

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

MEETING MINUTES

Brown Bag Meeting

1133 North Capitol St., NE

Washington, DC 20002

Wednesday, June 14, 2017

(Final Minutes approved)

Commissioner Terri Thompson, Chairman
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Jose Ortiz Gaud
Commissioner Bill Slover
Commissioner Nakeisha Neal Jones
Commissioner Brian Kenner *[by telephone]*

BOARD MEMBERS PRESENT

Commissioner Ken Grossinger
Commissioner Frank Lancaster

BOARD MEMBERS ABSENT

Chairman Thompson called the meeting to order on Wednesday, June 14, 2017 at approximately 11:00 am.

CALL TO ORDER

The minutes of April 12, 2017 were considered. Chairman Thompson asked that anyone with concerns let the Secretary know.

**MEETING
MINUTES:
APRIL 12, 2017**

There was no Brown Bag meeting on May 10, 2017 at the BOC meeting. Chairman Thompson also asked if there were any matters [resolutions] that could be eliminated today. In April, Ms. Kimberly Black King presented a briefing on the ten projects that are getting capital subsidy and were detailed in Resolution 17-02. These projects include 168 units. There are a total of 892 units being created of which 835 will be reserved as affordable and 168 will be 30% of AMI or below. The operating subsidy would be used for this. Changes in the resolution will be to eliminate references to ACC and federal project based vouchers. At this meeting commissioners asked to include the project chart in the text of both the explanatory cover memorandum and the resolution itself. There were 10 respondents' proposals. Commissioner Slover asked that we look at debt service, total development costs. The resolution was changed to include the chart of projects in the text of the resolution and also in the memorandum.

**RESOLUTION 17-02 TO
APPROVE THE USE OF
LOCAL SUBSIDIES TO
SUPPORT THE
CREATION OF
AFFORDABLE HOUSING
IN THE DISTRICT OF
COLUMBIA FOR FY 2016**

The meeting was closed to discuss the contract in resolution 17-06 and NW1.

The meeting was reopened.

Nathan Bovellev summarized Resolution 17-07, The Violence Against Women Act Emergency Transfer Plan. Mr. Bovellev spoke about violence against women act. June 14 is the date set by HUD for all Housing Authorities to have a policy regarding violence against women. It outlines who is a victim of domestic violence and has the right to request an expedited transfer. Ms. Chelsea Johnson explained that the policy is not gender specific, and that DCHA will expedite the transfer in both public housing and the Housing Choice Voucher program. Commissioner Vann Ghasri asked if there are data regarding cases we have handled.

Ms. Kim Cole passed out proposed initiatives. We are in the process of submitting the plan. One initiative has to do with security deposits for voucher participants - the unit protection incentive program. Also amending the FY17 MTW Plan. Security deposits are a problem. There are incentives and this is a new one that was explained in detail. The landlord forgoes a security deposit and DCHA guarantees to repair things showing normal wear and tear when the tenant moves out. Flat rent schedules were set at 80% of the submarket rents. HUD shifted the ability of Housing Authorities to make their own version of flat rents reflective of the housing market. Increased payment standards impact the number of neighborhoods where families can move. Our analysis suggests that adjusting the flat rent at 50% gives access to more neighborhoods. Commissioner Vann Ghasri asked if that could have been done if we were not a MTW Housing Authority and the reply was no.

**RESOLUTION 17-06 TO
AUTHORIZE A
MEMORANDUM OF
UNDERSTANDING WITH
THE DISTRICT OF
COLUMBIA
DEPARTMENT OF
HOUSING AND
COMMUNITY
DEVELOPMENT FOR
DEMOLITION AND
CONSTRUCTION
SERVICES**

**BRIEFINGS:
NORTHWEST 1**

**RESOLUTION 17-07 TO
ADOPT THE DCHA
VAWA EMERGENCY
TRANSFER PLAN**

**BRIEFINGS:
ANNUAL MTW PLAN**

RAD (Rental Assistance Demonstration) is a tool for financing public housing sites. The BOC approved in 2016 Columbia and Colorado as RAD sites. Today the BOC is being asked to consider three amendments commitment/portfolio award. A discussion about RAD projects followed. The Phase In is a shift for the public housing platform to the HCVP platform. There is a 5 year period to phase in and DCHA has requested a waiver.

**RENTAL ASSISTANCE
DEMONSTRATION RENT
PHASE-IN**

Commissioner Slover introduced a resolution, to adopt policies for the use of project based vouchers in lieu of ACC contracts for the redevelopment of existing public housing sites. This is to be considered for discussion and requires review by the General Counsel. Commissioner Kenner suggested that all DCHA commissioners discuss all funding sources in order to try to get to all projects. Chairman Thompson said the BOC needs information about a funding scheme. Perhaps the meeting on June 28 could be a policy discussion and about different funding streams available.

COMMISSIONERS' ISSUES

The meeting adjourned at approximately 1:30 pm.

**ANNOUNCEMENTS
AND ADJOURNMENT**

DRAFT