

DISTRICT OF COLUMBIA

+ + + + +

HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS

SPECIAL BOARD MEETING

+ + + + +

MONDAY

MARCH 26, 2018

+ + + + +

The Housing Authority Board of Commissioners met in Hearing Room 220 South at 1133 North Capitol Street, N.E., Washington, D.C., at 11:00 a.m., Joshua Lopez, Commissioner, presiding.

PRESENT

- NEIL ALBERT, Chairman*
- KENNETH D. COUNCIL, Commissioner
- BRIAN KENNER, Commissioner*
- FRANK LANCASTER, Commissioner
- JOSHUA LOPEZ, Commissioner
- NAKEISHA NEAL JONES, Commissioner*
- JOSE ORTIZ GAUD, Commissioner*
- WILLIAM SLOVER, Commissioner*
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

ALSO PRESENT

TYRONE GARRETT, Executive Director
ALETHEA MCNAIR, Acting Board Liaison
KEN SLAUGHTER, General Counsel
MARY GRACE FOLWELL, Office of General Counsel

* via telephone

DRAFT

C-O-N-T-E-N-T-S

Welcome and Introduction 4

Call to Order by Commissioner Joshua Lopez 5

Moment of Silence 6

Rules of Procedure 7

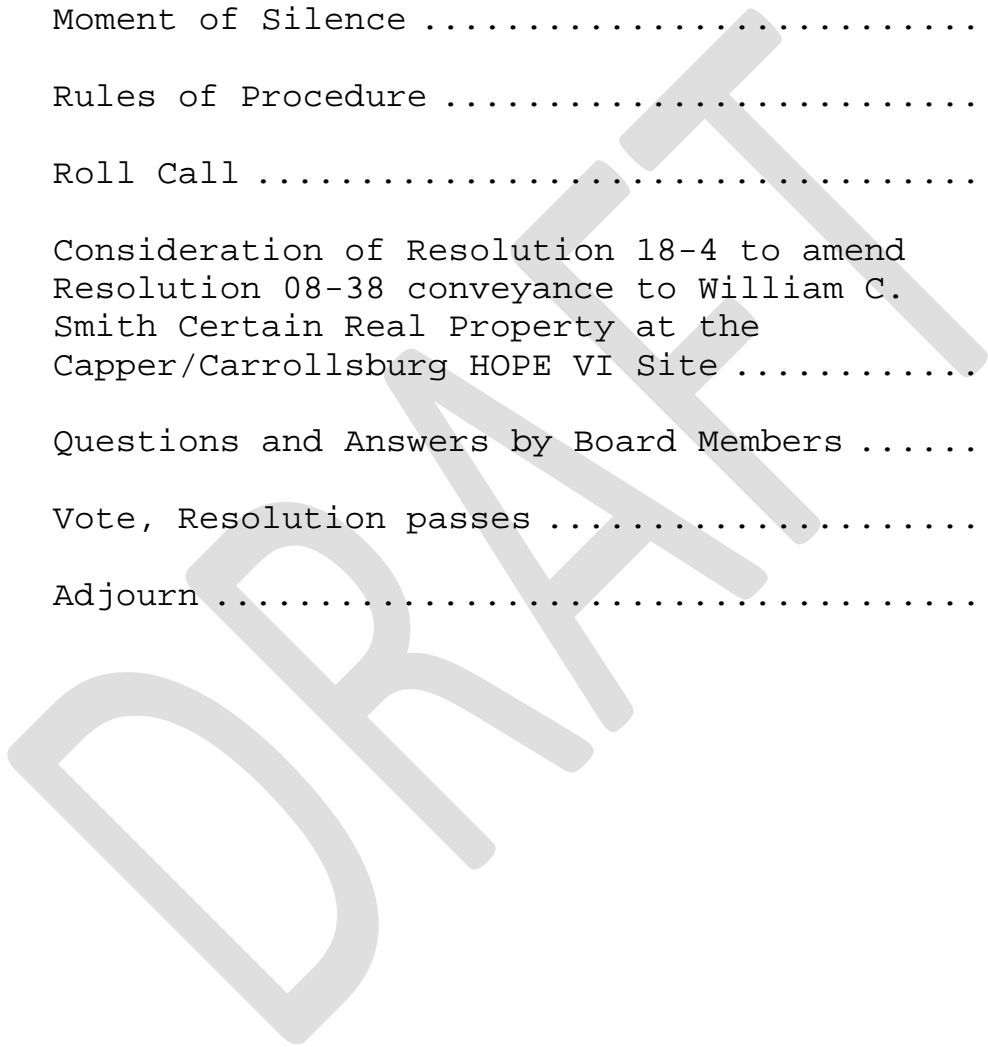
Roll Call 7

Consideration of Resolution 18-4 to amend
Resolution 08-38 conveyance to William C.
Smith Certain Real Property at the
Capper/Carrollsborg HOPE VI Site 10

Questions and Answers by Board Members 11

Vote, Resolution passes 27

Adjourn 29



1 P-R-O-C-E-E-D-I-N-G-S

2 2:04 p.m.

3 COMMISSIONER LOPEZ: Good afternoon,
4 my name is Joshua Lopez, fellow commissioner on the
5 Board of Commissioners for the D.C. Housing
6 Authority. I call this meeting to order.

7 This is a special meeting of the
8 District of Columbia Housing Authority Board,
9 being held today, March 26, 2018, at DCHA
10 Headquarters located at 1133 North Capitol Street,
11 Northeast, Washington, D.C. The time is -- the
12 time is 2:00 p.m.

13 Please silence your cell phones and
14 electronic devices. Thank you. I would now like
15 to ask for a moment of silence.

16 (Moment of silence.)

17 COMMISSIONER LOPEZ: Okay. The Board
18 of Commissioners welcomes constituent input on
19 matters of public concern and offers you today an
20 opportunity to express your views, including
21 spirited debates of DCHA's decisions by its
22 management and this Board during the public

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 testimony portion of every meeting.

2 However, we require that members of the
