



## **Minutes for Brown Bag Meeting September 11, 2019**

09/11/2019 | 11:05 am - 01:02 pm - Eastern Time (US and Canada)

1133 N. Capitol St., NE Executive Director's Conference Room

### **Attendees (11)**

Franselene St. Jean; Neil Albert; Bill Slover; Kenneth Council; NaKeisha Neal Jones; Jose Ortiz Gaud; Aquarius Vann-Ghasri (via phone); Antonio Taliaferro; LeJuan Strickland; Dyana Forester; John Falcicchio

### **Opening Remarks**

Chairman Albert welcomed the Board members and staff and opened the meeting at approximately 11:05 am.

### **Draft minutes of the July 10, 2019 brown bag meeting**

The draft minutes of July 10, 2019 were accepted.

### **Closed portion of the meeting**

Chairman Albert recommended that the Board move to close the meeting to discuss the following topics, which include 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):

- Resolution 19-25 – To Authorize the Execution of Documents to Enable a Closing of Financing for Redevelopment of the First Phase of Kenilworth Courts;
- Resolution 19-29 – To Authorize the Execution of a Contract for Uniforms and Personal Protection Equipment Services; and
- Resolution 19-30 – To Authorize Execution of a Contract for Pest Services for the District of Columbia Housing Authority.

A motion was made and properly seconded and the meeting was closed.

## **Resolution 19-26 To Readopt Resolution 18-17 to Authorize the Submission of an Application to HUD for the Demolition and/or Disposition of Sursum Corda and Sibley Townhomes**

The meeting was reopened and Director Garrett explained to the Board that resolution 19-26 was to readopt resolution 18-17 that had been previously passed by the Board. This was necessary because the support letter from the Mayor was dated after the resolution was approved.

## **Resolution 19-27 To Approve the District of Columbia Housing Authority Operating Budget for Fiscal Year 2020**

Barbara Chen, Director of Finance provided an overview of the proposed FY20 Operating Budget to the Board. There was discussion regarding the transfer of funds from the reserves. Commissioner Neal Jones asked how we plan for budget cuts from HUD. There was also a discussion regarding adjustments for cost of living salary increases for employees. Commissioner Slover asked about the increase of HAP payment standards to 187%. He stated that the Board was never informed how the increase in the payment standard would affect the operating budget. Director Garrett stated that they are currently performing an audit to see how payment standards are applied. Commissioner Slover stated that a request from the previous HCVP director regarding payment standards was never received. Director Garrett added that there is currently a moratorium on increases to payment standards. Chelsea Johnson, Deputy Executive Director, Special Counsel stated that the HALO program allows residents to get into certain neighborhoods that they were priced out of before with vouchers. Payment standards are set by HUD and housing authorities look to see if increases are necessary. She reiterated that they are in the process of an audit and the results will be brought back to the Board in a closed session next month. Commissioner Neal Jones asked if it can include a summary of rent payments to landlords. She stated that she is concerned for example that a landlord of a single dwelling may not be getting paid the same amount as someone with multiple units in the same neighborhood.

## **Resolution 19-28 To Approve the Renewal of DCHA Insurance Policies with the Housing Authority Risk Retention Group**

Mary Grace Fowell presented the resolution to the Board regarding the DCHA insurance policies with the Housing Authority Risk Retention Group. She stated that it has coverage for the Board as well as non profit management coverage. Commissioner Slover added that staff was asked to compare coverage last year with the private market and found coverage to be significantly higher. Mary Grace stated that this group is made up of housing authorities and specializes in housing authority liability. There was discussion

regarding lead coverage. It was explained that it is considered specialized coverage is very expensive and would only start at the time of the new policy. There was discussion regarding renters insurance for residents and how DCHA can assist if at all. Commissioner Vann-Ghasri stated that many of our residents cannot afford to purchase renters insurance and that DCHA should be responsible for damage to the residents personal property if there is an incident in the unit that is not the fault of the resident.

### **Resolution 19-31 To Approve the Use of Funds for Lead Hazards Clean Up in the District of Columbia Housing Authority, Grant #: DC39L00150119**

Kim Cole, Director of Strategic Planning and Initiatives stated that after a review of the properties for this particular grant Highland and Benning scored the highest for the use of the funds. Director Garrett added that the money is being used for interim controls and not abatement and there is a plan established for the use of the money. He further stated that HUD has not granted a waiver and that their expectation is that abatement should be completed in all of our properties in 5 years. Chairman Albert stated that we don't want to set false expectations for the public. There was discussion regarding what would happen if full abatement is not complete in 5 years. Commissioner St. Jean asked if families are being moved while the work is being performed. The response was yes and that work will begin in October at Highland and Benning in November.

### **Resolution 19-32 To Authorize an Allocation of Local Rent Supplement Program Project-Based Vouchers for Existing Units**

Andrea Powell, Assistant General Counsel explained that the purpose of this resolution is to authorize the allocation of a total of 24 units under Local Rent Supplement Program (LRSP) for project-based assistance. Based on such approved allocations, the Executive Director will enter into LRSP Agreements to Enter into Long Term Subsidy Contract with the owner of 17 units at the House of Lebanon and the owner of 7 units at three sites sponsored by Jubilee Housing. The proposed awards under the Request for Proposal for Existing Units will support the operation of existing rental units and preserve or create affordable housing in the District of Columbia. Commissioner Vann-Ghasri asked how many of the referrals are for DC residents. Ms. Powell responded that the referrals have to be for DC residents.

### **Resolution 19-33 – To Authorize Rehabilitation Work to Stabilize Judiciary House; Kelly Miller Townhomes; Langston Additions; and LeDroit Apartments**

Alex Morris, Chief Development Officer explained to the Board that the purpose of this resolution is to authorize DCHA to initiate rehabilitation work to stabilize four properties, which DCHA has designated as needing extremely urgent action to preserve the properties and protect the health and safety of residents:

Judiciary House; Kelly-Miller Townhomes; Langston Additions; and LeDroit Apartments. This is to start the use of the \$24.5 million received from the District. Chairman Albert asked how JOC contractors are selected. Commissioner Falcicchio asked how we ensure CBE participation. Mr. Morris stated that 12 of the 14 are CBE. There was a discussion regarding the the timeline of the projects and expected obligation of money.

### **Announcements and Adjournment**

The meeting was adjourned at approximately 1:02 pm.

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