

HOUSING PRODUCTION TRUST FUND BOARD
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Meeting Minutes

Thursday, February 19, 2021

10:30 AM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 10:37 am, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Chapman Todd

Stan Jackson

Lynn French (joined 10:51 am)

Also present:

Polly Donaldson - DHCD Director

Tsega Bekele – DHCD Chief of Staff

Richard Livingstone - DHCD Deputy Chief of Staff and Communications Director

Erin Wilson - DHCD DFD Deputy Manager

Mikael Briscoe – DHCD DFD

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Jim Knight – Former HPTF Board Member

MINUTES

Minutes from the January meeting were not available for review by the board. Minutes from this meeting and the February meeting will be voted on together in March.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson began her update by acknowledging outgoing board member, Jim Knight. Board members are limited to two, four-year terms and Jim is at the end of his eight years. Director Donaldson lauded Jim as a fierce advocate for the trust fund, not only as a member of the board but also with his work through the Coalition for Non Profit Housing and Economic Development (CNHED). Susanne Slater shared her admiration for Jim including that she has learned a lot as Chair from him including his grasp and application of data to the myriad affordable housing types. Jim thanked DHCD for his time and commended the agency for its growth, strength and the capacity of the team that puts the money on the street quickly to build quality housing quickly.

The Director continued her update by reminding the board of the agency's continued modified operating status with staff working remotely. She shared that we are beginning the Fiscal Year (FY) 2022 budget discussions internally and tonight is the first of the Mayor's budget engagement forums where the Director noted she hopes board members will show up and advocate for HPTF.

Concerning agency efforts in the emergency, the Director shared we launched a 2.0 version of the COVID-19 Housing Assistance Program (CHAP) that allows housing providers to refer their tenants to CHAP. With new Emergency Rental Assistance (ERA) funding coming she also shared she anticipates we'll be able to begin stepping down from the emergency. Which led her into the update concerning the work of the Saving DC's Rental Housing Market Strike Force that is tasked with considering the step down among other efforts.

Finally, she announced that the US Department of Housing and Urban Development (HUD) accepted our Section 108 application for a loan fund. She took the time to recognize the work of the Development Finance Division (DFD), Reshma and Tiffany in particular, for stewarding the effort. Director Donaldson noted we have identified projects in the pipeline that will qualify for Section 108 funding, thereby freeing up HPTF dollars with more information to come.

HOUSING PRODUCTION

Erin Wilson

TRUST FUND UPDATE

Deputy Manager, DFD

Erin provided an update on the HPTF pipeline. She shared the pipeline presented to the board does not yet include estimated savings from the impact of the 4% LIHTC floor or Section 108 as the team is still underwriting. She shared initial assumptions that with about \$96M in HPTF for projects in Fiscal Year (FY) 21 that we will anticipate bringing projects scheduled to close in FY 22 up to FY 21.

The board entered a conversion on new resources, including Section 108 and the 4% Low Income Housing Tax Credit Floor (LIHTC) announced in the previous meeting, and what that means for bringing new projects into the pipeline or competing resources in a new consolidated Request for Proposals (RFP).

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo shared there were no significant introductions by Council related to HPTF or affordable housing more generally. He noted that big action in our space will come with the budget that starts with the agency's performance oversight process. He shared that DHCD and HPTF have their hearing with public witnesses on March 9th at 9am and that government witnesses will testify on March 15th at noon. The budget oversight process will occur after with hearings on April 27th at 9am and March 3rd at 9am for public and government witnesses respectively.

The board discussed national advocacy efforts they are undertaking individually and inquires about the status of the HPTF transparency bill which Danilo noted had a hearing in the prior Council period meaning it could be brought back up in this period.

ADJOURNMENT

Chapman Todd motioned to adjourn the meeting. The motion was seconded by Stan Jackson. Everyone voted in favor via roll call vote. The meeting was adjourned at 11:22 am. The next HPTF board meeting will be held March 18th at 12:30 pm.