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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development

Housing Production Trust Fund
Advisory Board Meeting

10:07 to 11:35 a.m.

Monday, April 6, 2015

DHCD, Housing Resource Center
1800 Martin Luther King Avenue, S.E.
Washington, D.C. 20020

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1 APPEARANCES:

2 Board Members:

3 DAVID C. BOWERS, Chairman

4 STANLEY JACKSON

5 JIM KNIGHT (via telephone)

6 SUE ANN MARSHALL

7 ORAMENTA NEWSOME

8 CRAIG PASCAL

9 ROBERT POHLMAN

10 JACQUELINE PRIOR

11 DAVID ROODBERG

12

13 DHCD:

14 ALLISON LADD

15 OKE ANYAEGBUNAM

16 CHRIS DICKERSIN-PROKOPP

17 SANDY ALLEN

18 AYESHA TRAYNHAM

19 MIKAELL BRISCOE

20

21 Also Attending:

22 MARIBETH DeLORENZO

1 P R O C E E D I N G S

2 CHAIRMAN BOWERS: Good morning, ladies
3 and gentlemen.

4 ATTENDEES: Good morning.

5 CHAIRMAN BOWERS: It is Monday, April the
6 6th, at 10:07 a.m. I am David Bowers, the Chair
7 of the District of Columbia Housing Production
8 Trust Fund Advisory Board. We will now call this
9 meeting to order. I want to welcome everybody
10 here. We are the Department of Housing and
11 Community Development. Welcome, members of the
12 audience as well as members of the Board. Board
13 members, we have your package with information in
14 it.

15 Why don't we first start by establishing
16 our quorum, so we'll go around and just ask
17 members of the Board to announce yourself so we
18 have on the record as being present. I'm David
19 Bowers, and, Jim, why don't we go to you on the
20 phone.

21 MR. KNIGHT (VIA TELEPHONE): Okay. Jim
22 Knight.

1 CHAIRMAN BOWERS: Great. Thank you, Jim.

2 MR. POHLMAN: Bob Pohlman.

3 MR. ROODBERG: David Roodberg.

4 MS. PRIOR: Jackie Prior.

5 MS. MARSHALL: Sue Marshall.

6 MR. PASCAL: Craig Pascal.

7 MR. JACKSON: Stanley Jackson.

8 CHAIRMAN BOWERS: Great. Seeing that we
9 do have a quorum we shall proceed.

10 Our second order of business on the
11 agenda is the consideration and approval of the
12 February 2nd, 2015, meeting highlights. I would
13 ask members of the Board to take a moment to look
14 at, in your packet, the meeting highlights. If
15 anyone has any suggested changes, edits, let us
16 know, and if not, as you are so moved, we will
17 accept a recommendation to accept these.

18 [Pause for review.]

19 MR. JACKSON: Mr. Chairman, I move to
20 accept the minutes.

21 CHAIRMAN BOWERS: It's been moved to
22 accept the meeting highlights by Mr. Stan

1 Jackson. Is there a second?

2 MR. JACKSON: Second.

3 CHAIRMAN BOWERS: It's been seconded by
4 Sue Marshall. Any discussion? Okay. All those
5 in favor of accepting the February 2nd, 2015,
6 meeting highlights, indicate by saying aye.

7 [Chorus of ayes.]

8 CHAIRMAN BOWERS: All opposed, nay.

9 [No audible response.]

10 CHAIRMAN BOWERS: Okay, the ayes have it.
11 Thank you, Board members. Thank you to the
12 Department staff for putting this together for us
13 as part of our ongoing records.

14 All right. Our third agenda item. The
15 Board, earlier this year, made a decision to put
16 together some recommendations for the Department
17 as it relates to the annual NOFA that is released
18 by the Department, and had an opportunity to do
19 that and submit that to the Director and staff.

20 Because the March meeting was snowed out,
21 we ended up having a phone call to brief and walk
22 through this with the Director, but wanted to

1 make sure, at this month's public meeting, to
2 kind of walk through, allow Board members to walk
3 through the recommendations, share them with the
4 public as well as with staff that is here, and
5 then also have any dialog, any new ideas that
6 people have on recommendations, either that are
7 included here or things that we think may have
8 been new ideas that people may have had
9 subsequent to putting this document together.

10 So we've asked -- and let me say also
11 that Director Donaldson, I spoke to her late last
12 week, got called into a meeting with the Deputy
13 Mayor on Friday, and so will not be able to be
14 here today, and sends her regrets for having to
15 miss today's meeting, but has been very open and
16 accessible for us in terms of having dialog on
17 these recommendations. So I want to say on the
18 record to thank her for that.

19 Jim Knight and Sue Marshall took the lead
20 for the Board in pulling together recommendations
21 from Board members, so what I'm going to ask to
22 start off with Jim, to kind of walk us through

1 some, and then Sue will tag team on some of the
2 recommendations related specifically to demand
3 measures, let them kind of walk through some of
4 these, and then if other Board members would like
5 to chime in, you can do that, and then we'll turn
6 to Allison, Oke and other members, and Maribeth,
7 anybody from the Department who might want to
8 provide any updates or feedback.

9 So, with that, Jim, I will turn it over
10 to you. Jim Knight, are you there?

11 MR. KNIGHT (VIA TELEPHONE): Yeah. I had
12 you on mute. I'm sorry.

13 CHAIRMAN BOWERS: No problem.

14 MR. KNIGHT (VIA TELEPHONE): That was
15 probably the smartest thing I said all day that
16 you didn't get to hear.

17 [Laughter.]

18 MR. KNIGHT (VIA TELEPHONE): I've had a
19 little bit of an unexpected morning here, and
20 don't have my hands on the draft as it was
21 finally submitted. I worked with it a bit so
22 remember some of it but it may be necessary to

1 get some help from others. You know, similar to
2 the call where we processed this with the
3 Director, Dave, I wondered if you wanted to
4 comment on the two over-arching notions of
5 getting affordable covenants lined up and the
6 policy lined up, or I can do that if you prefer.

7 CHAIRMAN BOWERS: Sure. Sure. I think
8 this is all part of the push by the Board since
9 we have been reconstituted, to make sure that we
10 can work with the Department to try to help
11 ensure that the trust fund dollars meet the
12 statutory requirements related to income
13 targeting, and we always say they're not
14 recommendations but requirements and so we've
15 constantly been in dialog with the Department
16 leadership and the staff about how can we
17 collectively come up with ideas and suggestions
18 on how the Department can do that, and looking
19 for ways to make sure that that can happen, and
20 also looking for obviously ways that the
21 covenants can be crafted to try to maintain
22 affordability at those income levels, as broadly

1 as possible and also as long as possible, so I'd
2 set that as a tone.

3 Jim, back to you.

4 MR. KNIGHT (VIA TELEPHONE): Yep.

5 Indeed. So what we were working with was trying
6 to identify the parameters that might best result
7 in that sort of production, production that gets
8 more 30 percent AMI units, more 50 percent AMI
9 units, because those are the ones that
10 traditionally do not come in through the RFP
11 process as consistently as may be needed to meet
12 our regulatory framework.

13 So we sort of looked, conceptually, at
14 three different ways to incentivize projects
15 coming in with the desired qualities, and sort of
16 a combination of those three things. One was you
17 can establish a threshold requirement and say
18 that no project will be funded unless it does
19 certain thing, so threshold being sort of the
20 heaviest-handed way to ensure that certain things
21 arrive in the proposals.

22 The second was to use the tiering system

1 that DHCD has adopted in the last year or two,
2 that allows projects that have a certain amount
3 of maturity to them to kind of skip to the front
4 of the line, what I think is called Tier 1. So
5 allowing proposals to move into Tier 1 status,
6 kind of frontier line status, attaching that
7 incentive to projects that attempt to meet the
8 city's goals.

9 And then the third way to incentivize
10 projects looking like the city wants them to look
11 is to use bonus scoring and points for different
12 attributes and projects. So we've taken those
13 three ways of encouraging results and sprinkled
14 them through the recommendations for some
15 qualities we think, in fact, ought to be
16 threshold requirement, then additional qualities
17 to meet the tiering system, and then finally
18 bonus points for others.

19 That's the best I'm going to offer. Does
20 anybody want to say any more about that?

21 CHAIRMAN BOWERS: Sure. No, thank you,
22 Jim, and I should say, Jim mentioned the word

1 "goals." One of the things, just to say on the
2 record -- and obviously this document will be
3 part of the record -- there's a section on here
4 called "Big Picture and Policy Measures," the
5 notion of not just stating that the projects that
6 will be selected and underwritten to meet
7 statutory income guidelines but also to publish
8 the most comprehensive statement of affordable
9 housing goals that can be named by the
10 administration at the time and affirm that the
11 NOFA strives to meet those goals and utilizing a
12 combination of requirements, the project hearing
13 that Jim referred to, and bonus scoring to meet
14 trust fund and other policy objectives, and then
15 set specific annual production goals and seek the
16 resources to achieve those goals. So Jim's
17 comments come in that context and the
18 recommendations that were provided come of that
19 context.

20 Bob, any of these particular things -- I
21 had spoken to Bob earlier -- that you would want
22 to highlight, that you think might be

1 particularly important to get on the record that
2 are captured in these recommendations, that might
3 help us get towards the goals?

4 MR. POHLMAN: Well, one of the things I
5 just observed, as Jim was going through this, is
6 that, in fact, DHCD is doing this now, has done
7 this. We're talking about tweaking that system
8 threshold. Last year they said new construction
9 had to add 5 percent PSH, permanent supportive
10 housing. Tiering system, obviously they did Tier
11 1, Tier 2. We tweaked that though. And then the
12 ranking bonus scoring, that's typical in an RFP.