3 public who attend our meetings abide by certain
4 rules of decorum to allow the Board to complete the
5 business before it.

6 Members of the public cannot engage in
7 any disruptive conduct, or loud, threatening, or
8 abusive language during Board meetings. This
9 includes loud outbursts or shouting during times
10 when you have not been invited to speak.

11 Anyone who violates these rules will be
12 asked to leave the meeting immediately and could
13 be subject to arrest for violation of D.C. laws on
14 disorderly conduct. Serious or repeated
15 violations of the rules may result in you being
16 barred from future Board meetings for a period of
17 at least 60 days.

18 We appreciate your interest in the
19 matters before us today and thank you in advance
20 for abiding by these rules of conduct. I ask for
21 a roll call to determine a quorum.

22 MS. MCNAIR: And thank you,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Commissioner. Commissioner Council.

2 COMMISSIONER COUNCIL: Present.

3 MS. MCNAIR: Commissioner Grossinger?

4 Commissioner Kenner?

5 COMMISSIONER KENNER: Here.

6 MS. MCNAIR: I'm sorry, Commissioner
7 Kenner?

8 COMMISSIONER KENNER: Here.

9 MS. MCNAIR: Okay. Let the record
10 reflect Commissioner Kenner is present via phone.
11 Commissioner Lancaster.

12 COMMISSIONER LANCASTER: Here.

13 MS. MCNAIR: Commissioner Lopez.

14 COMMISSIONER LOPEZ: Here.

15 MS. MCNAIR: Commissioner Neal Jones.

16 COMMISSIONER NEAL JONES: Present.

17 MS. MCNAIR: Let the record reflect
18 Commissioner Neal Jones is present via phone.
19 Commissioner Ortiz Gaud?

20 COMMISSIONER ORTIZ GAUD: Here.

21 MS. MCNAIR: Let the record reflect
22 Commissioner Ortiz Jones is -- I'm sorry, Ortiz

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Gaud is present by phone. Commissioner St. Jean?

2 COMMISSIONER ST. JEAN: Here.

3 MS. MCNAIR: Commissioner
4 Vann-Ghasri.

5 COMMISSIONER VANN-GHASRI: Present.

6 MS. MCNAIR: Commissioner Bill Slover?
7 Is Commissioner Bill --

8 COMMISSIONER SLOVER: Present.

9 MS. MCNAIR: Bill Slover is present by
10 phone. And Chairman Albert.

11 CHAIRMAN ALBERT: Present.

12 MS. MCNAIR: Chairman Albert is
13 present by phone. You have a total of ten
14 Commissioners present, five via phone and five
15 present in the room. You have a quorum.

