

HOUSING PRODUCTION TRUST FUND BOARD

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Meeting Minutes

Thursday, October 12, 2023

12:30pm

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund (HPTF) board convened virtually on WebEx, pursuant to notice at came to order at 12:32 pm. Susanne Slater, presiding. Quorum was established.

Board Members Present:

Susanne Slater

Charles Lowery

Chapman Todd

Stan Jackson

Lynn French (Not Present)

Also Present:

Colleen Green, DHCD Director

Alex Cross, DHCD Deputy Chief of Staff

Forest Hayes, DHCD Housing Preservation Unit

Danilo Pelletiere, DHCD Housing Development/Policy Advisor

Erin Wilson, DHCD DFD Manager

Reshma Holla, DHCD Deputy DFD Manager

Joe Knackstedt, DHCD Deputy DFD Manager

Anna Scallet, DHCD Special Project Coordinator

Valerie Piper, DHCD Housing Development Advisor

Tiphonie Jones, DHCD Project Manager

Bridgette Ashton, DHCD Project Manager

Nena Perry-Brown, DHCD Project Manager

MEETING MINUTES

Chapman Todd motioned to approve the meeting minutes. The motion was seconded by Charles Lowery. Everyone voted to approve the meeting minutes and the meeting minutes were unanimously approved.

Director Colleen Green commended the DHCD staff for their efforts related to the RPF and the upcoming round of RFPs. Director Green emphasized significant changes to HPAP for FY 2024, with further revisions planned for FY 2025. Director Green shared Worthington Woods Apartments, a 394-unit affordable housing complex in Ward 8, closed and the agency attended the groundbreaking for the event. Notably, a Bridge Loan product in collaboration with Enterprise was introduced to enhance fund efficiency. DHCD remains committed to advancing affordable housing within the District, focusing on solutions and service excellence. Director Green mentioned the intention to conduct additional stakeholder meetings and ideation sessions to assess people's well-being and determine how DHCD can best support both individuals and the local economy.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Manager, DFD

Erin Wilson provided an update on the HPTF, explaining for FY 2023, the HPTF financed 16 projects at \$286,469,448 for 1,125 units. The HPTF has allocated funding at the respective levels of median family income (MFI) - 30% MFI (\$122,004,785), 50% MFI (\$155,295,144), and 80% MFI (\$8,569,519). For FY 2024, the HPTF is financing 22 projects at \$351,899,882 for 1,696 units with allocations at the respective levels of MFI - 30% MFI (\$143,771,450), 50% MFI (\$189,074,419), and 80% MFI (\$919,054,013). Visit [36,000 by 2025](#) for more information and to stay updated on the production of new housing units. This is in support of the [Mayor's goal](#) of producing 36,000 new housing units and 12,000 affordable units by 2025.

HPTF BOARD DISCUSSION

Chapman Todd inquired whether DHCD and the affordable housing community could prioritize the efficient construction of developments and swift housing for residents. He suggested a future dialogue extending beyond the production phase, emphasizing the importance of swiftly connecting residents with vouchers to permanent housing to minimize vacancies. During the discussion, the Board explored the possibility of hosting forums addressing crucial housing and affordable housing concerns.

Director Green emphasized the efforts of DHCD's Portfolio and Asset Management Division (PAMD) to address this issue and stressed the significance of discussing DHCD's invested housing developments to guarantee their functionality and optimization. Director Green recommended convening a meeting involving the concerned parties and setting a date on the calendar for further deliberation.

LEGISLATIVE UPDATE

Forest Hayes spoke on behalf of Danilo Pelletiere highlighting the continued efforts and work on the Greener Government Buildings Act. This legislation aims to make sure that when the District government builds or improves its buildings.

ADJOURNMENT

Chapman Todd motioned to adjourn the meeting. The motion was seconded by Susanne Slater. The meeting adjourned at 1:17 pm.