**HOUSING PRODUCTION TRUST FUND BOARD**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**Meeting Minutes**

Thursday, July 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 12:44 pm. Susan Slater, Chairperson, presiding. Quorum was established.

**Board Members Present:**

Susanne Slater

Charles Lowery

Chapman Todd

Stan Jackson

Lynn French (Not Present)

**Also Present:**

Tsega Bekele, DHCD Chief of Staff

Alex Cross, DHCD Deputy Chief of Staff

Forest Hayes, DHCD Housing Preservation Unit

Danilo Pelletiere, DHCD Housing Development/Policy Advisor

Erin Wilson, DHCD DFD Manager

Reshma Holla, DHCD Deputy DFD Manager

Joe Knackstedt, DHCD Deputy DFD Manager

Grace Campion, DHCD DFD Project Manager

Lesley Edmond, DHCD Housing Compliance Officer

Zach Gentry, DHCD Program Analyst

Cindy Onyekwere-Mitchell, DHCD Housing and Development Specialist

Nena Perry-Brown, DHCD Housing and Development Project Specialist

DHCD UPDATE Tsega Bekele

Chief of Staff

Tsega highlighted the groundbreaking of the Riggs Crossing Senior Residences in Ward 4, this project includes 93 independent living senior units for residents 62+ earning 30%-50% MFI. The Riggs Crossing Senior Residences will create 52 apartments for households with incomes at or below 30% of the Median Family Income (MFI) and 41 apartments for households between 30% to 50% MFI. Ten apartments are designated for Permanent Supportive Housing. This project was funded with $25 million from HPTF and LIHTC.

Tsega shared budget season was just finished, the QAP and the Consolidated RFP have been published.

HOUSING PRODUCTION Erin Wilson

TRUST FUND UPDATE     Deputy Manager, DFD

Erin Wilson provided an update on the HPTF explaining that 11 projects had closed and 27 were in underwriting. For FY 2023, the HPTF has financed 19 projects at $339,073,836 for 1,426 units with 50% MFI units at $177,916,831 and at 30% MFI units $147,980,925. With more than $320 million in loan closings for the fiscal year, there are projects that may fall into the next fiscal year. There are 6 more closings expected by the end of the fiscal year, and the QAP will be released at the end of July. She highlighted that the Mary's House project in Ward 7 had gone to closing, this project will produce units for LGBTQ/SGL seniors.

The Board highlighted DHCD’s increased focus and commitment on developing 30% MFI units. The Board inquired about DHCD's plan and strategy to increase units at 30% MFI. Erin mentioned that DHCD will be actively involved in initiatives aimed at expanding 30% MFI units. Erin elaborated on the competitive nature of the Bond CAP and outlined various contributing factors.

LEGISLATIVE UPDATE Danilo Pelletiere

Housing Preservation Officer

Danilo Pelletiere presented an overview of the budget and reported the successful passage of the budget support act. Danilo explained HPTF funds were utilized to support HPAP. Danilo highlighted the Greener Government Buildings Act, which aims to make sure that when the District government builds or improves its buildings, it follows strict energy efficiency rules and doesn't use fossil fuels, establish a special division at DGS focused on sustainability and energy. It was noted that the Greener Government Buildings Act had an immediate fiscal impact, enforcing Net Zero standards for affordable housing projects before market rate properties. Concerns were raised about the lack of comprehensive research on the fiscal implications of this act. To address this, emergency and temporary bills provided exemptions until December 31, 2023. Joe Knackstedt emphasized that the bill emphasizes Net Zero compliance, warranting a more detailed discussion on this aspect. The Rate Stabilization Act was mentioned to limit the influence of tenant-based vouchers on rent control. The Council is currently in recess, and DHCD's efforts continue.

ANNOUNCEMENTS Susanne Slater

HPTF Board Chair

Susanne Slater shared the nominations for new HPTF Board members has moved forward and thanked members for their nominations. While the process is not finished, she hopes for a more robust board.

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 1:25 pm.