16 COMMISSIONER LOPEZ: Today's agenda is
17 special --

18 CHAIRMAN ALBERT: Does five -- does
19 five present in the room create a quorum?

20 MS. MCNAIR: Yes.

21 COMMISSIONER LOPEZ: Good? All
22 right, today's agenda is a special agenda. First,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we will allow the public to come before this Board
2 twice. Once, to discuss any issues they may have
3 about the resolution we will consider today; and
4 second, to discuss any personal issues related to
5 housing.

6 We now have two sign-in sheets, one for
7 resolutions and one for everything else. The time
8 limit on testimony remains the same: five minutes
9 for residents, three minutes for non-residents.
10 Do the Commissioners have any questions?

11 COMMISSIONER LANCASTER: Mr. Chair, if
12 I may? If I may, are we going to call for a reading
13 of the minutes, even though we don't have them
14 present at the moment, being this is an open board
15 meeting?

16 COMMISSIONER LOPEZ: I believe the
17 answer is no, since this is a special --

18 COMMISSIONER LANCASTER: And, at the
19 same time, there won't be a similar from the
20 Director at this particular time? I want to know
21 this for my record, there won't be minutes, for
22 future purpose?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. SLAUGHTER: No. This is a special
2 meeting, Commissioner.

3 COMMISSIONER LANCASTER: Special
4 meeting one-time?

5 MR. SLAUGHTER: Yes, sir.

6 COMMISSIONER LANCASTER: Okay, just
7 wondering what protocol was for this.

8 MR. SLAUGHTER: Thank you.

9 COMMISSIONER LANCASTER: Thank you.

10 COMMISSIONER LOPEZ: Okay. Next, we
11 will consider the resolution, Resolution 18-04 to
12 amend Resolution 08-38 conveyance to William C.
13 Smith certain real property at the
14 Capper/Carrollsborg HOPE VI site. I'd like to
15 turn it over and call on our Director, Mr. Garrett,
16 to present.

17 MR. GARRETT: Okay. Commissioners,
18 if you recall, Resolution 08-38 conveyed to W.C.
19 Smith Square 737, where they were obligated to
20 build 30 ACC units on behalf of the Housing
21 Authority.

22 They have been unable to fulfil that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 particular obligation and have come to us in order
2 to negotiate a -- in terms in which they would have
3 the opportunity, with Board approval, to build
4 those particular units at an offsite location; in
5 addition, offering compensation to cover the
6 actual cost and the time it has taken for those
7 units to actually be built.

8 In addition, we have also been able to
9 negotiate out terms for the obligation, if it is
10 not met by W.C. Smith, where the Housing Authority
11 would receive approximately \$12 million in funding
12 for those units, if they were not actually created.
13 And then security being created for an interest in
14 a piece of property, real property, or their
15 partnership stake in another particular location
16 which would equal \$12 million.

17 COMMISSIONER VANN-GHASRI: Just for
18 the record, this Resolution 18-04 to amend the
19 Resolution 08-38 convening to William C. Smith
20 certain real property at the Capper/Carrollsbury
21 HOPE VI Site, this is a resolution in which
22 Commissioner Slover had requested that we go back

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 and renegotiate from the previous resolution.

2 And so what my understanding, District
3 of Columbia Housing Authority staff went back to
4 do this renegotiation, and with this
5 renegotiation, Director Garrett, what was the
6 accomplishments, if any?

7 MR. GARRETT: At the end of the day,
8 Commissioners, we increased the dollar amount by
9 approximately \$4 million in compensation for the
10 Housing Authority. And -- I'm sorry, I keep
11 forgetting. And the most important part, the
12 building of 30 ACC units on our behalf.

13 COMMISSIONER VANN-GHASRI: And how
14 long would this -- how long will the 30 units, will
15 it take for the 30 units to come up? And we are
16 talking about in Ward 8, correct?

17 MR. GARRETT: Yes, ma'am.

18 COMMISSIONER VANN-GHASRI: So how many
19 units would -- at what point in time will the
20 groundbreaking and this would be moving forward?

