**HOUSING PRODUCTION TRUST FUND BOARD**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**Meeting Minutes**

Thursday, April 20, 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 12:37 pm. Susan Slater, Chairperson, presiding. Quorum was established.

**Board Members Present:**

Susanne Slater

Charles Lowery

Chapman Todd

Stan Jackson

**Also Present:**

Colleen Green, DHCD Acting Director

Richard Livingstone, DHCD Deputy Chief of Staff and Communications Director

Danilo Pelletiere, DHCD Housing Development/Policy Advisor

Erin Wilson, DHCD DFD Manager

Valerie Piper, DHCD Housing Development Advisor

Forest Hayes, DHCD Housing Preservation Unit

Tsega Bekele, DHCD Chief of Staff

Alex Cross, DHCD Deputy Chief of Staff

Tiphanie Jones, DHCD DFD Project Manager

Zachery Gentry, DHCD DFD Program Analyst

Anthony Lee, DHCD DFD Deputy Manager

Drew Hubbard, DHCD Deputy Director

Neah Evering, DC Council Committee on Housing Legislative Counsel

MEETING MINUTES

Stan Jackson motioned to approve the meeting minutes. The motion was seconded by Charles Lowery. Everyone voted to approve the meeting minutes via roll call vote.

DHCD UPDATE Director

Director Green provided an update on the DC Council Fiscal Year 2024 and 2023 to date Budget Oversight hearing since the last board meeting, noting the focus was largely on rent control. She again reiterated the request for board members to encourage others to apply to the Mayor’s Office of Talent and Appointments (MOTA) to fill positions. She noted the responsibilities of the board would be shifting to the Housing Preservation/Policy unit as she hoped to engage the board more fully in policy discussions around the fund.

The board discussed their excitement for the shift in staffing and their eagerness to help. They also expressed concern for the limited resources proposed in the budget for HPTF and the impact it may have on the upcoming Request for Proposals (RFP).

HOUSING PRODUCTION Erin Wilson

TRUST FUND UPDATE     Deputy Manager, DFD

Erin provided an update on HPTF noting no closings have occurred since the last meeting.

The board discussed meeting statutory requirements of the fund and the future RFP.

LEGISLATIVE UPDATE Danilo Pelletiere, Housing Preservation Officer

Danilo Pelletiere shared DHCD has made progress on HPTF reporting, including the goals and the requirements. Currently, the legislation is in response to the Budget Support Act, and DHCD is working with proposals from the Council. DHCD will testify at a Committee on Housing hearing on May 18th in response to the following legislative items:

* [B25-0045](https://lims.dccouncil.gov/Legislation/B25-0045), “**Banning Associations from Banning Youth Amendment Act of 2023**″: This Act clarifies that child development homes are not exempt from generally applicable condo rules governing parking, construction, architectural design, noise, landscaping, and other quality-of-life assurances. The Act allows condo associations to regulate the insurance that child development homes are required to carry.
* [B25-0074](https://lims.dccouncil.gov/Legislation/B25-0074), “**Fairness in Renting Clarification Amendment Act of 2023**”: This Act would amend the Rental Housing Act of 1985 to prohibit landlords from charging exorbitant fees associated with processing applications for rental housing and raises the notice period for rent increases from 30-days to 60-days.
* [B25-0113](https://lims.dccouncil.gov/Legislation/B25-0113), “**Community Land Trusts’ Access and Homeowner Support Amendment Act of 2023**”: This legislation would incorporate community land trusts (CLTs) registered with the Mayor into the Tenant Opportunity to Purchase Act (TOPA) process, granting registered community land trusts with the third right of refusal to purchase multifamily housing. It would provide registered community land trusts with early access to purchase tax sale list properties before the properties become available to private buyers. The legislation would establish a Homeowner Resource Center at DHCD to provide housing-related information to homeowners, maintain a website with relevant resources, and a Housing Resource Officer with experience in property law.

AFFORDABLE HOUSING 101 WORKSHOPS Valerie Piper Housing Development Advisor

Valerie Piper explained DHCD will provide (3) 90-minute workshops to provide information and to develop solutions for the District’s Affordable Housing challenge. The workshops will focus on affordable housing finance during the development or rehabilitation process. The workshops will outline Project Finance in three buckets:

* **Rental** – Inclusionary Zoning, Housing with covenants, Small Buildings Program, Technical and Legal assistance for tenant associations.
* **Homeownership:** HPAP, EAHP, IZ, HANTA, HID, Small Buildings Program, Housing Counseling, HEIRS, HAF
* **Regulatory:** Rent Control, TOPA, Conversion, warranty guarantees, raze/cease

There will be three workshops:

Session 1: Project Finance for multifamily affordable rental housing

Session 2: Project Finance for multifamily affordable rental housing and homeownership

Session 3: Optimizing resources for production and asset management.

The Board inquired if the workshops would utilize recent projects that could illustrate the complexity of affordable housing finance and how financing tools are layered.

ADJOURNMENT

Stan Jackson motioned to adjourn the meeting. The motion was seconded by Charles Lowery. Everyone voted in favor via roll call vote. The meeting adjourned at 1:50 pm.