

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

**FINAL Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Wednesday, July 25, 2018**

Commissioner Neil Albert, Chairman (via phone)
Commissioner Kenneth Council
Commissioner Bill Slover

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

Commissioner Brian Kenner

**COMMITTEE
MEMBERS ABSENT**

Commissioner Franselene St. Jean
Commissioner Aquarius Vann-Ghasri
Commissioner Frank Lancaster

**OTHER
COMMISSIONERS
PRESENT**

Chairman Albert called the meeting to order on Wednesday,
July 25, 2018 at approximately 11:02 am.

OPENING REMARKS

The minutes of June 10, 2018 were acknowledged and
accepted.

**MINUTES OF:
JULY 10, 2018**

Chairman Albert asked Director Garrett to begin with
resolution 18-17. An overview of the resolution was presented
and Andre Gould of the Office of Capital Programs (OCP)
provided a presentation of North West One to the Committee
on with an overview of the redevelopment to date. Detailed
included one for one replacement of affordable housing - 199
units at Sursum Corda Cooperative, 211 units at Temple
Courts and 39 units at the Golden Rule Center.

**RESOLUTIONS:
18-17 - TO AUTHORIZE
THE SUBMISSION OF
AN APPLICATION TO
HUD FOR THE
DEMOLITION
AND/OR
DISPOSITION OF
SURSUM CORDA**

Mix of incomes - New buildings to include market rate and
affordable units. Variety of housing types - Includes high-rise
multifamily buildings, mid-rise, stacked townhomes.

New retail and community space. Conceptual floor plans
were shown with bedroom sizes and 48 parking spaces would
be available. A question was asked regarding why there were
only 48 parking spaces. It was stated that the project only
required 26 spaces however there will be 48. There was
discussion regarding conversations with Mt. Airy church and
possible synergy with development. There was also
discussion regarding safety of families with children and
concerns regarding balcony and elevator safety as where
returning families will be placed in the buildings.

Commissioner Vann-Ghasri asked if Gonzaga and Bibleway
were consulted regarding the redevelopment as well as how
the determination of who would return first is made. Kerry
Smyser of OCP stated that talks for returning residents and
their interests usually begin with resident leadership and with
those residents who have been there the longest.

Commissioner St. Jean asked if assistance was being offered to returning families to avoid any negative issues. Director Garrett stated that there will be mobility counseling and DCHA is trying to do a HALO program for public housing similar to what is being done for HCVP. Chairman Albert asked what kind of analysis is being done on replacement units prior to redevelopment. Director Garrett stated that they look at existing bedroom sizes, current family composition and who's on the waiting list. Commissioner Lancaster asked if the square footage for a one bedroom unit has the same square footage for a 3 bedroom unit and further stated that many residents have complained about overall size of new units and not being able to accommodate their furnishings. There was discussion regarding funding options with Chairman Albert asking when the analysis of funding options is done. Director Garrett responded by saying that it is done at the right after the demolition disposition is submitted. Commissioner Slover asked what the vision is for financing. Director Garrett stated that DHCA would look at what funding options are available including private funding and explore some creative funding sources. There was discussion of Temple Courts and DCHA's ownership of it and Board approval would be needed at a later date for disposition of it. Chairman Albert requested a presentation on development goals in the next couple of years. Director Garrett stated that it will be part of the Real Estate symposium planned for October that will include a rehabilitation schedule and any ECIP plans. Commissioner Council requested that any changes in square footage of bedroom size be included in the presentations.

The meeting was reopened by Vice Chairman Slover and adjourned at 9:54 am.

**BRIEFING:
250 M Street**

**ANNOUNCEMENTS
AND
ADJOURNMENT**