

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
MARCH 14, 2018

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The Board of Commissioners met in the Executive Director's Conference Room, 1133 North Capitol Street, N.E., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice Chairman
- KENNETH D. COUNCIL, Commissioner
- KEN GROSSINGER, Commissioner
- BRIAN KENNER, Commissioner
- FRANK LANCASTER, Commissioner
- JOSHUA LOPEZ, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- ALETHEA MCNAIR, Acting Board Liaison

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P-R-O-C-E-E-D-I-N-G-S

(1:08 p.m.)

CHAIRMAN ALBERT: Good afternoon. My name is Neil Albert and I Chair the Board of Commissioners of the D.C. Housing Authority. I'm calling this meeting to order.

Today is March 14. The meeting is being held at our Headquarters at 1133 North Capitol Street, Northeast.

I'm going to remind folks in the audience and on the dais to please silence your phones and all electronic devices.

As I ask every Board meeting, I'd ask that you be respectful of these deliberations, particularly when people are presenting testimony. And I'm really serious about, failure to adhere to that will lead to you being removed from the room.

We do have a pretty packed agenda today and a number of witnesses who have signed up, so I want us to move as efficiently as possible.

At this point in time I'm going to ask for a motion to approve the minutes of the February

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1 14, 2018 Board of Commissioners meeting, after we
2 do a roll call.

3 BOARD LIAISON MCNAIR: Thank you.
4 Chairman Albert?

5 CHAIRMAN ALBERT: Here.

6 BOARD LIAISON MCNAIR: Commissioner
7 Council?

8 COMMISSIONER COUNCIL: Present.

9 BOARD LIAISON MCNAIR: Commissioner
10 Grossinger?

11 COMMISSIONER GROSSINGER: Here.

12 BOARD LIAISON MCNAIR: Commissioner
13 Kenner?

14 COMMISSIONER KENNER: Here.

15 BOARD LIAISON MCNAIR: Commissioner
16 Lancaster?

17 COMMISSIONER LANCASTER: Here.

18 BOARD LIAISON MCNAIR: Commissioner
19 Lopez?

20 COMMISSIONER LOPEZ: Here.

21 BOARD LIAISON MCNAIR: Commissioner
22 Neal Jones?

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1 COMMISSIONER NEAL JONES: Present.

2 BOARD LIAISON MCNAIR: Commissioner
3 Ortiz Gaud?

4 COMMISSIONER ORTIZ GAUD: Here.

5 BOARD LIAISON MCNAIR: Who is saying
6 here, let the record show he is via telephone.
7 Commissioner St. Jean?

8 COMMISSIONER ST. JEAN: Here.

9 BOARD LIAISON MCNAIR: Commissioner
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Here.

12 BOARD LIAISON MCNAIR: Commissioner
13 Slover?

14 COMMISSIONER SLOVER: Present.

15 BOARD LIAISON MCNAIR: And, Chairman
16 Albert?

17 CHAIRMAN ALBERT: Here, again.

18 BOARD LIAISON MCNAIR: You have ten
19 Commissioners present, one via phone. You have a
20 quorum.

21 CHAIRMAN ALBERT: Thank you.

22 COMMISSIONER LANCASTER: Chair, if I

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1 may just a moment?

2 CHAIRMAN ALBERT: No, not right now.
3 So let's just move into the approval of minutes.
4 Is there a motion to approve the minutes of the
5 February 14th --

6 COMMISSIONER VANN-GHASRI: I move that
7 there is a motion to the minutes of the District
8 of Columbia Housing Authority February the 14th,
9 2018 be moved and accepted into the record.

10 CHAIRMAN ALBERT: Is there a second?

11 COMMISSIONER SLOVER: Second.

12 CHAIRMAN ALBERT: All in favor say aye?

13 (Chorus of ayes)

14 CHAIRMAN ALBERT: Any opposed?

15 Great. Commissioner Lancaster?

16 COMMISSIONER LANCASTER: I'm going to
17 ask this question because I know I just came in the
18 room here, whether you don't it or not, we did have
19 the silent prayer?

20 CHAIRMAN ALBERT: No, we did not have
21 a silent prayer. Thanks for outing me,
22 Commissioner Lancaster.

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1 (Laughter)

2 CHAIRMAN ALBERT: I supposed your
3 colleagues do it you, you know. They embarrass you
4 at the podium.

5 So at this time it is our custom here
6 at Housing Authority Board meetings to have a
7 moment of silence, and we will do that at this time.

