

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

Meeting Minutes

Thursday, September 18, 2020

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:38 pm, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Stan Jackson

Lynn French (joined 12:47)

Jim Knight

Charles Lowery (joined 12:57 pm)

Also present:

Polly Donaldson - DHCD Director

Tsega Bekele – DHCD Chief of Staff

Ana Van Balen - Affordable Housing Preservation Officer

Richard Livingstone - DHCD Deputy Chief of Staff and Communications Director

Erin Wilson - DHCD DFD Deputy Manager

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Reuben Forman- DHCD Special Assistant to the Director

MINUTES

Members of the board reviewed minutes from the June Housing Production Trust Fund (HPTF) board meeting. Stan Jackson motioned to approve the June 2020 minutes. The motion was seconded by Jim Knight. The motion carried unanimously and was conducted by roll call vote.

DHCD UPDATE

Polly Donaldson, Director

The Director started her update with the agency operating status. The agency is on telework status, with some staff coming in to get signatures and scan specific documentation. The agency has instituted a couple of steps to safeguard the community. To enter the agency headquarters individuals must take a self-assessment, and staff must get permission from managers to enter the building. The Director continued by explaining how the city will be moving to the next steps in the reopening process. The next stage of the process will continue to see most employees working on telework status.

The Director provided updates on the COVID-19 assistance programs. She started by thanking Stan Jackson and the rest of his team at the Anacostia Economic Development Cooperation (AEDC) for their work in administering the DC East of the River Small Business Economic Relief Microgrant Program for Wards 7 and 8. Director Donaldson continued by providing updates to the COVID-19 Housing and Community Development Non-Profit Capacity Support Grant, explaining to the board that announcements have been made and how the agency is entering into grant agreements and finalizing documentation.

The Director then moved to discuss COVID-19 rental assistance programs. The agency saw an uptick in all rental assistance programs in the last month. The agency coordinates very closely with the Department of Humans Services, which runs the Emergency Rental Assistance Program (ERAP). The Director mentioned how the United States Department of Housing and Urban Development recently provided the District with \$5.2 million from the CARES Act Community Development Block Grant funds (CDBG-CV). In all, close to \$40 million is being invested in rental assistance in the District this year. The Director mentioned more federal resources would be needed and encouraged the board to continue to advocate.

The Director then moved to discuss her testimony at the recent Public Roundtable hosted by the Council Committee on Housing & Neighborhood Revitalization. The roundtable discussed eviction prevention and rent control. Director Donaldson continued explaining how later in the day, she will be attending a second hearing from the Committee on Housing and Neighborhood Revitalization that will focus on Limited Equity Cooperatives, the Condominium Structural Defect Warranty and possible changes to the Home Purchase Assistance Program.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Deputy Manager, DFD

Erin Wilson provided a brief update on the HPTF pipeline, including results from the recent consolidated Request for Proposals (RFP). Erin highlighted the recent closing of the multifamily portion of the Spring Flats project, which included 58 affordable units and several market-rate units. Erin then continued with the closing of Savannah apartments that will see the preservation of 65 affordable units.

Susanne Slater asked if there was any update on supplemental federal funding to help with pipeline projects. The Director mentioned other possible sources of financing beyond the trust fund including how recent recovery legislation passed by Congress would treat the District of Columbia as a state and provide relief funding the city was not granted in previous relief bills. The Director finished by emphasizing how the agency is working to ensure projects in the pipeline will be completed. Susanne Slater congratulated the agency for being on top of pipeline funding and the closing of Spring Flats.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo Pelletiere provided an update on agency-related legislation. There were no significant legislative updates as it pertained to the Housing Production Trust Fund. Jim Knight asked if there was any insight into how DC Council members were thinking about the eviction moratorium. Director Donaldson responded by citing proposed legislation that would ban landlords from issuing notices to vacate during the public health emergency. The Public Health Emergency is scheduled to end on October 9, unless the Mayor chooses to extend pursuant to Council authorization to do so.

ADJOURNMENT

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Jim Knight. Everyone voted in favor via roll call vote. The meeting was adjourned at 1:53 pm. The next meeting scheduled board meeting will be held October 15th.