

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

**MEETING MINUTES**

Thursday, February 20, 2020  
12:30 pm  
DHCD ROOM 318

**WELCOME**

**Susanne Slater, Chairperson**

The DHCD Housing Production Trust Fund Board convened in Room 318, 1800 Martin Luther King Jr. Ave. SE, Washington, DC., pursuant to notice at 12:59 pm, Susan Slater, Chairperson, presiding.

**Board Members Present:**

Susanne Slater  
Jim Knight  
Lynn French

**Also present:**

Polly Donaldson - DHCD Director  
Tsega Bekele – DHCD Interim Chief of Staff  
Richard Livingstone - DHCD Interim Deputy Chief of Staff and Communications Director  
Erin Wilson - DHCD DFD Deputy Manager  
Danilo Pelletiere – DHCD Housing Development/Policy Advisor  
Andrea Wise – DHCD DFD Project Manager  
Reuben Forman- DHCD Special Assistant to the Director

## **MINUTES**

Minutes from the October 2019, November 2019 and January 2020 were reviewed in order. Jim Knight moved to approve the October 2019 minutes. The motion was seconded by Lynn French. The minutes were approved with all members voting in favor. Lynn French moved to approve the November 2019 minutes. The motion was seconded by Jim Knight. The minutes were approved with all members voting in favor. Jim Knight moved to approve the January 2020 minutes. The motion was seconded by Susanne Slater. The minutes were approved with all members voting in favor.

## **DHCD UPDATE**

**Polly Donaldson, Director**

Director Donaldson opened the meeting by introducing new staff members to the board; Reuben Forman is joining DHCD as Special Assistant to the Director and will be the staff point of contact for the board. Richard will continue the roles he took on an interim basis in June as Deputy Chief of Staff and Communications Director. Reuben comes to DHCD from the Mayor's Office of Community Relations and Services where he served as Ward 1 Liaison. He was born and raised in Washington, DC. Reuben attended Washington University of St. Louis.

The Director's first update regarded the recent Council performance oversight hearing. The oversight hearing for DCHD was divided into two sessions, one day for public testimony another day for government witnesses. Twenty-three people provided public testimony; most of them were from the advocacy sector. Director Donaldson mentioned that in the time between the two hearings, it was announced that \$161 million of DC budget surplus would be added to the Housing Production Trust Fund. Further discussion focused on the questions that were asked during the hearings including issues with understanding that HPTF loans are deferred cash-flow loans.

Director Donaldson updated the group on the progress of stakeholder engagement around getting to 36,000 by 2025. Recently the agency had met with The Coalition for Non-Profit Housing and Economic Development (CNHED), Urban Land Institute (ULI), District of Columbia Building Industry Association (DCBIA), the Housing Association of Non-Profit Developers (HAND), and the Developer roundtable. The Director mentioned future engagement with the city's philanthropy community.

Following this discussion, the next update focused on the DHCD FY2021 budget. Director Donaldson explained to the board how the budget process works and mentioned that the FY21 budget would reflect the administrative cost of allocating the extra \$161 million to the HPTF.

Board Member Jim Knight asked how DC's robust housing investments would impact the surrounding municipalities. Director Donaldson responded by explaining the Metropolitan Washington Council of Governments (MWCOC) housing goals for the area, and how DC is working to achieve its share of the COG's goal. The conversation continued with a discussion of what board members have seen in neighboring municipalities.

## **HOUSING PRODUCTION TRUST FUND UPDATE**

**Erin Wilson, DHCD**

Erin provided an update on the agency HPTF project pipeline. So far, in FY20, six projects have been completed, four since the last HPTF board meeting. These projects included; Anacostia Gardens Apartments, HanTIV, Todd A lee Senior Residences at Kennedy Street, and 1100 Eastern Ave NW. In all these projects produced/preserved 366 units. Erin mentioned by the end of the fiscal

year, it's estimated that HPTF allocations would help fund the creation of 1,769 affordable units across 34 projects; with some of these projects carrying over into FY 21. Discussed ensued on how best to measure and communicate progress.

## **LEGISLATIVE UPDATE**

**Danilo Pelletiere, DHCD**

Danilo shared updates on legislation including the Housing Conversion Clarification Eviction Act that was recently introduced that provides for fees associated with the unit reduction to be sent to the Housing Production Trust Fund. It's unclear how many buildings would qualify and when it gets triggered. Danilo noted in response to board inquiry that conversations are ongoing with the Council regarding whether or not affordable housing projects would be exempt. Danilo also mentioned the LIHTC Transfer of Interest Act is moving along with the HPTC Transparency Amendment Act. Lastly, Danilo concluded his remarks by providing a brief update on the District Opportunity to Purchase Act.

Lynn French motioned to adjourn the meeting. The motion was seconded by Susanna Slater. All voted in favor. The meeting was adjourned at 2:09 pm.