13 So we're not talking about anything
14 dramatically different here in terms of process.
15 We're just saying what should that be, and if
16 it's not getting to the goals that have been set
17 -- and one of the things that caught my attention
18 was the last schedule of projects that showed a
19 very heavy weight in the 50 to 80 percent AMI
20 category, probably mostly LIHTC projects.

21 You know, the DHCD has met that 40
22 percent goal in the past. To my knowledge, on

1 annual reports that I've seen, the 30 percent and
2 below have met it. Now, they might have met it
3 by preserving project-base Section 8 or something
4 like that, which made it easy to do 30 percent,
5 but this last time around was kind of the first
6 time I've seen a real substantial weight toward
7 the 50 to 80 percent, disproportionate to what
8 it's supposed to be. So I think that's something
9 that has to be adjusted, and it gives the
10 Department full justification for setting forth
11 some requirements, most likely related to LIHTC,
12 I think, that will push projects down in at least
13 the 30-to-50 percent category, if not lower. So
14 those are some of the comments I have.

15 I also think -- and I don't want to bring
16 these up now, but I think there are some things
17 in here, there may be some things, after looking
18 at all this, that we can add to this, not
19 necessarily change this paper but just discuss.

20 CHAIRMAN BOWERS: Sure. Other thoughts?
21 Sue, let me turn to you on the demand side, if
22 there are some specifics you want to raise on the

1 demand side recommendations.

2 MS. MARSHALL: Well, I don't want to walk
3 through them specifically but I do want to really
4 appreciate the codification of demand side as a
5 part of the bonus and incentive structure. I
6 think that that's something else that's very
7 different about this process. And since we're
8 going to take a look at the Interagency Council's
9 strategic plan, I want to also emphasize that
10 everything we put in here about demand side
11 initiatives are highly consistent with the
12 Mayor's priorities, as well as the priorities
13 that you're going to hear about in the overview
14 of the Interagency Council on Homelessness's
15 strategic plan.

16 And I also wanted to commend you on the
17 piece yesterday about the need for subsidy,
18 because I think that also is a very, very key
19 part of bringing all of the demand and supply
20 side factors closer together and more in
21 coordination. So the focus on employment and
22 training, financial literacy, and early childhood

1 development, and providing incentives and
2 guidance for project developers to bring that to
3 the table as a part of an RFP, I think, is
4 tremendous progress.

5 CHAIRMAN BOWERS: Thank you. Thank you,
6 Sue. Comments by other Board members on the
7 recommendations? Thoughts that people have that
8 we want to make sure we lift up before I turn it
9 over to Allison and the staff?

10 [No audible response.]

11 CHAIRMAN BOWERS: And I will just say
12 again, for the record, that because we won't walk
13 through point by point here, but that the record
14 will include this written document so that as
15 folks listen to or read this recording, the
16 actual recommendation document will be part of
17 the record.

18 Allison, let me turn it over to our Chief
19 of Staff, Allison Ladd here, to see if you or any
20 other folks from the team might want to provide
21 any updates or just comments around the
22 recommendations.

1 MS. LADD: Sure. Thank you, Mr.
2 Chairman. It's a pleasure to be here with
3 everybody. It's been a great couple of months to
4 be here at the Department of Housing. I've
5 enjoyed my time in the transition. And we've
6 spent a lot of time, since I started talking
7 about the Housing Production Trust Fund, and how
8 we can continue to meet the statutory
9 requirements, and I know that's something that's
10 very near and dear to Oke, too, for us to ensure
11 that we're meeting the goals.

12 As we've looked at the performance
13 measures that we've been capturing over the last
14 couple of years, I see the same numbers that you
15 do, that we haven't meet the statutory
16 requirements, and we need to. It's something that
17 we will definitely be focusing on in the upcoming
18 NOFA, and it will be a requirement this time
19 around. It's very important not only to Director
20 Donaldson but also to the Mayor, that we're
21 achieving the goals that were set forth in the
22 statute, and the leadership of this Board, I

1 think, has really helped guide that decision-
2 making process. So, thank you for all the work
3 that you're doing to ensure that this department
4 is meeting the goals that we were set forth to do
5 so with the HPTF dollars. So that's a great
6 thing for us.

7 Second, I'd like to talk a little bit
8 about the Mayor's proposed budget. I think
9 everybody saw that the Mayor released her
10 proposed FY16 budget last Thursday. The great
11 news for everyone here, I know Board member
12 Pohlman, I'm sure you're delighted about this.

13 [Laughter.]

14 MS. LADD: And it's a smile for those
15 that didn't notice, for Jim, Member Knight. You
16 didn't see Member Pohlman's smile, but he smiled.

17 [Laughter.]

18 MR. POHLMAN: I sent an e-mail to
19 Elizabeth Falcon and I said, "I'm going to frame
20 page 56A of Volume 3, Trust Fund Budget, \$100
21 million."

22 [Laughter.]

1 MS. LADD: Absolutely. So we were just
2 as delighted as all of you were to see that the
3 Mayor placed \$100 million in FY16 budget. We also
4 were pleased to see that there was also a set-
5 aside amount outside of the \$100 million to fund
6 the securitization debt service for the new
7 communities bonds that are outstanding, so that
8 even gives this trust fund board, as well as the
9 Department, additional monies available to
10 produce and preserve affordable housing. So that
11 was a big change, I think, that we saw with that,
12 actually this year, you know, with Council
13 approval, we'll be able to have the
14 securitization dollars outside of the trust fund
15 \$100 million, so that was really great news.

16 Also, as many of you know, the budget
17 will continue to go through this -- I'm sorry --
18 the Council will continue to review the budget
19 process and they're looking to approve the budget
20 June 16th. For this department, our oversight
21 hearing is on April 20th, so feel free to come
22 and continue to support the trust fund and any

1 other program that you're excited that the
2 Department is working on.

3 So, as far as the funding there, it kind
4 of brings us back to the original conversation
5 around the policy and the larger, bigger picture
6 discussion, is that with these dollars that are
7 going to come in FY16, it's really incumbent upon
8 all of us, the Board as well as the Department
9 staff here, for us to meet those statutory
10 requirements. And so it's a very important thing
11 to the Director, again, as well as to the staff,
12 so I do want to make sure I convey that very
13 clearly so that there's not a concern as we move
14 forward.

15 CHAIRMAN BOWERS: That's great. Thank
16 you, Allison. I appreciate that. Let me insert
17 for the record here, so we'll note on the record,
18 that Board member Oramenta Newsome is present.

19 Thank you, Allison, for the update. Much
20 appreciated. I do think it's great news, and the
21 record can reflect smiles across multiple Board
22 members for the news around the increased

1 resources coming, so we appreciate the Mayor
2 keeping to the commitment to include those funds
3 in the budget. And this process that we're going
4 through with these recommendations and other
5 ideas that will be discussed, again, we're hoping
6 that we can, again, when we go back to when the
7 board was reconstituted, help the Department and
8 the administration think through how to (1) make
9 sure the dollars are used the way they're
10 supposed to be used, (2) leverage so we can
11 stretch the dollars and get more bang for the
12 buck out of the dollars that are being used.

13 I appreciate all the Board members, the
14 input on the recommendations, and I want to say a
15 special thanks to Jim Knight and Sue Marshall for
16 pulling the recommendations together, and others
17 who worked with them, the multiple Board members,
18 to get specific recommendations around how to
19 provide either requirements and/or incentives
20 that will help move the market, if you would.

21 I think, historically, part of what has
22 happened over the years, when the trust fund

1 dollars have not met the statutory requirements,
2 part of what we've heard, for years back, has
3 been, "Well, those are the projects that come
4 in," and so kind of, what do you do? Those are
5 the projects that come in. So I certainly think
6 this Board has taken more of an approach in
7 working with the Department to try to say what
8 can the Department do in ways that make sense to
9 require and/or incentivize a way to move market
10 producers, nonprofits and for-profits, to use
11 these dollars in ways that meet requirements.

12 Let me stop here and ask if there are new
13 ideas that people may have. Bob, you had
14 referenced you may have, and other Board members.
15 If anyone has any new ideas or suggestions to put
16 on the table beyond what's in the recommendations
17 here. Bob?

18 MR. POHLMAN: Yeah. As I said, I don't
19 necessarily feel that it has to be included in
20 this paper, but one thing I've been thinking
21 about is the study that the Urban Institute is
22 supposed to be completing. I know, under

1 contract, they completed Phase 1. I'm not sure
2 what the status of Phase 2 is, but that's some
3 baseline data that we've said we wanted and
4 needed, as we start to really make
5 recommendations, not for this RFP but future
6 ones, is where the need is. And you talked about
7 specific production goals -- that should be
8 related to that specific need. So maybe at a
9 future meeting we can have Peter Tatian and Urban
10 come, if the report is complete, and do a
11 presentation on that.

12 The other thing, again, it's not in here
13 because you're talking policy here, but stress
14 the importance of getting the dollars out the
15 door. I know that based on the report that Oke
16 did and others last time, all the dollars were
17 spoken for, but getting them out the door is
18 another matter, and the cash balance that's in
19 the trust fund always gets the attention of the
20 Council, and they don't really understand why
21 there's so much money available, and we're
22 raising taxes, and we're appropriating dollars,

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1 and all this money is sitting in the trust fund.

2 So it's important to move it. It's also
3 important for us to do some education, and I
4 think maybe if it comes from some of us on the
5 Board, in addition to DHCD, but that would be
6 helpful as to what the realities are. You're
7 always going to have a huge balance of cash in
8 the trust fund. That's a given. It has to be
9 there in order to commit to a project, by law, by
10 anti-deficiency, and you know it can't possibly
11 get spent in less than 2 years. So you're going
12 to have 2 years worth of cash in there at all
13 times, and it's going to get bigger, so we just
14 need to be doing an educational piece.

