

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

DRAFT BROWN BAG MEETING MINUTES

**DCHA Headquarters
1133 N. Capitol St., NE
Executive Director's Conference Room
DECEMBER 12, 2018**

11:00 am

(Final Minutes will be published once approved)

Commissioner Neil Albert, Chairman
Commissioner Bill Slover
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Antonio Taliaferro
Commissioner Franselene St. Jean
Commissioner Ken Grossinger

BOARD MEMBERS PRESENT

Commissioner Brian Kenner
Commissioner Nakeisha Neal Jones
Commissioner Jose Ortiz Gaud

BOARD MEMBERS ABSENT

Chairman Albert called the meeting to order on Wednesday, December 12, 2018 at approximately 11:43 am.

CALL TO ORDER

The minutes of November 14, 2018 were addressed and accepted.

MINUTES: NOVEMBER 14, 2018

Resolution 18-17 was presented to the Board by Andre Gould, Project Manager from the Office of Capital Programs (OCP) for the demolition/disposition application for Sursum Corda and Sibley Townhomes. He stated that residents of the two properties are very much in favor of moving forward with the redevelopment. An overview in the form of a PowerPoint presentation was provided to the Board. There was discussion regarding key milestones and the potential of being self-developed. Commissioner Slover asked that language be changed in the resolution to add any future redevelopment would have to come back to the Board for approval and an explanation of why this project can't be self-developed.

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

Commissioner Slover asked why resolution 18-32 *To Amend Resolution 17-35 Authorizing the Submission of the Application to HUD for the Phased Demolition and/or Disposition of Park Morton* was removed from the agenda. Chairman Albert stated that he asked for it to be removed.

Resolution 18-35 was presented to the Board. There was a discussion regarding the dollar amount being lower than the previous year. Merrick Malone, Director of the Office of Capital Programs (OCP) explained that the dollar amount represents the amount needed to perform the work. There are fewer properties to do the property maintenance for than in previous years.

Ron McCoy, Director of the Housing Choice Voucher program explained that resolution 18-36 would provide the opportunity to residents to move to areas of the City they were unable to afford before. He also explained that HUD looks at jurisdictions. The payment standards increase would offset what would be needed by residents if this resolution were not approved. Director Garrett added that this does not affect the applicants on the waiting list. There was discussion regarding what other Housing Authorities are doing that face similar challenges. Commissioner Slover added that he felt no effect on output does not make sense and asked how it affects future vouchers. Chairman Albert asked for a report on this in the next Committee on Operations meeting.

The Chair recommend that the Board move to close the meeting to discuss the following topics, which includes 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 18-37 To Authorize the Execution of a Contract for Capper Carrollsburg Master Planner; and Resolution 18-39 To Authorize the Execution of a Contract for Roofing Consulting Services. A motion was made and properly seconded and the meeting was closed.

The meeting was then reopened and a financial

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

18-36 TO ADOPT THE FISCAL YEAR 2019 PAYMENT SCHEDULE FOR ALL PROGRAMS FUNDED BY THE HOUSING CHOICE VOUCHER PROGRAM (HCVP)

18-37 TO AUTHORIZE THE EXECUTION OF A CONTRACT FOR CAPPER CARROLLSBURG MASTER PLANNER

18-39 TO AUTHORIZE THE EXECUTION OF A CONTRACT FOR ROOFING CONSULTING SERVICES

update was provided by Barbara Chen, Director of Finance. She provided an overview of the revenues and expenditures for the month ending October 31, 2018.

The question was posed as to the status of the \$17 million dollars grant or loan and Director Garrett stated that DCHA is still in a holding pattern regarding the \$17 million dollar dispute regarding if it is a grant or loan. Commissioner Slover asked what would happen if a deal is not reached by December 31, 2018 for the redevelopment plan of DCHA headquarters. Director Garrett stated that DCHA would look at offering an extension if there is no deal with DMPED and the developer by December 31st.

Director Garrett informed the Board that DCHA has exceeded its Section 3 goals and this year there is a 55% increase in Section 3 hires. The increase does not include those hired through the Apprenticeship Program. Commissioner St. Jean asked if it included voucher participants. Larry Williams, Director of Resident services stated yes, it includes public housing residents, voucher participants and local community residents. Commissioner Grossinger suggested this report should be used at some of the national public housing conferences as a success model. Director Garrett also informed the Board that DCHA has been working with McKinsey on the strategic plan for the Agency and there should be an outline for the Board to review in early 2019.

The Chair moved to go into executive session. The meeting went into executive session at 12:35 pm.

BRIEFINGS:

FINANCIAL UPDATE

EXECUTIVE DIRECTOR'S UPDATE

EXECUTIVE SESSION