

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

FINAL

MINUTES

Wednesday, December 14, 2016

The Board of Commissioners of the District of Columbia Housing Authority (“DCHA”) held its monthly meeting at DCHA Headquarters 1133 Capitol Street, N.E., Washington, DC 20002

I. CALL TO ORDER

COMMISSIONERS PRESENT

Terri Thompson, Chairman
William Slover, Vice Chairman
Ken Grossinger
Kenneth Council
Shelore Fisher
Aquarius Vann-Ghasri
Clarence Mobley
Frank Lancaster
Brian Kenner
Nakeisha Neal Jones
Jose Ortiz Gaud

COMMISSIONERS ABSENT

None

Chairman Thompson called the meeting to order at 1:05 pm. She also made a statement regarding DCHA’s policy on decorum in public meetings. After a moment of silence, Chairman Thompson then asked for a roll call to determine a quorum.

II. ROLL CALL

Commissioner Kenneth Council – “Present”
Commissioner Ken Grossinger - “Here”
Commissioner Shelore Fisher – “Here”
Commissioner Brian Kenner – “Here”
Commissioner Frank Lancaster – “Present”
Commissioner Clarence Mobley – “Present”
Commissioner Nakeisha Neal Jones – “Here”
Commissioner Jose Ortiz Gaud – “Here”
Commissioner William Slover – “Present”
Commissioner Aquarius Vann-Ghasri – “Present”
Chairman Terri Thompson – “Present”

A quorum was recognized with all eleven Commissioners present.

III. APPROVAL OF MINUTES OF NOVEMBER 9, 2016

Chairman Thompson asked the Commissioners to consider the minutes of the November 9, 2016 Board of Commissioners' meeting. A motion was made to approve the minutes and was seconded. The minutes of the November 9, 2016 BOC meeting were approved.

IV. EXECUTIVE DIRECTOR'S REPORT

Director Todman highlighted the following activities that occurred during the month of November:

Season of Giving – Director Todman welcomed everyone with holiday greetings and announced that DCHA distributed over 12,000 pounds of turkeys and other food items to families throughout DCHA's public housing and HCVP families this Thanksgiving.

Deanwood Hills – Director Todman thanked the departments involved in making Deanwood Hills a success. She stated that this site will serve as new homes for 50 families from Lincoln Heights and Richardson Dwellings. Both properties are part of the New Communities Initiative redevelopment. The total of 150 affordable housing units is in Ward 7 and is a joint venture partnership. The groundbreaking took place on November 15, 2016.

New Markets Tax Credits - Director Todman announced that DCHE, a subsidiary of DCHA, received \$45 million in New Markets Tax Credits from the U.S. Department of Treasury. These tax credits are used to stimulate development in areas that would not normally have it. This is the third allocation of New Market Tax Credits DCHE has received from the Department of Treasury and will be very beneficial to the City.

Annual Veterans Appreciation Day – Director Todman stated that more than 460 veterans received services and job opportunities and housing options at DCHA's Fourth Annual Veterans Appreciation Day. Some received haircuts and other services as well as being hired on the spot through partnerships with many different City as well as private organizations that help make this event a success.

Ribbon Cutting at the Bixby – Director Todman announced that there was a ribbon cutting held at the Bixby located near the Washington navy Yard. The \$54 million, 195-unit building in the Capitol Riverfront area includes 39 replacement units as part of the fifth phase of the Capper/Carrollsbury redevelopment.

Employee of the Year – Director Todman recognized Daniel Simmons who was awarded the Employee of the Year at the DCHA Annual Employee Recognition program; she announced that Mr. Simmons recently won the employee of the month and that the employee of the year is selected from those winners. She extended her congratulations to Mr. Simmons.

Special Employee Acknowledgement – Director Todman presented Janice Burgess of Office of Capitol Programs a special award and congratulated her on her retirement after 18 years at DCHA. She stated that Janice has helped to relocate thousands of families throughout the years over redevelopment projects and shows compassion and dedication in what she does every day for DCHA and its residents. Janice thanked Director Todman and said it was a pleasure to work with DCHA residents over the past 18 years. She also said that she has learned a lot from her peers and the residents. She said that she has been exposed to a lot and thanked everyone for allowing her to serve.

V. RESOLUTIONS

PUBLIC COMMENT

PRESENTATION AND BOARD DISCUSSION OF THE RESOLUTIONS

[At this point in the meeting, those members of the public who signed up to speak were given the opportunity to address the Board on the resolutions under consideration.]

No one signed up to speak.

