

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

FINAL BROWN BAG MEETING MINUTES

**DCHA Headquarters
1133 N. Capitol St., NE
Executive Director's Conference Room
March 13, 2019
10:00 am**

Commissioner Neil Albert, Chairman
Commissioner Kenneth Council
Commissioner Bill Slover
Commissioner Aquarius Vann-Ghasri
Commissioner Antonio Taliaferro
Commissioner Franselene St. Jean
Commissioner Jose Ortiz Gaud
Commissioner Nakeisha Neal Jones
Commissioner LeJuan Strickland

BOARD MEMBERS PRESENT

Commissioner Brian Kenner
Commissioner Ken Grossinger

BOARD MEMBERS ABSENT

Vice Chairman Council called the meeting to order on Wednesday, March 13, 2019 at approximately 10:04 am.

CALL TO ORDER

The minutes of February 13, 2019 were not addressed.

MINUTES: FEBRUARY 13, 2019

Vice Chairman Council recommended that the Board move to close the meeting to discuss the portfolio stabilization which includes 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 and properly seconded and the meeting was closed.

BRIEFING:

PORTFOLIO STABILIZATION

The meeting remained closed for purposes of consultation with an attorney to obtain legal advice and to preserve the attorney-client privilege between an attorney and a public body, pursuant to D.C. Code § 2-575(b)(4)(A) in discussion of resolution 19-06.

RESOLUTIONS:

19-06 TO APPROVE THE ALLOCATION OF UP TO EIGHT (8) PROJECT BASED VOUCHERS TO CAPPER SQUARE 769N AND AUTHORIZE THE EXECUTION OF OTHER RELATED DOCUMENTS FOR CAPPER SQUARE 769N

Closure of the meeting remained to discuss

Resolution 19-07 To Authorize the Execution of Contracts for Vacant Unit Repair/Make Ready Services, which includes 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).

The meeting was then reopened and Andre Gould, Project Manager with the Office of Capital Programs (OCP) presented the Board with resolution 19-08 stating that the resolution requests Board approval for Providence Place, off site replacement units for Lincoln Heights and Richardson Dwellings on the footprint of Lincoln Heights. He further stated that the FY 2019 Budget adopted by the DC Council authorized \$875,000 of project-based Local Rent Supplement Program (LRSP) funds specifically for New Communities projects. There was discussion regarding multi-year contracts that require DC Council approval in relation to this project. Mr. Gould's presentation of Providence Place included the bedroom size make up and stated that it included community space and underground parking. Commissioner Vann-Ghasri questioned if the President of Richardson Dwelling resident council is Joy Simmons or Angela Simmons as reflected in the presentation. It was stated that it will be clarified.

Chairman Albert asked the Director of Finance, Barbara Chen how much DCHA has in its reserve funds. There was discussion regarding bonding ability and limits that HUD sets which only allows allocation of 30% for debt service.

Chelsea Johnson, Deputy Executive Director Special Counsel informed the Board that Director Garrett would give the public a brief presentation regarding portfolio stabilization in the public Board meeting.

The meeting was adjourned at approximately 1:04pm.

19-07 TO AUTHORIZE THE EXECUTION OF CONTRACTS FOR VACANT UNIT REPAIR/MAKE READY SERVICES

19-08 TO APPROVE THE USE OF LOCAL SUBSIDIES TO SUPPORT THE CREATION OF AFFORDABLE HOUSING IN THE DISTRICT OF COLUMBIA FOR THE PROVIDENCE PLACE NEW COMMUNITIES INITIATIVE PROJECT

BRIEFING:

FINANCIAL UPDATE

**ANNOUNCEMENTS
&ADJOURNMENT**