

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

**DRAFT Meeting Minutes  
Committee on Development and Modernization  
Executive Director's Conference Room  
Wednesday, July 25, 2018  
(Final minutes will be published upon approval)**

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Commissioner Neil Albert, Chairman (via phone)  
Commissioner Kenneth Council  
Commissioner Bill Slover

**COMMITTEE  
COMMISSIONERS  
MEMBERS PRESENT**

Commissioner Brian Kenner

**COMMITTEE  
MEMBERS ABSENT**

Commissioner Franselene St. Jean  
Commissioner Aquarius Vann-Ghasri  
Commissioner Frank Lancaster

**OTHER  
COMMISSIONERS  
PRESENT**

Chairman Albert called the meeting to order on Wednesday,  
July 25, 2018 at approximately 11:02 am.

**OPENING REMARKS**

The minutes of July 10, 2018 were acknowledged and  
accepted.

**MINUTES OF:  
JULY 10, 2018**

Chairman Albert asked Director Garrett to begin with  
resolution 18-17. An overview of the resolution was presented  
and Andre Gould of the Office of Capital Programs (OCP)  
provided a presentation of North West One to the Committee  
on with an overview of the redevelopment to date. Details  
included one for one replacement of affordable housing - 199  
units at Sursum Corda Cooperative, 211 units at Temple  
Courts and 39 units at the Golden Rule Center.

**RESOLUTION:  
18-17 - TO AUTHORIZE  
THE SUBMISSION OF  
AN APPLICATION TO  
HUD FOR THE  
DEMOLITION  
AND/OR  
DISPOSITION OF  
SURSUM CORDA**

Mix of incomes - New buildings to include market rate and  
affordable units. Variety of housing types - Includes high-rise  
multifamily buildings, mid-rise, stacked townhomes.  
New retail and community space. Conceptual floor plans  
were shown with bedroom sizes and 48 parking spaces would  
be available. A question was asked regarding why there were  
only 48 parking spaces. It was stated that the project only  
required 26 spaces however there will be 48. There was  
discussion regarding conversations with Mt. Airy church and  
possible synergy with development. There was also  
discussion regarding safety of families with children and  
concerns regarding balcony and elevator safety and where  
returning families will be placed in the buildings.

Commissioner Vann-Ghasri asked if Gonzaga and Bibleway  
were consulted regarding the redevelopment as well as how  
the determination of who would return first is made. Kerry  
Smyser of OCP stated that talks for returning residents and  
their interests usually begin with resident leadership and with

those residents who have been there the longest.

Commissioner St. Jean asked if assistance was being offered to returning families to avoid any negative issues. Director Garrett stated that there will be mobility counseling and DCHA is planning to do HALO program for public housing similar to what is being done for HCVP. Chairman Albert asked what kind of analysis is being done on replacement units prior to redevelopment. Director Garrett stated that they look at existing bedroom sizes, current family composition and who's on the waiting list. Commissioner Lancaster asked if the square footage of the bedroom in a one bedroom unit has the same square footage for all 3 bedrooms in a 3 bedroom unit and further stated that many residents have complained about overall size of new units and not being able to accommodate their furnishings. There was discussion regarding funding options with Chairman Albert asking when the analysis of funding options is done. Director Garrett responded by saying that it is done right after the demolition disposition is submitted. Commissioner Slover asked what the vision is for financing. Director Garrett stated that DHCA would look at what funding options are available including private funding and explore some creative funding sources. There was discussion of Temple Courts and DCHA's ownership of it and Board approval would be needed at a later date for disposition of it. Chairman Albert requested a presentation on development goals in the next couple of years. Director Garrett stated that it will be part of the Real Estate symposium planned for October that will include a rehabilitation schedule and any ECIP plans. Commissioner Council requested that any changes in square footage of bedroom size be included in the presentations.

Chelsea Liedstrand of OCP provided the Committee with a presentation on the Strand Theater as part of the New Markets Tax Credit. The summary included development costs as well as DCHE fees as well as location. The Strand Theatre project will be an integral component of a comprehensive economic development initiative by DCHA, DCHE and the Deputy Mayors Office for Planning and Economic Development (DMPED) to revitalize the Deanwood Neighborhood. Deanwood Town Center, A mixed-use project consisting of two buildings with retail space on the ground level and residential units above. Several of the residential units will be replacement units for the Lincoln Heights/Richardson Dwellings public housing communities. The Residences at Hayes, a 150 unit 4% LIHTC project, which also consists of 50 public housing replacement units for Lincoln Heights and Richardson Dwelling residents. The 86 unit mixed use development to be developed next door. All the units will be reserved for households earning no more than 60% of the Washington DC area median income.

**BRIEFING:  
THE STRAND - NEW  
MARKETS TAX  
CREDIT**

Twenty-eight of the units will be replacement units for the Lincoln and Richardson Dwellings. There was discussion regarding tax credits. Commissioner Lancaster asked for a schedule of the New Markets Tax Credit Advisory Board which is a sub-committee of DCHE. There was discussion regarding streamlining the approval process of DCHE. Commissioner Slover asked if DCHE has already seen this briefing and why DCHE does not have a full Board. Ed Kane, Deputy General Counsel explained who the members of DCHE are and why the advisory sub-committee was formed.

Director Garrett provided an overview of resolution 18-18 explaining that it is a second amendment to the MOU with DHCD to accept additional \$800,000 in funding. There was discussion regarding timing of funding and if any additional approval of City Council is needed. There was discussion regarding profits. Commissioner Slover requested estimates of dividends.

Commissioner Slover had concerns from the advocates regarding the definition of homelessness and what DCHA defines as homeless. The Office of the General Counsel will provide the Board with DCHA's definition of homelessness. Commissioner Slover also asked when the Board will receive the final report on the Board retreat. Chairman Albert replied that it will be some time in the Fall.

Commissioner Vann-Ghasri asked about specific families at Montana. Director Garrett stated that one family was relocated and another scheduled for inspection

The meeting was adjourned at 12:08 pm.

**RESOLUTION 18-18  
TO AUTHORIZE A  
SECOND  
AMENDMENT OF AN  
EXISTING  
MEMORANDUM OF  
UNDERSTANDING  
WITH THE DISTRICT  
OF COLUMBIA  
DEPARTMENT OF  
HOUSING AND  
COMMUNITY  
DEVELOPMENT FOR  
DEMOLITION AND  
REHABILITATION  
SERVICES**

**COMMISSIONERS'  
ISSUES**

**ANNOUNCEMENTS  
AND  
ADJOURNMENT**