**HOUSING PRODUCTION TRUST FUND BOARD**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**Meeting Minutes**

Thursday, March 30, 2023

12:30pm

WebEx:

WELCOME Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund board convened virtually on WebEx, pursuant to notice at came to order at 12:33 pm. Susan Slater, Chairperson, presiding. Quorum was established.

**Board Members Present:**

Susanne Slater

Charles Lowery

Chapman Todd

Stan Jackson

Lynn French

**Also Present:**

Colleen Green, DHCD Acting Director

Drew Hubbard, DHCD Deputy Director

Tsega Bekele, DHCD Chief of Staff

Richard Livingstone, DHCD Deputy Chief of Staff and Communications Director

Danilo Pelletiere, DHCD Housing Development/Policy Advisor

Erin Wilson, DHCD DFD Manager

Alex Cross, DHCD Deputy Chief of Staff

Anna Scallett, DHCD DFD Project Manager

Anthony Lee, DHCD DFD Deputy Manager

Grace Campion, DHCD DFD Project Manager

Joseph Knackstedt, DHCD DFD Deputy Manager

Zachery Gentry, DHCD DFD Program Analyst

Caitlin Cocilova, DC Council Committee on Housing Legislative Counsel

MEETING MINUTES

Chapman Lowery motioned to approve the meeting minutes. The motion was seconded by Stan Jackson. Four members approved the minutes via roll call vote, Lynn French not present, not voting.

DHCD UPDATE Colleen Green, Acting Director

Acting Director Green provided an update on the Mayor’s Fiscal Year (FY 24) budget noting a continued ninth year of at least $100 million in Housing Production Trust Funds proposed. She noted that we still have 3,800 units in the pipeline that will continue. She announced the next Consolidated Request for Proposals for affordable housing financing would be released in July and include HPTF as well as other local and federal sources. Related to the budget, Director Green highlighted changes accompanying the budget in the Budget Support Act to decouple the DC Low Income Housing Tax Credit from the federal credit.

Director Green noted that there are several vacancies on the board and encouraged board members to share their experience and encourage interested parties to submit an application to the Mayor’s Office of Talent and Appointments. She shared that the vacancies include needs for a for profit expert, an advocate for production at low income, an organization advocating for disabilities, a low income tenant association representative, and an individual with significant knowledge in affordable housing.

Finally, Director Green discussed efforts she’s undertaking to create an affordable housing 101 opportunity for the new Council committee members to include information on how decisions are made, how housing gets funded, etc.

The board asked Director Green questions on the budget including how long American Rescue Plan Funds would be available, how the budget supports the Black Homeownership Strike Force recommendations and the timeline for finalizing the Qualified Allocation Plan.

HOUSING PRODUCTION Erin Wilson

TRUST FUND UPDATE     Deputy Manager, DFD

Erin Wilson provided an update on the HPTF noting efforts underway to change how we track data to be more accurate, attributing specific funding sources to every unit at every affordability level. She noted our reports includes only HPTF as a source when we know we use a variety of sources to finance units, especially at the lowest level. For example she shared that one project in the pipeline, Eads Street, has both HPTF and HOME funds with 49 total units, but HPTF is only being used on 25 of the units, all of which are at 30 and 50% Median Family Income (MFI). She shared that in FY 23,she anticipates we’ll achieve 43% of funds spent at under 30% MFI, 52% of funds at under 50% of MFI and just 5% of funds spent at under 80% MFI.

The board discussed the data effort including asking questions about how to prevent double counting of units. The board commended the agency for the FY 23 projections by affordability level.

LEGISLATIVE UPDATE Danilo Pelletiere, Housing Preservation Officer

Danilo Pelletiere reminded the committee that the Green New Deal for Housing bill introduced by Councilmember Lewis-George last Council period had been introduced again, though no hearing date was set. He also shared information on a land acquisition bill introduced by Councilmember Frumin.

The board entered a discussion on the legislation and requested that the agency inform them when the bills get scheduled for a hearing.

ADJOURNMENT

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Stan Jackson. Everyone voted in favor via roll call vote. The meeting adjourned at 1:29 pm.