

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

Meeting Minutes

Thursday, February 1, 2024
12:30pm

Zoom Meeting Recording Link:
[HPTF Advisory Board Meeting – February 1, 2024](#)
Passcode: ^&d5Wj1M.

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund (HPTF) board convened virtually on Zoom, pursuant to notice at came to order at 12:35 pm. Susanne Slater, presiding. Quorum was established.

Board Members Present:

Susanne Slater
Charles Lowery
Chapman Todd
Stan Jackson (Not Present)
Lynn French (Not Present)

Also Present:

Colleen Green, DHCD Director
Chris Earley, DHCD Deputy Director
Valerie Piper, DHCD Housing Development Advisor
Joe Knackstedt, DHCD DFD Manager
Grace Campion, DHCD Project Manager
Anna Scallet, DHCD Special Project Coordinator
Nena Perry Brown, DHCD Project Manager
Alicia Shames, DHCD Program Analyst, HPU
Nina Fakolujo, DHCD Program Analyst, HPU
Bridgette Ashton, DHCD Project Manager
Tiphonie Jones, DHCD Project Manager

MEETING MINUTES

Chapman Todd motioned to approve the meeting minutes. The motion was seconded by Charles Lowery. The meeting minutes were unanimously approved.

Director Green announced DHCD opened the threshold for projects to be scored and evaluated for bond eligibility, and you can find this information at DHCD's [Qualified Allocation Plan \(QAP\) – January 2024 Threshold Review](#). Director Green expressed gratitude to DHCD's staff for their work on the closing of Ridgecrest Phase II, as this was a 501(c) 3 bond deal. Ridgecrest Phase II was supported by multiple funding sources: Housing Production Trust Fund (HPTF), Home Investment Partnerships (HOME), DC Department of Energy and Environment (DOEE), and the DC Green Bank. This project also benefited from \$5M from the American Rescue Plan (ARPA) and \$2M paying for green infrastructure, demonstrating the District's commitment to sustainability. Director Green praised DHCD's creative approach and effectiveness in executing projects like Ridgecrest Phase II.

LEGISLATIVE UPDATE

Alicia Shames

Alicia Shames shared the Council of the District of Columbia has scheduled DHCD's and the HPTF Performance Oversight Hearings for Thursday, February 15, 2024 from 9:30 am – 6:00 pm. This will be a virtual meeting, and the hearing can be viewed live at the [DC Council YouTube page](#). Alicia discussed the following bills:

Greener Government Buildings Amendment Act of 2022, A24-0755, L24-0306 was effective from Mar 10, 2023. This bill requires new or substantially improved District government buildings to comply with net zero energy building standards.

Green Housing Transition Extension Emergency Amendment Act of 2023, A25-0336. In June, the Council passed the Green Housing Transition Emergency Amendment Act of 2023 to exempt from the net zero mandate those District-financed affordable housing projects that had funding commitments prior to December 31, 2023. This legislation contains the same provisions exempting such projects from the net zero mandate but extends the exemption to projects with funding commitments prior to March 31, 2024. As with the June legislation, these projects still must comply with other building energy mandates.

Protecting Adjacent and Adjoining Property Owners from Construction Damage Temporary Amendment Act of 2023, Bills 25-653, 25-652). Adds insurance requirements for certain types of permits issued by the Department of Buildings (DOB). This legislation will also clarify legislative requirements to allow the DOB to promulgate rulemaking.

Housing in Downtown Tax Abatement Technical Amendment Temporary Act of 2024, Bills 25-657, 25-656). Supports the revitalization of downtown DC. The bill will amend the law authorizing tax abatements for housing in downtown by: authorizing the abatements to be awarded through a competitive process, extending the timeframe for applicants to obtain certificates of occupancy, and requiring that the Tenant Opportunity to Purchase Act exemption be recorded in the covenants required to receive the tax abatement.

The Board raised questions regarding the focus and extent of the HPTF involvement with the DC Downtown tax abatement. Valerie Piper shared applications haven't been submitted, and Director Green said currently there is no specific focus or financing for the HPTF to be used for the development of downtown. This could be subject to change, and DHCD has not issued an RFP at this moment.

HOUSING PRODUCTION TRUST FUND UPDATE

Joe Knackstedt

Joe Knackstedt presented Quarter 4 HPTF results on the PowerPoint presentation for the meeting. Joe spoke about the latest and recent closings from the HPTF: Ridgecrest Phase II is a 501(c) 3 bond deal issued for affordable housing by DMPED, Ridgecrest Phase I was completed traditionally. Ridgecrest Phase II was supported by financing for green infrastructure. In November 2023, DHCD closed on Edgewood Commons V, this was a tax-exempt bond deal with DC Housing Finance Agency (DCHFA). Edgewood Commons V was the first project in the country to receive funding from the U.S. Department of Housing and Urban Development (HUD) through the Green Resilient Retrofit Program (GRRP). This program specifically allocates funds to certain HUD-assisted properties. Additionally, there are other federal green resources available for various projects.

Joe shared from the Consolidated RFP, DHCD received 48 applications requesting \$880 million in HPTF funding. Most projects requested 9% LIHTC, more than \$35M in 9% LIHTC was requested, DC received an allocation of \$3.6M in 9% LIHTC from the federal government. DHCD will release an RFP in July 2024 for funding for 9% LIHTC, HPTF, LRSP. January 2024, the 4% LIHTC application window opened and it closes on April 15, 2024.

HPTF BOARD DISCUSSION

The Board inquired about higher loan repayments in July and September, and the transfer of funds. Joe Knackstedt said loan repayment will continue to occur, at several points because of refinancing and when bridge loans payoff. The Board discussed how the HPTF will assist the financial constraints of HPAP.

Valerie Piper stated the importance of testifying at DHCD and Housing Production Trust Fund (HPTF) Performance Oversight and Budget Oversight. Also, the Board discussed the HPTF meeting schedule for the new calendar year. The Board discussed support for small property owners with the transition to net-zero compliance.

ADJOURNMENT

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Chapman Todd. The meeting adjourned at 1:37 pm.