also helping **implement the decision**. Consensus based decisions strengthen groups and often **increases the influence** of their decisions, recommendations, etc.
- Consensus is defined by Merriam-Webster as, first, **general** agreement, and second, **group solidarity** of belief or sentiment. It has its origin in the Latin word *cōnsēnsus* agreement, which is from *cōnsentiō* meaning, literally, to feel together. It is used to describe both **the decision** and **the process** of reaching a decision.
- Consensus decision-making is thus concerned with the process of **deliberating** and finalizing a decision, as well as the **social and political effects** of using that decision-making process.

Strike Force August 4th Meeting Summary



What is the Strike Force's Charge?

- Create a goal for increasing the number of Black homeowners in DC by 2030.
- Develop recommendations on how to address problems in financing homeownership, increasing the supply of homes and preserving homeownership.
- Provide recommendations for uses of a \$10 million Black Homeownership Fund proposed in Mayor Bowser's Fair Shot budget.

Community Engagement



Community Engagement: Recommendations

Preservation

- Proactive resources for senior homeowners
- Support condominium associations and owners to preserve the property
- Stronger accountability to improve the quality of homes
- Funding for heirs' property transition

Supply

- Leverage vacant property to increase the supply
- Increase affordable homeownership opportunities
- Allow owner-occupied multi-family purchases



Community Engagement: Recommendations

Financing

- Easily accessible resources to guide homeownership journey, including preservation
- Financial support for middle-income earners, including down payment
- Expand rehabilitation loans for families to compete with investors
- Programs to assist renters with saving
- Online homebuyers course system
- Improve the efficiency of down payment assistance
- Required training for realtors, lenders, and appraisers



Discussion



Goal Setting



Ended previous Strike Force meeting with the following goal:

- 2030 goal of 20,000 net new units and a 2040 goal of 30,000 net new units



Discussion



Draft Recommendations



Recommendation 1:

Challenge: Many Black families have experienced difficulties in transferring homes within their families, due to lack of a will or trust, homeowners focusing on short-term or immediate needs vs long-term time planning, willingness of the market to provide all cash offers, delays in deed transfer or lack of title and tax liabilities. The captures the interest to do what is needed to help homeowners pass their properties to families or other first time homeowners



Recommendation 1:

Streamline interfamily (or to first time homebuyers) transfers/sales of property for its full market value through incentives such as tax savings, reduced transfer fees, or a bridge loan to purchasers.



Recommendation 2:

Challenge: Many long-time Black homeowners have reported receiving excessive unwanted calls, mailings and door-knocking from investors, real-estate agents and similar professionals seeking to purchase their homes. This legislation would establish policy to protect those homeowners from such harassment.



Recommendation 2:

Pass legislation to protect homeowners from unwanted solicitation by investors, real-estate agents and similar professionals regarding the sale or potential purchase of their homes, by providing them with the option of cease and desist legislation or “no solicitation zones” and requirements for homeowners to opt-in for such solicitation, and include penalties for non-compliance.



Recommendation 3:

Challenge: There are 16,601 senior Black homeowners using a 65 cutoff and 19,848 using a 62 cutoff (2019 5-year ACS micro-data). A portion of those homeowners are likely to sell for a more desirable housing arrangement. These homes are a critical part of the District's supply of affordable ownership opportunities. The Legacy Fund will provide a mechanism for the homeowners to sell at market, and for the District to reserve the sold homes for the mission of this initiative.



Recommendation 3:

Create a Legacy Fund to acquire long-held single-family homes to provide homeownership opportunities for first time homebuyers.



Recommendation 4:

Challenge: This recommendation builds off interest to utilize vacant and or District properties. It provides the District the flexibility it needs to incorporate the recommendation across the variety of programs that acquire and dispose of property.



Recommendation 4:

Offer homeownership opportunities for first-time homeowners using District owned/acquired properties including but not limited to condominiums and cooperatives to be sold at the 1/3 model (1/3 affordable, 1/3 middle income, 1/3 market rate).



Recommendation 5:

Challenge: Owner-occupied older single-family homes and small multi-family dwellings in the District are a critical part of the District’s supply of affordable ownership opportunities. In 2021, 13% of homes were purchased by investors for the purpose of rehab and resale. This trend has decreased the supply of affordable ownership housing available for Black households. By co-investing with residential developers, this helps the District work to protect properties and also, provide requirements to the co-investment that would meet the goals of this initiative.



Recommendation 5:

Provide co-investment capital to residential developers that would give first-time homeowners priority in making first offer on developed Single-Family and Multi-Family homeownership units.



Recommendation 6:

Challenge: This recommendation speaks to concerns raised by housing developers on the permitting process and how it can slow down or even deter the supply of homeownership units that could be delivered in the years to come.



Recommendation 6:

Accelerate permitting for homeownership projects, especially for projects with pre-approved plans and/or affordable projects.



Recommendation 7:

Challenge: This captures the interest to utilize the \$10 million to seed homeownership production in the District. Other recommendations that sought to utilize the fund for existing programs were removed based on conversations last week that sought to ensure those programs can be enhanced as needed while reserving the fund for a new use.



Recommendation 7:

Create a public-private partnership fund (i.e., Homeownership Production Trust Fund), building upon the \$10 million Black Homeownership Fund to leverage a total of (\$100 million) with mixed income requirement that 1/3 model (1/3 affordable (80% and below), 1/3 middle income (81% -120%), 1/3 market rate) for different housing typologies (i.e., single family homes, condominiums, co-ops) for first time homeowners.



Recommendation 8:

Challenge: This speaks to the concerns raised by members that many residents are unaware of existing opportunities that can help them work towards homeownership.



Recommendation 8:

Design and implement a marketing and communications campaign to increase and sustain first time homeownership through enrolling residents in government and private homeownership programs.



Recommendation 9:

Challenge: This captures thoughts raised on how to improve the program to be competitive with the market.



Recommendation 9:

Increase the effectiveness of HPAP to compete with market through the following initiatives:

- Establishing a certified lender pool for HPAP;
- Increasing HPAP funding,
- Automating the HPAP application process;
- Streamlining underwriting guidelines with federal financing; and
- Enhancing the customer experience.



Recommendation 10:

Challenge: This builds off the interest raised to provide a website that promotes homeownership and helps residents understand the decisions to be made, the programs to leverage, and the loan, down payment assistance and grants available to residents.



Recommendation 10:

Create a comprehensive homeownership platform leveraging Front Door.



Discussion of Drafted Recommendations



Public Comment



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Evaluation