21 MR. GARRETT: Well, we believe those
22 units would come online by year 2020, mid-2020.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER LANCASTER: If I may, Mr.
2 Chair, at the moment. These 30 units that we are
3 speaking about at present is part of the 30 units
4 that were due to us in Parcel 737, is that correct?

5 MR. GARRETT: Yes, sir.

6 COMMISSIONER LANCASTER: And this
7 Parcel 737, it's part of Arthur Capper
8 redevelopment and it was part of that footprint
9 there, is that correct?

10 MR. GARRETT: Correct.

11 COMMISSIONER LANCASTER: Now, we had a
12 707 replacement for Arthur Capper, this 30 units
13 does not interfere with the replacement of those
14 707, is that correct, also?

15 MR. GARRETT: No, it does not.

16 COMMISSIONER LANCASTER: It doesn't?
17 You said no it's not correct, or you're saying it
18 doesn't --

19 MR. GARRETT: It doesn't interfere.

20 COMMISSIONER LANCASTER: It does not
21 interfere, thank you.

22 COMMISSIONER VANN-GHASRI: I have some

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 other questions that I want to revisit, so I'm going
2 to just break it down and --

3 COMMISSIONER SLOVER: Hold on. Hold
4 on. Aquarius, could you hold on one second?

5 COMMISSIONER VANN-GHASRI: Oh, yes.

6 COMMISSIONER SLOVER: I'm confused by
7 that response from Director Garrett. What do you
8 mean by interfere? I don't understand that.

9 MR. GARRETT: Meaning that, we're
10 still going to --

11 COMMISSIONER SLOVER: He said the
12 units were supposed to be delivered. I don't
13 understand interfere. It increased the
14 requirement. It puts the burden back on us to find
15 30 more units.

16 MR. GARRETT: Yes, sir. Yes, sir.

17 COMMISSIONER SLOVER: Correct?

18 MR. GARRETT: Yes, and we will be able
19 to build --

20 COMMISSIONER SLOVER: So I don't know
21 about interfere. That's certainly interfering,
22 it's putting a burden back on us.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: We'll be able to,
2 Commissioner Lancaster, Commissioner Slover,
3 we'll be able to build those units on one of the
4 other parcels at Arthur Capper.

5 COMMISSIONER SLOVER: But, again, it
6 requires us to do it, I guess, is what I keep saying.
7 You're sort of glossing over that as if it's no big
8 deal.

9 CHAIRMAN ALBERT: Commissioner Lopez?

10 COMMISSIONER LOPEZ: Yes, sir.

11 CHAIRMAN ALBERT: Commissioner
12 Albert. May I speak?

13 COMMISSIONER LOPEZ: Yes, sir. Yes,
14 Mr. Chairman.

15 CHAIRMAN ALBERT: So, Director
16 Garrett, I just want to follow up on Commissioner
17 Slover's point about interfere. The requirement
18 on Smith is, first and foremost, to deliver 30 units
19 of housing, affordable housing, for the DC Housing
20 Authority, correct?

21 MR. GARRETT: Yes, sir.

22 CHAIRMAN ALBERT: And is that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 requirement going to be met with this resolution?

2 MR. GARRETT: Yes.

3 CHAIRMAN ALBERT: Great. So, in
4 addition to the 30 units of housing, what else is
5 the Housing Authority -- how else is the Housing
6 Authority going to benefit if this resolution
7 passes?

8 MR. GARRETT: We will also receive an
9 additional \$2.4 million.

10 CHAIRMAN ALBERT: And what do you plan
11 to do with that \$2.4 million?

12 MR. GARRETT: Reinvest it into our
13 redevelopment strategy.

14 CHAIRMAN ALBERT: So what you are
15 saying is that the Housing Authority has a net
16 benefit from approving this transaction?

17 MR. GARRETT: Yes, sir. We would take
18 that \$2.4 million and put it back into, quite
19 possibly, the Arthur Capper site, at one of the
20 squares, to continue our work.

21 CHAIRMAN ALBERT: And that money is
22 going to go for additional affordable housing,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 correct?

2 MR. GARRETT: Yes.

3 CHAIRMAN ALBERT: Great. I just want
4 to -- I just want to thank you and your staff for
5 working hard to listen to the comments of the
6 Commissioners at the last meeting. I think our
7 primary focus was on getting those units delivered.

