

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

DRAFT MEETING MINUTES

Brown Bag Meeting

Woodland Terrace

2311 Ainger Place

Washington, DC 20020

Wednesday, November 8, 2017

(Final Minutes will be published once 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 Frank Lancaster
Commissioner Ken Grossinger

BOARD MEMBERS PRESENT

Commissioner Brian Kenner

BOARD MEMBERS ABSENT

Chairman Albert called the meeting to order on Wednesday, November 8, 2017 at approximately 11:00 am.

CALL TO ORDER

The minutes of the October 11, 2017 brown bag minutes were acknowledged and accepted.

**MEETING MINUTES:
OCTOBER 11, 2017**

Chairman Albert requested a motion to close¹ the meeting to discuss Allocation of DC Department of Energy and Environment Solar for All Funding to the Parkway Overlook Project and Project Financing for the Parkway Overlook Project, which include 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). A motion was made a properly seconded.

**RESOLUTIONS:
17-26**

**TO AUTHORIZE ALLOCATION OF DC
DEPARTMENT OF
ENERGY AND ENVIRONMENT SOLAR
FOR ALL FUNDING TO THE PARKWAY
OVERLOOK PROJECT**

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 the position to be taken in negotiating the price and other material terms of a contract.

Chairman Albert reopened the meeting at approximately 11:18 am

- Commissioner Council stated that he has been receiving phone calls from residents at the Greenleaf high rise regarding the ongoing rodent problem as well as leaks in the roof as a result of contractors installing satellite dishes without authorization. There was discussion regarding residents having installation of the dishes done and when the service is terminated the dishes remain creating an eyesore of the property as well as leaving damage. Commissioner Slover suggested wiring the buildings for cable to avoid this problem. Chairman Albert added that Montgomery County pre-wires all of their new redeveloped properties and that it is worth investigating. Commissioner Vann-Ghasri stated that the residents need to be educated on their options to be knowledgeable regarding such services and there should be a signed document after such policies are explained to the resident with them acknowledging the receipt and understanding of it. Director Garrett stated the he has walked some of DCHA properties where he has noticed the dishes and stated that there is a policy and wants to review why it may not have been enforced and find ways to cut down on the unsightly problem and the structural issues it creates. Commissioner Council also stated that the DCHA service used for rent collection has had problems with its electronic system being down and some residents may be seen a delinquent when they are making an effort to pay their rent. Director Garrett stated that he was informed that

COMMISSIONERS' ISSUES

DCHA is currently looking for a new vendor to collect rent. Commissioner Council also requested informational sessions for residents regarding plumbing backups for both resident councils and managers to help educate residents to avoid such problems. It was stated that materials are given to residents regarding this topic but more information and education is needed.

- Commissioner Vann-Ghasri requested a community police meeting at or near her property with MPD and OPS as crime tends to increase during the holidays.
- Chairman Albert stated that he, Commissioner Slover and Commissioner Jones are part an ad hoc committee to provide the Board with information in less than a month on a performance plan for the new Executive Director. He also stated that there will be a Board retreat in the New Year with the Executive Director and some of the senior leadership team. Commissioner Grossinger suggested adding discussion of the Board retreat agenda to the next Brown Bag meeting. There was also discussion regarding possible facilitators and locations.
- Commissioner Jones thanked the staff for making the Board documents available earlier this month and also requested domestic disturbances are added to the monthly report.

Director Garrett stated that he has just completed his first 30 days and is still on the timeline to outline some strategies for the agency to work on over the next 12 months. He has identified some areas that can be looked at and corrected immediately. Commissioner Council stated that the Board has not received a report regarding the Marigold, the assistant living facility and wanted to know the process of how

EXECUTIVE DIRECTOR'S UPDATE

individuals are selected with the Department of Human Services. Commissioner Lancaster stated he would also like to see a report regarding the facility. Commissioner Vann-Ghasri suggested that DCHA establish measures of performance and review guidelines and procedures when Federal and local dollars are used for such facilities.

Ken Slaughter, General Counsel informed the Board that DCHA has been authorized to join litigation brought by other Moving to Work (MTW) agencies against HUD for a 2012 miscalculation payment. Mr. Slaughter informed the Board of the amount of funds DCHA is seeking and the firm that will be engaged in the litigation. There was discussion regarding the percentage of legal fees. There was also discussion regarding a similar lawsuit that was filed against HUD that was successful. There was discussion regarding when DCHA became aware of the error and if other years are in question. Commissioner Slover suggested waiting for a verdict from the other agencies or looking at other options that would avoid attorney fees in the litigation. Director Garrett informed the Board that the current attorney percentage fee was negotiated down. It was stated that it would likely go to settlement. Both Commissioner Vann-Ghasri and Commissioner Lancaster brought up the subject of cold cases in and around at DCHA properties. Chairman Albert asked Director Garrett to have the DCHA Public Safety Chief follow up with the Commissioners.

ANNOUNCEMENTS AND AJOURNMENT

The meeting adjourned at approximately 12:07 pm.