

**DISTRICT OF COLUMBIA HOUSING AUTHORITY  
BOARD OF COMMISSIONERS**

**FINAL MEETING MINUTES  
Emergency Brown Bag Meeting  
Executive Directors' Conference Room  
1133 N. Capitol St. NE  
September 24, 2018**

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Commissioner Neil Albert, Chairman (via phone)      **BOARD MEMBERS PRESENT**  
Commissioner Bill Slover  
Commissioner Aquarius Vann-Ghasri  
Commissioner Kenneth Council  
Commissioner Franselene St. Jean  
Commissioner Jose Ortiz Gaud (via phone)  
Commissioner Brian Kenner (via phone)  
Commissioner Nakeisha Neal Jones

Commissioner Frank Lancaster      **BOARD MEMBERS ABSENT**  
Commissioner Ken Grossinger

Chairman Albert called the meeting to order on      **CALL TO ORDER**  
Monday, September 24, 2018 at approximately  
10:34 am.

Chairman Albert asked Vice Chairman Slover to      **RESOLUTION:**  
Chair the meeting since he was present. Director      **18-30 TO ADOPT EMERGENCY**  
Garrett provided the Board with an overview of      **REGULATIONS TO AMEND**  
resolution 18-30 stating that 162 units were lost at      **THE HCVP LIMITED LOCAL**  
Arthur Capper due the fire there. DCHA contributes      **PREFERENCES FOR ARTHUR**  
ACC subsidy and did not own or manage the      **CAPPER SENIOR I**  
building. The resolution would assist the displaced  
residents in finding permanent replacement  
housing. Department of Housing and Community  
Development (DHCD) and Housing Finance  
Agency (HFA) are working in conjunction with  
DCHA to identify units.

Commissioner Neal Jones asked what the impact  
would be. Director Garrett stated that it is difficult  
to know. That DCHA is utilizing all resources. The  
residents are elderly and may be frail. Some have  
failing health. This may shape how many vouchers

or PBV's will be used. Commissioner St. Jean asked if ADA is in place. Director Garrett stated that we do know the number of Uniform Federal Accessibility Standard (UFAS) units we can offer. He further stated that DCHA would not lose the vouchers if residents decided to return.

Commissioner Slover asked what the owners' responsibility is. Andrea Powell, Assistant General Counsel stated that under the lease the owner is responsible for finding housing for the displaced residents. She further stated that there are multiple parties involved in this process. Chairman Albert asked if the private entity has used its insurance first. There was discussion regarding legal and moral responsibility and what DCHA's stance should be regarding the Arthur Capper fire and displaced residents. Director Garrett commented that legally it's the owners' responsibility but the Housing Authority still provides the subsidy and these are DCHA residents. There was discussion regarding renters insurance and the displaced residents' personal belongings. Commissioner Vann-Ghasri states there was testimony in previous Board meetings from a resident at Arthur Capper Senior who often complained of mechanical failures at the building as well as the management company. Commissioner Slover asked how we DCHA can avoid this type of situation again. It was also asked how vouchers are available. Director Garrett stated that vouchers are available through attrition. Ron McCoy, Director of HCVP stated that about 300 vouchers come back to the Agency annually through attrition. Kenneth Slaughter, General Counsel explained how we arrived at offering vouchers and other resources citing partly due to being in the midst of crisis. Chairman Albert stated that he wanted to make sure that the landlord has exhausted all of their resources and doing everything they should be doing. There was discussion regarding the owner placing residents in

unsubsidized housing if necessary and making sure the landlord take responsibility regardless of how the rent is being paid. There was discussion regarding where residents are being housed now in local hotels and why the City was paying for the stay. The Chair recommended to the Board that the resolution be put on hold until staff can assure the Board that all other resources have been exhausted. The Board agreed and Vice Chairman Slover adjourned the meeting.

The meeting was adjourned at 11:18 am.

**ANNOUNCEMENTS AND  
ADJOURNMENT**