

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

Meeting Minutes

Thursday, April 23, 2026
12:30 PM

Zoom Meeting Recording Link:
[HPTF Advisory Board Meeting – April 23, 2026](#)

WELCOME

Steve Glaude, Chairperson

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

Board Members Present:

Steve Glaude
Patrick McAnaney
Sasha-Gaye Angus
Stacie Birenbach

Also Present:

Colleen Green, DHCD Director
Chris Earley, DHCD Deputy Director
Jane Oh, DHCD Deputy Director
Art Rodgers, DHCD Housing Preservation Officer
Andre Gould, DHCD Supervisory Housing and Development Specialist
Synina Pugh, DHCD Special Assistant
Hunter Williams, DHCD Program Analyst
Tiphonie Jones, DHCD Project Manager
Nina Fakolujo, DHCD Project Manager
Remarno Chambers, DHCD Housing Financial Analyst
Kat Donovan, DHCD Program Analyst
Lionell Gaines, DHCD Community Development Resource Specialist

Katharine Dixon, Rebuilding Together
Maya Brennan, The Coalition
Sandeep Lohia
Simon Wentzell, Legal Aid DC
Genevieve

WELCOME

Director Colleen Green

DHCD Director Colleen Green opened the meeting by thanking board members for their service and outlining the board's role in overseeing affordable housing investments across income bands, including preservation and production. She emphasized the importance of balancing deep affordability with broader production while ensuring fund sustainability. The Board introduced themselves and Director Green provided an overview of the Housing Production Trust Fund (HPTF) Advisory Board's role, monitoring project delivery, tracking operational conditions, and advocating for HPTF's sustainability.

The meeting began with introductions from new Advisory Board members, including Steve Glaude, (President and CEO of the Coalition), Sasha Gay Angus (President and CEO of Mana, Inc.), Stacie Birenbach (board member of the affordable housing coalition), and Patrick McAnaney (from Somerset Development). Director Colleen Green and her team, including Hunter Williams, Art Rodgers, Andre Gould, and Jane Oh, were also introduced. The Board thanked Hunter for his support in preparing the agenda and setting up the first meeting of the Advisory Board.

Director Green emphasized the importance of increasing board membership to nine members and sought recommendations for additional perspectives from various industries. Director Green also highlighted the board's responsibility to advise the Mayor on housing development financing and operations, with meetings typically being public. Steve expressed appreciation for the advisory role and invited other board members to comment.

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Chris Earley

The meeting focused on updates to housing development funding and processes. DHCD Deputy Director Chris Earley explained the Waymark project, a storm revolving loan fund totaling \$19.9 million, and mentioned ongoing updates to Site Acquisition Finance Initiative (SAFI) - Bridge Loan Program RFP, a new competitive process for selecting lenders to provide bridge capital, particularly for mezzanine financing. The HPTF OpenRFP process was discussed, with three concept meetings already completed and seven more planned, aiming to be responsive to market needs rather than dictating specific funding allocations across preservation, production, and stabilization categories. Director Green emphasized the importance of reviewing term sheets and being flexible to avoid creating pent-up demand while maintaining responsiveness to the marketplace.

DISCUSSION

- **HPTF Advisory Board Meeting Planning:** The meeting focused on discussing upcoming monthly meeting topics for the HPTF (Housing Production Trust Fund) advisory board.

Director Green outlined a comprehensive agenda covering topics including financial health, preservation allocations, portfolio stabilization, homeownership strategy, and cost requirements. Deputy Director Earley provided an update on HPTF performance, noting that approximately \$87 million has been spent in fiscal year 2026, including \$57 million on production supporting 202 units and \$10 million on preservation activity. The discussion also touched on the new HPTF open RFP process, which includes a concept phase and full application phase.

- **Data Collection Strategies Discussion:** The Board discussed data collection and sharing strategies for the developer community and DHCD. The Board proposed gathering two types of data: portfolio performance updates and trends in rent delinquency and stabilization requests. Director Green and the Board agreed on the approach, with Director Green emphasizing the importance of focusing on broader trends rather than specific project details. Deputy Director Earley mentioned the transition to a new system called Emphasys, which will enhance asset management capabilities, and noted the need for coordination between the current QuickBase system and the new platform. The discussion highlighted the overlap between project-specific issues and broader policy considerations, with the Board acknowledging that some topics may blur traditional boundaries between different forums.
- **Partnership and Funding Updates Meeting:** The meeting focused on updates regarding partnerships and funding processes. The Board clarified that the entry point for the Stormwater program is through the DC Green Bank, not DHCD. Deputy Director Earley provided updates on the 2026 Consolidated Request for Proposals (RFP) for Affordable Housing Financing and Development Sites, which received 30 completed applications totaling 3,620 units and \$336 million in subsidy requests. Regarding the HPTF OpenRFP, 38 concept meetings have been initiated, representing 825 units and \$114 million in requests. Director Green and Deputy Director Earley noted that while there is robust demand, developers need to secure other capital providers to move forward with projects.
- **Project Demand and Funding Allocations:** The advisory board meeting focused on discussing project demand and funding allocations. Director Green emphasized that while there is interest in projects, actual demand needs to be qualified, and not all projects will close this year. The Board inquired about the gap between \$336 million in applications and available resources from programs like National Housing (NHT), Community Development Block Grant (CDBG), and Home Investments Partnerships Program (HOME). Director Green explained that it's challenging to determine the exact gap as projects have different timelines, but moving toward an open RFP will provide better insight into annual needs. The Board discussed the need to clarify definitions around stabilization, preservation, and production categories in future applications.

NEXT STEPS

- Andre Gould: Provide breakdown of HPTF Open RFP concept meeting requests by category (preservation, production, stabilization) for next meeting.
- Chris Earley and Hunter Williams: Prepare and provide board report information on HPTF Open RFP pipeline, including concept, application, and underwriting phases, for the next meeting.
- Hunter Williams and Chris Earley: Coordinate the transition and integration of project data from QuickBase to Emphasys system over the next 3-6 months, including updates to the board as relevant.
- Advisory Board Members: Consider and provide recommendations for filling the remaining 5 seats on the 9-member board, including suggestions for representatives from different industries (e.g., financial services).
- Steve Glaude: Consult with Director Green and advisory board members regarding the May 19th meeting date (due to potential absence) to determine if rescheduling or quorum adjustment is needed.
- Chris Earley and Andre Gould: Report on the mix of preservation, production, and stabilization applications received in the HPTF Open RFP at the next meeting.

ADJOURNMENT

Chairperson Steve Glaude asked if there was a motion to adjourn the meeting. Sasha-Gaye Angus motioned to adjourn the meeting, the motion was seconded by Patrick McAnaney. The meeting adjourned at 1:30 PM.