

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

Meeting Minutes

Thursday, June 17, 2021

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:33 pm, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Chapman Todd (joined at 12:36pm)

Stan Jackson

Charles Lowery (left at 12:45pm)

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

Anna Scallett – DHCD Project Manager

Joseph Knackstedt – DHCD Project Manager

Reshma Holla – DHCD DFD Deputy Manager

Tiphonie Jones – DHCD Project Manager

Laverne Scott – DHCD Project Manager

MINUTES

Minutes from the April meeting were not available for review by the board. Minutes from this meeting and the March and April meetings will be voted on together in July.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson began her update by congratulating Charles and Susanne on their reappointments to the board. She also announced a return-to-work schedule whereby Managers must return on June 7th and Career Staff by July 12th.

She went on to highlight the proposed Fiscal Year (FY) 21 supplement and FY 22 budgets, highlighting key investments including \$400 million in the Housing Production Trust Fund (HPTF) with \$150M in FY 21 and \$250M in FY 22 and the matching Local Rent Supplement Program (LRSP) to ensure the statutory minimum of 50% of the units below 30% of the Median Family Income (MFI). She also noted the Faith Based Housing Initiative, Accessory Apartments Demo, Housing Preservation Fund, Affordable Housing Acquisition Fund, DC Low Income Housing Tax Credit (LIHTC), Property Tax Relief, Home Purchase Assistance Programs (HPAP) and the Building Energy Performance Standards (BEPS).

The board discussed these new investments with a focus on the administrative change to LRSP.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Deputy Manager, DFD

Erin shared that the agency was hoping to open the Oramenta Newsome Predevelopment Loan Fund again this summer. She announced we're projecting 931 units closed with \$121 million in gap financing (not just HPTF) in FY 21.

Erin announced the selection of 8 additional projects that the division will proceed to understand, making for a healthy start of an FY 22 pipeline.

With the announcement of the Mayor's budget, we could expect to release a Request for Proposals (RFP) soon but not until the Qualified Allocation Plan (QAP) is complete which will also be released.

The board discussed whether we are seeing more units per project in this year's closings and the answer was no.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo reported that the District Opportunity to Purchase Act (DOPA) legislation was approved. As noted in the Director's update, he also shared the reappointment of Susanne and Charles to the board but otherwise no HPTF related legislation other than the existing budget announcements.

ADJOURNMENT

Chapman Todd motioned to adjourn the meeting. The motion was seconded by Stan Jackson. The motion carried unanimously and was conducted by roll call vote. The meeting was adjourned at 1:35 pm. The next HPTF board meeting will be held July 22nd at 12:30 pm.