

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

DRAFT BROWN BAG MEETING MINUTES

**DCHA Headquarters
1133 N. Capitol St., NE
Executive Director's Conference Room
February 13, 2019
11:00 am**

(Final Minutes will be published once approved)

Commissioner Kenneth Council **BOARD MEMBERS PRESENT**

Commissioner Bill Slover

Commissioner Aquarius Vann-Ghasri

Commissioner Antonio Taliaferro

Commissioner Franselene St. Jean

Commissioner Ken Grossinger

Commissioner Jose Ortiz Gaud (via video)

Commissioner Brian Kenner

Commissioner Nakeisha Neal Jones

Commissioner LeJuan Strickland (via video)

Commissioner Neil Albert, Chairman **BOARD MEMBERS ABSENT**

Vice Chairman Council called the meeting to order on Wednesday, February 13, 2019 at approximately 11:15 am. **CALL TO ORDER**

The minutes of December 12, 2018 and the minutes of the Annual meeting of December 12, 2018 were not addressed. **MINUTES: DECEMBER 12, 2018 AND ANNUAL MEETING DECEMBER 12, 2018**

Kim Cole, Director of Planning came before to the Board to ask for permission to publish regulations for implementation of the HUD public housing over-income rule. Ms. Cole stated that the regulations outline the process of how households are notified as well as how the policy is adopted. She further stated that the regulations would be published in March. Vice-Chairman Council asked if any of the over-income households would be eligible for homeownership. Ms. Cole stated that is a possibility and that the households would be presented with the information about the program. Commissioner Slover asked if the resident is over-income they don't lose their housing they just pay more rent. It was stated that the resident would not **BRIEFINGS FROM OPERATIONS AGENDA:**

PERMISSION TO PUBLISH REGULATION FOR IMPLEMENTATION OF THE HUD PUBLIC HOUSING OVER-INCOME RULE

be terminated on the basis that they are over income.

Watson Fennell, Director of Fair Hearings provided the Board with a presentation with an update on the grievance process. Commissioner Slover stated that the advocate community believes that there has been an increase in the termination of vouchers. He has requested a 5 year review to see if there has been an increase in the termination of vouchers. Ken Slaughter, General Counsel stated that they have been working closely with the advocate community.

Vice-Chairman Council recommend that the Board move to close the meeting to discuss the following topics, 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): Resolution 19-02 To Authorize the Execution of Contracts for General Legal Services; and Resolution 19-03 To Authorize the Executive Director to Execute Contract Modifications for Private Management Services. A motion was made and properly seconded. The meeting was closed.

Director Garrett presented resolution 19-04 to the Board. Vice -Chairman Council asked if the DC Council would be speaking on Park Morton tomorrow. It was stated that a hearing is to take place at the DC Court of Appeals tomorrow regarding Bruce Monroe. Commissioner Neal Jones asked what the impact of the resolution would be. Director Garrett stated that the households with children 6 and under have been taken care of and that this is to assist the remaining households. Chelsea Johnson Deputy Executive Director, Special Counsel reiterated that relocating families have been addressed with all household with children under 6 but remaining units with other hazards are still being addressed. There was additional discussion regarding the interim controls at Park Morton.

GRIEVANCE PROCESS UPDATE

RESOLUTIONS:

19-02 TO AUTHORIZE THE EXECUTION OF CONTRACTS FOR GENERAL LEGAL SERVICES

19-03 TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACT MODIFICATIONS FOR PRIVATE MANAGEMENT SERVICES

19-04 - TO AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO MEMORANDUM OF UNDERSTANDING WITH THE OFFICE OF DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT TO PROVIDE FUNDING FOR PARK MORTON INTERIM CONTROLS

Andrea Powell, Supervisory Counsel of Office of General Counsel presented the resolution 19-05 to the Board stating that this resolution is to adopt emergency regulations for limited local preference. Specifically this resolution would allow offering public housing residents a project based unit for a public safety, relocation or mandatory transfer only after all other options have been exhausted. Commissioner Slover asked how many RAD units DCHA currently has. It was stated that there are 44, Columbia and Colorado. Commissioner Neal Jones asked what the anticipated frequency is. It was stated that this is last resort option and is not expected to be used frequently.

Merrick Malone, Director of the Office of Capital Programs (OCP) introduced Darrell Davis, Chief Development Officer and Alex Morris Chief of Planning and Construction to the Board. Mr. Davis then presented a portfolio stabilization update. There was discussion regarding different variables in the redevelopment area and that OCP will keep the Board well informed as well as advocate groups. Commissioner Slover requested that resolutions be brought to the Board twice to allow for a longer period of time to review them. Commissioner Vann-Ghasri proposed allowing advocate feedback via the DCHA website. There was additional discussion regarding the DCHA headquarters update.

Barbara Chen provided a financial update to the Board indicating the report shows a surplus however all invoices have not yet been received. Director Garrett asked if it was expected to be reconciled by 2nd quarter. The reply was yes.

The meeting was adjourned at approximately 1:04pm.

19-05 - TO ADOPT EMERGENCY REGULATIONS TO AMEND THE HCVP LIMITED LOCAL PREFERENCES TO PROVIDE PROJECT-BASED UNITS AS A HOUSING OPTION

BRIEFINGS:

PORTFOLIO STABILIZATION UPDATE

FINANCIAL UPDATE

ADJOURNMENT