8 (Moment of silence)

9 CHAIRMAN ALBERT: Thank you all.

10 COMMISSIONER LANCASTER: Thank you,
11 Mr. Chairman.

12 CHAIRMAN ALBERT: Thank you,
13 Commissioner Lancaster. So we're going to move
14 straight into our Executive Director's Report,
15 which I know is going to be a short report today.

16 EXECUTIVE DIRECTOR GARRETT:
17 Commissioners, first I would just like to
18 acknowledge Ms. Annie Mitchell, the former
19 president of the Garfield Senior Complex, whose
20 here with us today.

21 In addition I would like, there is an
22 employee recognition that we're going to be doing

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1 this afternoon, if we can get started with that.
2 If we're ready.

3 I don't know who has it, Shaneada must
4 have it. Yes, we'll wait. Okay, we'll do it.

5 The last thing, Commissioners, just to
6 let you know that we did start our modified
7 apprentice program this week and we actually were
8 able to have 155 participants come in and actually
9 apply.

10 Fifty-five of those employees have been
11 hired. Fifty-five of those 155 have actually been
12 hired and are going through training right now at
13 the Southwest Enhancement Center. Nothing
14 further, Mr. Chair.

15 COMMISSIONER VANN-GHASRI: Just one
16 thing I would like to add in the minutes on that.
17 I would like to add that this is a product that came
18 out of the Resident Service Resident Initiative
19 Committee.

20 Any programs that come under Resident
21 Service comes to that committee and that committee
22 navigated into the family enhancement center. So

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1 that's a win for us.

2 CHAIRMAN ALBERT: Yes, indeed. Thank
3 you so much.

4 So at this time we're going to listen
5 to public comment. Some of you are signed up to
6 testify on specific resolutions here today and some
7 to make general comments.

8 If you have signed up twice you are only
9 going to be listened to once. If you're a public
10 resident, public housing resident, a voucher
11 recipient, you have five minutes to cover the
12 issues, whether it's related to the resolution or
13 any other issue. And if you're a non-resident, you
14 have three minutes to do the same.

15 So we're going to start by calling Ms.
16 Patricia Malloy. Ms. Malloy, welcome, it's good
17 to see you again.

18 MS. MALLOY: Thank you. Good
19 afternoon, Commissioners.

20 CHAIRMAN ALBERT: Good afternoon.

21 MS. MALLOY: And Executive Director
22 Garrett. Today I am here to speak on Resolution

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1 17-32.

2 Why is it that Lincoln Heights is not
3 included within this resolution?

4 Why is it taking so long to take down
5 33 units?

6 Why is it that nothing has taken place
7 as far as development on the property, getting a
8 planner for the property?

9 We have been lied to for over ten years
10 plus. Maybe Lincoln Heights needs to start legal
11 action against DCHA. To me that is the only we can
12 get an honest answer about onsite development
13 within Lincoln Heights.

14 The best thing that has come out of this
15 new community initiative is our provider, Homes for
16 Hope. Which provides various types of training,
17 on job placement, referrals from rental
18 assistance, medical referrals, food handlers'
19 classes and they pay for you to take the test.
20 Focus groups of all types, as well as other
21 services.

22 Also, last week, DCHA did a training for

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1 DCHA residents and Section 3 participants. There
2 was no flyers put out on the Lincoln Heights
3 property.

4 The day before the program, which was
5 March 7th, 2013, I received an email from Mr. Tyler
6 in Resident Services. Attached was the flyer in
7 regard to the program that started March the 8th,
8 2018.

9 To me, that is not keeping us informed
10 in a timely manner. Please tell me how many
11 residents was hired from Lincoln Heights? Are we
12 being excluded?

13 To the Housing Authority, please give
14 us the same respect that you want us to give you.
15 We, the residents, did not create the lack of
16 maintenance, communication nor support by
17 ourselves, you had a hand in this too. Thank you
18 for your time.

19 COMMISSIONER VANN-GHASRI: Ms.
20 Malloy, you are absolutely correct. And my
21 recommendation has been that, number one, being
22 that Lincoln Heights is a very difficult property

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1 up and down.

2 And I have always recommended that your
3 maintenance people could always put up flyers.
4 Especially when it comes to residents of Lincoln
5 Heights for opportunity.

6 Just like they could put up flyers on
7 every door to tell you there's a property manager
8 meeting, they could have put a flyer to that Lincoln
9 Heights and Richardson Dwelling know that.

