



FINAL Minutes for Committee on Development and Modernization July 31, 2019

07/31/2019 | 11:05 am - 12:03 pm - Eastern Time (US and Canada)

1133 N. Capitol St. NE Executive Director's Conference Room

Commissioners (5)

Franselene St. Jean; Neil Albert; Kenneth Council; Aquarius Vann-Ghasri; Antonio Taliaferro
Chairman Albert (via phone)

Opening Remarks

Chairman Albert opened the meeting at approximately 11:05 am.

Draft Minutes of June 26, 2019

The draft minutes of June 26, 2019 were acknowledged.

RESOLUTION 19-25 – To Authorize the Execution of Documents to Enable a Closing of Financing for Redevelopment of the First Phase of Kenilworth Courts and Briefing

Chairman Albert asked for resolution 19-25 to be presented to the Committee. Andre Gould, Development Project Manager, Office of Capital Programs (OCP) provided an overview of resolution 19-25 background and details of the redevelopment of Kenilworth. This included the phase 1 unit mix of 167 units that includes 108 units in two (2) multifamily elevator buildings, and 59 units in town homes/flat configuration. (One unit for full-time maintenance). The Development team of Michael's Development Company and The Warrenton Group was selected by DCHA in 2012. A Master Development Agreement (MDA) covering Phase 1 was executed September 6, 2013. Mr. Gould also included the sources and uses of the overall budget of the \$73 million project. Chairman Albert asked Angie Rodgers, New Communities Director how DCHA receives the \$4 million from DMPED. She responded that this is done through a memorandum of understanding (MOU). It was stated that this resolution requests permission to accept all financing for the first phase of the project. Chairman Albert expressed concern regarding efficiency when trying to move through various projects and that he feels it is the goal of the current Board to be as efficient as possible in doing so and this may include eliminating repeated Board approval. Ken Slaughter, General Counsel stated that the General Counsel's

Office will research the history and will offer advice on future action. Director Garrett stated that he was looking to combine Construction Services Administration (CSA) and DC Housing Enterprises (DCHE) to make one entity. Chairman Albert asked the timeline on that. Director Garrett stated that OGC is currently working on it. Mr. Slaughter stated that the corporate changes are relatively simple and quick to make but there is some analysis of the function. Mr. Gould also provided next steps in the Kenilworth project and the proposed time line.

Commissioner St. Jean requested a copy of the demolition/disposition approval letter. She also stated that residents at Kenilworth only have 90 days to use their vouchers and asked if we would be going back to HUD to request an extension because vouchers just sat until March. Director Garrett stated that OCP was responsible for relocation at Kenilworth and that some residents were not eligible until March for various reasons. This is why a mobility team was established because there were areas that needed greater assistance. Carolyn Punter, Director of the Housing Choice Voucher Program (HCVP) provided an update on families being housed using vouchers at Kenilworth and stated there is a meet and lease meeting being held tonight here at DCHA and the mobility teams are working aggressively to house families. There was discussion regarding having voucher discussions with residents at the community engagement meetings. Director Garrett added that ECOD is already looking into eligibility for families prior to community engagement to help prepare and to have mobility specialist prepared now. Commissioner Vann-Ghasri recommended HCVP also work with the ANC's in the Kenilworth area.

There was discussion regarding the changes made in relocation and the mobility specialist. Commissioner Vann-Ghasri stated that she believes DCHA has had proficient teams. Director Garrett stated that because Kenilworth also has environmental issues there is a possibility that some residents will be using Tenant Protection Vouchers (TPV's). It was stated that 131 of the 272 approved by the Board have been used overall so far. Chelsea Johnson, Deputy Executive Director, Special Counsel stated that they are committed to housing residents at Kenilworth and there will be some parameters in place in helping families find housing and TPV's will be used as a last resort. There was discussion regarding what costs New Communities assisted with. It was stated that they helped with infrastructure and construction costs for interim controls.

There was discussion regarding litigation and tenant rights and the balance of advising tenants while also being a resident and a Board member that represents the Housing Authority.

Commissioner Council asked why the design plans changed from the original design plans in 2012. Mr. Gould pointed out on the design plans that the senior building was moved closer to 295 which was supported by the Zoning Commission as well as the seniors on the property who liked it because it was closer to public transportation. Commissioner Council also stated that seniors were adamant about the building being for residents who are 55 and older and not disabled of all ages. Mr. Gould stated that remains the case. Commissioner St. Jean asked if some of the condos or town homes would be available for home ownership. Mr. Gould stated that there will be some available in the latter phase.

Announcements and Adjournment

The meeting was adjourned at approximately 12:03 pm.