15 I think showing how housing production,
16 specifically, relates to homelessness and the
17 problem that has gotten so much attention -- I
18 don't think we've ever really done that. The
19 solutions are usually short-term leasing, those
20 kinds of things. We have to do something
21 immediately. I don't know that we've ever shown
22 -- and I'm not sure we had a strategy in the

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1 past, other than last year with the PSH, to
2 specifically target a substantial amount of the
3 trust fund for production that will address
4 homelessness in the future. I think that's
5 critically important now, particularly with the
6 Chairman who oversees the whole homelessness
7 issue, and, frankly, I would just say, based on
8 past discussions, as a skeptic about whether DHCD
9 can get the money out the door, whether they
10 really need that much money, and so forth. So I
11 think showing, this time around, specifically,
12 how it's going to be used to address homelessness
13 is going to be crucial.

14 And finally, preservation. The DC
15 Preservation Network recently did a paper that we
16 issued on preservation. It is mentioned in here
17 under, on page -- giving priorities to certain
18 other projects. That's a tough one because
19 preservation, you know, is not permanent
20 supportive housing, typically. Now, I guess it
21 could be, but some of it, you know, you usually
22 occupy buildings. But preservation is another

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1 area that we haven't really talked about very
2 much, and obviously preserving the stuff that we
3 have is important. It's referenced in here, but
4 as we go forward -- and this is just in the
5 beginning stages -- I think the Department and
6 Preservation Network are going to want to develop
7 some specific strategies and priorities for
8 preservation. Not everything should be
9 preserved. Some of it is just way too expensive,
10 for example, and would drain the trust fund. But
11 on the other hand, it shouldn't just be left to
12 chance what gets preserved.

13 So those are the comments I had.

14 CHAIRMAN BOWERS: Great. Thank you, Bob.
15 Let me ask Allison a question, actually, on Bob's
16 first point about Urban Institute. Any sense of
17 any updates on timing of their report or status
18 of their Phase 2?

19 MS. LADD: Mr. Chairman, you know, I know
20 I saw the first version, and I think Phase 1 was
21 released last week. I'm looking at Chris
22 Dickersin-Prokop, but sorry, I wanted to make

1 sure I'm saying it properly.

2 CHAIRMAN BOWERS: Chris, announce
3 yourself for the record.

4 MR. DICKERSIN-PROKOPP: Sure. Chris
5 Dickersin-Prokop, Program Analyst, DHCD. Phase 1
6 was released a while ago, and that was mostly an
7 assessment of the inclusionary zoning program,
8 and Phase 2 has been underway for a while. We've
9 seen a close to final draft and are reviewing it
10 among agencies, and I guess now we're at the
11 point of just setting a date when it will be
12 announced. I think it's close to being ready.
13 And that has two parts -- the needs assessment
14 but also a developer survey that should shed some
15 light on ways we can improve our process, ways
16 agencies can coordinate across the district.

17 CHAIRMAN BOWERS: That's great. And I do
18 think, to Bob's point, when that's done we can
19 work to schedule a time for Urban to come to one
20 of the meetings and be a part of a dialog,
21 presentation and dialog. Thank you, Chris and
22 Allison.

1 MS. LADD: Thanks, Chris, and, Mr.
2 Chairman, I think that what we'll see is that --
3 and what I thought was a very extensive analysis
4 of Phase 2, and I think that this board and
5 others will be pleased when the report is finally
6 published.

7 CHAIRMAN BOWERS: Okay. I want to go
8 back also to the idea that Bob raised about
9 basically doing a skull session for
10 councilmembers and staff about the cash balances
11 piece, just trying to think logistically. I
12 agree and I think that's come up before, the need
13 to educated electeds and staff on the Council
14 about this issue, and I'm wondering if any Board
15 members have suggestions on perhaps the most
16 effective way to do that, whether it's to do a
17 session down at Council and invite members and
18 staff to come to sessions, is it inviting them
19 here, is it going there and doing a separate
20 session, or something totally different? Any
21 ideas?

22 I would welcome any suggestions people

1 have now or in the near future, because I do
2 think Bob's point is well taken that providing
3 that education from multiple angles could be
4 helpful. I'm sure some of us do it individually
5 when we go and have meetings. I know that the
6 Department does it, but perhaps doing it as a
7 Board could be a helpful function. So any
8 thoughts anybody has on that? Oramenta?

9 MS. NEWSOME: This is explaining why the
10 numbers look different for the trust fund, in
11 terms of having dollars still there?

12 CHAIRMAN BOWERS: Right. Right.
13 Exactly.

14 MS. NEWSOME: Would we start with the
15 Housing Committee as opposed to the whole
16 Council?

17 CHAIRMAN BOWERS: Right. Right.

18 MS. NEWSOME: I mean, part of the thing
19 about opening the door and explaining something
20 is that you know what's behind the door, and when
21 you make the explanation you don't come out worse
22 than you started. So maybe it's a smaller group

1 we want to start with. I met with -- her last
2 name Kang.

3 MS. LADD: Irene. Irene?

4 MS. NEWSOME: That's right, Irene, who
5 asked me that same question when I met with her,
6 and I said, well, I can theorize but I can't give
7 you the answer. So I know that it's a question
8 that Councilmember Bonds has asked. So my
9 recommendation would be to start with a small
10 group like the Housing Committee or Councilmember
11 Bonds.

12 MR. POHLMAN: Yeah, I agree. I think
13 start with Councilmember Bonds. I know CNHED --
14 and I was somewhat involved in this -- presented
15 some information on that very thing, starting out
16 with a schedule that all of the money is really
17 spoken for, and it's a matter of moving it
18 through the process, and she had some real
19 concerns about it. I was told that she was now
20 completely satisfied, but I think it's critical
21 that she, of all people, absolutely knows, and
22 the hearing will be coming up, of course, and it

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1 will come up there, that she knows, preferably
2 before that hearing, exactly what the deal is
3 with this, and can speak to it herself.

4 But I agree with Oramenta. When you said
5 a briefing of the Council, there are going to be
6 some people that -- first of all, you can take
7 political advantage of this, even if you
8 understand it, because if you want something else
9 and you're opposed to putting this much money in
10 a trust fund, as maybe one or two people would
11 be, you can just use it, so sometimes the more
12 education, the worst result.

13 So I'd keep the ear to the ground as to
14 people asking questions. Start with the Chair of
15 the Committee and ask her, are there
16 councilmembers who need a specific briefing on
17 this. If it's a big issue and a problem with the
18 a councilmember, absolutely I think you need to
19 go see them. But if she says, "No, I've talked
20 to the Committee and the Committee is good. I
21 talked to other people, the Chairman is good" --
22 that's a key one -- in other words, don't explain

1 a problem if it isn't a problem.

2 CHAIRMAN BOWERS: Are there thoughts --
3 I'm curious, Allison, if you all have heard, in
4 preparation for the hearing, if you all have
5 heard any feedback from members of the Council
6 where they have that concern? That's one
7 question. The second question is, is there an
8 explanation that's already on the record or one
9 that would be kind of forthcoming that could
10 equip members of the general public but also the
11 Board, really in a detailed way, kind of how to
12 explain that in a way that makes sense?

13 MS. LADD: Sure, Mr. Chairman.
14 Absolutely. I think what Member Pohlman was
15 taking about makes a lot of sense, as well as
16 Member Newsome. Where we are is, I can tell you
17 since our oversight hearing on performance, which
18 was in February, we have had various briefings
19 with both councilmembers and their staff. So
20 we've talked with Councilmember Bonds -- we've
21 talked to her staff; we talked to Councilmember
22 Silverman -- we've talked to her staff -- and

1 we're going to be reaching out more to
2 Councilmember Nadeau, who we know has a
3 significant amount of knowledge about housing,
4 given some of her staff that's there, former
5 CNHED members, but we also wanted to better
6 inform Councilmember Nadeau on where we are,
7 since all three of them are members of the
8 Committee for Housing and Community Development.

9 So I think echoing anything that the
10 Department is saying would make a lot of sense.
11 I also think, from your own perspectives, will
12 make a lot of sense to share those types of
13 stories or success, or even challenges with the
14 councilmembers. We found them to really want
15 work in partnership with us, along with the
16 Mayor, to figure out how we can, again, meet the
17 goals of the trust funds. So that's really
18 everyone's focus as it relates to the balance
19 that we carry forward. That is something
20 significant, and it is something we have to
21 explain.

22 I will tell you yes, of course, when I

1 started I might have had an idea of why there was
2 a balance. Today I am much more well-versed in
3 why there's a balance, and that's something
4 that's very important for us, is to figure out
5 how do we address pipeline projects or legacy
6 projects, and it's something I know Oke and I
7 have been talking about. We don't have a
8 solution at this point but we have been talking
9 about how do we handle moving projects through a
10 pipeline faster.

11 But I think if the Director was here,
12 something she would say is that it starts with
13 the application and the NOFA process. It starts
14 with how prescriptive we are and what we require
15 when we are actually asking developers or
16 partners to apply for the dollars. So that's on
17 us. That's on the Department, and we welcome, of
18 course, the guidance that the Board has given us,
19 and that's what we're working on right now, is
20 how do we do that better. How are we more clear
21 about what is required?

