

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

FINAL

**Meeting Minutes
Committee on Development and Modernization
Executive Director's Conference Room
Wednesday, February 1, 2017**

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

**COMMITTEE
COMMISSIONERS
MEMBERS PRESENT**

None

**COMMITTEE
MEMBERS ABSENT**

Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Bill Slover
Commissioner Jose Ortiz Gaud

**OTHER
COMMISSIONERS
PRESENT**

Chairman Thompson called the meeting to order on
Wednesday, February, 2017 at approximately 11:12 am

OPENING REMARKS

The minutes of November 30, 2016 were addressed.

**MINUTES OF:
NOVEMBER 30, 2016**

The Office of Capital Programs (OCP) updated the Committee on New Communities beginning with the status of the Park Morton redevelopment stating that the Bruce Monroe site will have townhomes, a senior building and a family building. There was discussion regarding financing and replacement units. The Park Morton site will have townhomes, and multifamily units to include replacement units with the 27 units at the Avenue. Groundbreaking is expected in February of 2018. At Northwest One, responses for the solicitation for a developer are now being reviewed for the replacement of 211 units. There was discussion regarding turnkey at Sursum Corda and how these residents are affected. There was discussion regarding Human Capital monies and a follow up request was made to see how residents are being served regarding the Northwest One redevelopment. Chairman Thompson asked that the Office of Resident Services track Human Capital in the Committee of Resident Services. At Lincoln Heights/Richardson there was a groundbreaking in October for Deanwood hills and units are expected to be completed there by late 2018. Redevelopment of the historic Strand theater will have another 28 replacement units. There was discussion regarding Richardson Dwellings meetings with *Homes for Hope* and the Office of Resident Services that updated families on the redevelopment plan. There are

**BRIEFINGS:
NEW COMMUNITIES
UPDATE**

currently 33 vacant units on the Lincoln Heights property That will be approved for demolition and there was discussion regarding what the redevelopment will look like. It was stated that the masterplan has been approved for Barry Farm for up to 1400 residential units. There is an option proposed to add more units in the first phase of the project now and they are currently working through what that would look like in the first phase, adding about 600 units. There was clarification of the footprint being expanded to bring more units in phase one. Formal demolition approval means that *Housing Opportunities Unlimited* can begin to meet with individual families making relocation plans with each household. These households received a letter, as well as texts, emails and phone calls made to advise them of the demolition approval. A request was made for an update on the agreements with the developers. There was discussion regarding the terms of the agreements that are available in the Office of the General Counsel for Commissioners to review. Commissioner Slover expressed that he felt that it is not a best practice to not have an executed agreement. Not having it in place exposes DCHA and takes away leverage. The General Counsel stated that negotiations are ongoing but there are draft documents prepared with a scheduled completion for the end of February. The authority given in 2013 still authorizes the signing of the documents.

OCP provided the Committee with updates on Kenilworth stating that the 290 units will be redeveloped and time frames were provided. Zoning is in place and now moving forward with financing. There will be 118 replacement units with townhomes, a multifamily building and a senior building. The bedroom sizes were discussed. Parkway Overlook although not public housing and not a traditional site will have 266 units and will be a full gut rehab with groundbreaking late this year.

REDEVELOPMENT PROJECT UPDATES

Director Todman explained to the Committee that after having a meeting with Sursum Corda residents, the families expressed that they did not want to live so closely to all of the construction that will soon be taking place. They were given some options and this issued will be addressed again soon with these residents on how they would like to proceed. Chairman Thompson requested a quarterly update on redevelopment projects much like what is presented in the Real Estate Symposiums.

OCP explained the different scenarios in real estate transactions as it relates to DCHA's role and the levels of risks involved. There was discussion regarding equity and the role it plays in future development deals. It was also suggested that DCHA should self-develop more often. There was also discussion regarding primary sources of financing. There will be additional discussion and feedback in brown bag regarding the guidance for what scenario will best fit the Agency.

Operations presented draft totals to the Committee for work to be performed at some of the properties using the \$940,000 from the City designated for small repairs after discussion with Resident Councils to see what they would like the funds used for. They also presented draft totals and work to be performed on units using \$15 million of unspent DC LRSP funds. These funds will be used on major projects and unit rehabs that include structural repairs due to fires. Operations and Capital Programs are already working on a plan for what projects are needed in the future for money that is expected next fiscal year from unspent DC LRSP funds. Chairman Thompson asked for a schedule of work that is not otherwise identified. Commissioner Slover asked for details regarding renovations to support the dollar amounts. It was also stated that reports provided to City regarding the spending for these funds are required to have greater detail.

Chairman Thompson stated that Commissioners' issues would be addressed in the following meeting.

The meeting was adjourned at 12:28 pm

**REAL ESTATE
DEVELOPMENT/
BUSINESS DEALS
TEMPLATE**

**LOCAL PUBLIC
HOUSING
REHABILITATION
FUNDS**

**COMMISSIONERS'
ISSUES**

**ANNOUNCEMENTS
AND
ADJOURNMENT**