

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

MEETING MINUTES

THURSDAY, JULY 18, 2019
12:30 pm
DHCD ROOM #318

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened in the Housing Resource Center, 1800 Martin Luther King Jr. Ave. SE, Washington, DC., pursuant to notice at 12:35 pm, Susan Slater, Chairperson, presiding.

Board Members Present:

Charles Lowery
Susanne Slater
Jim Knight*
Lynn French
Stan Jackson

Also present:

Polly Donaldson – DHCD Director
Tsega Bekele – DHCD Deputy Chief of Staff
Reshma Holla – DHCD DFD Deputy Manager
Richard Livingstone - DHCD Special Assistant
Danilo Pelletiere - DHCD Senior Advisor
Erin Wilson - DHCD DFD Deputy Manager

* present via telephone

MINUTES

Minutes from the May and June meetings respectively were unavailable for vote. Board staff agreed to have minutes for all previous meetings at the next monthly meeting.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson began her update by discussing the HPTF hearing at Council last week. The Board noted their engagement on the issue as well.

The Director shared the final NLC report highlighting a few best practices in the report including DC's case study on preservation. She noted that there are larger IZ requirements in other cities and there's a call for a robust national agenda on housing.

She noted we celebrated the closing of Worthington Woods with 394 units preserved bringing the total number of units preserved through the fund in just its first 8 months to over 1,000 units. With the latest round of preservation fund dollars, we now have twin \$100M funds.

With FY 18 and FY 19 funds allocated to fund managers, they're already largely spoken for. An RFA will go out for a new fund manager shortly and then FY20 funds will be available for preservation.

The Director shared the week-long consultation we did with the Urban Land Institute and their Advisory Services Panel. Draft recommendations were released the previous Friday and a final presentation will be made at the ULI Fall Meeting.

Director Donaldson shared that in continuation of her regional work that her and Director Trueblood will be attending the COG Board Retreat. At the retreat they'll be discussing targets for achieving additional amount of housing across the income spectrum, noting DC already has it's goal for 36,000 new units, 12,000 of which will be affordable.

Finally, she shared that we were planning a NYC Housing Leadership Trip with the Deputy Mayor, HFA, DCHA, and OP. We look forward to learning about how they're financing repair of public housing and other innovative financing and governing mechanisms broadly.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson, DHCD

Erin shared the 2019 RFP was released on June 28th and will be due on September 18th. An orientation will be held on July 25th at 10am to work through changes and answer questions. Related, the final QAP for LIHTC was also released on June 28th.

She noted that the first closing of the Oramenta Newsome Predevelopment Loan Fund occurred with Jubilee Kalorama.

The board discussed the pipeline in light of essentially obligating the entire fund from previous FY.

LEGISLATIVE UPDATE

Danilo Pelletiere, DHCD

Danilo shared that we've been working with DHS to look at changes in PSH and those changes will be shared at the RFP orientation.

He highlighted three pieces of legislation we're following related to HPTF including HPTF Transparency, DOPA, and TOPA.

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Stan Jackson. All voted in favor. The meeting was adjourned at 1:40pm.