



Minutes for Committee on Development and Modernization May 29, 2019

05/29/2019 | 11:03 am - 11:58 am - Eastern Time (US and Canada)

2nd floor board room 1133 N. Capital St. NE

Commissioners (7)

Bill Slover; Kenneth Council; Brian Kenner; NaKeisha Neal Jones; Aquarius Vann-Ghasri; Antonio Taliaferro; Neil Albert

Members Absent: LeJuan Strickland

Slover, Kenner & Neal Jones via phone

Opening Remarks

Chairman Albert opened the meeting at approximately 11:03 am.

Draft minutes of April 24, 2019

The draft minute of April 24, 2019 were reviewed and accepted.

DCHA Voucher Capacity presentation

Director Garrett stated that he want to keep the Board informed regarding repositioning and asked that Alex Morris, Chief Development Officer provide the Committee with a briefing regarding voucher capacity.

Commissioner Slover asked what the requirements are for reserves. Director Garrett stated no less than two months. There was discussion regarding reserves and what is meant by unrestricted reserves. Mr.

Morris provided details of liabilities as of September 20, 2018. Commissioner Slover requested a list of energy performance contract debt. Commissioner Kenner asked if there is no excess of unrestricted

reserves. There was further discussion regarding unrestricted reserves and bond holders requirements.

Commissioner Slover asked if resolution 17-32 removes 270 vouchers. Chairman Albert stated that the 270 vouchers could have been used for other projects but were sitting for Barry Farm and Park Morton and

asked what is the likelihood of flexibility with Barry Farm and Bruce Monroe. There was further discussion regarding moving vouchers somewhere else when needed and not letting them sit. Commissioner Vann-

Ghasri asked what happens to a relocation voucher that goes unused. Director Garret stated that DCHA keeps it. She also asked how many vouchers come back as unused. Director Garrett added that they are

looking at ways to redirect vouchers to a project that can get off the ground quicker. Commissioner Slover stated that he felt we are restricting ourselves in a dire time of need and we have to focus on the entire portfolio and use our resources better. Commissioner Kenner added that both Barry Farm and Bruce Monroe (Park Morton) are under appeal and that's likely why the vouchers haven't been used.

DCHA Development Status 2019

Merrick Malone, Director of Capital Program (OCP) provided a presentation to the Committee of the redevelopment pipeline summary. Mr. Malone stated that in addition to the work necessary to address the capital needs of the extremely urgent properties, DCHA has begun proposed efforts to the redevelopment properties. Commissioner Council asked about the number of proposed units at Kenilworth. Chairman Albert asked about the timeline for each property and if they would be self-developed or if a joint development. Mr. Morris explained that OCP wanted to ensure with all departments the relocation before bringing the timeline back to the Board for the next Development and Modernization Committee meeting. Commissioner Council asked if they would be coming back with options. Mr. Morris stated that some projects would be ready to go and others would be further out regarding the timeline. Commissioner Slover asked about square 767. Mr. Malone stated that 767 would be affordable and condo sales. DCHA is 50% of the market rate sales of the condominiums. There was discussing regarding land disposition and Commissioner Slover asked how long the authority lasts on a resolution. There was discussion regarding HUD requirements for redevelopment. Director Garrett stated that the pipeline is a clear projection for the next 12 months with the exception of New Communities.

Announcement and Adjournment

The meeting was adjourned at 11:58 am.