8 I'm pleased that you are doing that, but
9 also are going to be closing as early as November
10 of this year. I'm also pleased that you've put
11 sufficient safeguards in place so that if these
12 units are not delivered by the developer, that the
13 Housing Authority will not be left holding the
14 financial bag for it. So thank you for your
15 efforts.

16 MR. GARRETT: Thank you.

17 COMMISSIONER LANCASTER: Mr. Chair, if
18 I may, at this moment. I want to --

19 COMMISSIONER SLOVER: Could
20 I -- Commissioner Lancaster, could I -- I'm sorry.
21 I want to follow up on something Mr. Albert said.
22 What are the -- so for the two-and-half years of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 loss of the housing we won't get, what is the cost,
2 do you think, of that? Is it \$2.4 million?

3 MR. GARRETT: Commissioner Slover, you
4 could estimate it --

5 COMMISSIONER SLOVER: Well, we're
6 going to go -- we're going to get 30 units, but for
7 two-and-a-half years we're not going to have those
8 30 units available, so what's the lost cost on that?

9 MR. GARRETT: I don't know,
10 Commissioner Slover. we didn't amortize it in
11 that manner.

12 COMMISSIONER SLOVER: Well, there is
13 some cost, there must be something.

14 COMMISSIONER LOPEZ: I'd like to echo
15 Chairman Albert's statement --

16 COMMISSIONER SLOVER: Excuse me.

17 COMMISSIONER LOPEZ: -- that a few
18 weeks ago we had a --

19 COMMISSIONER SLOVER: Excuse me, I'm
20 still talking and I'm not sure I got an answer.

21 MR. GARRETT: I did answer you,
22 Commissioner Slover, I said we didn't amortize it

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 in that manner.

2 COMMISSIONER SLOVER: I appreciate
3 that everybody thinks we got a great deal, and I
4 think we got a better deal, but, you know, there's
5 just a history of this developer, particularly, not
6 delivering on their promises.

7 COMMISSIONER LOPEZ: Thank you,
8 Commissioner Slover. So I'd like to echo
9 Commissioner Albert's statement that a few weeks
10 ago we had something in front of us that the Board,
11 including myself, rejected.

12 We thought it was a bad deal. We asked
13 Executive Director Garrett and his team to go back
14 to the drawing board. And they've come in front
15 of us with what I believe is a great deal.

16 There's a commitment to build 30 units,
17 and if the developer doesn't live up to their
18 promise, we have something in place to hold them
19 accountable at the tune of \$12 million.

20 And so, are there any more questions?
21 I'd love to move forward with --

22 COMMISSIONER SLOVER: Well, so, I'd

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 like to read into the record the quote that I read
2 earlier from the owner, William C. Smith, saying
3 that, one neighbor, when they do not deliver the
4 affordable housing they were required at 2 M
5 Street, his quote was, quote-unquote, "at some
6 point, the Housing Agency might have to create this
7 thing that it is trying to avoid, a new building
8 solely for low-income residents."

9 Well, we have the tendency of allowing
10 developers to promise things and then not deliver
11 them. And, at some point, this Agency and this
12 Board have to stop that.

13 COMMISSIONER LOPEZ: Well, thank you,
14 Commissioner Slover.

15 COMMISSIONER SLOVER: They built 1,100
16 units, they built 1,100 units and created
17 \$400-to-500 million worth of value.

18 COMMISSIONER LOPEZ: Thank you,
19 Commissioner Slover.

20 COMMISSIONER SLOVER: And they
21 couldn't deliver those 30 units.

22 COMMISSIONER LOPEZ: Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER SLOVER: Excuse me, sir.

2 COMMISSIONER LOPEZ: Yes, Aquarius?

3 COMMISSIONER SLOVER: Excuse me, sir.

4 You don't cut me off, okay?

5 COMMISSIONER LOPEZ: Thank you,
6 Commissioner Slover.

7 COMMISSIONER VANN-GHASRI: Here are
8 several of the questions I wanted to ask.

9 COMMISSIONER SLOVER: Hello?

10 COMMISSIONER VANN-GHASRI: I wanted
11 to know the life cycle of this Resolution, what
12 would be the life cycle for the 30 units? Or is
13 there a life cycle?

