

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

FINAL MEETING MINUTES

Brown Bag Meeting

Highland

656 Atlantic Street SE

October 10, 2018

Commissioner Neil Albert, Chairman
Commissioner Bill Slover
Commissioner Aquarius Vann-Ghasri
Commissioner Ken Grossinger
Commissioner Kenneth Council
Commissioner Franselene St. Jean
Commissioner Antonio Taliaferro
Commissioner Jose Ortiz Gaud
Commissioner Nakeisha Neal Jones

BOARD MEMBERS PRESENT

Commissioner Brian Kenner

BOARD MEMBERS ABSENT

Kenneth Slaughter, General Counsel performed the swearing in of the new Resident Commissioner Mr. Antonio Taliaferro as witnessed by Alethea McNair, Manager of Board Relations and Kim Cole, Director of Planning prior to the call to order.

SWEARING IN

Chairman Albert called the meeting to order on Wednesday, October 10, 2018 at approximately 11:03 am.

CALL TO ORDER

The minutes of September 12th, September 19th & September 24, 2018 were addressed and accepted.

**MINUTES: SEPTEMBER 12th,
SEPTEMBER 19th & SEPTEMBER 24,
2018**

Director Garrett gave a brief overview of resolution 18-27 stating that DCHA will work with other DC Agencies to identify funding sources for up to 106 projects that are under consideration for Local Rent Supplement Program operating subsidy. Chairman Albert asked what DCHA's involvement was with the underwriting. Alastair Smith of the Office of Capital Programs (OCP) stated that part of DCHA's involvement was the commitment letter and architectural renderings. He also stated that

**RESOLUTIONS:
18-27 TO APPROVE THE USE OF
LOCAL SUBSIDIES TO SUPPORT THE
CREATION OF AFFORDABLE
HOUSING IN THE DISTRICT OF
COLUMBIA FOR FY 2018**

based on the financial feasibility LRSP serves a lower income level. Commissioner Vann-Ghasri asked if any of the projects were gender specific. It was stated that they are not. There was discussion regard DHCD's request for proposals.

Director Garrett stated that resolution 18-28 was for the approval of the fiscal year 2018 capital fund. He stated that across the Board all DCHA properties seem to be deteriorating at the same rate. Commissioner Slover asked to how the funds would be allocated to each unit overall. Michael Brown of OCP stated the various projects that the \$21 million dollar overall budget would be used for and supplemental funding for public safety. Chairman Albert asked what portion of the funds are Federal. Mr. Brown stated that the funds are 100% Federal. There was discussion why public safety is funded from a portion of the capital funds. Commissioner Slover asked if there was any other funding source available for public safety knowing the capital needs. There was discussion regarding additional funds being released from HUD. Commissioner St. Jean asked to know what units were approved for RAD. Director Garrett stated that he would inform the Board of the sites approved by HUD and will potentially have RAD conversion. There was additional discussion regarding how the funds are used for public safety.

Chairman Albert recommended that the Board move to close this meeting to discuss Resolution 18-31 - To Authorize the Execution of a Contract for Consulting Services to Facilitate an Agency Strategic Planning Process, which includes discussion of the position to be taken in negotiating the price and other material terms of a contract, pursuant to D.C. Code § 2-575(b)(2). A motion was made and properly seconded and the meeting was closed.

18-28 TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2018 CAPITAL FUND

18-31 TO AUTHORIZE THE EXECUTION OF A CONTRACT FOR CONSULTING SERVICES TO FACILITATE AN AGENCY STRATEGIC PLANNING PROCESS

BRIEFINGS:

FINANCIAL UPDATE

Barbara Chen, Director of Finance provided the Board a briefing on the operating budget vs. actual analysis and the agency-wide monthly income and expenses report. Ms. Chen also stated that outstanding loan was \$44.9 million. There was discussion regarding the sale of some scattered sites and the resulting increase of revenue.

SECURITY CAMERA UPDATE

Chief Maupin of the Office of Public Safety provided an update to the Board regarding security cameras. He stated that there are 1,221 cameras throughout the portfolio. 19 are real time cameras that are monitored. He emphasized that that there are no cameras inside the homes of individuals' homes. He stated that Highland has 69 cameras in common areas and there are power boxes inside units to supply power to the cameras. Director Garrett added that he showed the power boxes to the residents at Highland at a resident meeting and explained to them that they were only to supply power. It was asked how long it takes to repair a down camera. The Chief stated that it is usually repaired within 24 hours even if it damaged or vandalized. He also added that recently some remaining Barry Farm residents have complained of insufficient lighting on the property. OPS have added mobile lights to the affected areas.

EXECUTIVE DIRECTOR'S UPDATE

Director Garrett stated that HUD has set the 2019 Fair Market Rents (FMR) at the 40th percentile. DCHA wants to keep FMR at the 50th percentile as it has been for the last 3 years. This allows for the use of the vouchers in more areas of the City. As such, DCHA will pursue a substantial amendment to the MTW Plan. Director Garrett also updated the Board on residents returning to Arthur Capper to retrieve their belongings stating that it was determined that it would be too traumatic as well as hazardous for residents to do so and that there are

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ongoing discussions and likely a company will be hired to retrieve the belongings on their behalf.

The meeting was adjourned at 12:56 pm.

**ANNOUNCEMENTS AND
ADJOURNMENT**