

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

**DRAFT Meeting Minutes  
Committee on Development and Modernization  
Executive Director's Conference Room  
Thursday, February 28, 2019  
(Final minutes will be published upon approval)**

Commissioner Neil Albert, Chairman (via phone)  
Commissioner LeJuan Strickland (via phone)

**COMMITTEE  
COMMISSIONERS  
MEMBERS PRESENT**

Commissioner Brian Kenner  
Commissioner Bill Slover

**COMMITTEE  
MEMBERS ABSENT**

Commissioner LaKeisha Neal Jones  
Commissioner Aquarius Vann-Ghasri  
Commissioner Antonio Taliaferro  
Commissioner Kenneth Council

**OTHER  
COMMISSIONERS  
PRESENT**

Chairman Albert called the meeting to order via phone on  
Thursday, February 28, 2019 at approximately 9:02 am.

**OPENING REMARKS**

The minutes of November 28, 2018 were acknowledged.

**MINUTES OF:  
NOVEMBER 28, 2018**

I recommend that the Board move to close this meeting to  
discuss the following topic, which includes discussion of the  
position to be taken in negotiating the price and other  
material terms of a contract, pursuant to D.C. Code § 2-  
575(b)(2): Resolution 19-06 To Approve the Allocation of Eight  
(8) Project Based Vouchers to Capper Square 769N and  
Authorize the Execution of Other Related Documents for  
Capper Square 769N. A motion was made and properly  
seconded and the meeting was closed.

**RESOLUTIONS:  
19-06 - TO APPROVE  
THE ALLOCATION OF  
EIGHT (8) PROJECT  
BASED VOUCHERS TO  
CAPPER SQUARE 769N  
AND AUTHORIZE THE  
EXECUTION OF  
OTHER RELATED  
DOCUMENTS FOR  
CAPPER SQUARE 769N**

The meeting was reopened and Andre Gould, Project  
Manager in the Office of Capital Programs (OCP) provided  
the Committee an overview of the resolution stating that the  
project will include one four-story 93-unit building with one,  
two, three- and four-bedroom units for residents making up  
to 60% percent of the area median income. There will be 35  
replacement units set aside for Lincoln Heights/Richardson  
Dwellings proposed to be subsidized with LRSP operating  
subsidy and serving families with incomes up to 30% of the  
area median income. Commissioner Vann-Ghasri asked how  
residents are selected for these units. Director Garrett stated

**19-08 - TO APPROVE  
THE USE OF LOCAL  
SUBSIDIES TO  
SUPPORT THE  
CREATION OF  
AFFORDABLE  
HOUSING IN THE  
DISTRICT OF  
COLUMBIA FOR THE  
PROVIDENCE PLACE  
NEW COMMUNITIES  
INITIATIVE PROJECT**

that any resident at Lincoln or Richardson can apply for these units. There was discussion regarding the relationship of New Communities with DCHA regarding demographics of residents and their needs. There was additional discussion regarding human capital and the case management of *Efforts to Outcome* known as *ETO* that New Communities staff monitors.

Director Garrett explained to the Committee that the briefing that will be presented provides options available to DCHA that will benefit the Authority while considering what is best for residents. Darrell Davis, Chief Developer of the Office of Capital Programs (OCP) provided an overview for the Committee with various scenarios for funding. He stated that the path forward is to preserve as much traditional conventional housing as reasonable. He further stated that there is an obligation to the more than 40,000 people on the waiting list. There was discussion regarding unit and bedroom sizes. Director Garrett added that the first step is to establish redevelopment and rehab then the layout is addressed with unit composition. Mr. Davis further stated that real time data will be used when determining the needs for bedroom sizes.

Commissioner Vann-Ghasri requested a report of trends nationally on bedroom size needs for public housing residents.

Chairman Albert requested a continued discussion on real estate reposition in the Brown Bag in March.

The meeting was adjourned at 10:04 am.

**BRIEFINGS:  
REAL ESTATE  
REPOSITIONING  
UPDATE**

**COMMISSIONERS'  
ISSUES**

**ANNOUNCEMENTS  
AND  
ADJOURNMENT**