

RESOLUTION 06 - 09

RESOLUTION 06-09

**TO ADOPT MODERNIZATION PRINCIPLES FOR THE DISTRICT OF
COLUMBIA HOUSING AUTHORITY**

WHEREAS, the District of Columbia Housing Authority (DCHA) is striving to provide decent, safe and affordable housing in a healthy living environment to its residents; and,

WHEREAS, the DCHA has embarked upon a program of bringing its properties to a twenty year sustainability level; and

WHEREAS, funding sources such as the Grant Anticipation Bond Program, Capital Fund Program, local funds and other HUD funded programs will be used in this effort; and

WHEREAS, the Board of Commissioners desires to preserve and enhance, whenever possible, quality housing it can make available to low and very low income families; and

WHEREAS, the Board of Commissioners desires to conduct its modernization activities in an open, fair and rational manner; and

WHEREAS, DCHA has prepared, in discussions with staff, various experts and the Commissioners, a set of Modernization Principles which have been and will be used to govern the planning and implementation of the modernization activities for DCHA's conventional public housing properties;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts and incorporates herein the Modernization Principles, as set forth in Attachment A hereto, which principles shall guide the discussions and negotiations with private or public sector parties and govern the terms and conditions under which DCHA will undertake the modernization of any of its conventional public housing properties.

ADOPTED by the Board of Commissioners and signed in authentication of its passage this 12th day of April, 2006.

ATTEST:



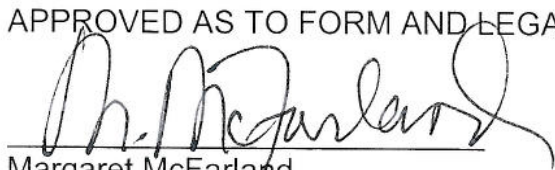
Michael Kelly
Executive Director/Secretary

APPROVAL:



Frank Smith
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Margaret McFarland
General Counsel [040606]

MODERNIZATION PRINCIPLES for the DISTRICT OF COLUMBIA HOUSING AUTHORITY

INTRODUCTION

The modernization principles were adopted by the Board of Commissioners as the general principles for all modernization of the Housing Authority's assets. We believe that these principles among others are the basic building blocks for the preservation of affordable housing for the residents that we serve. The principles were written for implementation by planners, designers, and contractors and all involved in the improvement of the physical conditions of the buildings, systems, and sites to improve the living conditions of the residents and staff.

PRINCIPLES

20 Year Viability: The goal is to bring all of the senior/disabled buildings and some family buildings to the point where they will not require major capital expenditure for twenty years. Evaluation and optimization of the full cycle of products, materials, equipment and processes are essential so that each modernization activity is used to its full potential.

Open Communications with Residents: It is understood that the majority of the planned modernization activities will be in buildings that are occupied, so that every effort should be taken to minimize inconveniences for the residents and staff. We encourage direct and open communication between the residents, management staff, the modernization staff, and contractors to enable that each understand his/her role in the success of the projects.

Sustainable Building Design: Modernization activities implement technologies to protect and enhance the indoor and outdoor environmental quality. This can be achieved by designing and implemented energy and water conservation measures; improving the HVAC systems, improving indoor air quality by introducing environmentally appropriate building materials and finishes, and the provision of energy efficient lighting, appliances, equipment, systems and water efficient devices.

Hazardous Material Abatement: Due to the age of most of the buildings in the Housing Authority's stock, it should be assumed that some of the building materials

contain hazardous materials. Therefore, thus appropriate testing and abatement shall be performed to protect the health and well being of the residents and workers.

Accessible to Persons with Disabilities: It is critical that the modernization plan for each development, central office and regional office is designed to meet the requirements of the DCHA Transition Plan; which requires that dwelling units, accessible paths and the essential non-housing programs all be accessible to persons with a disability.

Strive for Standardization of Parts: In the course of implementing modernization activities, when appliances, plumbing, electrical, smoke detectors, etc are to be replaced an effort would be made to standardize the parts so as to aid in on-going maintenance and to facilitate stocking and storing and fixing these items as they are needed.

Security: The protection of life and property is an essential element in the long term viability of the housing stock. Hence, it is important that the modernization plan addresses physical security improvements which includes, but is not limited to, the installation of security cameras, video surveillance systems, access control systems, fencing and lighting systems.

Life Safety: Modernization plans must include or incorporate innovative fire and life safety solutions that are coordinated with the Housing Authority's Fire and Life Safety plan. The innovative system shall include where applicable, addressable fire alarm systems, smoke control systems, duress systems, emergency power and lighting systems and partial sprinkler and standpipe systems.

Aesthetics: It is a goal of the Housing Authority that our communities are aesthetically pleasing both to the residents and the surrounding community. With this in mind, we encourage our design professionals to incorporate beauty and delight within the context of efficient and economical design for façade, interior and landscape treatments.

Modernization and Maintenance Implementation: A coordinated modernization and maintenance program equipped with *innovative* and *integrative* monitoring and work order systems that transforms a maintenance culture that will be *proactive*, reliable, and is poised to improve the performance and reliability of the buildings components and systems.

Economic Opportunities: The Housing Authority has established goals for employment and business opportunities for residents of public housing and business opportunities for minority contractors that are located in the Washington, DC area. with a minimum of five percent (5%) of the total labor hours for construction activities within the modernization program to be available for public housing residents and forty percent (40%) of the construction dollars to be awarded to minority contractors. In addition DCHA requires its contractors to comply with the federal Section 3 requirements on hiring and contracting (30% new hires and 10% construction dollars) with residents or other low income District residents.