



**MURIEL BOWSER**  
**MAYOR**

July 27, 2020

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

In accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01), and pursuant to section 3a of the Housing Production Trust Fund Act of 1988, effective June 8, 1990 (D.C. Law 8-133; D.C. Official Code § 42-2802.01), I am pleased to nominate the following person:

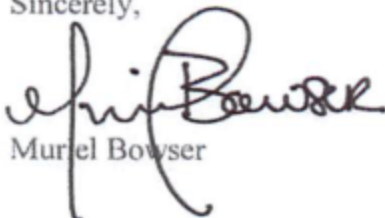
Mr. Chapman Todd  
43<sup>rd</sup> Place, NW  
Washington, DC 20016  
(Ward 3)

for appointment as a representative of the nonprofit housing production community member of the Housing Production Trust Fund Board, replacing Sue Ann Marshall, for a term to end January 14, 2023.

Enclosed, you will find biographical information detailing the experience of Mr. Todd, together with proposed resolution to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of this nomination for confirmation. Please do not hesitate to contact me, or Steven Walker, Director, Mayor's Office of Talent and Appointments, should the Council require additional information.

Sincerely,

  
Muriel Bowser

  
Chairman Phil Mendelson  
at the request of the Mayor

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6 A PROPOSED RESOLUTION  
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9 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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13 To confirm the appointment of Mr. Chapman Todd to the Housing Production Trust Fund  
14 Board.

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16 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
17 resolution may be cited as the "Housing Production Trust Fund Board Chapman Todd  
18 Confirmation Resolution of 2020".

19  
20 Sec. 2. The Council of the District of Columbia confirms the appointment of:

21  
22 Mr. Chapman Todd  
23 43rd Place, NW  
24 Washington, DC 20016  
25 (Ward 3)  
26

27 as a representative of the nonprofit housing production community member of the Housing  
28 Production Trust Fund Board, established by section 3a of the Housing Production Trust Fund  
29 Act of 1988, effective June 8, 1990 (D.C. Law 8-133; D.C. Official Code § 42-2802.01),  
30 replacing Sue Ann Marshall, for a term to end January 14, 2023.

31 Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution,  
32 upon its adoption, to the nominee and to the Office of the Mayor.

33 Sec. 4. This resolution shall take effect immediately.



Executive Office of the Mayor - Office of Talent and Appointments  
John A. Wilson Building | 1350 Pennsylvania Avenue, Suite 600 | Washington, DC 20004

### Chapman Todd



Chapman Todd has 25 years of experience working for non-profit social service and housing agencies in the Washington DC area. Since 2010, he has been the Principal of Jaydot LLC, which consults on the development of supportive and affordable housing projects, with a particular emphasis on working with faith-based organizations to create apartment units for persons who have been homeless.

Mr. Todd previously served as the Director of Housing Development, and the Division Director for Housing Programs at Catholic Charities, overseeing 20 permanent housing, emergency shelter, and transitional housing facilities. Prior to that, Mr. Todd spent nine years at D.C. Central Kitchen, where he helped establish and grow this nationally recognized food and job training program.

A resident of Ward 3, Mr. Todd is a graduate of Connecticut College and the George Washington University Law School.

## CHAPMAN TODD



### PROFESSIONAL EXPERIENCE

#### Housing Development and Social Services Consultant Jaydot LLC, Principal

May 2010 – Present

Project work targeted on the development and operation of affordable housing projects in the Washington DC area, with a particular emphasis on permanent supportive housing for extremely low income individuals and families exiting homelessness. Current development projects include:

- Lead Consultant/Project Manager for a 77 unit all-affordable housing rehabilitation project targeting to serve formerly homeless Veterans, located on the former Walter Reed Army Medical Center campus in the District of Columbia. Total development cost is \$18M. Financing on the project closed in spring of 2018, and occupancy started in December 2019; continued consulting work on this project includes on-going supervision role in the building on the coordination of property management and resident services programming.
- Lead Consultant/Project Manager for Diane's House, a 42 unit all-affordable new construction apartment building with a total development budget of \$13M. Thirty-nine of the units will be permanent supportive housing for individuals and families exiting homelessness. Financing closed in December 2018 and occupancy is expected spring 2020.
- Lead Consultant/Project Manager for North Capitol Commons, a 124 unit all-affordable new construction apartment building with a total development cost of \$33M. Sixty of the units are supportive housing for Veterans exiting homelessness, 43 units are for persons at 60% AMI or below, and 17 units are reserved for clients of the Department of Behavioral Health (DBH). Construction was completed and fully occupied in December 2016; continued consulting work on this project includes on-going supervision role in the building on the coordination of property management and social services programming.

On these development projects, responsibilities have included navigating all aspects of the projects from inception through completion, including leading community engagement, facilitating political and regulatory processes, securing financing and ongoing operating supports, and coordinating service delivery programming.

Experience in securing and coordinating Low-Income Housing Tax Credits, bond financing from the D.C. Housing Finance Agency, D.C. Housing Production Trust Funds, Federal HOME funds, Department of Behavior Health (DBH) capital funding, Department of General Services (DGS) capital funding, D.C. Housing Authority capital funding, Department of Human Services (DHS) supportive services funding, Local Rent Supplement Program (LRSP) operating subsidy, private equity, project-based Veterans Affairs Supportive Housing vouchers (VASH), and significant philanthropic support.

