

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

**MEETING MINUTES**

THURSDAY, OCTOBER 17, 2019  
12:30 pm  
DHCD HOUSING RESOURCE CENTER

**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 12:39 pm, Susan Slater, Chairperson, presiding.

**Board Members Present:**

Susanne Slater  
Jim Knight  
Lynn French  
Stan Jackson  
Lakeeshia Fox

**Also present:**

Polly Donaldson – DHCD Director  
Tsega Bekele – DHCD Interim Chief of Staff  
Reshma Holla – DHCD DFD Deputy Manager\*  
Richard Livingstone - DHCD Interim Deputy Chief of Staff and Communications Director  
Erin Wilson - DHCD DFD Deputy Manager  
Anna Scallet – DHCD DFD Project Manager  
Andrea Wise – DHCD DFD Project Manager  
Sheila Miller – DHCD Deputy Director – Programs  
Danilo Pelletiere – DHCD Housing Development/Policy Advisor

\* present via telephone

## **MINUTES**

Minutes from the September 2019 meeting were reviewed. Stan Jackson moved to approve the September 2019 minutes. The motion was seconded by Lynn French. The minutes were approved by voice vote, Jim Knight not present not voting.

### **DHCD UPDATE**

**Polly Donaldson, Director**

Director Donaldson announced we were in the middle of the Housing Week where earlier in the week the Mayor released her Housing Equity Report, distributing the 36,000 new unit goal and 12,000 affordable goal across the District's 10 planning areas. Chair Susanne Slater was in attendance at the event. Today we'll be celebrating the ribbon cutting of Walter Reed HELP USA where DHCD provided Community Development Block Grant (CDBG) funding, reminding folks that investing in this historic project with CDBG meant we weren't able to provide our housing counseling CBOS as much money as in previous years. Also, this afternoon we're celebrating a ribbon cutting for the Harlow. And finally, at the end of the week celebrating the groundbreaking for the Grimke school in Ward 1. She encouraged board members to participate and attend.

Director Donaldson provided a recap of her High-cost Cities Housing Forum experience as they were just in DC. Issues discussed including federal support for affordable housing, including public housing, as well as rent control. She provided updates on new Housing Directors who joined the group including Seattle and Denver. She noted that Boston is the most similarly situated city to DC is board members wanted to look towards another city for benchmarking purposes. Finally, she noted that we provided the group tours of the Conway Residences and Phyllis Wheatley.

Director Donaldson discussed our Analysis of Impediments (AI) work, encouraging members to review the draft AI as our coalition partners like CNHED would be reviewing and preparing comments also. She reminded members we are also engaged in a regional AI process with the Metropolitan Washington Council of Governments (COG) and the process for this effort has started.

Finally, Director Donaldson provided members with a copy of the Housing Equity Report and highlighted its purpose; distributing our housing goals across planning areas. She noted we are working with OP on engagement and are in lock step. She discussed why rent control and DC Housing Authority properties were not included in the report or goals.

The board engaged in conversation and inquiries on these updates including inquiring about best practices in other cities and states, like California HPTF, the Opportunities Starts at Home Campaign, and nationalizing of housing issues.

### **HOUSING PRODUCTION TRUST FUND UPDATE**

**Erin Wilson, DHCD**

Erin shared the close out figures for Fiscal Year (FY) 2019, noting we spent \$121.7M in HPTF to fund 937 units. For the Oramenta Newsome Loan Fund we closed 2 predevelopment loans with another 7 more developments in the pipeline.

### **LEGISLATIVE UPDATE**

**Danilo Pelletiere, DHCD**

Danillo shared that the hearing on our Tenant Opportunity to Purchase Act (TOPA) Exemption was successfully held on October 2<sup>nd</sup>. He also provided updates on pending legislation to clarify the

District Opportunity to Purchase Act (DOPA) and the HPTF Transparency Act that we continue to monitor.

## **INNOVATIVE SOLUTIONS DISCUSSION**

**ALL**

The board concluded the meeting by discussing innovative solutions to affordable housing finance including new sources/leverage tools, expanding use of existing tools, and efficiency/cost saving measures that could be explored to help achieve our shared 36,000 new unit goal.

Stan Jackson motioned to adjourn the meeting. The motion was seconded by Jim Knight. All voted in favor. The meeting was adjourned at 2:02pm.