

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

**FINAL Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Wednesday, November 28, 2018
(Final minutes will be published upon approval)**

Commissioner Neil Albert, Chairman (via phone)
Commissioner Bill Slover

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

Commissioner Brian Kenner

**COMMITTEE
MEMBERS ABSENT**

Commissioner Aquarius Vann-Ghasri
Commissioner Antonio Taliaferro
Commissioner Kenneth Council

**OTHER
COMMISSIONERS
PRESENT**

Chairman Albert called the meeting to order via phone on Wednesday, November 28, 2018 at approximately 11:03 am. He asked Vice Chairman Bill Slover to lead the meeting.

OPENING REMARKS

The minutes of October 31, 2018 were acknowledged.

**MINUTES OF:
OCTOBER 31, 2018**

Resolution 18-17 was presented to the Committee. Director Garrett stated that the first step for the redevelopment of Sursum Corda and Sibley Town homes is the disposal application. There was discussion regarding the potential to self-develop the property. Commissioner Slover asked what Capital Housing Partners is and what the structure is. Andrea Powell, Assistant General Counsel stated that it is an LLC controlled by DC Housing Solutions that is made up of all the DCHA Board members. It is a 501(c)(3) used as a guarantor for this purpose. Chairman Albert asked if there was an issue with the Norwest One site. Director Garrett stated that there was a 60 square foot parcel that was in question but it is owned by DCHA.

**RESOLUTIONS:
18-17 - TO AUTHORIZE
THE SUBMISSION OF
AN APPLICATION
TO HUD FOR THE
DEMOLITION
AND/OR
DISPOSITION OF
SURSUM
CORDA AND SIBLEY
TOWNHOMES**

Resolution 18-35 was present to the Committee. It was stated that this resolution comes before the Board annually and the purpose of it is to authorize the Executive Director of the District of Columbia Housing Authority to enter into a Memorandum of Understanding with the District of Columbia's Department of Housing and Community Development, to provide property maintenance services for Fiscal Year 2019. There was discussion regarding potential profit that DCHA makes from this MOU.

**18-35 TO AUTHORIZE
A MEMORANDUM OF
UNDERSTANDING
WITH THE DISTRICT
OF COLUMBIA
HOUSING AND
COMMUNITY
DEVELOPMENT FOR
VACANT AND
ABANDONED
PROPERTY
MAINTENANCE
SERVICES FOR FY2019**

Before the briefing to the Committee was provided to the Committee regarding DCHA Redevelopment Plans, Director Garrett began by informing the Committee that the Office of Capital Programs (OCP) is in the process of splitting the department and some information presented may change slightly. OCP will operate in two different facets, redevelopment and modernization (stabilization of DCHA's portfolio). Merrick Malone, Director of OCP informed the Committee that DCHA is looking at how to be creative with financing on some projects and to look for public/private sector experience in redevelopment. The presentation included a portfolio overview that included assessments and environmental hazards as well as development activity for 2018-2019. There was discussion regarding developer capacity and challenges in redevelopment such as legal and zoning challenges as well as funding gaps. There was discussion regarding the lead developer for Barry Farm. Ed Kane, Deputy General Counsel explained that after negotiations it became clear that POAH was the controlling developer and they went through a second review. Commissioner Slover asked where we are today with Barry Farm and what has happened since 2014. Director Garrett indicated that DCHA is now looking at what the options and possibilities are for advancing the development plans. Director Garrett stated that there were questions regarding infrastructure with DMPED for Barry Farm. Commissioner Slover applauded the team for being proactive and getting into motion. For the Sursum Corda and Sibley Townhomes redevelopment Director Garrett explained that the zoning analysis and conceptual designs and unit mix have been completed. Chairman Albert asked if DMPED was funding any of the project and the response was no. The key milestones and a timeline of the Sursum Corda schedule were presented.

An update on the redevelopment of the DCHA Headquarters was provided by OCP. Activity since October of 2017 is that a master agreement was executed and December 2017 began negotiations of Phase I ground lease. The new headquarters would have 68 affordable units and 275 market rate units. 17 units will be for former Temple Courts residents. Commissioner Slover stated that he felt the deal was too complicated. He further stated that we have a mission to provide as much housing as possible and that we should try to exit the deal.

Director Garrett stated that a letter was sent to HUD requesting to expedite vouchers or additional funding. Interim controls have taken place in households that were found to have lead hazards with children under 6. Commissioner Slover asked what changed with the Park Morton resolution. Director Garrett stated that he did not

BRIEFINGS: DCHA REDEVELOPMENT PLAN

DCHA HEADQUARTERS REDEVELOPMENT

PARK MORTON UPDATE

fully evaluate all the options and proposed bringing resolution 18-32 back to the full Board in December for consideration to do a full demolition application for the entire site instead of a phased approach. There was discussion regarding community communications strategy and push back that may be received regarding build first.

Commissioner Vann-Ghasri stated that streets at DCHA's redeveloped properties should be named after DCHA's resident leaders.

The meeting was adjourned at 12:44 pm.

COMMISSIONERS' ISSUES

ANNOUNCEMENTS AND ADJOURNMENT