

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

**DRAFT Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Tuesday, December 5, 2017
(Final minutes will be published upon approval)**

Commissioner Neil Albert, Chairman
Commissioner Kenneth Council
NaKeisha Neal Jones

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

None

**COMMITTEE
MEMBERS ABSENT**

Commissioner Shelore Fisher
Commissioner Frank Lancaster
Commissioner Aquarius Vann-Ghasri
Commissioner Bill Slover
Commissioner Brain Kenner

**OTHER
COMMISSIONERS
PRESENT**

Chairman Albert called the meeting to order on Tuesday, December 5, 2017 at approximately 9:02 am

OPENING REMARKS

The minutes of November 1, 2017 were not addressed.

**MINUTES OF:
NOVEMBER 1, 2017**

Chairman Albert asked staff to come forward to present resolution 17-24. Kimberly King of the Office of Capital Programs (OCP) provided an overview of the resolution stating that the contractor has been procured, there is a demolition schedule, design work and that monthly meetings are held with the remaining Barry Farm residents. Commissioner Council asked if DCHA has reached out to *Project Empowerment* at the Department of Employment Services. Director Garrett informed the Commissioners that DCHA has reached out to *Project Empowerment* to schedule a meeting with them. Commissioner Slover stated that this resolution came up in October but was tabled and asked why it was tabled and what has changed to bring it to the Board again. Director Garrett explained that further meetings have been held with the Office of the Deputy Mayor of Planning and Economic Development (DMPED) to see if it was a tangible objective and there has been increased correspondence relating to this particular resolution. There was additional discussion regarding the Memorandum of Understanding (MOU) and if this resolution would extend it.

**RESOLUTIONS:
17-24 TO AUTHORIZE
A FIRST AMENMENT
TO MEMORANDUM
OF UNDERSTANDING
PREDEVELOPMENT/
DEMOLITION
FINANCING FOR
BARRY FARM
REDEVELOPMENT**

Commissioner Slover asked if the original funding has been fully allocated. Ms. King stated that \$3 million has been drawn down and that they will continue to use the funds with what is authorized by the MOU. Chairman Albert asked the status of relocation for the Barry Farm residents. Ms. King stated that the first zone consists of about 20 households and they have all received a 90 day notice and all of them will be relocated. There is one household that needs to be briefed and that will be done on Friday and then he will receive a 90 day notice and will be relocated. There was additional discussion regarding extending the MOU. Commissioner Jones asked about the status of the demolition. Ms. King explained that the demolition will take about a year and they are in the process of finalizing specifics as well as the rest of the predevelopment work. Commissioner Jones also requested a timeline of the redevelopment of Barry Farm to be provided to the Board. There were additional discussions regarding how monies were used that was already drawn down. Director Garrett added that negotiations are open again with POAH and that terms are not settled yet but DCHA's fee position will increase. Commissioner Slover asked if A&R is the lead developer with POAH as the sub. Director Garrett stated that it is a joint venture. Ken Slaughter, General Counsel added that DCHA is negotiating around all related issues. Chairman Albert stated that he would recommend to the Board that they approve this resolution when presented for vote. Commissioner Slover stated that he would be against this resolution. Commissioner Council asked if there was any pending litigation regarding the Barry Farm Redevelopment. Mr. Slaughter stated that there is some pending litigation. Chairman Albert asked Commissioner Slover what he would suggest the Board do regarding the Barry Farm redevelopment. Commissioner Slover stated that there is a deficit and the lease structure makes no economic sense and puts DCHA in a non-owner position. He further stated that DCHA has no leverage and that the Board should see the capital stack. As it stand DCHA does not own 51% and that they are giving away their most valuable resource, the PBV's. Commissioner Kenner stated that he had a few points to make from his perspective stating that it is good for the Board to see the capital stack; the City is doing a significant part of the financing and is a partner. The City and DCHA are working as a team along with the developer. The Board already approved the demolition and the relocation and that he is concerned the longer this takes to approve the longer it will take residents to come back which has been one of the biggest complaint. Land value alone or ACC doesn't get redevelopment alone. Director Garrett commented that he

agreed with Commissioner Slover and added that he focusing on all of the things he mentioned. There was further discussion regarding leverage and the partnerships with the City. Chairman Albert added that this redevelopment has been around for at least a decade and what matters is the residents of Barry Farm.