22 So I will ask for a little bit of

1 patience, but we're close. We're working to
2 figure that out, and as it relates to when the
3 next upcoming NOFA will be, it will be sometime
4 spring, summer, but I think summer, like June
5 23rd or something like that. But sometime in
6 June is what we're thinking for the next funding
7 round. I know you've heard before, we were
8 thinking about May, but I think that given where
9 we were with the budget process and where we are
10 with the commitments, we wanted to make sure that
11 we were really looking forward to FY16's proposed
12 budget for new projects, because, as you all
13 know, when you look at the dollars, they are
14 committed -- I guess air quotes is appropriate --
15 but they are committed for projects, so it's up
16 to us to figure out what we do with the legacy of
17 pipeline projects and then what do we do going
18 forward. So we're working on that now, and I'd
19 say that within the next month we'll have a
20 better response to you and to the Board.

21 CHAIRMAN BOWERS: I appreciate that. One
22 of the things that would be helpful, I think, for

1 Board members and for general public is some sort
2 of the one-page or the bullet points on why -- I
3 know, in past meetings, we've had the
4 conversation over the last year, year-plus, as
5 we've had conversations about what's in the
6 pipeline, what's moving through, et cetera, et
7 cetera, and there have been explanations when
8 articles have hit in the Post, about projects,
9 and kind of explanations of what's what and why
10 it is.

11 So my sense is that members of the Board,
12 for various reasons, kind of understand and have
13 a sense of that. I do think for, again, general
14 public and also so the choir is singing from the
15 same hymn book that there be kind of a standard
16 explanation that the Department has that can be
17 used by people to say "this is why." And,
18 obviously, if there are issues that are related
19 to needing to move projects through more
20 expeditiously, or either kind of move them or get
21 them off the books, that's separate from the
22 general process and why at certain points monies

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1 are just going to seem as though they're sitting
2 there, even though they're already committed.
3 That's a separate piece and I think that's the
4 piece we're talking about we need to make sure
5 that members of the Council and their staff are
6 clear about. And so I think that could be a
7 helpful piece to have.

8 MS. LADD: We'd be happy to, Mr.
9 Chairman. Not a problem.

10 CHAIRMAN BOWERS: That would be great.
11 Thank you. Other comments folks have on any of
12 this before we move on? Yes, sir. Stan Jackson.

13 MR. JACKSON: Mr. Chairman, I wanted to
14 just say I think it would be also helpful if
15 there is a way that we can sort of better show
16 the relationship and the correlation between
17 housing and economic development. One of the big
18 things that I hear a lot in our community
19 meetings is this whole notion around economic
20 development and they tend to separate the value
21 of what housing plays as a key component in help
22 stimulating economic development.

1 So I think it would be interesting to
2 look at, as we look at the demand side, and the
3 location of that demand, against where the
4 economic transformations are occurring, or where
5 the desire for transformation to occur would be
6 important as well, so that people see the
7 relationship between housing -- it's almost going
8 back to your article as to holistic approach to
9 why all of it is connected. We've got to be able
10 to create a pipeline of skill sets where even if
11 you produce affordable products that people can
12 afford to stay in those products because they're
13 making a wage that allows them to at least
14 compete.

15 So I think that it's important to create
16 that sort of connection between the value of what
17 we do here with HPTF, and also the
18 securitization, because that, to me, I think, is
19 a brilliant thing that we have been talking about
20 for some time now, of being able to have a trunk
21 of money now to really move this new community,
22 and around a new community, as you know, it's

1 supposed to be sort of a third, a third, a third,
2 plus other amenities that make sort of a vibrant
3 experience. So it certainly would be interesting
4 to create correlation between while the
5 production of housing is so instrumental to the
6 stability and sustainability of economic
7 transformation in our communities.

8 CHAIRMAN BOWERS: You know, to that
9 point, Sam, I'm wondering if, within government,
10 if there are any, like the Cap City Fellows or
11 interns and/or outside of government any think
12 tanks. I know studies and analysis have been
13 done, in general, about the correlation but I'm
14 wondering if there would be a way to engage
15 somebody, either within government or outside of
16 government to do specific analysis of the
17 investments of district dollars into housing that
18 serves folks long continuum, and the benefits
19 that they have around economic development,
20 stabilizing education, et cetera, et cetera, so
21 that going to the notion of as this push on
22 budget gets made to have at least \$100 million

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1 every year, and more, and people have
2 discussions, in a budget context -- I think to
3 Bob's point earlier -- would be interesting to be
4 kind of armed with data and analysis that shows
5 why this investment is important for multiple
6 reasons.

7 So I don't know if there -- are there --
8 do you think, Allison, there may be resources?
9 It's something we can all kind of dig into, if
10 there are resources either within government that
11 could perhaps do that kind of analysis. I mean,
12 there are plenty of think tanks, certainly, in
13 town, and it may be worth having a conversation
14 with some of them, even folks at Urban since
15 they're doing analysis, to see if there's an
16 overlay that could be done with the analysis
17 they're doing on that.

18 Yes, Bob.

19 MR. POHLMAN: Just a comment, and it's
20 specific to Stan. You talk about economic
21 development. I was walking here from the Metro
22 this morning and looking at the big empty lot,

1 and saying, "That's going to have a huge impact
2 on Anacostia," one that, really, Anacostia
3 residents have been calling for a long time, and
4 the only way that could get done if it's an
5 assisted project. A market-rate project is not
6 going to get done there.

7 Are there two projects like that in that
8 vicinity or just one?

9 MR. JACKSON: Well, there are a couple of
10 projects there. On Howard Road there's a
11 project, and right off Howard Road there's a
12 project.

13 MR. POHLMAN: But that case can be made
14 right now --

15 MR. JACKSON: Oh, absolutely.

16 MR. POHLMAN: -- in a hearing with the
17 DHCD, DHCD's hearing and so forth, because I
18 haven't seen anything quite that direct before,
19 where housing dollars -- yes it's going to
20 produce affordable housing, but the bigger
21 impact, frankly, is going to be on economic
22 development in Anacostia.

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1 MR. JACKSON: And to your point -- and
2 you're right off a transportation-oriented
3 position that's certainly ripe for redevelopment,
4 and then it's a quarter mile to St. E. So, to
5 your point, it's sort of like a perfect
6 opportunity.

7 MR. POHLMAN: And then the other thing I
8 just wanted to mention, when we talk about
9 economic development we always talk about the big
10 projects in development, and more recently in
11 talking about the support of housing and resident
12 services, we've been talking about economic
13 empowerment, which is economic development for
14 the individual, which is another aspect that we,
15 I think, can be emphasizing a lot more.
16 Supportive services is thought of as, well, you
17 help people with addiction or something like
18 that, but the direction we're going here is going
19 way beyond that, helping people with jobs, job
20 training, all that kind of thing, and that's a
21 powerful statement to make.

22 MS. MARSHALL: And I would encourage us

1 to think as much about housing retention services
2 as we do social services in this context.

3 CHAIRMAN BOWERS: Sue, say another word
4 about that, housing retention.

5 MS. MARSHALL: Housing retention. If you
6 have a job that pays a market wage, that helps
7 you maintain the housing as much as social
8 services. I'm sure there's a body of research
9 somewhere that looks at the correlation between
10 wealth-creation and the need for so-called
11 supportive services.

12 CHAIRMAN BOWERS: Absolutely. You know,
13 I was thinking, Allison, would all be willing to
14 check, maybe have a conversation with Urban to
15 see if doing that kind of -- basically, how long
16 it would take them, what it would cost, whether
17 they did it or just in general, to do that kind
18 of overlay on the needs analysis, to show kind of
19 impact?

20 MS. LADD: Yes, Mr. Chairman. We'll ask
21 them.

22 CHAIRMAN BOWERS: Because it would be

1 interesting to know how long it would take, what
2 it would cost, and then we'd kind of figure for
3 X, if you would -- again, whether it's them or
4 someone else who is doing it -- because I do
5 think having that kind of information and data to
6 make the case could be powerful, make the case
7 specific to D.C., because, again, there's plenty
8 of reports that have been done about, generally
9 speaking, why investments in housing are
10 important, but to make it specific to D.C. could
11 be helpful, and to look at some specific examples
12 in a district context could be helpful for all
13 the reasons.

14 Okay. Other comments, questions, on any
15 of these issues before we move on?

16 MS. LADD: Mr. Chairman, may I just make
17 a couple of comments --

18 CHAIRMAN BOWERS: Yes. Sure.

19 MS. LADD: -- about three other matters
20 that were brought up? So, one, for Member
21 Jackson, it seems as if maybe -- I know we're in
22 the same building but I think you were in my

1 office this morning when I was talking to the
2 Director. She was just saying that this morning,
3 as well, is that we needed to not only focus on
4 affordable housing efforts but also neighborhood
5 revitalization, community development, and that
6 we needed to continue to figure out how to be
7 more collaborative in that effort, as well.
8 Again, it's not something that we had a solution
9 on but it's something that I know that she would
10 like us to start looking at, as well. So we're
11 definitely in the same line of thinking.

12 Also, on two other matters about
13 preservation -- I know that's also a key topic
14 for this department is to think about
15 preservation and not only from a funding
16 standpoint but also from a, I guess, regulatory
17 approach. And I know we don't talk a lot about
18 TOPA, or inclusionary zoning, or ADUs compliance
19 in this meeting but it is something, as all of
20 you know, is something that this department works
21 on as well. So we look at preservation from a
22 variety of different components and some of it is

1 through a funding mechanism, through like the
2 HPTF but others or other regulatory aspects. So
3 perhaps there's a way for us to share that
4 information at another time.

5 And then the last one, which I think will
6 lead into the next presentation is just about
7 linking the trust fund priorities to the other
8 plans that have been adopted by the city, so
9 including the ICH strategic plan that was adopted
10 last week. So I know we're going to be hearing
11 some more about that, but given that the fact
12 that Director Donaldson is also the co-chair of
13 the Housing Solutions Committee for the ICH,
14 there's definitely a crosswalk, and it's
15 something that we'll be very focused on in the
16 upcoming NOFA.

