

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

FINAL

**Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Wednesday, September 7, 2016**

Commissioner Terri Thompson, Chairman
Commissioner Kenneth Council
Commissioner Clarence Mobley

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Jose Ortiz Gaud
Commissioner Bill Slover

**OTHER
COMMISSIONERS
PRESENT**

Chairman Thompson called the meeting to order on
Wednesday, September 7, 2016 at approximately 11:08 am.

OPENING REMARKS

The Committee was provided with the minutes of June 29,
2016.

**MINUTES OF:
JUNE 29, 2016**

Chairman Thompsons began by asking the Office of Capital Programs (OCP) to begin with resolutions 16-19 and 16-20. OCP provided an overview of the resolutions to the Committee explaining that both resolutions are a continuation of demolition and property maintenance services provided to DHCD for several years through the District's Home Again program and other initiatives. There is a not to exceed dollar amount in each memorandum of understanding. There was discussion regarding the work that DCHE performs and funds DCHA receives in the form of dividend payments from DCHE. There was a discussion on the dollar amount spent last year on the same work as well as how it relates to the goals and mission of DCHA. A request was made for a scenario to provide information on a net result were it not for the subsidiary and to review the work that DCHE has performed via the contracts.

**RESOLUTIONS:
16-19 TO AUTHORIZE A
MEMORANDUM OF
UNDERSTANDING
WITH THE DISTRICT OF
COLUMBIA
DEPARTMENT OF
HOUSING AND
COMMUNITY
DEVELOPMENT FOR
DEMOLITION**

**16-20 TO AUTHORIZE A
MEMORANDUM OF
UNDERSTANDING
WITH THE DISTRICT OF
COLUMBIA
DEPARTMENT OF
HOUSING AND
COMMUNITY
DEVELOPMENT FOR
VACANT AND
ABANDONED
PROPERTY
MAINTENANCE
SERVICES**

OCP provided a PowerPoint presentation to the Committee with an overview of the Parkway Overlook project. The overview included the design and unit mix of the property,

¹ The District of Columbia Housing Authority Board of Commissioners may go into executive session at this meeting pursuant to the District of Columbia Open Meetings Act of 2010, if such action is approved by a majority vote of the Board members who constitute a quorum to discuss matters prohibited from public disclosure pursuant to a court order or law under D.C. Official Code §2-575(b)(2), to discuss, establish, or instruct the public body's staff or negotiating agents concerning the position to be taken in negotiating the price and other material terms of a contract, including an employment contract, if an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

before and after renderings, project milestones and sources and uses of funds. It was suggested that the Commissioners tour the site in its current state. It was stated that the entire project is 50% of Area Median Income (AMI) or below and 5% permanently supportive housing typically 30% or below. There was discussion regarding resident outreach and who would occupy the units once they are completed. There was discussion regarding the water tower to be built by DC Water that would provide improved water pressure for the site and the entire surrounding communities. It was asked who would be selecting the contractors for the project. It was stated that the project is self-developed therefore DCHA will be selecting the contractors. There was discussion regarding returning residents to the property and how and if families could be pulled from the waitlist. There was a request to provide a timeline on action taken by DCHA/DCHS on parkway Overlook. There was discussion regarding the briefing process for DC Housing Solutions and how action is taken.

**DC HOUSING
SOLUTIONS BRIEFING:
PARKWAY OVERLOOK**

There was a briefing on unused rent supplement funds now available for maintenance needs for public housing. The Committee was provided with a proposed utilization plan of the \$15 million dollars to be used on public housing maintenance needs. It was requested that a revised comments portion provide a more detailed description of the proposed work. Once the funds are received from the City the work can begin.

**BREIFING: LOCAL
FUNDS FOR PUBLIC
HOUSING**

Chairman Thompson announced that a quorum was present and requested a motion to close¹ portions of the meeting related to RESOLUTION 16-14 - To Authorize Pre-Development Financing for Barry Farm Redevelopment pursuant to D.C. Code §2-575(b)(2) and (11) to discuss matters and other material terms of a contract. A majority vote was taken to close the foregoing portions of the meeting. After discussion of the closed matters, the meeting was re-opened by the Chairman.

Commissioner Council stated that he has been told that potential residents are turning down units offered to them at Lincoln Heights because of safety concerns around portions of the property that are boarded up. There was discussion regarding asking potential residents about reasonable accommodations in the application process prior to viewing a unit. Commissioner Council also stated that the bed bug issue at 326 Ridge Road has not yet been addressed. He also stated

**COMMISSIONERS'
ISSUES**

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that there is an issue with laborers not doing their job at Stoddert Terrace. Commissioner Council stated that it has been brought to his attention that some voucher holders have been discouraged by landlords when applying for housing.

The meeting was adjourned at 1:50 pm

**ANNOUNCEMENTS AND
ADJOURNMENT**