10 I thought of, Mr. Chair, I really do
11 think that Brian Kenner's Office need to sit down,
12 maybe with all the members, different members of
13 New Communities, allow them to do strategy
14 planning. And I think, Ms. Malloy, you would be
15 very good at that because you will work both parts
16 and you do know the logistics of the community. So
17 that this problem will not happen again.

18 So, I don't want to hear about your
19 navigator didn't come to work so your flyer didn't
20 go up or somebody forgot your flyer. To my
21 understanding, all of the presidents get a flyer
22 by email.

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1 However, you don't have a budget to make
2 that many flyers to put on every door, so maybe
3 Resident Service, with New Communities, need to
4 work out some human capital money so Ms. Malloy
5 don't have this problem.

6 Because if we are going to partnership
7 with New Community, remember, she is a public
8 housing resident first, she doesn't have the
9 resident budget everybody else have. Her property
10 needs to be flyer on every occupant door. She's
11 really in crisis at this point being a newly elected
12 president who have to explain to your residents.

13 CHAIRMAN ALBERT: Thank you,
14 Commissioner.

15 MS. MALLOY: Can I comment?

16 CHAIRMAN ALBERT: Yes.

17 MS. MALLOY: Commissioner
18 Vann-Ghasri, that's not the problem. We have the
19 mechanism, we have Homes for Hope, we have the
20 mechanism to get the flyers xeroxed and put out on
21 the property.

22 Homes for Hope would have distributed

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1 our flyers if it had to have been sent to me a in
2 timely manner. Now, I went to the rental office,
3 they had a whole stack of them in the office, why
4 didn't the office put them out?

5 All I'm saying is, information is the
6 key. You have all these jobs but I have spoken to
7 Mr. Williams, the Director of Resident Services,
8 he is working out something now with our provider,
9 Homes for Hope.

10 Because we have a data bank of residents
11 that's ready to work and resumes are ready. That's
12 all I'm saying. Keep us informed. This 2018
13 should be an information year.

14 CHAIRMAN ALBERT: I agree with you.
15 So let me just say, with regards to your first
16 question about keeping you in the loop on Lincoln
17 Heights and the New Community development out
18 there.

19 I can commit on behalf of the Executive
20 Director Mr. Garrett, I'm pretty sure on behalf of
21 our Deputy Mayor, that we will do so.

22 So on the Housing Authority side, we

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1 will get back to you with a time and date for us
2 to meet with you and whoever. But it's a
3 partnership between the Housing Authority and the
4 Deputy Mayor's Office and he want to coordinate in
5 how we do that. So, but thank you so much.

6 MS. MALLOY: That's all I ask.

7 CHAIRMAN ALBERT: Brian.

8 COMMISSIONER KENNER: Ms. Malloy,
9 thank you for your testimony. As we talked about
10 a little bit earlier, within the next week, we'll
11 have a meeting with Andrew Rogers and our New
12 Communities team.

13 MS. MALLOY: Thank you so much.
14 That's all I asked.

15 CHAIRMAN ALBERT: Okay.

16 MS. MALLOY: I'm not difficult to deal
17 with.

18 CHAIRMAN ALBERT: I never accuse you of
19 being difficult. Thank you so much.

20 Paulette Matthews?

21 MS. MATTHEWS: Wow.

22 CHAIRMAN ALBERT: I know, we saved you

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1 for first. For early this time.

2 MS. MATTHEWS: Wow.

3 CHAIRMAN ALBERT: Are you surprised?

4 MS. MATTHEWS: Yes.

5 (Laughter)

6 CHAIRMAN ALBERT: No, she does not want
7 to defer now.

8 (Off microphone comment)

9 MS. MATTHEWS: I'm going to save this
10 suggestion.

11 CHAIRMAN ALBERT: Okay, give me the
12 amount of time.

13 MS. MATTHEWS: Oh, don't mind.

14 CHAIRMAN ALBERT: Debra Frazier?

15 MS. FRAZIER: Greetings.

16 CHAIRMAN ALBERT: Greetings, Ms.
17 Frazier.

18 MS. FRAZIER: Drama. There is drama
19 at Arthur Capper/Carrollsborg. And the drama lies
20 up here within this Housing Authority and with some
21 recent events.

22 It has come to the attention of our

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1 community, Arthur Capper/Carrollsborg, that the
2 essential members of the Office of Capital Programs
3 are having their contracts terminated by the 30th
4 of this month. That's David Cortiella and Larry
5 Dwyer.