17 So I do want you and the members all to
18 know that we are listening, and so we're
19 definitely going to figure out how to make this
20 upcoming funding round echo what's being talked
21 about here today.

22 CHAIRMAN BOWERS: Great. Thank you. All

1 right. That's great. Thank you very much.

2 We'll now turn to Maribeth DeLorenzo for
3 item number 4, the Interagency Council on
4 Homelessness 5-year plan to end homelessness.

5 MS. DeLORENZO: Thank you, Mr. Chairman.
6 I'm Maribeth DeLorenzo. I'm a housing
7 development advisor here in the Office of the
8 Director at DHCD, and we've prepared a very brief
9 PowerPoint for you today, which is also on this
10 wall for those of you aligned that way, if you
11 don't want to get a crick in your neck. But this
12 is just an overview. As Allison Ladd mentioned,
13 this plan was approved by the Interagency Council
14 on Homelessness last week in a full meeting,
15 chaired by the City Administrator, and we wanted
16 to give you an overview of what's in the plan and
17 point out some key items where there is a linkage
18 with the Housing Production Trust Fund which may
19 be of interest for future discussion.

20 The strategic plan overview -- and I know
21 that some of you have been involved in this
22 intimately and some of you maybe less so. It was

1 a very long process. It began in June 2014. It
2 concluded in March 2015. APT Associates and
3 Corporation for Supportive Housing worked very
4 extensively with the city. There were over 25
5 community meetings and there were 2 public
6 comment sessions to get input on the plan. There
7 were over 300 comments that were received, so it
8 was an extremely participatory process.

9 In terms of the context, I know that all
10 of us work with homelessness and housing very
11 broadly, but sometimes it's helpful to pull back
12 and look at how this plan is defining
13 homelessness, and it focuses on the fact that
14 homelessness takes many forms and it can be
15 unsheltered -- persons who live on the street or
16 camp outdoors, live in places that are not safe
17 for human habitation -- sheltered persons who are
18 staying in either emergency shelters or
19 transitional housing program, and then, lastly,
20 persons who are doubled up, who are staying with
21 friends and families who may be moving from
22 pillar to post to get housing.

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1 This plan, importantly, is focused on the
2 first two groups, those who are unsheltered and
3 who are sheltered either in emergency shelter or
4 transitional housing settings, which are still
5 considered homeless by the HUD definition. And
6 then to point out that DHCD, who we'll see
7 referenced in this plan, is working on a broader
8 affordability housing action plan for the city,
9 and this is in its infancy and something that the
10 Board will be hearing more about. This relates
11 to, as Chief of Staff Ladd mentioned, this is
12 around interagency collaboration and looking at
13 the Comprehensive Housing Strategy Task Force
14 that was completed several years ago, and then
15 looking at how does that need to be updated or
16 adjusted to fit in with the ICH plan.

17 And then in terms of moving down a layer
18 from homelessness generally to chronic
19 homelessness. Chronic homelessness indicates
20 that a head of household has a disabling
21 condition, has been living on the streets or in
22 emergency shelter, and has been continuously

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1 homeless for a year or more, or has had four
2 episodes in the last 3 years. So just keeping in
3 mind as the plan refers to homelessness and
4 chronic homelessness that these are the
5 definitions being used.

6 And then in the District of Columbia
7 there are specific subpopulations that the
8 district has done very, very well at addressing,
9 and others where there is a little bit more
10 trouble. As you know, every January there is a
11 point-in-time count that is conducted to count
12 the unsheltered persons, whether in households or
13 singles in the District of Columbia, and well as
14 in all other jurisdictions through the country,
15 and from our most recent point-in-time count,
16 which is still 2014, referenced here -- not 2015
17 where the count was conducted in January but the
18 data is not fully compiled -- homelessness among
19 veterans is down 20 percent from 2010, so that's
20 a real victory consistent with, you may have
21 heard about New Orleans and some other
22 jurisdictions across the country who have made

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1 real dents in veterans' homelessness, and the
2 district is also moving in that direction.

3 And then with chronic homelessness among
4 single adults, that's also down almost a quarter,
5 24 percent from 2010. But, troublingly, on the
6 flip side of that coin, homelessness is
7 increasing more broadly, and homelessness among
8 families has increased 50 percent since 2010,
9 which is very notable.

10 If you have a chance, we included for the
11 Board members the Homeward DC plan in your
12 packets. It's great bedtime reading. It's not
13 quite beach reading season yet but it's really a
14 wonderfully well-written, composed plan. This is
15 a still a draft version, and for the public the
16 finalized version will be available in about 10
17 days. It's just going through copy editing and
18 sorting right now. But it's a great plan that
19 talks a lot about what does that mean in terms of
20 family homelessness, how does that compare to
21 other jurisdictions, and it actually drills down
22 to the fact that family homelessness, it's very

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1 similar in terms of what's happening in other
2 right-to-shelter jurisdictions. There are only a
3 few right-to-shelter jurisdictions in the
4 country, of which D.C. is one, and family
5 homelessness has increased in most of those
6 jurisdictions.

7 So what's causing the increase in family
8 homelessness? You're all experts on this topic
9 so this is not a news flash to any of you, but as
10 you know we have over 75,000 households who are
11 cost-burdened in the district, meaning they're
12 spending more than 30 percent of their income on
13 their housing costs. Forty thousand of those are
14 severely cost-burdened, meaning they're spending
15 over half of their income on their housing costs.
16 So we have a lot of people who are really
17 burdened with their housing costs.

18 And then there's intense competition for
19 the affordable units, and that people who end up
20 in the homeless systems in the District of
21 Columbia often have issues around poor credit, or
22 they may be returning citizens, returning from

1 incarceration, they may have unstable support
2 networks or not a very extensive or, indeed,
3 perhaps in some instances, any job history. So
4 they are not the most competitive applicants when
5 you're looking at, just on the open market,
6 getting an apartment. So when there are
7 affordable units, there's intense competition for
8 them, and people who are very vulnerable often
9 don't have the factors that someone else might.

10 And then, lastly, there's a skills
11 mismatch among job-seekers in the district and
12 available jobs. So back to Mr. Jackson's point
13 about economic development and community
14 revitalization, thinking about that we have a lot
15 of people who don't have high educational
16 attainment and maybe don't have a lot of job
17 experience.

18 And particularly, as most of you know, in
19 family homelessness there are a number of --
20 greater than 40 percent, slightly less than 50
21 percent of the family households are single-
22 headed parents, and the head of household is

1 between 18 and 24. So if you think about that for
2 a minute, you can see that you wouldn't have had
3 very much time to build stable support networks,
4 and if you've had children very young you may not
5 have some of the advantages that other households
6 might have competing for the same affordable
7 units.

8 So the vision and goal, the sort of meat
9 and potatoes, or tofu and potatoes, depending on
10 your persuasion --

11 [Laughter.]

12 MS. DeLORENZO: -- of this plan, the
13 vision and goals by 2020, homelessness in the
14 District of Columbia will be a rare, brief, and
15 non-recurring experience. That's the vision for
16 this plan -- by 2020, homelessness in the
17 District of Columbia will be a rare, brief, and
18 non-recurring experience.

19 And then the goals of the plan. We will
20 end homelessness among veterans by December 2015,
21 and chronic homelessness among families and
22 individuals by December of 2017, and, again, this

1 is why we pulled out the definitions earlier, to
2 just remind you of the distinctions between
3 general homelessness and chronic homelessness.
4 Chronic homelessness, a subpopulation to be
5 addressed by December 2017, and then ensure
6 anyone experiencing a housing crisis is re-housed
7 in an average of 60 days or less by the year
8 2020. So very ambitious goals, very ambitious
9 vision for this plan.

10 And then the guiding principles behind
11 the plan -- and, again, you can read more details
12 around this -- that homelessness is unacceptable
13 and that it is expensive, that it actually costs
14 more to use temporary shelters and hotels that
15 we've all been reading about than it does to
16 actually move persons toward permanent, stable
17 housing. There are no homeless people but people
18 who have lost their homes and deserve to be
19 treated with dignity and respect. And then very
20 important for this advisory board, homelessness
21 is about a lack of housing that is affordable to
22 households at different income levels.

1 The next principle speaks to Housing
2 First, and how important that is. You know, the
3 national shift away from this idea that we had to
4 first get people into treatment, get them sober,
5 deal with any kinds of behavioral health issues,
6 and then move them into housing. As Sue Marshall
7 can speak to very eloquently, nationally there
8 has been much more of a trend to move towards
9 Housing First, which is housing is a critical
10 ingredient for household stability, and only when
11 you are housed can you then begin to work on some
12 of your other issues.

13 And transformation of the homeless system
14 will require data-driven decision-making and a
15 strategic use of resources. Better coordination
16 of mainstream anti-poverty programs is needed to
17 prevent homelessness, and then that there is
18 strength in collaboration, so that this is a very
19 lift in terms of those ambitious goals and it
20 will require every agency in government to be
21 aligned, as well as the nonprofits, and community
22 members, intermediaries, philanthropic community,

1 everyone has a seat at the table to move us
2 towards these goals.