Merrick Malone, Director of OCP provided an overview and background to the Committee of resolution 17-33 explaining that the resolution authorizes the Executive Director to execute an amendment, between DCHA and Department of Housing and Community Development (DHCD), increase the funding under the MOU by \$700,000 such that total funding under the MOU would be \$2,400,000. DCHA would provide demolition services in connection with PADD properties. There was discussion regarding the specific sites that DCHA would provide services to DHCD.

**17-33
TO AUTHORIZE
EXECUTION OF AN
AMENDMENT TO
MEMORANDUM OF
UNDERSTANDING
WITH DEPARTMENT
OF HOUSING AND
COMMUNITY
DEVELOPMENT
(PROPERTY
REHAB/DEMOLITION)**

Kimberly King of OCP provided an overview and background of resolution 17-35. Ms. King held Citywide Advisory Board meetings to discuss the DCHA demolition application with Park Morton residents. Chairman Albert asked how long it takes HUD to approve an application and why does the Board have to approve a demo application. Ms. King stated that it takes about a year and it is required to get Board approval. Commissioner Kenner asked how long this particular application took for approval. Ms. King stated that it was submitted in December of 2015 and was approved January 2017. Commissioner Vann-Ghasri stated that there is a new resident council president at Park Morton and asked if she has been full informed regarding the redevelopment at Park Morton. Angie Rodgers, New Communities Director stated that the new Park Morton resident council president has been very involved and she Chairs the relocation committee and has been very supportive in the process. Commissioner Slover asked how Park Morton was selected as part of New Communities and asked about a needs assessment for the DCHA portfolio. Director Garrett stated that he has been assessing the needs of the portfolio and that are about 30 properties with a total of \$500 million in capital repairs. Commissioner Slover stated that he felt that the Board is being asked to make decisions without proper information, eroding the decision making process. Commissioner Lancaster asked for an update on Lincoln Road/Richardson redevelopment. Chairman Albert asked that it be provided in

**17-35 TO AUTHORIZE
SUBMISSION TO HUD
OF AN APPLICATION
FOR PHASED
DEMOLITION
AND/OR
DISPOSITION
APPLICATION FOR
PARK MORTON**

the next Development and Modernization Committee meeting. Commissioner Vann-Ghasri asked if all the residents have been moved from Sursum Corda and stated there were concerns about rodents with impending construction. Ms. Rodgers stated that the residents are almost all gone. Director Garrett added that he met with the Sursum Corda tenant association 2 weeks ago and there is a plan to abate rodents during construction.

Chairman Albert requested a motion to close¹ the meeting to discuss resolutions 17-32 To Authorize Amendment to DCHA's Section 8 Administrative Plan To Allow the Allocation of Project Based Vouchers Without Competitive Process, and To Authorize Allocation of Not More Than 270 Units of Project Based Voucher Operating Subsidy For The Redevelopment of Barry Farm, Kenilworth Courts, Barry Farm and Park Morton and 17-34 To Authorize Energy Capital Improvement Program (ECIP) Phase II Financing which include discussion of the position to be taken in negotiating the price and other material terms of a contract, pursuant to D.C. Code § 2-575(b)(2) a motion was made a properly seconded and the meeting was closed.

The meeting was adjourned at 10:53 am

**ANNOUNCEMENTS
AND
ADJOURNMENT**

¹ The District of Columbia Housing Authority Board of Commissioners may go into executive session at this meeting pursuant to the District of Columbia Open Meetings Act of 2010, if such action is approved by a majority vote of the Board members who constitute a quorum to discuss matters prohibited from public disclosure pursuant to a court order or law under D.C. Official Code §2-575(b)(2) to discuss the position to be taken in negotiating the price and other material terms of a contract.