

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

**DRAFT Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Wednesday, March 29, 2017
(Final minutes will be published upon approval)**

Commissioner Terri Thompson, Chairman
Commissioner Kenneth Council
Commissioner Nakeisha Neal Jones

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

Commissioner Clarence Mobley

**COMMITTEE
MEMBERS ABSENT**

Commissioner Shelore Fisher
Commissioner Bill Slover
Commissioner Frank Lancaster

**OTHER
COMMISSIONERS
PRESENT**

Chairman Thompson called the meeting to order on
Wednesday, March 29th at approximately 11:09 am

OPENING REMARKS

The minutes of February 1, 2017 were addressed.

**MINUTES OF:
FEBRAURY 1, 2017**

Director Todman explained the Local Rent Supplement funds (LRSP). She directed the Committee to refer to the attachment to the resolution to see the projects selected by a panel of local government staff (including DCHA). She also stated that the 168 units could be recipients of the LRSP project based funds for residents with 30% of AMI. All of the units would be made available through the coordinated entry process.

**RESOLUTIONS:
17-02
TO APPROVE THE USE
OF LOCAL AND
FEDERAL SUBSIDIES
TO SUPPORT THE
CREATION OF
AFFORDABLE
HOUSING IN THE
DISTRICT OF
COLUMBIA FOR FY
2016**

There was discussion regarding what would occur if a project did not close. There was also discussion regarding the numbers changing of allocations and it was stated that an additional request would come back to the Board if that occurred. The project types were discussed regarding if the project was new construction or renovation. Commissioner Slover stated the resolution refers to additional sources of funding besides LRSP and suggested that the other sources of funding be removed.

Commissioner Slover stated that he would like to see the draft resolutions at least 48 hours prior to the Committee meetings for ample time to review and suggested that rule be put in place. He asked Director Todman why the Board did not receive the resolutions prior to the meeting. Director Todman stated that staff wanted to ensure that the Board received accurate information and added that in previous emails sent

to the Development and Modernization Committee that resolutions were included and sent days prior to the meeting. Chairman Thompson added that the Board has had instances when the resolution was not moved forward because it needed to be vetted on the committee level and during Brown Bag meetings resolutions have been pulled from the agenda. Commissioner Neal Jones asked if resolutions were voted on at the committee level. It was stated that the committee agrees to move a resolution to the full Board for voting or agrees there needs to be additional discussion and that the actual voting on an agenda takes place in the public Board meetings.

Commissioner Council requested a column be added to the 2016 DHCD Affordable Housing RFP Summary that includes when units will come online.

The Office of Capital Programs (OCP) presented the Committee with a presentation of the Bruce Monroe project. The presentation included renderings of the site, key elements of the master plan update and Bruce Monroe site plan.

**17-03 TO APPROVE
THE USE OF PROJECT
BASED VOUCHER
OPERATING SUBSIDY
TO SUPPORT THE
BRUCE MONROE
PROJECT**

The resolution requests for up to 90 project based vouchers at the Bruce Monroe site only. There was discussion regarding the AHAP and HAP being the other required documents that the resolution refers to as authorizes the Executive Director to execute, submit and obtain approvals for.

There was discussion about the term of affordability and whether the units at the Avenue were replacement units.

Director Todman added that DCHA is building what the residents need. Park Morton is currently 2 bedrooms only. After redevelopment the site will have 1, 2, and 3 bedrooms units.

Chairman Thompson asked the Committee if the resolutions can move to the full Board for considerations or if they need to come back to the Committee. It was agreed that further discussion was needed and that both resolutions 17-02 and 17-03 will come back to the next Board meeting.

Chairman Thompson announced that a quorum was present and requested a motion to close portions of the meeting to discuss matters prohibited from public disclosure pursuant to a court order or law under D.C. Official Code §2-575(b)(2)¹ to discuss material terms, including negotiating the price of a

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 material terms, including negotiating the price of a contract.

contract. A majority vote was taken to close the foregoing portions of the meeting. After discussion of the closed matters, the meeting was re-opened by the Chairman.

- Commissioner Slover asked for details of what occurred at the Bixby to cause significant overruns on the property. He also requested a deal tracker or portfolio of DCHA assets and what stage of development each project is in. He stated that he requested subsidiary reports of DCHA and would like to know why there is still a vacancy on the DCHE Board. Commissioner Slover requested OCP give a briefing in the next Brown bag on Barry Farm and would like to know what predevelopment dollars are obligated and spent.
- Commissioner Neal Jones requested a follow-up chart for the Committee on Development and Modernization.
- Commissioner Council asked if the rule going forward would be to receive the draft resolutions 3 days prior to the Committee meetings. Chairman Thompson stated that it will be.

**COMMISSIONERS'
ISSUES**

The meeting was adjourned at 1:19 pm

**ANNOUNCEMENTS
AND
ADJOURNMENT**