3 And then the plan moves to specific
4 strategies that will be critical to achieving the
5 vision and goals, and we're going to talk, for
6 the HPTF Advisory Board, the key strategies are
7 number 2 and number 3. In fact, there are some
8 specific call-outs for the Housing Production
9 Trust Fund. Broadly speaking, the strategies
10 are, Strategy 1, develop a more effective crisis
11 response system, and this speaks to the fact that
12 the challenge of this plan is trying to meet all
13 the shelter needs of households, which is
14 required by the district law -- as we talked
15 about, the district is a right-to-shelter
16 jurisdiction -- while we simultaneously move to
17 shift more of the resources within the
18 homelessness services system towards permanent
19 housing solutions. So really moving people
20 towards permanent housing solutions is kind of
21 the backbone of this plan.

22 So 2, increase the supply of affordable

1 and supportive housing, which is why we all come
2 to work every day; 3, reduce barriers to
3 supportive and affordable housing; Strategy 4,
4 increase the economic security of households in
5 the system; and Strategy 5, increase homelessness
6 prevention efforts to ensure that fewer people
7 are coming in the front door of the homelessness
8 services system because their needs have been met
9 by prevention or diversion and they've been able
10 to be helped in a way that they have not become
11 literally homeless.

12 So to do a little bit of a deeper dive on
13 Strategies 2 and 3, for the Board members here
14 we've provided the full Homeward DC plan, and on
15 pages 47 to 49 there are action items affiliated
16 with Strategy 2, increase supply of affordable
17 and supportive housing, and Strategy 3, reduce
18 barriers to supportive and affordable housing.
19 And you'll -- there's also a two-page handout
20 which is the shortened version. I'm not sure if
21 that's in the packets, but it should have gone
22 for public comment, for the public members as

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1 well, or for public review, rather.

2 So the first action item on Strategy 2 is
3 really the purview of this body -- align the
4 annual Housing Production Trust Fund investments
5 via the joint RFP process to help meet the
6 permanent supportive housing and TAH -- which is
7 a new acronym, maybe your new one for the week,
8 the targeted affordable housing -- the needs
9 specified via the strategic plan. Ensure
10 dedicated units are filled via the coordinated
11 assessment system and prioritize Housing First
12 programming.

13 So you'll see that there are a number of
14 agencies that are tagged with a role there, DHCD
15 being a lead that includes the Housing Authority,
16 Department of Behavioral Health, Department of
17 Human Services, Health Care Finance, and
18 Department of Health, and if you unpack that
19 there's actually a powerful amount of work in
20 that one little statement. So ensuring that the
21 investments are targeted to the need -- that's
22 the first piece -- then ensuring that dedicated

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1 units are filled with coordinated assessment.

2 You all have heard about the SPDAT tool,
3 the Service Prioritization Data Assistance Tool.
4 So that will actually be -- there's a VI-SPDAT,
5 which works for individuals, and an F-SPDAT,
6 which is for families, which actually looks at
7 vulnerability factors so that every person, no
8 matter where they enter the system, can be
9 assessed for their vulnerability and their actual
10 need for housing, relative to others in a way
11 that is consistent.

12 So helping to ensure that dedicated units
13 are filled through the coordinated assessment
14 system, to make sure that we're serving the most
15 vulnerable among the chronically homeless and the
16 homeless, and then prioritize Housing First
17 permanent supportive housing programming, to make
18 sure that we are adhering to this idea that there
19 shouldn't be a barrier to entry, based on your
20 behavioral health status or any kind of past
21 experience that you have had.

22 To the Chairperson's earlier point,

1 complete an analysis of the housing units or
2 slots, part of a dedicated inventory. There was
3 an initial analysis that was done as part of this
4 plan, working with the housing inventory, the
5 HIC, the Housing Inventory Chart. That's
6 compiled by TCP, who worked very, very
7 collaboratively with all of the stakeholders in
8 this plan. Develop a common protocol to assist
9 with the identification of individuals and
10 families ready to move on from permanent
11 supportive housing -- and this was in
12 recognition, this is Action C, in recognition of
13 the fact that there may be households who
14 actually are ready, don't need the intensive
15 level of services in permanent supportive
16 housing, and need affordable housing but may not
17 need the service intensity.

18 So that's where this -- we talked earlier
19 about the targeted affordable housing, and that's
20 where that comes in. The targeted affordable
21 housing, in planning terms, was being called flow
22 housing, to increase the system flow within the

1 homelessness services system, but those are units
2 for persons who are economically vulnerable,
3 mostly at 30 percent AMI or lower, but may need a
4 lower intensity of services and supports than you
5 would find in permanent supportive housing. And
6 that's important because, as we know, permanent
7 supportive housing is one of the most important
8 interventions for those who are very vulnerable
9 but it's also very expensive because there's a
10 high intensity of services. So you just want to
11 make sure that households are matched to the
12 level of intensity of services that they require.

13 Lastly, in terms of items in the action
14 column, conduct an analysis of the transitional
15 housing stock in the community and think about
16 those projects that may be ready to move from
17 transitional housing to more permanent housing
18 solution status. And there is an analysis that's
19 complete and there are some pilots, there are
20 some projects that have already successfully
21 undergone that transition, and some that are in
22 place.

1 Our chief of staff here at DHCD, Allison
2 Ladd, mentioned earlier that Director Donaldson
3 is the co-chair for the Housing Solutions
4 Committee of the ICH, and I'd like to invite all
5 of the Advisory Board members, as well as members
6 of the public, if you would like to attend that
7 meeting, which is scheduled regularly -- it
8 occurs on the first Thursday of every month, from
9 2 to 3:30 here at DHCD, and our next meeting is
10 May 7th. I know that many of you already
11 participate in that, but that is the body, in
12 addition to this body, with which DHCD will work
13 to see what does this actually mean.

14 This plan makes a good point of saying
15 that it's a road map; it's not a blueprint. This
16 plan is one that has very specific action items
17 for implementation, and you'll see that DHCD is
18 listed in a number of the items here on Strategy
19 2, as well as on Strategy 3, where there are some
20 other important pieces where DHCD has a role.
21 And the idea, really, is to get the best input
22 from all of the members of the community, all of

1 the stakeholders around the table, to see how we
2 can implement most successfully.

3 And I would turn it back over to the
4 Chairperson to say I hope this overview has been
5 helpful, and it's probably a topic that the Board
6 will want to consider as you get a chance to dig
7 into its details.

8 CHAIRMAN BOWERS: Absolutely. Thank you
9 very much, Maribeth. Comments, questions from
10 members of the Board on anything you've heard?
11 Oramenta.

12 MS. NEWSOME: Just thing in terms of
13 looking at the census. Do you have the data
14 which would tell you much about those who are
15 aging out of foster care, and whether they are
16 becoming a part of that population?

17 MS. DeLORENZO: I might defer to Sue
18 Marshall on that. I can speak a little bit
19 generally, that I know that is, there's a special
20 emphasis on unaccompanied youth, and there also
21 is some -- so there's a special group within the
22 ICH that is focusing on that, and that there is

1 some suggestion that youth aging out of foster
2 care retain unique vulnerabilities that do
3 involve them in the homeless services system, but
4 Sue may be able to speak to that, as well.

5 MS. MARSHALL: And we do regularly. We've
6 been in community partnership with Department of
7 Human Services and Child and Family Services, do
8 a regular data bump, so we can actually track how
9 many come into our system, and Child and Family
10 Services has its own Rapid Re-Housing Program so
11 that they've started to be proactive and do
12 housing plans with graduated subsidy for youth
13 aging out, and the last time we quantified it was
14 between 5 and 6 percent of the young families
15 that we see actually aged out.

16 MS. NEWSOME: We call it graduated
17 housing.

18 MS. MARSHALL: I say graduated subsidy.

19 MS. NEWSOME: Subsidy. That's it. Okay.
20 All right.

21 MS. MARSHALL: In other words, as they
22 are connected to education and employment and get

1 some income, their subsidy goes down.

2 MS. NEWSOME: Goes down. Okay.

3 CHAIRMAN BOWERS: David.

4 MR. ROODBERG: I know our primary focus
5 is on the Housing Production Trust Fund and new
6 product, but something that resonates with me is
7 the whole credit issue, because I know of our
8 existing product, and then as we build new
9 product, the number of people coming in that we
10 deny, or are forced to deny because of bad
11 credit, and so you can be building new product
12 and creating, but sometimes we have vacancy
13 because of lack of credit. And I wonder about
14 the amount of focus on it, because even when I
15 read the economic security, a lot of it is about
16 job training and things like that.

17 But even if people are trained, if poor
18 credit exists, it's a problem, and whether
19 there's thoughts on use of some kind of, creating
20 some kind of guarantee fund or something that
21 could give comfort to developers and owners and
22 things like that. It just seems like there's a

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1 lot of vacant units, both existing and being
2 created, because so many people come in with bad
3 credit.

4 CHAIRMAN BOWERS: Go ahead. Sue and then
5 Jackie.

6 MS. MARSHALL: And one of the things that
7 we've been looking at, again, around the whole
8 intake process is whether or not we should do
9 credit screening. Now, that's a hot-button
10 issue, but we are looking at whether or not we
11 should incorporate that as a part of the intake
12 process, so that we know, on the front end, and
13 have also had some conversations about -- because
14 we do pay bad debt. There are limits, and now
15 one of the things we see are, among the hardest
16 to serve is that they have these massive debts,
17 but whether it makes sense to actually pay that
18 off, in terms of getting our families placed in
19 housing.

20 CHAIRMAN BOWERS: Jackie and then
21 Oramenta.

22 MS. PRIOR: One of the things that I'm

1 seeing more and more with our job training
2 grantees is that incorporated within that is
3 financial literacy and credit repair as part of
4 that job training program. It's not an instant
5 cure, but I think, again, if this is what we have
6 to do is we have to incorporate all these -- it's
7 not just housing and it's just not jobs. It's
8 the whole package.

