



Minutes for Brown Bag Meeting May 8, 2019

05/08/2019 | 11:01 am - 12:59 pm - Eastern Time (US and Canada)

1133 N Capitol St., N.E. Executive Director's Conference Room

Commissioners (10)

Franselene St. Jean; Neil Albert; Bill Slover; Kenneth Council; Brian Kenner; NaKeisha Neal Jones; Jose Ortiz Gaud; Aquarius Vann-Ghasri; Antonio Taliaferro; LeJuan Strickland

Commissioners Absent - Ken Grossinger

Opening Remarks

Vice Chairman, Council began the meeting at 11:01 am as Chairman Albert was en route.

Draft brown bag minutes April 13, 2019

The draft minutes were reviewed. Commissioner Vann-Ghasri requested a correction to the draft minutes of April 13, 2019 stating that the correct spelling is 'Levy' for the RAD expert she requested to meet with the Board, specifically with the Committee on Resident Services. The draft minutes were accepted as final with the amendments.

Resolution 19-15 – To Adopt Final Regulations to Amend Regulations for the Rental Assistance Demonstration Program

Director Garrett requested that staff begin with resolution 19-15 followed by resolution 19-10 as they were both Rental Assistance Demonstration (RAD) resolutions. Ed Kane, Deputy General Counsel provided an overview of resolution 19-15 reminding the Board the RAD essentially converts public housing subsidy to project based subsidy for 20 years in a HAP contract and that RAD is used to capitalize on rehab and improvements. He further stated that there is a mandate to make the transition as seamless as possible for residents who will retain their rights for grievances and resident participation funds. DCHA received input from advocates regarding concerns about terminations and phasing in rent increases for those tenants who are on flat rents. He stated that the current RAD regulations were adopted and published as final in December 2017 and that these amendments reflect the changes for clarification on items previously stated.

Commissioner Vann-Ghasri stated that she felt that New Communities officials should be educated on RAD as well. There was discussion regarding the RAD application process and the selection of possible properties to be converted. General Counsel Ken Slaughter stated that DCHA will continue to advocates if they express additional concerns.

Resolution 19-10 – To Authorize Financing Activities for the Rental Assistance Demonstration (RAD) Program Conversion of Montana Terrace, Elvans Road, The Villager, Lincoln Road, and Ontario Road

Alastair Smith of the Office of Capital Programs (OCP) provided a presentation to the Board for resolution 19-10 outlining the 5 proposed properties to be converted to RAD: Montana Terrace, Elvans Court, The Villager, Ontario and Lincoln Road. He further stated that each property is too small on its own to finance the renovation and the properties can be bundled into one financial closing and construction contract to achieve economies of scale. The properties were selected for RAD Conversion as they required a moderate level of repair and capital replacement needs. The project can be financed without seeking gap financing. Commissioner Vann-Ghasri asked about a parcel of land near Montana that is owned by DCHA and what the future for that land is. There was discussion regarding subsidy after Commissioner Neal Jones asked about the subsidy that will be received. Commissioner Kenner asked if the \$2.2 million developer fee is deferred or received up front. It was stated that it is received up front. Commissioner Slover asked where the fee resides. Director Garrett explained that an entity is used to hold the developer fee and that in the future it is desired to use one entity for development fees. There was discussion regarding RAD meetings and that the Board needs to have more conversations regarding it. Commissioner Slover expressed concerns stating that he felt DCHA has no real plans for the future of repositioning. Chairman Albert agreed there needs to be a strategy but stated there is also action that needs to be taken in the meantime. There was discussion regarding planning additional meetings for the RAD.

Resolution 19-12 – To Adopt Final Regulations to Amend the HCVP Limited Local Preferences for Public Housing Tenants in Units with Emergency Conditions and Resolution 19-13 – To Adopt Final Regulations to Amend the HCVP Limited Local Preferences to Provide Project-Based Units a Housing Option

Andrea Powell, Supervisory Counsel for Real Estate and Business provided an overview of resolution 19-12 and 19-13. She explained that resolution 19-12 are regulations that permit DCHA to issue a voucher to a public housing family if DCHA determines a mandatory transfer is required based on the emergency

conditions in the unit, or other threats to life, safety, or health in the existing unit. DCHA would only rely on these regulations if there are no other appropriate units in DCHA's public housing or RAD units. Resolution 19-13 provides housing options for public housing families who need to be transferred in accordance with the DCHA mandatory transfer provisions, including those related to redevelopment or comprehensive modernization of a public housing site, and those related to transfers necessary due to conditions which would threaten the health, safety and welfare of the resident. Commissioner St. Jean asked when the last time the wait list was "scrubbed". Director Garrett replied 2014. Rick White, Director of Communications stated that in 2014 the Department of Eligibility and Continued Occupancy (ECOD) reduced the wait list from 70,000 to about 40,000 through contacting applicants to update their information. This department continues to update applicant information.

Resolution 19-11 – To Approve the Removing the Mixed Finance Amendment to the Annual Allocations Contract and Authorize the Execution of Other Related Documents for Capper Square 769N

Resolution 19-11 was presented to the Board by Kerry Smyser of OCP. She stated that the resolution removes ACC so there is no risk of federal dollars in the project. There will still be 36 affordable units at square 769N and there will be no project based vouchers used on this project.

Resolution 19-14 – To Adopt Final Regulations to Amend Regulations Implementing HUD Requirements Regarding Over-Income Households

Andre Gould of OCP presented resolution 19-17 to Board stating the resolution is to approve an allocation of DCHA operating subsidies for FY 2019, under the Local Rent Supplement Program (LRSP) for the Strand project in order to provide offsite Lincoln Heights/ Richardson Dwellings replacement units under the under the New Communities Initiative (NCI). He provided an overview of the Strand project that will include 86 affordable apartments and 28 of the apartments will be replacement housing for Lincoln Heights and Richardson Dwellings. There was discussion regarding priority level in the selection process of residents for this project..

RESOLUTION 19-17: To Approve an Allocation of Local Subsidies to Support the Creation of Affordable Housing in the District of Columbia for the Strand New Communities Initiative Project

Kimberley Cole, Director of Policy and Strategic Initiatives informed the Board that the resolution requests approval to publish final regulations for implementing new U.S. Department of Housing and Urban

Development (HUD) requirements for an over-income policy for Public Housing households. The regulations include adding a definition of over-income, and describing how the over-income limit would be applied to public housing households. DCHA anticipates the impact to be minimal. Based on an analysis of public housing households with adjusted household income of 120% or more of the HUD FMRs, there are six DCHA households that would be considered over-income. When applied, the new policy would not result in an increase in rent unless the household remained over-income for 24 consecutive months. It is important to note that DCHA would not look to begin implementation of the new policy until both the FY2019 HUD FMRs and income limits are issued. She further stated that DCHA met with advocates on clarifications and definitions. There was discussion regarding plans for other option to be offered to the over-income households.

Executive Director's Update

Vice Chairman Council recommended closure to train and develop members of a public body and staff under D.C. Official Code §2-575(b)(12). A motion was made a properly seconded. The meeting was closed.

Announcements and Adjournment

The meeting was re-opened and Chairman Albert announced a new HCVP Committee that will be formed with Commissioner St. Jean as Chair. He asked the other Board members if they were interested in serving as a member to contact OGC. Commissioner Vann-Ghasri urged the HCVP Commissioner to join the Alliance of HUD Tenants. Chairman Albert went on to ask Barbara Chen, Director of Finance if there was enough money in the operating budget for next month. She responded yes and the meeting was adjourned at 12:59 pm.