


Councilmember Muriel Bowser

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Councilmember Muriel Bowser introduced the following bill, which was referred to the committee on _____.

To amend Title 42 of the District of Columbia Official Code to require that the Housing Production Trust Fund be funded at a minimum of \$100 million annually.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Housing Production Trust Fund Baseline Funding Act of 2014”.

Sec. 2. Findings and purposes.

(a) The Council of the District of Columbia finds that:

(1) There is currently a shortage of affordable housing in the District.

(2) The 2013 report of the Comprehensive Housing Strategy Task Force

recognized that:

A. District residents face mounting problems securing affordable housing that can be only partially addressed by available resources;

B. The Interagency Council on Homelessness estimates that the District needs approximately 2,700 units for permanent supportive housing;

C. The District of Columbia Housing Authority reports a waitlist of over 67,000 applicants for a housing choice voucher or public housing; and

1 D. The current supply of affordable housing is not meeting the needs of
2 the District's residents.

3 (3) The lack of affordable housing in the District is a cause of the current
4 homeless crisis.

5 (4) The Comprehensive Housing Strategy Task Force recommended that the
6 District produce and preserve 10,000 net new affordable housing units by the year 2020 to help
7 alleviate the shortage of affordable housing in the city.

8 (5) The cost to build and preserve these 10,000 affordable units is estimated to be
9 \$1 billion.

10 (6) The Housing Production Trust Fund ("HPTF"), administered by the
11 Department of Housing and Community Development ("DCHD"), is the premier tool for
12 producing and preserving affordable housing in the District.

13 (7) The current sources of funding for the HPTF are too volatile to ensure that
14 DHCD will have the necessary funds to produce and preserve the affordable housing units
15 needed for the future.

16 (8) Relying on a portion of taxes levied on real estate transactions to fund the
17 HPTF makes the District's ability to produce and preserve affordable housing susceptible to
18 market movements.

19 (9) A downturn in the real estate markets like the one that occurred in 2008 leaves
20 the HPTF underfunded and unable to accomplish its mission.

21 (10) The District should not rely on sources of funding for the HPTF that are
22 subject to market or other fluctuations.

1 (11) The Comprehensive Housing Strategy Task Force recommended that a
2 baseline of funding be established for the HPTF.

3 (12) The Mayor recently called for a single infusion of \$100 million into the
4 HPTF.

5 (13) The HPTF should be funded annually at a minimum of \$100 million so that
6 the Department of Housing and Community Development may increase and expand its efforts to
7 create and preserve affordable housing across the District using the HPTF.

8 Sec. 3. The lead-in language in Section 2802(c) of Title 42 of the District of Columbia
9 Official Code is amended to read as:

10 “(c) There shall be deposited into the Fund at least \$100 million annually from:”.

11 Sec. 4. Fiscal impact statement.

12 The Council adopts the fiscal impact statement in the committee report as the fiscal
13 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,
14 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

15 Sec. 5. Effective date.

16 This act shall take effect following approval by the Mayor (or in the event of veto by the
17 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as
18 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
19 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
20 Columbia Register.