

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

**DRAFT MEETING MINUTES  
Brown Bag Monthly Meeting  
FORT LINCOLN**

3400 Banneker Drive, NE  
Washington, DC 20018  
Wednesday, July 12, 2017  
(Final Minutes approved)

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Commissioner Terri Thompson, Chairman  
Commissioner Neil Albert  
Commissioner Shelore Fisher  
Commissioner Aquarius Vann-Ghasri  
Commissioner Kenneth Council  
Commissioner Jose Ortiz Gaud  
Commissioner Ken Grossinger  
Commissioner Frank Lancaster  
Commissioner Bill Slover  
Commissioner Nakeisha Neal Jones  
Commissioner Brian Kenner

**BOARD MEMBERS PRESENT**

None

**BOARD MEMBERS ABSENT**

Chairman Thompson called the meeting to order on Wednesday, July 12, 2017 at approximately 11:00 am.

**CALL TO ORDER**

The minutes of June 14, 2017 were considered.  
Chairman Thompson asked that anyone with concerns let the Secretary know.

**MEETING  
MINUTES:  
JUNE 14, 2017**

Chairman Thompson then acknowledged a new commissioner who sat in this seat at another point in time and is now back, as a segue to an introduction of Commissioner Neil Albert. Commissioner Albert said he was happy to be back working on the DCHA's important issues. There were several commissioners who spoke afterwards welcoming him back. Chairman Thompson asked each commissioner to introduce themselves and the area they represented. This was followed by an introduction from Mr. Nathan Bovelleville, Interim Executive Director of the first of four resolutions to be considered by the BOC at today's public meeting.

Mr. Bovelleville noted that Resolution 17-08 is an application to HUD for the demolition/disposition of the first phase of public housing units at Kenilworth Courts. He deferred to Ms. Kimberley Black King to detail the application. Phase 1

**RESOLUTION 17-08  
TO AUTHORIZE THE  
SUBMISSION OF AN  
APPLICATION TO HUD  
FOR THE PHASED**

is a partnership with the Michaels Development Group and the Warrenton Group. The current structure of 290 units will include the demolition of 88 units. The redevelopment plan include up to 530 units. She noted how the plan is to be implemented, detailing the approval of the Zoning Commission for the consolidated PUD; 17M in GAP financing needed to complete Phase 1 that has been applied for and is now pending before the Department of Housing and Community Development. The redevelopment plan noted that 25% of the units that will replace the 88 that will be removed will have larger bedrooms. The family site, noted by Mr. Bovelleville is being positioned to include a senior building of 42 units. Trying to get seniors to remain in the neighborhood similar to what was done at Highland.

Mr. Bovelleville suggested a change in the agenda to discuss the contract for external audit services. Chairman Thompson read a statement to close the meeting which was voted on and approved. The meeting was closed.

The meeting was reopened. Resolution 17-09 was revised and distributed. Ms. Kimberley Cole presented this and the next resolution. This outlines the overview of the annual Moving to Work Plan. We have a proposed initiative in the Housing Choice Voucher program, the Unit Protection Incentive Program, to reduce barriers for our clients in the private rental market by guaranteeing contract rent for the landlord at the end of the term in lieu of security deposit. We are also re-proposing local public housing market based rent schedule. The intent behind flat rent schedules is to incentivize residents to increase their earnings. We are making an adjustment so that more families can be eligible to participate. The capital fund budget for the upcoming fiscal year which covers modernization and capital improvements at our public housing sites. We are required to submit the capital fund budget when the Moving To Work Annual Plan is submitted. In the accompanying chart you see what is actually being spent at the individual properties, debt service, administrative fee and public safety. We are also including a Rental Assistance Demonstration Amendment for Columbia Road and Colorado

Apartments. The plan will be submitted to HUD this Friday. A discussion about HCV Participants and their ability to pay security deposits followed.

**DEMOLITION AND  
DISPOSITION OF PUBLIC  
HOUSING UNITS AT  
KENILWORTH COURTS**

**RESOLUTION 17-11  
TO AUTHORIZE THE  
EXECUTION OF A  
CONTRACT FOR  
EXTERNAL AUDIT  
SERVICES**

**RESOLUTION 17-09  
TO APPROVE THE  
SUBMISSION OF THE  
DCHA FY 2018 MOVING  
TO WORK PLAN TO HUD**

**RESOLUTION 17-10  
TO APPROVE THE  
SUBMISSION OF AN  
AMENDMENT TO THE  
DCHA FY 2017 MOVING  
TO WORK PLAN TO HUD**

Mr. Bovellet spoke about symposium for the budget; are we going to meet in August and further discussion about the use of project based vouchers. Chairman Thompson asked for consensus regarding cancellation of the August meeting. The August meeting is cancelled.

Commissioner Vann Ghasri asked about the article about Barry Farm in the Washington Post. Resident Council issues. Safety of the community with youngsters who are disruptive. Life cycles of the properties.

The meeting adjourned at approximately 1:05 pm.

**EXECUTIVE DIRECTOR'S  
UPDATES**

**COMMISSIONERS' ISSUES**

**ANNOUNCEMENTS  
AND ADJOURNMENT**

DRAFT