

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

Meeting Minutes

Thursday, March 18, 2021

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:35 am, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Chapman Todd

Stan Jackson

Charles Lowery (left 12:42pm)

Lynn French (joined 12:42 pm)

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

Mikael Briscoe – DHCD DFD Office Coordinator

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

MINUTES

Members of the board reviewed minutes from the January Housing Production Trust Fund (HPTF) board meeting. Charles Lowery motioned to approve the January 2021 minutes. The motion was seconded by Stan Jackson. The motion carried unanimously and was conducted by roll call vote. Members of the board subsequently took up minutes from the February HPTF board meeting. Charles Lowery motioned to approve the February 2021 minutes. The motion was seconded by Stan Jackson. The motion carried unanimously and was conducted by a roll call vote.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson updated the board on the agency's continued modified operating status. She discussed continued COVID-19 relief efforts including rent assistance noting we continued to implement the COVID-19 Housing Assistance Program (CHAP) and new federal Emergency Rental Assistance (ERA) with a program to come, noting both housing providers and tenants can apply for both.

Director Donaldson announced DHCD Deputy Director Sheila Miller would be departing for a new roll with the Office of the Deputy Mayor for Planning and Economic Development running their New Communities Initiative.

Director Donaldson discussed her focus on investing HPTF at the statutory mandated 50% under 30% MFI, including changes we hoped to steward through the budget process to make this possible like further aligning HPTF with the Local Rent Supplement Program (LRSP).

It was shared that the American Rescue Plan included \$19 million in HOME funds to DC and we were in discussion with the Department of Human Services on site based Permanent Support Housing (PSH).

Finally, she concluded her remarks by providing an update on the progress of the Saving DC's Rental Housing Market Strike Force which continues to meet.

The board discussed the Council's performance oversight and asked about timing of upcoming resources, including when we would release the next Request for Proposals. Director Donaldson responded that we would release later this year, once we have a better number of what final resources, the agency will be able to devote to the RFP, notable with the passing of a budget.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Deputy Manager, DFD

Erin provided an update on the HPTF pipeline. She shared there were no additional closings since the last time the board met in February. Abrahams Hall Assisted Living is scheduled to close next week and would deliver 54 units of assisted living, PSH, using 9% Low Income Housing Tax Credits (LIHTC), HPTF, Medicaid for services and LRSP. She shared projects continue to move through the agency's loan review committee and we will continue to send loan closing packages to Council before their summer recess to close on 12 projects this fiscal year. She discussed refinements the agency is making to the Oramenta Newsome loan fund to make it easier to access and get to closing, sharing we expect to launch the next round of funding in a few months noting all applications from the first round of funding have closed.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo shared the agency is in the performance and budget hearing process with no bills or hearings related to HPTF. He highlighted a few bills related to bed bugs, eviction and Emergency Rental Assistance Program reforms.

The board proceeded to discuss administrative discretion in spending federal funds while noting the rules and regulations associated.

ADJOURNMENT

Lynn French 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 1:15 pm. The next HPTF board meeting will be held April 15th at 12:30 pm.