

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

Meeting Minutes

Thursday, October 15, 2020

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:36 pm, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Lynn French (joined 12:47 pm)

Jim Knight

Stan Jackson

Charles Lowery (joined 12:57 pm)

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

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Reuben Forman- DHCD Special Assistant to the Director

MINUTES

Members of the board reviewed minutes from the September Housing Production Trust Fund (HPTF) board meeting. Stan Jackson motioned to approve the September 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 measures to safeguard the community. To enter the agency headquarters, individuals must take a self-assessment. Staff must get permission from managers to enter the building—Director Donaldson then explained that the Public Health Emergency had been extended to December 31st, 2020. The eviction moratorium will also be extended. The agency is prepared for the possibility of some staff coming to the building by the end of the year.

The Director announced that DHCD was ready to send out grant agreements for the Nonprofit Capacity Support Grant Program. To ensure that funds get out of the door quickly, the agency will be hosting a virtual workshop with our recipients on finding federal invoices. The Director commented that we are one of the few municipalities to provide this extra level of support. Jim Knight thanked the Director for her action in allocating CARES Act funding. Director Donaldson then reminded the board that rent assistance is still available and encouraged board members to publicize this information within their networks. 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.

Charles Lowrey asked what the state of rent payment is like in the city. The Director responded by explaining that the agency is currently surveying landlords, small landlords, and people in the agency's affordable housing portfolio. The Director then mentioned that 20-30% of national renters are not paying rent. Director Donaldson emphasized that the programs are not oversubscribed, and that the funds are available now and can fund rent up to 6 months in arrears.

The Director discussed the recent revenue estimate from the Office of the Chief Financial Officer (OCFO). Deed and recordation taxes were projected \$11m lower. Director Donaldson stated that the agency is looking at the FY21 budget to cut local funds. The Director finished her update by explaining that current estimates from OCFO and the city will ensure that the Housing Preservation Trust Fund will be funded at \$100m.

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 went over the final HPTF numbers for FY20. The Department of Housing and Community Development (DHCD) obligated and closed over \$104m from the Housing Preservation Trust Fund (HPTF). The money spent in FY20 will go to fund over

1,002 affordable units and 1,043 units in all. Of the funds, 18% was obligated to those at 30% Area Medium Income (AMI), 59% at 50% AMI, and 23% at 80% AMI.

Erin continued by discussing how in this FY20, Douglas Community Land Trust (DCLT) acquired its first property, Savannah Apartments, with \$9.1M in financing from the Housing Production Trust Fund. The funding will go to persevere 65 units of affordable housing. The apartment complex is comprised of 56 two-bedroom/one-bathroom units and nine (9) three-bedroom/two bathroom units. The tenants invoked their rights to purchase under the Tenant Opportunity to Purchase Act (TOPA) when the property became available for sale and assigned their rights to the developer.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo Pelletiere provided an update on agency-related legislation. There were no significant legislative updates in regards to the Housing Production Trust Fund. The Council legislative session is coming to an end; any legislation that hasn't received a hearing will have to be reintroduced next year.

Danilo discussed interest in the legislation to amend the Tenant Opportunity to Purchase Act (TOPA) to consider the transfer of interest. This legislation would make it easier for a property to refinance or change ownership status, as long as the property remains with the same owner. Danilo discussed possible reform legislation to the Distract Opportunity to Purchase Act (DOPA). This reform bill creates an opportunity for DOPA to reach more properties and implement more flexible financing. Danilo finished the legislative updates by announcing that a hearing for the B23-0873 – Rent Stabilization Program Reform and Expansion Amendment Act of 2020 was scheduled for November 5.

ADJOURNMENT

Jim Knight motioned to adjourn the meeting. The motion was seconded by Charles Lowery. Everyone voted in favor via roll call vote. The meeting was adjourned at 1:30 pm. The next HPTF board meeting will be held November 19th at 12:30 pm.