6 This situation is extremely troubling
7 and disturbing and flies in the face of the Housing
8 Authority's commitment to provide one-to-one
9 replacement of 707 public housing units as part of
10 the original contract for our Hope VI Program,
11 partner with HUD and the D.C. Housing Authority.

12 You will have before the end of this
13 meeting a copy of our comments and our concerns
14 about this. It goes like this, we were initially,
15 we initially negotiated the HUD contract, HUD came
16 to us with the idea to replace the original 707
17 units. That's was a part of the original deal.

18 We fought, organized and cried to get
19 HUD to, and Housing Authority, to agree to a
20 one-to-one replacement of all our ACC Units. We
21 did so well that part of the Districts plan to
22 provide one-to-one replacement in the build first

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1 model is built on our success at returning our
2 residents to date.

3 Our Hope VI project began in the year
4 1999, we were promised at that time it would take
5 two years. In 2011 our first residents returned.
6 Here in 2018 we have now 430 units already delivered
7 and occupied from the 707.

8 There are still 230 replacement units
9 of ACC housing due that original residents of
10 Arthur Capper/Carrollsborg are entitled to.

11 In 1999 the D.C. Housing Authority, by
12 its own admission, had no skills, no understanding
13 on how to do public/private partnerships, on how
14 to produce development deals, how to find
15 developers, how to get banks to come together to
16 do that work.

17 In the ensuing 13, 14 years, David
18 Cortiella and Larry Dwyer work diligently to learn
19 that, to gain that expertise. To that end, the
20 last product of their work was the Bixby, which is
21 a public/private partnership.

22 It's all market rate units except for

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1 39 units of ACC replacement housing for Arthur
2 Capper/Carrollsborg. They are brilliant at this.

3 To eliminate the expertise that they
4 have, at this point in time when we are so close
5 to replacing the units and to living up to your
6 written commitment with HUD and the residents is,
7 in a small word, unconscionable.

8 We are very, very concerned that we have
9 waited, 1999 to now. There is still 230 public
10 housing units waiting to be replaced as part of that
11 Hope VI deal.

12 Again, there were many people back at
13 that time in the Office of Planning, which is now
14 the Office of Capital Programs, who were part of
15 this learning process, learning curve. Only two
16 are left standing.

17 We submit that to take away this
18 organizational memory and the expertise that lies
19 with these two gentlemen, David Cortiella and Larry
20 Dwyer, is to, at the very least, slow down the
21 process of our 237 units yet remaining. There are
22 delicate negotiations in process now.

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1 How do we know this, because Office of
2 Capital Programs comes to us on a regular basis,
3 as we say, where are the replacement units for our
4 remaining residents.

5 CHAIRMAN ALBERT: Ms. Frazier, your
6 time is up.

7 MS. FRAZIER: And so we are up to date
8 on that. So we ask, we plead, we expect for Housing
9 Authority to live up to its commitment of
10 replacement units in this time of great deed for
11 low-income housing in the community. ACC units
12 promised to us.

13 Please allow those people who know how
14 to do it, to do it and get it done. That may mean
15 --

16 CHAIRMAN ALBERT: Thank you so much.

17 MS. FRAZIER: -- contract 30 to 60
18 days, please let that happen.

19 CHAIRMAN ALBERT: Thanks so much for
20 your comments.

21 COMMISSIONER VANN-GHASRI: Mr. Chair?

22 CHAIRMAN ALBERT: Hold on one second.

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1 So we appreciate your comments. I'm very
2 confident that the Executive Director has filled
3 and is building a great team.

4 I can't speak to the extension of the
5 contracts that you refer to, but the Housing
6 Authority will not miss a beat.

7 MS. FRAZIER: That remains to be seen.

8 COMMISSIONER VANN-GHASRI: Ms.
9 Frazier, I sincerely appreciate you bringing this
10 to the attention of me because I had, as the
11 Commissioner, we have no knowledge of who get
12 hired, who get fired. That is not in our
13 jurisdiction.

14 I am so glad that you brought that to
15 our attention because this is the first time, I know
16 most, I'm hearing it.

17 I agree with you 100 percent wholly,
18 because with those two skill sets --

19 (Off microphone)

20 COMMISSIONER VANN-GHASRI: I need to
21 apologize. But I want to say this on record, those
22 two skill sets has been a legend to this Housing

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1 Authority.