Resolution 16-26 To Authorize the Allocation of Local Rent Supplement Program Operating Subsidy to Support the Langdon Apartments Project

Director Todman stated that resolution 16-26 would allocate 5 Local Rent Supplement Vouchers (LRSP) to Langdon Apartments, a 33 unit building. The site is currently under construction and the 5 project based vouchers would go to some of the City's lowest income families. Director Todman asked for the Board's approval of the resolution. Commissioner Vann-Ghasri stated that she was not comfortable with the resolution and asked how First Source is monitored. Director Todman stated that First Source, who does the hiring of City residents for projects like this is monitored by the Department of Employment Services (DOES) and that she is confident that they are in compliance. Director Todman also asked to brief the Board on resolution 16-28 and then further answer questions as the resolutions are similar.

Resolution 16-28 To Authorize Allocation of Local Rent Supplement Program Operating Subsidy to Support the South Capitol Affordable Housing Project

Director Todman stated that resolution 16-28 was to authorize an additional 20 LRSP vouchers to support a 190 unit site. The Board took previous action to designate 20 vouchers for this site and this resolution would designate 20 additional vouchers. The City is using Housing Trust Funds for these projects, with four agencies, including DCHA, providing support. The three other agencies are Department of Community Development (DHCD), Department of Human Services (DHS), and Department of Behavioral Health. The families receiving the vouchers would be referrals from DHS who could be homeless families from the DC General Homeless shelter or from the DCHA waiting list. Commissioner Slover acknowledged staff's addition of language

previously requested to resolution 16-26 and asked that the acronym LTSC be spelled out in the resolution. Commissioner Vann-Ghasri stated that it would help to have these projects presented to local ANC Commissioners and to know what residents are hired as part of the projects. Director Todman explained the difference in tenant based and project based vouchers and stated that LTSC is Long Term Subsidy Contract. Commissioner Slover asked when the first 20 vouchers were allocated. Director Todman replied that the first 20 vouchers were allocated in December of 2014. Commissioner Slover asked how can DCHA best explain to program critics how the project-based LRSP program works with respect to the timing (from subsidy award to building/modernizing units) necessary to bring a unit on-line. In addition to making it clear that DCHA is doing what is needed to bring project-based units on-line as quickly as possible.. Commissioner Lancaster asked how the number of vouchers are determined. It was stated that the vouchers are determined by a specific request of the developer who uses it as a financing tool.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded. Resolutions 16-26 and 16-28 were voted on en bloc.

The Commissioners responded as follows:

Commissioner Vann-Ghasri – “No, I am sending a message”

Commissioner Grossinger – “Yes”

Commissioner Council – “Yes”

Commissioner Fisher – “Yes”

Commissioner Kenner – “Yes”

Commissioner Lancaster – “Yes”

Commissioner Mobley – “Yes”

Commissioner Neal Jones – “Yes”

Commissioner Ortiz Gaud – “Yes”

Commissioner Slover – “Yes”

Chairman Thompson – “Yes”

There were ten yes, one no, the resolution was approved.

**Resolution 16-27 To Adopt the Fiscal Year 2017 Payment Standard
Schedule for All Programs Funded by the Housing
Choice Voucher Program**

Director Todman explained that two years ago the Board adopted payment standards at 130% to help families increase their options of moving into neighborhoods that were otherwise unobtainable using a housing choice voucher. Now there is an effort to reach more areas of the City, specifically five more neighborhoods that families would have access to if the Board agrees to increase the payment standards from 130% to 175%. This amount is not paid everywhere in the City but in most areas. Commissioner Slover stated that 54 families took advantage of the change when the increase went from 110% to 130% and asked if any analysis has been done to see how many people would take advantage of the new increase and to review what has happened in the next six months. Director Todman stated that if the same percentage is used that there would not be an overwhelming number of families taking advantage of the new payment

standard increase. DCHA does mobility counseling and provides Housing Choice Voucher Program (HCVP) participants with options in their search to find other areas to move in to. Payment Standards will be reviewed again next year and can be decreased if necessary. Commissioner Slover asked why such a large increase to 175%. Director Todman explained that even at 175% it is still not possible to access all areas of the City, but that this action would help in opening up areas that were once unobtainable. Commissioner Slover stated that DCHA should keep a watchful eye on this to ensure that the agency houses as many people as possible. Commissioner Vann-Ghasri asked what Wards the proposed increased payment standard would impact. It was stated that the action would allow housing opportunities in Wards 1, 2, 3 and 4 and a utility allowance is provided if utilities are not included. Commissioner Grossinger commended the staff on their work on the payment standard increase.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Grossinger – “Yes”

Commissioner Council – “Yes”

Commissioner Fisher – “Yes”

Commissioner Kenner – “Yes”

Commissioner Lancaster – “Yes”

Commissioner Mobley – “Yes”

Commissioner Neal Jones – “Yes”

Commissioner Ortiz Gaud – “Yes”

Commissioner Slover – “Yes and with a six month review”

Commissioner Vann-Ghasri – “Yes and with the same review Commissioner Slover referred to”

Chairman Thompson – “Yes”

There were eleven yes, the resolution was approved.

