

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

**DRAFT Meeting Minutes  
Committee on Development and Modernization  
Executive Director's Conference Room  
Wednesday, October 31, 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 NaKeisha Neal Jones  
Commissioner Antonio Taliaferro

**OTHER  
COMMISSIONERS  
PRESENT**

Chairman Albert called the meeting to order on Wednesday, October 31, 2018 at approximately 11:05 am. He asked Vice Chairman Bill Slover to lead the meeting.

**OPENING REMARKS**

The minutes of September 19, 2018 were acknowledged and accepted.

**MINUTES OF:  
SEPTEMBER 19, 2018**

Resolution 18-32 was presented to the Committee. It was stated that the resolution changes the Park Morton application from a phased demolition to a full demolition would be to address safety concerns at the property. Chairman Albert asked what the impact to the timeline on redevelopment would be. Director Garrett stated that there would be no impact to the timeline and could possibly be done sooner with the full demolition. Commissioner Slover asked what the litigation was about. Director Garrett stated that it was regarding green space at Bruce Monroe and was against the City and the developer not DCHA. Commissioner Slover also added he did not want to see the same issues with Park Morton that occurred with Barry Farm. There was discussion regarding environmental issues and that advocates still want a phased approach to redevelopment of the Park Morton site. Commissioner Vann-Ghasri asked if the full demolition has been presented to the Executive Board of Park Morton. Director Garrett stated that public meeting were conducted. Chelsea Johnson, Deputy Executive Director, Special Council stated that she spoke directly with Park Morton residents regarding the risk assessments. Units with children are safe now and the Office of Capital Programs (OCP) will give an update to the residents regarding a relocation plan. She further stated that DCHA has received positive feedback from

**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**

HUD regarding expediting vouchers. Commissioner Vann-Ghasri asked if the residents of Park Morton are receiving Federal Vouchers. Ms. Johnson response was yes. There was discussion regarding the feedback from the Park Morton residents and Ms. Johnson added that generally the meeting changed to other issues that affect the property. There was discussion regarding the right to return and informing the residents of the dire need now for doing a full demolition verses a phased plan.

Merrick Malone, Director of OCP provided a briefing on New Communities to the Committee stating that the initial deal for New Communities was that DCHA would contribute land and ACC and other resources would be provided by the City. He further stated that the PUD for Barry Farm has been vacated. Chairman Albert asked how DCHA is working with DMPED regarding the PUD. Mr. Malone stated that there are weekly meetings being held. Commissioner Slover asked who was in charge of New Communities. Director Garrett stated that there is essentially an impasse on who the lead is and who should be the lead and that DCHA has some ideas to move the project forward especially with Barry Farm after the litigation is settled. Commissioner Council asked why the bedroom compositions are getting smaller. Director Garrett stated that DCHA uses the current composition of bedroom sizes. There was discussion regarding addressing this and making changes if needed. Commissioner Neal Jones asked what DCHA is predicting for litigation. Kenneth Slaughter, General Counsel stated that litigation is unpredictable as to how quickly they will get to the case and that likely it will be challenged and appealed. Commissioner St. Jean asked what the percentage of AMI is for homeownership. It was stated that it is 55%. Commissioner Slover requested that in the next Committee on Development and Modernization that the Committee is informed of the lead and the chain of command for New Communities. Commissioner Vann-Ghasri suggested reaching out to the former Mayors that were involved with New Communities for their feedback.

Lincoln Heights and Richardson Dwelling New Communities Update was provided to the Committee. The Strand and Providence Place overview was presented by Andre Gould, Project Manager. The Strand will provide 28 replacement units for Lincoln Heights and Richardson Dwellings and Providence Place will provide 35 replacement units. Commissioner Council asked when Lincoln Heights and Richardson Dwellings were due to be demolished.

An overview of the redevelopment plan or Greenleaf was presented to the Committee. Currently there are 493 units 215 of which are senior units. There was an outline provided of

#### **BRIEFINGS:**

**NEW COMMUNITIES  
INITIATIVE: THE  
STRAND -  
REPLACEMENT  
HOUSING FOR  
LINCOLN HEIGHTS  
AND RICHARDSON  
DWELLINGS**

**NEW COMMUNITIES  
INITIATIVE:  
PROVIDENCE PLACE -  
REPLACEMENT  
HOUSING FOR  
LINCOLN HEIGHTS  
AND RICHARDSON  
DWELLINGS**

**GREENLEAF  
REDEVELOPMENT  
UPDATE**

the participation of various community groups that were involved in the planning of the redevelopment of Greenleaf and goals were outlined. The chronology was also presented. There was some discussion regarding build first and Director Garrett stated that although build first was not requested in the request for proposals some proposals received included it. Commissioner Neal Jones asked if there were discussions regarding infrastructure assistance with the City. There was discussion regarding the Cities involvement. Commissioner Slover stated that DCHA needs to maintain the ownership of land. Director Garrett stated that DCHA is clearly expressing what their expectations will be from the developer used. Commissioner Vann-Ghasri stated that Councilman Charles Allen suggested build first.

The meeting was adjourned at 12:27 pm.

**ANNOUNCEMENTS  
AND  
ADJOURNMENT**

DRAFT