14 MR. GARRETT: Are you talking about
15 affordability for the --

16 COMMISSIONER VANN-GHASRI: The ACC
17 units.

18 MR. GARRETT: For the ACC, it's
19 approximately 40 years, Commissioner.

20 COMMISSIONER VANN-GHASRI: And what
21 type of lease agreement, or is there one?

22 MR. GARRETT: There is no lease

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 agreement with this because we don't own the
2 property, so there is no ground lease.

3 COMMISSIONER VANN-GHASRI: Okay, so
4 since there is no ground lease, let's get on the
5 record about what is our discussion about the land,
6 the trust land owned?

7 By trust land, you said we was going to
8 have a 99-year lease. So it's not going to be a
9 ground lease, so we've already decided that it's
10 not a model of the trust, the trust land, correct,
11 yes or no? We just had this conversation, so I want
12 to be clear.

13 MR. GARRETT: No, there is no ground
14 lease associated with this, so we're not adding any
15 land value to the deal.

16 COMMISSIONER VANN-GHASRI: Okay, so
17 the interest rate, what is the changes of the
18 interest rate, if any?

19 MR. GARRETT: I --

20 COMMISSIONER VANN-GHASRI: From the
21 previous deal to this deal, there is some interest
22 rates involved. If the interest rates were

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 involved, were they the benefit for the Housing
2 Authority or were the interest rate to benefit for
3 the developer? Yes or no answer.

4 MR. GARRETT: I do not know. Mary -- I
5 don't know. Ken Slaughter from OGC. I don't
6 think we took that into consideration.

7 MR. SLAUGHTER: I'm Ken Slaughter,
8 General Counsel, DCHA. I think you're referring
9 to the interest rate increase announced by the Fed
10 that impacts --

11 COMMISSIONER VANN-GHASRI: Correct.

12 MR. SLAUGHTER: -- the urgency for the
13 developer to get this project done.

14 COMMISSIONER VANN-GHASRI: Okay,
15 while I have the attorney here, I have some attorney
16 questions that I want to put on the record, because
17 this is the only way I would be able to vote yes
18 based on that I voted no. I was one of the
19 Commissioners that voted no, and being that it was
20 renegotiated by one of my colleagues, and the
21 renegotiation actually came back better than the
22 first resolution.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 So I want to know, in precise language
2 from the attorney, tell us the difference in the
3 legal aspect, that if the Housing Authority had to
4 take the developer to court, based on the previous
5 resolution, what is the protect -- what are the
6 protectors -- what is the protector risk, if any,
7 for DCHA, with Resolution 18-04 versus the previous
8 one?

9 MR. SLAUGHTER: I think, as we
10 explained, this deal would provide security for the
11 \$12 million that would be the 9.6 and the 1.9, and
12 our security is in another partnership interest in
13 a building with that level of value.

14 COMMISSIONER VANN-GHASRI: And what
15 happens if you take the land out of the deal? If
16 you took the land out of the deal versus land and
17 money.

18 MR. SLAUGHTER: I think that
19 reference to land is that the original deal between
20 DCHA and Smith, DCHA contributed the 737 space to
21 their original deal.

22 COMMISSIONER VANN-GHASRI: And is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 there -- or whether or not -- will there be a devalue
2 of assets from this deal versus the previous -- no,
3 let me say this, from this resolution versus the
4 previous resolution?

5 MR. SLAUGHTER: No, we think there's an
6 increase, as we've talked about.

7 COMMISSIONER VANN-GHASRI: And why?
8 Can you be more clear?

9 MR. SLAUGHTER: Because we want to get
10 the 30 units, and the 30 units at one site is not
11 as valuable as the original site, so then you get
12 the boost of the \$2.4 million.

13 COMMISSIONER VANN-GHASRI: Thank you
14 so much.

15 MR. SLAUGHTER: Okay. Thank you.

16 COMMISSIONER LANCASTER: And may I,
17 Mr. Chair? I want to get back to what Commissioner
18 Slover asked earlier about what do you mean about
19 including -- when I spoke of the 707 and also the
20 30 units, and when I asked was the 30 units going
21 to interfere with 707, and the answer was no, and
22 the reason was, for that question was, we had so

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 many units left balance of the 707, which is 237
2 units, on that footprint.

