

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

DRAFT MEETING MINUTES

Brown Bag Meeting

1133 North Capitol St., NE

Washington, DC 20002

Wednesday, September 13, 2017

(Final Minutes approved)

Commissioner Neil Albert, Chairman
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Jose Ortiz Gaud
Commissioner Bill Slover
Commissioner Nakeisha Neal Jones
Commissioner Brian Kenner
Commissioner Frank Lancaster
Commissioner Terri Thompson
Commissioner Ken Grossinger

BOARD MEMBERS PRESENT

None

BOARD MEMBERS ABSENT

Chairman Albert called the meeting to order on Wednesday, September 13, 2017 at approximately 11:30 am.

CALL TO ORDER

The minutes of July 12, 2017 were not available and will be considered at the next Brown Bag meeting.

**MEETING
MINUTES:
JULY 12, 2017**

Chairman Neil Albert opened the session and recommended that the meeting be closed to discuss a legal matter pursuant to DC Code 2-575(b)(2). There was a motion to close that was properly seconded. The meeting was closed.

The meeting was reopened to discuss the resolutions. Chairman Albert again asked to close the meeting to discuss the following matters. To discuss and negotiate business terms and price and other material terms of a contract pursuant to DC Code 2-575(b) (2)-Resolutions 17-17; 17-18; 17-19; 17-20. The motion to close was seconded and properly approved.

**RESOLUTION 17-16 TO
APPROVE THE DISTRICT
OF COLUMBIA HOUSING
AUTHORITY OPERATING
BUDGET FOR FISCAL
YEAR 2018**

At a later time Ms. Rainbow Lin, Deputy Executive Director for Administration who thanked her colleagues and referenced the recent Budget Symposium, a week ago . This is the first time DCHA has started the fiscal year with a balanced budget. Chairman Albert asked for an explanation. Mr. Nathan Bovelle

**RESOLUTION 17-17 TO
APPROVE THE RENEWAL
OF DCHA INSURANCE
POLICIES WITH THE
HOUSING AUTHORITY
INSURANCE GROUP**

explained that we anticipate the proration level and actual funding levels and those issues are not known when we draft our budget. There was a lengthy discussion about a balanced budget going forward.

**RESOLUTION 17-18 TO
AUTHORIZE THE
EXECUTION OF A
CONTRACT
MODIFICATION FOR
PREVENTIVE
MAINTENANCE AND
REPAIR SERVICES FOR
HVAC/WATER
TREATMENT**

**RESOLUTION 17-19 TO
AUTHORIZE THE
EXECUTION OF A
CONTRACT
MODIFICATION FOR
PREVENTIVE
MAINTENANCE AND
REPAIR SERVICES FOR
FIRE ALARM AND
SECURITY SYSTEMS**

**RESOLUTION 17-20 TO
AUTHORIZE THE
EXECUTION OF A
CONTRACT
MODIFICATION FOR
ELEVATOR PREVENTIVE
MAINTENANCE AND
REPAIR SERVICES**

**RESOLUTION 17-21 TO
AUTHORIZE
SUBMISSION OF A SOLE
SOURCE GRANT
APPLICATION TO
DISTRICT OF COLUMBIA
DEPARTMENT OF
ENERGY AND
ENVIRONMENT-SOLAR
FOR ALL PROGRAM**

Ms. Kerry Smyser presented the resolution. The Department of Energy and the Environment (DOEE) came to DCHA to ask that we participate in the "Solar For All Program". This is a new initiative that started in October 2016. In the first year, DOEE has 13.2 million dollars to distribute to small businesses, non-profits and owners of affordable housing by the end of this year. They do it through grants. DCHA will apply for a 5 million dollar grant and we are asking the BOC to authorize the submission of this grant as well as assign the work to CSA. Ms. Smyser further explained the two goals of the "Solar For All Program" 1) to provide access to the benefits of solar to seniors, small businesses and low income families; 2) reduce electricity bills by 50% by the year 2032 - 100,000 low income households. DCHA will design a program to implement solar; upgrade and replace roofing systems and any electrical upgrades as well on roofs where we will install solar. We will use mixed income sites and traditional public housing sites.

This is an annual MOU between DCHA and DHCD for us to provide maintenance and stabilization services for specific properties. We have been doing this since 2011. We assign the work to DCHE . We get between 19-20% administrative costs.

**RESOLUTION 17-23 TO
AUTHORIZE A
MEMORANDUM OF
UNDERSTANDING WITH
THE DISTRICT OF
COLUMBIA
DEPARTMENT OF
HOUSING AND
COMMUNITYH
DEVELOPMENT FOR
VACANT AND
ABANDONED PROPERTY
MAINTENANCE
SERVICES**

Chairman Albert said we would skip this in the interest of time.

**EXECUTIVE DIRECTOR'S
UPDATE**

Commissioner Lancaster spoke about the front door at Harvard Towers.

COMMISSIONERS' ISSUES

The meeting adjourned at approximately 12:54 pm.

**ANNOUNCEMENTS
AND ADJOURNMENT**

DRAFT