

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

**FINAL MEETING MINUTES**

**Brown Bag Meeting**

**EXECUTIVE DIRECTORS' CONFERENCE ROOM**

**March 14, 2018**

**Noon**

1133 North Capitol Street, NE

Washington DC 20002

(Final Minutes will be published once approved)

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Commissioner Neil Albert, Chairman  
Commissioner Aquarius Vann-Ghasri  
Commissioner Kenneth Council  
Commissioner Nakeisha Neal Jones  
Commissioner Frank Lancaster  
Commissioner Joshua Lopez  
Commissioner Franselene St. Jean  
Commissioner Bill Slover  
Commissioner Brain Kenner  
Commissioner Ken Grossinger

**BOARD MEMBERS PRESENT**

Commissioner Jose Ortiz Gaud

**BOARD MEMBERS ABSENT**

Chairman Albert called the meeting to order on Wednesday, March 14, 2018 at approximately 12:21 pm.

**CALL TO ORDER**

The meeting minutes of February 14, 2018 were not addressed.

**MEETING MINUTES:  
BROWN BAG AND ANNUAL MEETING  
FEBRUARY 14, 2018**

Chelsea Liedstrand of the Office of Capital Programs (OCP) provided a presentation to the Board on the Early Childhood Academy. The financing would help develop a state of the art facility for pre-K to 3<sup>rd</sup> grade. ECA currently operates out of two campuses. She provided the details of the project which included the DCHE remaining NMTC allocation of \$8 million. The project is located in Ward 8 and nearby DCHA communities to the school include Barry Farm, Highland, Woodland, Sheridan Station and Mathews Memorial. There was discussion regarding

**BRIEFING:**

**PROPOSED ALLOCATION OF NEW  
MARKETS TAX CREDIT TO EARLY  
CHILDHOOD ACADEMY**

notifying residents about possible jobs with the proposed project. There was also discussion regarding quality assurance during both the construction phase of the project and after the project is complete. It was stated that all projects are fully vetted before bringing to the Board and that there is intention of expanding outside of the District for New Markets Tax Credits.

Ron McCoy, Director of HCVP came before the Board to provide an overview on Resolution 18-01. He stated that the resolution requests to adopt the same payment schedule as approved by the Board before at 175%. This payment standard allows voucher holders access to more neighborhoods in the District that were otherwise unaffordable. Commissioner Slover asked what the percentage of families that took advantage of the new payment standards when it was previously increased. Mr. McCoy stated that less than 1% of families moved and indicated that HCVP is doing more to educate voucher families of their opportunities. There was discussion regarding an impact analysis to determine if DCHA is benefitting from the increase. The Board made a request to amend the resolution to require a status report every six months.

Lorry Bonds, Director of Administrative Services presented Resolution 18-03 to the Board and explained that the resolution is to enter into contracts with HD Supply and Home Depot for supplies and products to support maintenance and operation at various DCHA properties. She further explained that US Communities has streamlined the procurement process and supply orders are directly tied to work orders saving DCHA time and expense of traveling to pick up supplies or the risk of the product not being available. There was discussion regarding small businesses and if DCHA works with small local businesses. Ms. Bonds explained that DCHA does work with small local

**RESOLUTION 18-01: TO ADOPT THE FISCAL YEAR 2018 PAYMENT SCHEDULE FOR ALL PROGRAMS BY THE HOUSING CHOICE VOUCHER PROGRAM (HCVP)**

**RESOLUTION 18-03: TO AUTHORIZE THE EXECUTION OF A CONTRACT FOR MAINTENANCE, REPAIR AND OPERATION SUPPLIES**

businesses for supplies and will continue to utilize them. She added that HUD requirements restrict set asides just for local or small businesses and the procurement process must be used. DCHA also encourages women and minority businesses to bid in the procurement process.

Chairman Albert recommended that the Board  
EXECUTIVE SESSION  
move to close the following portion of this meeting to discuss personnel matters pursuant to D.C. Code § 2-575(b)(10). A motion was made a properly seconded and the Board went into Executive Session at 12:48pm.