9 CHAIRMAN BOWERS: Oramenta.

10 MS. NEWSOME: I was just going to ask why
11 that was a hot-button issue.

12 MS. MARSHALL: I'll buy you lunch.

13 MS. NEWSOME: Oh, okay.

14 [Laughter.]

15 MS. MARSHALL: What I will say publicly
16 is, in a right-to-shelter jurisdiction with the
17 legal infrastructure that is on the ground, it
18 takes a degree of maturity that I have yet to
19 see, to have that conversation.

20 CHAIRMAN BOWERS: David, you mentioned
21 the issue of possible guarantee fund, in terms of
22 like a pool of funds that could be used to

1 provide that kind of back-stop guarantee for
2 families, that could allow them to then get into
3 units, and obviously it's almost like a certain -
4 - you hope you never tap it but if a resident
5 goes out, that fund could be tapped?

6 MR. ROODBERG: Yeah. I mean, look, I
7 didn't create this. I've heard it from others,
8 you know, because a lot less money is needed in
9 that for the number of people it would serve
10 because not that many people would ever default.
11 But once somebody's got bad credit, particularly
12 if it's to a previous landlord, I mean, we're not
13 going to touch them. I mean, you know, people
14 can be critical of that or whatever, but, as an
15 owner-landlord, is not going to touch it.

16 So where are they going to go live?
17 They're clearly not -- our peers are doing the
18 same thing, so they're clearly having to triple
19 up, live with somebody else, or living in
20 something private that's off the radar of
21 businesses that are owning and managing.

22 But if there was some kind of, you know,

1 guarantee fund or something behind it, you know,
2 that hopefully nobody would ever touch, and then
3 it also repairs their credit over time, you know,
4 it could go a long way. You could end up serving
5 lots of families with a fairly limited amount of
6 money.

7 CHAIRMAN BOWERS: Maribeth or Sue, to
8 that point, any sense of quantifying that issue?
9 Do we have a sense of for how many families or
10 individuals that issue becomes the barrier? Is
11 that -- I noticed that was --

12 MS. DeLORENZO: I think it's a
13 significant barrier for a large percentage of the
14 households, and one thing to note is that the
15 Department of Humans in the Rapid Re-Housing
16 Program is doing a little bit of moving towards
17 the guarantee program that you're suggesting,
18 because they've found, you know, the Rapid Re-
19 Housing Program certifies households for 4 months
20 at a time for up to a year, and landlords are
21 saying that's very challenging because how do I
22 know what's happening to a household in 4 months,

1 or 8 months, so that the Department is working
2 with providing a guarantee to landlords for 1
3 year. So that's a step in that direction and
4 then hopefully those households --

5 MS. MARSHALL: I want to comment on that
6 because the lease for Rapid Re-Housing is 1 year.
7 What the Department is working on is a
8 fundamental change to the Rapid Housing Program
9 model, to recognize that a number of the
10 customers we serve, 4 months is not long enough,
11 so to be more realistic about that in the
12 planning.

13 This also relates to the point you were
14 making about the need to convert some of the
15 transitional housing. If you look at people who
16 have the longer lengths of stay in transitional
17 housing, a lot of it is because they have this
18 particular barrier to existing. They've done
19 everything except clean up the credit, which is
20 beyond their economic means, so point very well
21 taken.

22 CHAIRMAN BOWERS: So I wonder if that's

1 an issue, how Board members think about exploring
2 that issue in further detail, perhaps having
3 conversation with Department of Human Services as
4 a potential -- I'm not saying it should be done
5 but as something to just explore the pros and
6 cons of potentially using trust fund dollars for
7 that purpose.

8 Jim, I think I was hearing you on the
9 phone?

10 MR. KNIGHT (VIA TELEPHONE): Yeah. I
11 apologize, guys. It's not possible to follow all
12 the communication so I may be redundant or
13 missing a gap here. But one question I would
14 have for this guarantee idea is, what percentage
15 of the households that we're talking about would
16 have a subsidy and what would not? How many of
17 these are PSA households? How many of these are
18 folks who are going to have RSP vouchers?
19 Because I think it's less of an issue when they
20 are accompanied by a permanent subsidy.

21 CHAIRMAN BOWERS: That's a good point.
22 Good point. Good question. Other issues or

1 questions that folks would have? Oramenta.

2 MS. NEWSOME: Yeah. I just wonder,
3 though -- there's two sides to the credit issue.
4 There's those who get themselves in trouble but
5 there's a whole system out there that's almost
6 designed to get people into trouble. And so when
7 you dive into this issue, I don't know if you can
8 just only dive in in one end of the pool, because
9 if you say to an individual, "You need to work on
10 your credit," you then have to look into the
11 system that creates this, and I know that
12 probably is a third rail.

13 So I'd just say that if you're going to
14 look at one end of it, you have to look at the
15 other and what goes with that. So just word to
16 the wise, I would say.

17 CHAIRMAN BOWERS: Jim?

18 MR. KNIGHT (VIA TELEPHONE): Dave, one
19 more thing on the credit. We've been aware, in
20 our shop, of what a large challenge this is for
21 so many families and have two different credit-
22 building pilots underway with some partners. One

1 of them I would like to suggest that the city
2 more broadly and that is that right now if you're
3 a regular renter, you're on-time rental payments
4 are not building your credit score. They're not
5 reported. It is possible for housing providers
6 to qualify to report credit for on-time rent
7 payments. So we're in the process of doing that
8 at Jubilee, and are hopeful that others are going
9 to want to do it as well.

10 Another point, related point is we're
11 piloting a credit enhancement, or enhancing loan
12 product with some partners that couples financial
13 education and coaching alongside an actual loan
14 product where -- and LISC has done some of this
15 in Chicago, actually, and we're following the
16 model there -- where the loan funds are really
17 embargoed for the life of the loan and there's
18 sort of a guaranteed better credit performance
19 for the borrower.

20 So just two things to be aware of, as
21 this is such a significant issue as a blockage,
22 to have them. And then just kind of tagging back

1 on the guarantee idea for a second, I don't know
2 if David knows off the top of his head how many
3 folks they're having to turn away for poor credit
4 who have subsidy.

5 I would like to suggest that the city
6 could consider requiring, or incentivizing
7 providers to accept people with subsidies, as
8 that is a lesser risk for the housing provider
9 when the subsidy is there, and I just want to
10 make sure we're thinking about all the ways to
11 incentivize its use, or its acceptance, by
12 landlords.

13 MR. ROODBERG: Yeah, I agree. The
14 subsidy goes a long way when they're a city
15 subsidy attached to it. The bigger problem is,
16 you know, the number of people every week without
17 a subsidy with poor credit that are coming in.
18 So definitely the city subsidies do go along way
19 to overcoming -- because that is sort of a
20 partial guarantee -- overcoming credit issues.
21 It won't always but it does go a long way. So
22 the bigger issue are the ones without.

1 CHAIRMAN BOWERS: I'm wondering too, if
2 perhaps we could, at a future meeting, have
3 conversation with, Maribeth, I think you said
4 Department of Human Services is working on a
5 guarantee, to kind of see how, what their
6 experience is like and how that's coming forth
7 for them.

8 Other ideas or thoughts people have on
9 the guarantee issue in particular, or other
10 issues that were brought up by Maribeth in the
11 presentation?

12 MR. KNIGHT (VIA TELEPHONE): Dave, I've
13 got one more comment on the presentation.

14 CHAIRMAN BOWERS: Yeah. Please. Go
15 ahead, Jim.

16 MR. KNIGHT (VIA TELEPHONE): So I
17 understand this one is sensitive in some ways,
18 and I understand the city and the nation are
19 moving more and more towards this Housing First
20 approach and I support that it be a foundation
21 for the plan. I do support that. I am
22 concerned, however, that we not move to a place

1 where all housing dollars are going only to
2 housing products that are "Housing First," that
3 there are a number of other effective ways to
4 support households and particularly ways that
5 enable them to grow economically and be able to
6 move out of the subsidy category altogether over
7 time.

8 One of the downsides of the Housing First
9 model can be that once the permanent subsidy is
10 in hand, there is a disincentive to households to
11 continue to grow economically. And so we just
12 want to be careful -- I guess maybe it's a
13 question. Are we talking about heading to a day,
14 this RFP or subsequent, where only Housing First
15 products are being funded, and then just to sort
16 of emphasize that there still are some special
17 needs categories of households who can do better
18 sometimes with an intermediary step.

19 So I'm just a little bit concerned an
20 all-or-nothing approach, if that's what we're
21 talking about.

22 CHAIRMAN BOWERS: Great. Thank you, Jim.

1 Any thoughts or comments on that?

2 [No audible response.]

3 CHAIRMAN BOWERS: Okay. Thank you, Jim.
4 Maribeth.

5 MS. DeLORENZO: Mr. Chair, may I correct,
6 for the record, the service the SPDAT? I tripped
7 over my tongue on that acronym and I want to make
8 sure that I'm giving it to all of you correctly.
9 The SPDAT is the Service Prioritization Decision
10 Assistance Tool, and I had called it the Data
11 Assistance Tool. So just to correct my earlier
12 acronym there.

13 CHAIRMAN BOWERS: Sounds good. Thank
14 you. Thank you for that. One question I had was
15 the, on page 48, going into 49, it's item F,
16 talking about developing a comprehensive housing
17 affordability strategy for the district, to help
18 stabilize the households and slow down the annual
19 flow into the homeless services system. It says,
20 "The strategy is complete. Implementation is
21 ongoing."

22 I wanted to just make sure -- I guess a

1 question to Maribeth or Allison -- the strategy
2 that is complete, is that this strategy, the
3 Homeward DC? Is that the old Comprehensive
4 Housing Task Force Strategy that was done a
5 couple of years ago? I want to make sure which
6 strategy that's referring to.

