

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

**DRAFT Meeting Minutes  
Committee on Development and Modernization  
Executive Director's Conference Room  
Wednesday, September 19, 2018  
(Final minutes will be published upon approval)**

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Commissioner Neil Albert, Chairman  
Commissioner Kenneth Council

**COMMITTEE  
COMMISSIONERS  
MEMBERS PRESENT**

Commissioner Brian Kenner  
Commissioner Bill Slover

**COMMITTEE  
MEMBERS ABSENT**

Commissioner Franselene St. Jean  
Commissioner Aquarius Vann-Ghasri  
Commissioner Ortiz Gaud

**OTHER  
COMMISSIONERS  
PRESENT**

Chairman Albert called the meeting to order on Wednesday, September 19, 2018 at approximately 11:09 am.

**OPENING REMARKS**

The minutes of July 25, 2018 were acknowledged and accepted.

**MINUTES OF:  
JULY 25, 2018**

Alastair Smith of the Office of Capital Programs (OCP) presented resolution 18-27 to the Committee explaining that the purpose of this resolution is to approve DCHA operating subsidies for FY 2018, under the Local Rent Supplement Program (LRSP) for projects submitted in response to the District of Columbia Department of Housing and Community Development's (DHCD) Request for Proposals. It was asked what percentage of the MRP Realty project was affordable. It was stated that that project is 100% affordable housing. It was also asked what the minimum age is for Mary's house. It was stated that the minimum age is 62. There was discussion regarding how the residents are selected and that the priority for LRSP is permanent supportive housing with referrals from Behavioral Health as well as Human Services. There was discussion regarding the contract length which is 15 years.

**RESOLUTIONS:  
18-27 - TO APPROVE  
THE USE OF LOCAL  
SUBSIDIES TO  
SUPPORT THE  
CREATION OF  
AFFORDABLE  
HOUSING IN THE  
DISTRICT OF  
COLUMBIA FOR FY  
2018**

Michael Brown of the Office of Capital Programs (OCP) presented resolution 18-28 to the Committee stating that the resolution explains the agency's proposed fiscal year ("FY") 2018 Proposed Capital Fund Plan. The plan serves as a roadmap for DCHA's Capital Fund activities for funding received for the current fiscal year. It also provides a breakdown of how the funds are used. It was asked why this budget isn't done in conjunction with the operating budget. It was explained that the capital budget comes out much later because funds aren't received from HUD at the beginning of

**18-28 TO APPROVE  
THE DISTRICT OF  
COLUMBIA HOUSING  
AUTHORITY FISCAL  
YEAR 2018 CAPITAL  
FUND**

the fiscal year. Commissioner Council asked if the capital budget was current or proposed. It was stated that it is proposed.

Chelsea Liedstrand of the Office of Capital Programs (OCP) provided a briefing to the Committee regarding the DCHE New Markets Tax Credit (NMTC) approval process. She stated that part of the new enhancements were to maximize efficiencies of NMTC underwriting and deployment activities by streamlining the approval process and increase membership and strengthen the existing DCHE Board.

**BRIEFING:  
DCHE NMTC  
STREAMLINE  
APPROVAL PROCESS**

Commissioner Council stated that he is still receiving complaints from residents regarding security cameras not working. Chairman Albert asked that an update on the CCTV's be provided in the next Brown Bag meeting. Commissioner Council also stated that the employee of Housing Opportunities Unlimited (HOU) have been hostile toward residents during the relocation process. There was discussion that many residents have had positive interactions with the HOU staff. Commissioner Council also raised an issue that MPD is still telling DCHA residents to call OPS with their public Safety issues. Chairman Albert stated that he addressed this issue with the Mayor and it's not unique to DCHA because there are several different police agencies in the District that have strict boundaries however the Mayor is working to resolve this issue because MPD serves all residents throughout the City.

**COMMISSIONERS'  
ISSUES**

Commissioner Vann Ghasri asked about the status of the rodent treatment at the 203 building at Greenleaf. Director Garrett stated that DCHA is meeting with residents next week regarding a plan for rodent control. Commissioner Vann Ghasri also stated that some residents have concerns at Lincoln road apartments about being asked to remove décor from the walls that have been there for years. Director Garrett stated that he would check with Risk Management. Commissioner Vann Ghasri further stated that residents at Sibley Townhomes are concerned that kids cannot access the playground because of fencing and have to walk all the way to First street to get there. It was stated that construction fencing is now in place due to demolition.

**ANNOUNCEMENTS  
AND  
ADJOURNMENT**

The meeting was adjourned at 11:42 am.