3 So those 30 units that we're speaking
4 of had no interference with those 237 units that's
5 due to us on that particular footprint. So those
6 who are expecting to come back won't feel like
7 they're losing 30 units out of that original
8 contract. Now I ask, again, is that correct?

9 MR. GARRETT: Yes, sir.

10 COMMISSIONER LANCASTER: Thank you.

11 COMMISSIONER LOPEZ: Great. Thank
12 you, all. I'd like to move forward with -- is there
13 a motion?

14 COMMISSIONER VANN-GHASRI: One more
15 thing that's important to put on the record: the
16 ACC unit cost versus the market rent, I need answer
17 from an attorney to put that on the record for me,
18 to explain, or give us an example, what is the
19 difference between the ACC unit costs versus the
20 market rate rent?

21 MS. FOLWELL: This is Mary Grace
22 Folwell, I'm in the Office of General Counsel of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the DCHA. The calculated cost for the production
2 of new market rate units at the third phase at 737
3 is \$414,000 per unit, and we believe that the
4 Housing Authority can develop -- well, we know the
5 Housing Authority tends to develop these units at
6 a lower cost.

7 COMMISSIONER VANN-GHASRI: And let me
8 ask you one more question. And this is for the
9 record. The development partner, has that
10 development partner been determined, as we speak
11 now?

12 MS. FOLWELL: For the future Capper
13 sites, no development partner has been determined.

14 COMMISSIONER VANN-GHASRI: Thank you.

15 MS. FOLWELL: Thank you.

16 COMMISSIONER LOPEZ: Thank you, all.
17 I'd like to make a motion for a vote on Resolution
18 18-04. Do we have a motion?

19 COMMISSIONER VANN-GHASRI: I move that
20 Resolution 18-04 to amend Resolution 08-38
21 conveying to William C. Smith certain real property
22 at the Capper/Carrollsborg HOPE VI Site be --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: I second.

2 COMMISSIONER LOPEZ: Yeah, do we have
3 a second?

4 CHAIRMAN ALBERT: Yes, second.

5 COMMISSIONER LOPEZ: Great. I would
6 like to do a roll call vote, please.

7 MS. MCNAIR: Thank you.

8 MS. JOHNSON: Commissioner
9 Vann-Ghasri?

10 COMMISSIONER VANN-GHASRI: Yes.

11 MS. MCNAIR: Okay. Commissioner St.
12 Jean?

13 COMMISSIONER ST. JEAN: Yes.

14 MS. MCNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Yes.

16 MS. MCNAIR: Commissioner Neal Jones?

17 COMMISSIONER NEAL JONES: Yes.

18 MS. MCNAIR: Commissioner Lopez?

19 COMMISSIONER LOPEZ: Yes.

20 MS. MCNAIR: Commissioner Lancaster?

21 COMMISSIONER LANCASTER: Yes.

22 MS. MCNAIR: Commissioner Kenner?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER KENNER: Yes.

2 MS. MCNAIR: Commissioner Council?

3 COMMISSIONER COUNCIL: Yes.

4 MS. MCNAIR: Commissioner Slover?

5 COMMISSIONER SLOVER: One hundred
6 percent no.

7 CHAIRMAN ALBERT: What a surprise.

8 MS. MCNAIR: Chairman Albert.

9 CHAIRMAN ALBERT: One hundred percent
10 yes.

11 COMMISSIONER SLOVER: What a surprise.
12 Giving it away again.

13 MS. JOHNSON: You have nine yes and one
14 no. The Resolution is approved.

15 COMMISSIONER LOPEZ: Thank you. I'd
16 like to make an announcement for our next meeting
17 date and time. The next Board of Commissioners
18 meeting will be held on Wednesday, April 11th, at
19 1:00 p.m., at the Greenleaf location, which is 203
20 N Street, SW.

21 I'd like to move to adjourn. It is now
22 2:28 p.m. on Monday, March 26th, 2018. Thank you,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 all.

2 (Whereupon, the meeting in the
3 above-entitled matter was concluded at 2:29 p.m.)
4
5
6
7
8
9
10
11
12
13
14

DRAFT