7 MS. DeLORENZO: I believe that that's the
8 comprehensive -- it's referring back to the
9 comprehensive housing affordability strategy that
10 is, was completed a several years ago --

11 CHAIRMAN BOWERS: Right. Okay.

12 MS. DeLORENZO: -- but that we referenced
13 earlier that there's an interagency effort
14 underway that's in its infancy, to actually
15 updated that and see how that dovetails with the
16 plan. So there has been a -- there's a strategy
17 that is complete but that by -- just meaning the
18 interagency and public/private body that
19 conducted the Housing Affordability Task Force,
20 but that there will be some crosswalk to the ICH
21 plan.

22 [Recorded voice on telephone line.]

1 CHAIRMAN BOWERS: Jim, are you still
2 there? Jim, are you there?

3 [No audible response.]

4 CHAIRMAN BOWERS: We'll see how long --

5 MR. KNIGHT (VIA TELEPHONE): I am.

6 CHAIRMAN BOWERS: All right. We wanted
7 to make sure we didn't lose you.

8 Maribeth, any sense -- has there been any
9 time line identified on kind of at least a target
10 goal on when the update would be completed?

11 MS. DeLORENZO: I don't believe that
12 there is, but let us get back to you, Mr. Chair,
13 and let you know.

14 CHAIRMAN BOWERS: Okay. All right.
15 Other thoughts, comments, questions on this
16 report, commended to folks reading, per
17 Maribeth's suggestion, and we can have more
18 feedback and dialog on this in the months to
19 come.

20 [No audible response.]

21 Okay. Anything else in item number 4?

22 [No audible response.]

1 CHAIRMAN BOWERS: Okay. Thank you very
2 much, Maribeth. Very helpful.

3 MS. DeLORENZO: Thank you.

4 CHAIRMAN BOWERS: Item number 5,
5 discussion on the collaboration among district
6 housing agencies. I think we'll turn to Allison
7 for that one.

8 MS. LADD: Thank you, Mr. Chairman. This
9 item was placed on the agenda more for sharing
10 purposes, to let those that may not be aware of
11 some of the efforts that the Department of
12 Housing is undertaking. One, of course, is the
13 Interagency Council on Homelessness, and
14 crosswalking the recommendations that are here
15 with the strategies associated with this Homeward
16 DC plan, and linking it to some of the funding
17 that's available. So not absolute crosswalk but
18 there's got to be a linkage between what's going
19 on in other agencies and other plans associated
20 with what we're doing here at the Department.

21 The second one is also linking our --
22 speaking more with the Department -- I'm sorry --

1 with the Housing Authority as it relates to
2 having subsidies, so the local rent supplement
3 program and having vouchers that will be able to
4 be used for future HPTF units, and so trying to
5 meet halfway, or all the way, frankly, between
6 what the needs are for 30 percent of AMI and
7 below units and also what type of operating
8 subsidy is needed.

9 So I think if you look in this year's
10 FY16 proposed budget, you'll be able to see that
11 there is a better correlation between what the
12 Department of Housing things the need is as far
13 as the number of units, to also how many vouchers
14 will be requested by the Housing Authority, and
15 the number is about 200 units, or 200 vouchers.
16 So that was the second thing.

17 And the last item was really something
18 that Director Donaldson is starting to work on,
19 is how do we review the work of the Comprehensive
20 Housing Strategy Task Force and then move forward
21 with, say maybe we need to revise the production
22 of preservation goals, given that we're a couple

1 years later, or how do we further implement some
2 of the strategies that were recommended in that
3 task force report a few years ago? So just
4 letting you know it's still on the Director's
5 mind and it's something that we're moving
6 forward.

7 So those are probably three areas as far
8 as collaboration.

9 CHAIRMAN BOWERS: Okay. That's great.
10 Craig.

11 MR. PASCAL: Good morning, everybody. I
12 just want to compliment the Director and the team
13 at DHCD on being more proactive regarding the
14 rental subsidies issue. Oramenta and I, I always
15 say this, we've been on the NOFA review process
16 since the beginning of age [ph] and it's always
17 continuously improving, and that was always one
18 of the gaps is that when we came to the table to
19 consider good projects it's not having a firm
20 handle on whether there would be the subsidies
21 there if the Housing Production Trust Fund money
22 would move forward.

1 And so just with other improvements that
2 been made to NOFA over the years, I want to
3 compliment that improvement because that will
4 help, hopefully, streamline the process to make
5 transactions move forward better in the future,
6 and better analysis, so I want to the compliment
7 the Director and the Department on that.

8 CHAIRMAN BOWERS: That's great. Thank
9 you, Craig. Other comments or questions on item
10 number 5?

11 [No audible response.]

12 CHAIRMAN BOWERS: Okay. New business is
13 really old business. We have one issue on number
14 6, actually, is the Acquisition Loan Program.
15 I'll ask Allison to just make any comments on the
16 ALP.

17 MS. LADD: Yes, Mr. Chairman. As it
18 relates to the Acquisition Loan Program, the
19 Department -- we're still reviewing the work
20 that's been done, so I don't have a more formal
21 update, but we will have one for May.

22 CHAIRMAN BOWERS: Okay. That's great.

1 Thank you. Oramenta.

2 MS. NEWSOME: I heard a rumor the
3 Director did not particularly like the name
4 "ALP."

5 [Laughter.]

6 MS. LADD: Yes. It's something that
7 she's asked us to review.

8 [Laughter.]

9 CHAIRMAN BOWERS: As part of the broader
10 comprehensive review?

11 [Laughter.]

12 CHAIRMAN BOWERS: Everything is on the
13 table. That's great.

14 MS. LADD: Yes, ma'am.

15 CHAIRMAN BOWERS: Any new business to
16 come before, from Board members?

17 [No audible response.]

18 CHAIRMAN BOWERS: Public comment. This
19 is the portion where we go to the public. Any
20 comments from the public that is here?

21 [No audible response.]

22 CHAIRMAN BOWERS: Okay. Seeing none,

1 what I would like to do, by way of -- I want to
2 review, because we prepared a closed -- for our
3 May meeting, I have seven items beyond the
4 general call-in for the quorum and the review of
5 the meeting highlights that I wanted to see if
6 this makes sense.

7 One, the Deputy Mayor was scheduled to
8 join us at our March meeting. That got snowed
9 out. Allison was going to ask -- I believe the
10 Director was going to be in communication, but I
11 just wanted to ask if the Department can handle
12 inviting the Deputy Mayor --

13 MS. LADD: We'd be happy to.

14 CHAIRMAN BOWERS: -- for our May meeting.
15 This was, again, a follow-up. When the Board
16 sent the letter to the Mayor asking the Mayor to
17 meet with the Board, share goals that the Mayor
18 has around affordable housing, and for the Board
19 to provide an opportunity to give updates on the
20 work we've been doing, and so what came back was,
21 flowed from that was a meeting with the Deputy
22 Mayor, to come to one of our meetings to start of

1 with. So that will be great to have if we can
2 get the Deputy Mayor for May.

3 Any updates on the NOFA piece would be
4 great. I would like to get, if we can, maybe a
5 quick update on the pipeline, from Chris,
6 perhaps, and the team. A fourth piece would be
7 just a brief sharing around the cash balance
8 issue that was discussed, kind of -- I don't want
9 to say talking points but kind of a brief, some
10 sort of written explanation that can be on the
11 record of why cash balance is, again,
12 historically, how kind of structurally that's
13 going to be there, again, aside and apart from
14 projects that kind of -- the efficiency issue,
15 just structurally, why that will be there, and I
16 think just having something that we can look at,
17 share, and then that's on the record, and then
18 people can use that as appropriate in their own
19 meetings and conversations with councilmembers.

20 We may look at, either for May or June,
21 connecting with DHS -- I don't know, Maribeth, if
22 you will have a contact there -- and that may be

1 more for the June meeting, but to have, perhaps,
2 somebody from DHS come and talk with us about the
3 guarantee program, how they're using it, the
4 good, the bad, and the ugly, kind of what's
5 working or not. So if you all can maybe help us
6 get someone from there for the June meeting that
7 could be helpful.

8 At our meeting in May, we would invite
9 the Director to give an update on the pact that
10 the district, Prince George's County, and
11 Montgomery County signed around homelessness, and
12 then any update on the currently named ALP, but
13 the program formerly known as ALP and the efforts
14 to provide for leveraging.

15 Are there other items for the May meeting
16 that Board members would like to see on the
17 agenda?

18 [No audible response.]

19 CHAIRMAN BOWERS: Okay. Any
20 announcements -- yes, Bob.

21 MR. POHLMAN: Just a report on the Urban
22 Institute report, I mean status report.

1 CHAIRMAN BOWERS: Thank you. Yeah.
2 Status on Urban report. And if there's, again,
3 any feedback by that point from them about the
4 analysis they could do and what it would cost
5 them, timing wise, to do the overlay about impact
6 on economic development and education, et cetera,
7 would be helpful.

8 Any other items for the May meeting --
9 again, the DHS will be June.

10 [No audible response.]

11 CHAIRMAN BOWERS: Okay. Any
12 announcements Board members have, or staff?

13 [No audible response.]

14 CHAIRMAN BOWERS: Okay. I want to thank
15 Board members for coming. Allison, Maribeth,
16 Oke, and others, thank you very much for coming.
17 It's 11:35 a.m. and we are officially adjourned.

18 Jim, thank you. We're done, Jim. Thank
19 you.

20 [Whereupon, at 11:35 a.m., the Housing
21 Production Trust Fund Advisory Board meeting
22 concluded.]