

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

**FINAL MEETING MINUTES**

**Brown Bag Meeting  
Barry Farm Recreation  
1230 Sumer Road SE  
November 14, 2018**

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Commissioner Neil Albert, Chairman  
Commissioner Bill Slover  
Commissioner Aquarius Vann-Ghasri  
Commissioner Kenneth Council  
Commissioner Antonio Taliaferro  
Commissioner Jose Ortiz Gaud  
Commissioner Nakeisha Neal Jones

**BOARD MEMBERS PRESENT**

Commissioner Brian Kenner  
Commissioner Franselene St. Jean  
Commissioner Ken Grossinger

**BOARD MEMBERS ABSENT**

Chairman Albert called the meeting to order on Wednesday, November 14, 2018 at approximately 11:00 am.

**CALL TO ORDER**

The minutes of October 10, 2018 were addressed and accepted.

**MINUTES: OCTOBER 10, 2018**

Commissioner Slover asked why resolution 18-32 *To Amend Resolution 17-35 Authorizing the Submission of the Application to HUD for the Phased Demolition and/or Disposition of Park Morton* was removed from the agenda. Director Garrett stated that the response from HUD received was that the application has to be revised and resubmitted, there is a threshold of obsolescence. There was discussion regarding the economics of tearing down in phases versus a full demolition. Chairman Albert asked for further discussion of this as part of the agenda for the upcoming Committee on Development and Modernization meeting.

Director Garrett provided an overview of

Resolution 18-33 stating that the charge off of tenant accounts receivables date back to 2009. HUD requires writing tenant account receivables off on an annual basis. Property Management Operations will look into providing budget counseling and other incentives to get residents to pay their rent. Commissioner Neal Jones commented that the New Communities properties have some of the highest charge off amounts. Director Garrett stated that Managers will now be identifying families that are having difficulties in paying their rent. Commissioner Neal Jones asked if a collections agency will be used for people who want to move forward. Commissioner Slover stated that he felt strongly against the idea of using a third party. Chairman Albert asked if DCHA has looked at some of the best practices for collecting rent at other Housing Authority's. Director Garrett stated that most encourage paying rent on time and managers are empowered with some decisions about certain situations regarding family circumstances. There was discussion regarding HUD allowances for uncollected rent. It was stated that HUD allow 3% annually and DCHA is at about 10%. There was additional discussion regarding how many people aren't paying their rent each month.

An overview of Resolution 18-34 was provided to the Board. It was stated that the *Violence Against Women Act* does protect the rights of men and notices will go out to residents regarding the protections. It was also stated that advocates were helpful with the regulations. Commissioner Council asked how DCHA will combat fraud and abuse based on the *Act* for people who just want a transfer. It was stated that residents must self-certify and will be made aware that it is perjury to make false statements. A third party requirement is also necessary if there are conflicting accounts.

**RESOLUTIONS:  
18-33 TO AUTHORIZE WRITE OFF  
OF VACATED TENANT ACCOUNTS  
RECEIVABLE**

**18-34 TO ADOPT FINAL  
REGULATIONS IMPLEMENTING  
THE VIOLENCE AGAINST WOMEN  
ACT (VAWA)**

Barbara Chen, Director of Finance provided the Board with a financial update as of September 31, 2018. Chairman Albert asked how much is in reserves. Ms. Chen stated that it is about \$44 million which is about 3 ½ months. DCHA has maintained close to 4 months reserves for the last 6 months. Commissioner Slover asked how overspending is occurring. There was discussion regarding the presentation of data and how to make it clearer how money is spent.

Director Garrett stated that there are 23 remaining families at Barry Farm and of that number 9 are using vouchers and the other 14 will remain in public housing and are in need of larger size 4 bedroom units. Three families are scheduled to move this week. For the environmental risk assessments, 48 environmental risk assessments have been completed with 13 remaining. There will be a report to the Board once they are all completed. Director Garrett further stated that 133 families at Arthur Capper have accepted another unit and 36 have been leased up, 15 have already moved in to their new unit. The goal is to have 30 lease-ups a week. There was discussion regarding who is paying the rent and vouchers being used as a last resort. Commissioner Vann-Ghasri stated that the landlord should have some responsibility. Commissioner Slover asked what the responsibility of the landlord is. Kenneth Slaughter, General Counsel stated that there was a timing issue with getting residents housed for Arthur Capper and that it is not clear and could be litigated regarding the extent of the obligation of the landlord. Commissioner Slover also stated that he felt it was important to let the Board know that the vouchers were being used.

Commissioner Slover asked for an update on New Communities and McKinsey. Director Garrett stated that he has weekly meetings with DMPED

## **BRIEFINGS:**

### **FINANCIAL UPDATE**

### **EXECUTIVE DIRECTOR'S UPDATE**

### **COMMISSIONERS' ISSUES**

and McKinsey will start work next week on the strategic plan. There was discussion regarding incorporating feedback from the Board retreat in the strategic plan. Commissioner Slover advised against doing a group session with the Board for the strategic plan. It was stated that both group and individual sessions with Board members will be held. Commissioner Neal Jones added that she thought it would be beneficial to validate the group collectively.

Commissioner Vann-Ghasri asked for a security report. Chief Maupin stated the monthly dashboard report provides a security plan that includes homicides. He also added that there is a 5% decrease overall in crime but there is an increase in homicides on the properties as well as the entire city.

Commissioner Slover wanted to address Resolution 18-32 again stating that he felt DCHA should not leave families on a property with environmental issues and that time was of the essence. Director Garrett reiterated that once revisions are made to the resolution it will come back to the Board. Chairman Albert added that it will be reviewed again in the Development and Modernization Committee meeting in the next two weeks. Commissioner Neal Jones asked about the revision of the Board bylaws and asked when the review of the performance of the Executive Director will take place. Mr. Slaughter stated there has been a draft revision of the bylaws that will be provided to the Board.

The Chair stated the review of the performance of the Executive Director has been done.

The meeting adjourned at approximately 12:45 pm.

**ANNOUNCEMENTS AND  
ADJOURNMENT**