VI. PUBLIC COMMENT

RESIDENTS

Michael Lee – An HCVP resident came before the Board on behalf of the poorest children and adults in Washington, DC and asked that something be done about homelessness in the City.

Detrice Belt– A resident of Barry Farm stated that she is also a member of the Barry Farm Tenant and Allies Association. She stated that repairs are still needed in many units and that she is not happy to see her neighbors moving away. She said that she is a long time resident of Barry Farm and that her unit is in need of repair and knew that the unit had repair issues when she moved in. She also stated that many of her neighbors have problems with rats and that the rodent problem is still not under control. She also stated that the parking around DCHA headquarters is difficult and that there should be something

done to make parking easier for residents to attend the meetings when they are held at this location.

Paulette Matthews – A Barry Farm resident stated that the same problems are occurring with the mailboxes on the property and that many mailboxes remain open. She stated that she is missing mail and this has been an ongoing problem for six months. She also stated that she is experiencing problems with mice and asked the property manager to arrange a treatment, but she wants at least 3 weeks' notice to prepare. Ms. Matthews stated that someone showed up at her home for an inspection with no prior notice. She concluded by saying that she felt forced out of the City.

Rhonda Edwards-Hines – Ms. Edwards-Hines stated that she is a Barry Farm resident as well as the Barry Farm Resident Council President. Ms. Edwards-Hines stated that she wanted to give the Board an update on what was happening at Barry Farm. She thanked DCHA for sponsoring 25 families for Thanksgiving and giving 4 residents on the property a job helping to maintain the grounds at the property. She said that she sees them working hard. She also stated that 170 children between the ages of 0 and 12 and 115 teens will be sponsored for gifts from the Department of Homeland Security. Ms. Edwards-Hines stated that the Barry Farm holiday celebration will be held Saturday, December 17, 2016 from 12 noon to 3pm at the Barry Farm recreation center.

Corliss Lowery – Ms. Lowery, a resident of Hopkins stated that Director Todman told her that she would speak to her directly after the last Board meeting she attended. She stated that Director Todman has not spoken to her and she has only been able to reach her assistant when she calls. She stated that her assistant was pleasant however the last time she called she was placed on hold and her assistant did not return to the phone. She stated that since then she has not been able to reach Director Todman or her assistant.

Karen Settles – A resident of Stoddert Terrace stated that her trip to New Orleans for the City Wide Advisory Board was fruitful, but could have been better if more residents were allowed to attend. She stated that she would like to meet with the Chair of the Committee on Resident Services to discuss issues regarding the Office of Resident Services (ORS). She stated that she feels resident leaders are being circumvented by ORS. She also thinks that residents should be able to choose the ORS Navigators assigned to their sites.

NONRESIDENTS

Margaret Dyer – Ms. Dyer stated that she is a resident of Ward 3 and a member of Empower DC. She said that she is asking for redevelopment in-place at Barry Farm and that the residents of Barry Farm have shown a lot of resilience. She also stated that she has heard a lot about vermin infestation at DCHA properties and asked that a task force be set in place to eliminate vermin at DCHA properties. She indicated that she thought it is a solvable problem.

Kera Carter – Ms. Carter stated that she is a native Washingtonian and applied for housing in 1996. She stated that she received a letter in 2000 for housing because she was rent burdened. She informed DCHA that she was not rent burdened and did not want to take away from the need of someone else. She said she was told that she would not lose her place on the wait list; however, she says later she was told that she was kicked off

of the waiting list. She was then told by someone at DCHA that she was added back to the wait list with her original application date, but has yet to receive housing and wanted to know what could be done. Director Todman asked Ms. Carter to see Mr. Bovellet, Deputy Executive Director for Operations, to discuss her specific issues.

VII. ADJOURNMENT

Chairman Thompson announced that the next DCHA Board of Commissioners meeting will be held on Wednesday, February 8, 2017 at DCHA Headquarters, 1133 North Capitol Street, N.E., Washington, DC 20002 at 1pm.

Meeting adjourned at 2:32 pm.