

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

**DRAFT MEETING MINUTES
Committee on Development and Modernization**

Executive Director's Conference Room

Friday, September 8, 2017

(Final Minutes will be published once approved)

Commissioner Kenneth Council

**COMMITTEE MEMBERS
PRESENT**

Chairman Terri Thompson

**COMMITTEE MEMBERS
ABSENT**

Commissioner Neil Albert (telephone)

Commissioner Frank Lancaster

Commissioner Bill Slover

Commissioner Aquarius Vann-Ghasri

Commissioner Shelore Fisher

**OTHER COMMISSIONERS
PRESENT**

Commissioner Kenneth Council called the meeting to order on Friday, September 8, 2017 at approximately 12:30pm. He announced that Chairman Thompson had an emergency and would not be present. The role was called and a quorum of seven members present was established.

CALL TO ORDER

The minutes of June 28, 2017 were presented and approved.

**MEETING
MINUTES:
JUNE 28, 2017**

Commissioner Council asked Ms. Kerry Smyser to present the resolution. Department of Energy and Environment reached out to the DC Housing Authority to participate in the "Solar for All Program" which she explained is a new program initiated in October 2016. They received \$13.2 million to award in grants to businesses, non-profits and affordable housing owners. DCHA want to apply for a grant up to \$5 million to implement our renewable energy systems at our sites. The program has two goals - 1) to increase access to solar power to businesses, low income households and to senior; 2) to reduce by 50% electricity bills of at least 100,000 low income households by the year 2032. The "Solar for All Program" creates a symbiotic relationship between DCHA and the Department of Energy and the Environment because it allows us to reach our goals in reducing the costs and consumption of energy as well as increasing access to low income households and small businesses. The benefits of solar power DCHA would design

**RESOLUTION 17-21
TO AUTHORIZE
SUBMISSION OF SOLE
SOURCE GRANT
APPLICATION TO
DISTRICT OF COLUMBIA
DEPARTMENT OF
ENERGY AND
ENVIRONMENT -SOLAR
FOR ALL PROGRAM**

and implement a solar program that would do several things;

- Upgrade and replace roofing systems;
- Implement consumption and cost reduction measures to provide cost reduction and emergency repairs, maintenance and operations costs;
- Install cutting edge solar and monitoring technology;
- Reduces our carbon footprint;
- Increases our staff capacity as well as implementing a resident engagement and support program

DCHA can utilize these funds at conventional public housing sites; mixed income sites as well as Parkway Overlook, funded through low income housing tax credits. We ask the BOC to authorize us to submit application to the Department of Energy and Environment (DOEE) for up to \$5 million. Commissioner Vann Ghasri asked where will you start and what is the life cycle? The answer was there is a list of 26 properties that are possible locations to start and the life cycle is 20 years. The properties have to be able to support solar systems. The staff can come back to the BOC and tell you where we will implement the program. Garfield was mentioned as one place they are currently doing roof work. Commissioner Slover asked if you can upgrade the roof with this money and if you have to meet specific thresholds. The answer was once the program starts we do have to report to DOEE regularly. Why CSA? The answer was the CSA has performed and managed our energy program and we have a bond issuance. Commissioner Council asked if DCHA gets any part of the fee that CSA receives. The answer was that DCHA and CSA have a shared services agreement. Commissioner Slover asked what if we don't reduce by 50%.

The language stating that, at the suggestion of Nathan Bovel, was removed from the resolution. Commissioner Lancaster asked about CSA monitoring our energy program. A monthly report is due to HUD about our performance. He also wanted to know from the language of the resolution about low income families – are we talking about DCHA or Washington, DC in general and are scattered sites eligible for the program? The scattered sites are not eligible since they are being disposed of and we are talking about DCHA properties only. He also asked about Langston and the power plant and was told that we are using a different technology than that which is used at the power plant. Commissioner Council asked about Section 3 and our students in math and science and opportunities for them to learn and see what is going on. Kerry said there would be opportunities for students. There was a question about percentages of solar use and the response was there are no specific guideline given and the question about solar and

ownership of the property was that this is by grant and DCHA owns the property.

This resolution is on the agenda because it comes under DC Housing Solutions. Ms. Kimberly Black King gave the overview of Parkway Overlook. This is a full gut development resulting in 220 new units of 1,2,3 bedrooms. The shell will remain with a new interior; tax credit project; Wells Fargo requires a property manager with experience managing tax credit properties.; the property manager has been selected and the project will close this year. Chairman Albert asked why it took so long. Ms. King spoke about the next steps. There were three actions 1) consideration and approval of the program manager; 2) approval of the selection of a general contractor - by October; 3) full financial transaction for your consideration for closing - by November. Chairman Albert asked why it takes a month to get the financials and why the BOC needs to authorize the procurement of the General Contractor. The threshold of \$250,000 is why the BOC is involved in the contract and the sequencing of activities is based on putting in the numbers. Commissioner Slover asked about blanket authority that seems to be given without BOC involvement. This was a lengthy and involved discussion which Chairman Albert suggested might best be done among the commissioners perhaps at a retreat. Mr. Ken Slaughter suggested that the concerns about the process are clear and will do an analysis and determine ways to streamline and identify faster pathways for BOC consideration. Commissioner Lancaster said the Committee on Audit and Finance needs to know the bottom line financials before anything is decided. The relationship between DC Housing Solutions and DCHA was explained and clarified. Ms. Lorry Bonds said the information was advertised in April 30 and the solicitation was issued May 1, There were two site visits and a preproposal plan. Outreach efforts were detailed and there was one respondent, CAPREIT Residential Management, LLC who was accepted after screening. Commissioner Council asked what we know about them and was told they operate in 20 states and have headquarters in Rockville, Md.; manage over 12,000 units of residential housing in 60 residential communities. Commissioner Council also asked about DCHA wanting to self-develop. The discussion ended.

Chairman Albert asked what the status is of the headquarters. Mr. Merrick Malone spoke about the letter of intent and now the development agreement and the lease are being done. Mr. Ken Slaughter interrupted and suggested that the meeting should be closed since the discussion is about a contract currently being

**RESOLUTION 17-01
TO AUTHORIZE
CONTRACT FOR
PARKWAY OVERLOOK
PROPERTY MANGEMENT
SERVICES**

**COMMISSIONERS'
ISSUES**

negotiated. [Ms. Chelsea Johnson read the language from the Open Meetings Act to close the meeting.] After the meeting was reopened Commissioner Lancaster thanked the Interim Executive Director, Mr. Nathan Bovellet for the new doors at Harvard Towers. He asked when they would be getting new flooring in high rise buildings.

The meeting was adjourned at approximately 1:32 pm.

**ANNOUNCEMENTS
AND ADJOURNMENT**

DRAFT