#### Other current and recent consulting projects include:

- Serving as the Campaign Coordinator of Montgomery County MD's efforts to end Veteran homelessness (Zero:2016) and chronic homelessness (the Inside Not Outside campaign)
- Working with several District-based social service providers to develop on-site supportive services models
- Partnering on a philanthropy-driven development of a housing model for Returning Citizens
- Serving as Project Manager / Lead Consultant with a large emergency shelter provider on a redevelopment plan for its facility and programs

## PROFESSIONAL EXPERIENCE, (cont.)

**Catholic Charities of the Archdiocese of Washington**      January 2002 – May 2010

Director of Housing Development (2008 – 2010)

Responsible for advancing the organization's strategic goal to create affordable housing for low and moderate income individuals and families. Primary oversight for all existing and future Catholic Charities' affordable housing projects from conception, through construction and completion, and then to ongoing management. This position reported to the President/CEO of the organization.

Division Director, Housing and Support Services Division (2005 – 2008)

Regional Director, Housing and Support Services (2002 – 2005)

Responsible for developing and managing all Catholic Charities' housing programs for persons that are homeless or formerly homeless in the District of Columbia, and Montgomery, Prince George and Charles Counties, Maryland. Programs provided overnight shelter, transitional housing, permanent housing, and social services at 18 sites for more than 1,800 persons daily, with an annual budget of approximately \$10M.

Responsibilities also included fiscal oversight, budget development, strategic planning, program development and implementation, contract oversight, program evaluation, fundraising, grant writing, and supervision of approximately 220 staff persons working at the Housing and Support Services programs.

Throughout tenure at Catholic Charities, represented the organization with federal and local governmental agencies (including U.S. Department of Housing and Urban Development, D.C. Department of Human Services, D.C. Department of Health, D.C. Department of Mental Health, Montgomery County Department of Health and Human Services, and Prince George's County Department of Social Services), local government elected bodies, foundations, other funding sources, community groups, national advocacy groups, and coalitions made up of provider organizations and government officials.

**IONA Senior Services, Washington, DC**

1998 - 2002

Director of Community Programs, with responsibility for management of programs to benefit independently-living frail senior citizens at multiple sites in the Washington area.

**D.C. Central Kitchen, Washington, DC**

1990 - 1998

Associate Director, with responsibility for supervision and oversight of all daily operations of the organization, which combined an innovative and nationally recognized food distribution program with a comprehensive job training program for persons that were homeless. As part of the two-person management team at the organization, this position reported directly to the organization's Board of Directors.

**Fresh Start Catering, Washington, DC**

1996 - 1998

Co-founder and General Manager of this revenue-generating project of the D.C. Central Kitchen which provides catering and contract food service, while employing formerly homeless men and women. This role with Fresh Start was concurrent with Associate Director position at D.C. Central Kitchen.

## **EDUCATION**

**George Washington University Law School, Washington, DC**  
Juris Doctor (degree earned while continuing to work full-time), 1996

**Connecticut College, New London, CT**  
Bachelor of Arts, 1987

## **CONTINUING EDUCATION**

Housing Development Finance Professional (HDFP) Certification from the National Development Council, 2012

## **PROFESSIONAL AFFILIATIONS**

Admitted to the Bar of the District of Columbia, 1998  
Member, D.C. Bar Association, 1998-present  
Admitted to the Bar of the State of Maryland, 1996 (current inactive status)  
District of Columbia Property Management License, effective beginning January 2020

## **OTHER RECENT ACTIVITIES**

### **District of Columbia Interagency Council on Homelessness (DCICH)**

Member, 2006 – present  
Member, Executive Committee, 2010 - present  
Co-Chair, Housing Solutions Committee, 2015 - present  
Co-Chair, Emergency Response and Shelter Operations Committee, 2006-2014

### **Montgomery County, Maryland Interagency Commission on Homelessness (MCICH)**

Co-Chair and Voting Member, Communications Committee, 2017 – 2019  
Voting Member, Operations Committee, 2015 - 2019

### **Coalition for Non-Profit Housing and Economic Development (CNHED)**

Board of Directors, 2010 - present  
Board Treasurer and Chair, Finance and Audit Committee, 2013 - 2018  
Member, Executive Committee, 2013 - 2018  
Co-Chair, Supportive Housing Work Group, 2010-2014

### **IONA Senior Services**

Board of Associates, 2010 – present  
Board of Directors, 2002 - 2008

### **So Others Might Eat (SOME)**

Member, Finance Committee of the Board of Directors, 2015 - 2019

**Commissioner, D.C. Advisory Neighborhood Commission (ANC) 3E - 2003 to 2006**

**Leadership Washington - Class of 1999**

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Executive Office of Mayor Muriel Bowser



Office of the General Counsel to the Mayor

**To:** Ronan Gulstone, Steve Walker  
**From:** Betsy Cavendish  
**Date:** March 9, 2020  
**Subject:** Legal sufficiency review of Resolution nominating Victoria Pastushenko and Chapman Todd to the Housing Production Trust Fund Board

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**This is to Certify that** this office has reviewed the above-referenced legislation and found it to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call me at 202-724-7681.

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Elizabeth Cavendish