

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

DRAFT MEETING MINUTES

Brown Bag Meeting

Executive Directors' Conference Room

1133 N. Capitol St. NE

July 11, 2018

(Final Minutes will be published once approved)

Commissioner Bill Slover, Vice Chair
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Frank Lancaster
Commissioner Franselene St. Jean

BOARD MEMBERS PRESENT

Commissioner Neil Albert, Chairman
Commissioner Nakeisha Neal Jones
Commissioner Jose Ortiz Gaud
Commissioner Ken Grossinger

BOARD MEMBERS ABSENT

Vice Chairman Slover called the meeting to order on Wednesday, July 11, 2018 at approximately 11:08 am.

CALL TO ORDER

The meeting minutes of June 13, 2018 were addressed and accepted.

**MEETING MINUTES:
BROWN BAG AND ANNUAL
MEETING JUNE 13, 2018**

An overview was presented to the Board regarding Resolution 18-12. There was discussion about maintaining the space after the demolition of the 33 units at Lincoln Heights. Director Garrett added that DCHA would guard against dumping and maintain the space. There was also discussion regarding rodent abatement and ensuring the demolition would not create a rodent issue in and around other buildings at Lincoln Heights.

**RESOLUTIONS:
18-12 TO AUTHORIZE DCHA TO
ENTER INTO A MEMORANDUM OF
UNDERSTANDING WITH THE
OFFICE OF THE DEPUTY MAYOR TO
FUND THE DEMOLITION OF 33
UNITS AT LINCOLN HEIGHTS**

An overview of Resolution 18-13 to authorize an Enterprise Resource Planning Software was presented to the Board by the Information Technology Department what departments the software upgrade would support. The upgrade for the software was necessary because the current

**18-13 TO AUTHORIZE THE
EXECUTION OF A CONTRACT OR
AN ENTERPRISE RESOURCE
PLANNING (ERP)
SYSTEM SOLUTION**

software has reached the end of its lifecycle. There was discussion regarding Section 3. Commissioner Vann-Ghasri thanked the staff for clarifying the language in the Section 3 portion of the memo to the resolution to better explain what the Section 3 funds received from this contract would be used for. It was also stated that the incumbent Yardi would be providing 3% of the billable on site hours of implementation and training to the Section 3 fund.

Resolution 18-14 to approve the 2019 proposed moving to work plan was presented to the Board starting with a discussion regarding advocate comments. A portion of the proposed plan that was discussed was that DCHA proposes to replace the traditional escrow model with incentive investments targeted toward supporting participants in meeting one of three specific self-sufficiency goal: homeownership or rental in the private rental market; education; and employment. There was discussion regarding HAP payments.

**18-14 TO APPROVE THE DISTRICT
OF COLUMBIA HOUSING
AUTHORITY FISCAL YEAR 2019
MOVING TO WORK PLAN**

Vice Chairman Slover asked what the outstanding balance of the debt service is. It was offered that Finance would provide that information.

There was also discussion regarding Initiative 27 regarding low income housing and education. Vice Chairman Slover suggested a symposium on this initiative and stated that he believed DCHA and DC Public Schools could be more connected. It was stated that there is still some tweaking to be done to Initiative 27 to help streamline. Director Garrett added that the most difficult aspect is maintaining the target audience and finding additional stakeholders without reaching beyond DCHA's mission. There was discussion regarding flexibility to create affordable house and if in doing so a concentration of poverty is created if project based cap is increased from 25% to 100%. Director Garrett added that there could still be a mixed community,

not everyone would be at 30% or below. There was discussion regarding the project based waiting list and how specific wrap around services may be tied to a particular unit. Vice Chairman Slover thanked staffed for the changes in the resolution regarding RAD and requested that in the next RAD symposium have a counter position also presented so the Board can be aware of both the pros and the cons of RAD.

Resolution 18-15 to adopt final smoke free regulations was presented. There was discussion regarding verbal and written notices if residents are in violation. There is no smoking allowed on any DCHA property within 25 feet of the building which includes DCHA offices and headquarters. It was also discussed that the new policy does not aim to evict anyone and that there are several components put in place to assist residents with the transition. Commissioner Council added that smoking is an addiction and recognizes that it will be difficult for some residents to change lifelong habits. Commissioner Vann-Ghasri asked who was heading Operations. Director Garrett replied that Property Managers were reporting to Area Managers and to OED.

Resolution 18-16 to adopt final regulations to amend regulations to the homeownership assistance program was presented to the Board. There was discussion regarding minimum mortgage payments and if the family loses their income there is a hardship provision for up to 6 months but may be extended to a longer period of time. Commissioner Council stated that he wanted to ensure that families are aware of their rights when a head of household passes away. There was additional discussion regarding DCHA's assistance with the mortgage for up to 15 years and that DCHA is not list on the mortgage. There was additional discussion regarding DCHA recapturing

**18-15 TO ADOPT FINAL
REGULATIONS FOR SMOKE-FREE
POLICY**

**18-16 TO ADOPT FINAL
REGULATIONS TO AMEND
REGULATIONS GOVERNING THE
HOMEOWNERSHIP ASSISTANCE
PROGRAM**

income that was invested into the home within the first 10 years if there is a disposition of the property and DCHA did not pursue deed restrictions.

Commissioner St. Jean provided the Board with documents the Housing Assistance Program participants receive and what it outlines regarding the commitment to the program.

Chief Maupin of the Office of Public Safety provided a briefing to the Board regarding closed circuit cameras at the properties stating there are 38 sites that have camera and 16 sites have been upgraded. Commissioner Vann-Ghasri requested that his verbal report be a written update regarding video software and other details to the Board and added to the website. Commissioner Lancaster asked why cameras aren't installed in the elevators. Chief Maupin advised that there are potential issues of vandalism. Commissioner Vann-Ghasri requested a list of Commanders in each Ward.

**BRIEFING:
CCTV UPDATE**

Vice Chairman Slover recommended that the Board move to close this meeting for purposes of consultation with an attorney to obtain legal advice and to preserve the attorney-client privilege between an attorney and a public body, pursuant to D.C. Code § 2-575(b)(4)(A). A motion was made and properly seconded and the meeting was closed at approximately 12:24pm.

CLOSED SESSION