2 CHAIRMAN ALBERT: Okay, so we
3 appreciate your comments. So no further comments,
4 Mr. Frazier. Thanks.

5 MS. FRAZIER: Thank you.

6 CHAIRMAN ALBERT: Rhonda
7 Edwards-Hines. Rhonda.

8 MS. EDWARDS-HINES: Good afternoon.

9 CHAIRMAN ALBERT: Good afternoon.

10 MS. EDWARDS-HINES: I'm president of
11 the Barry Farm Resident Council. I would like to
12 ask a question first.

13 Is it my understanding that we're going
14 to roll all our testimonies into one?

15 CHAIRMAN ALBERT: Yes.

16 MS. EDWARDS-HINES: Then --

17 CHAIRMAN ALBERT: So you have five
18 minutes.

19 MS. EDWARDS-HINES: No, because I have
20 nine. And I have --

21 CHAIRMAN ALBERT: Yes, we're going to
22 ask you in the interest of time to condense them

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1 into five minutes.

2 MS. EDWARDS-HINES: No, I can't do that
3 because they two separate entities.

4 CHAIRMAN ALBERT: Okay, well that's
5 fine.

6 MS. EDWARDS-HINES: So I need my ten
7 minutes.

8 CHAIRMAN ALBERT: No, you don't have
9 ten minutes you have five minutes. So let's put
10 five minutes back on the clock and lets go from
11 there.

12 MS. EDWARDS-HINES: Oh my God. Okay,
13 then I will wait until it's non, what do you call
14 it?

15 (Off microphone comment)

16 CHAIRMAN ALBERT: Okay, great.
17 Paulette, are you ready?

18 MS. MATTHEWS: Why is it a procedure
19 today?

20 CHAIRMAN ALBERT: We do have a long
21 list of people that we have to get through.

22 MS. MATTHEWS: But if the people are

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1 willing to --

2 (Simultaneously speaking)

3 MS. MATTHEWS: -- deal with, will you
4 be willing to deal with it --

5 CHAIRMAN ALBERT: Yes.

6 MS. MATTHEWS: -- because a lot of
7 issues be longer than what you all have time for.

8 CHAIRMAN ALBERT: Yes.

9 MS. MATTHEWS: So it's already did,
10 people want to say more or whatever. I understand
11 you might have places to go and things to do but
12 --

13 CHAIRMAN ALBERT: Are you --

14 MS. MATTHEWS: -- every day --

15 CHAIRMAN ALBERT: Are you using some of
16 your --

17 MS. MATTHEWS: -- willing to do it
18 because most of the people might be able to profit.
19 The other ones who are not on the clock who want
20 to discuss this, you all should allow us to --

21 CHAIRMAN ALBERT: Yes, so let's go to
22 the folks who have to go first and then we'll, folks

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1 who want to --

2 MS. MATTHEWS: I can go if you want me
3 to.

4 CHAIRMAN ALBERT: Okay, come on
5 forward.

6 MS. MATTHEWS: Hello everybody.

7 COMMISSIONER LANCASTER: Good
8 afternoon.

9 MS. MATTHEWS: I just think that this
10 whole setup is disrespectful to people. We are
11 human beings, we live in places, we have situations
12 going on.

13 At the same time, you all are trying to
14 scrounge up money, put people in places to be able
15 to make this thing move forward knowing that it's
16 been going wrong. It makes no sense to how things
17 are done.

18 You all are living in places that are,
19 well, I understand Barry Farms needs to be torn
20 down, I get this. When I first moved in there I
21 had to having wiring done just to have a phone,
22 okay.

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1 I have endured a whole lot of stuff with
2 being in Barry Farms. But people can express it
3 anywhere in the world, it's national wide.

4 But it makes no sense to me how, if you
5 all want to sit around round tables and hobnob and
6 whatever you all do, you all should have came up
7 with this stuff so everybody could have had a smooth
8 move. There should have already been somewhere
9 provided for me to stay.

10 You all say, one-for-one replacement.
11 The plans is not one-for-one. You're not bringing
12 back a 4 bedroom or a six bedroom.

13 Then you all tell people it's going to
14 be there at a certain place or a time, it takes ten
15 years, 12 years, 13 years for people to get back.
16 Half of those people are dying. People are going
17 through things.

18 You find out that people are used to
19 living on your property for 13 years then die and
20 you don't even know it until after the funeral.
21 Because communication is just messed up throughout
22 everything it seems like. This is sickening.

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1 And I don't half the time how half these
2 people go home and go to sleep at night and collect
3 a check. It don't make no difference where I live,
4 I just want to be able to live in a decent place
5 within the District of Columbia because I was born
6 and raised here.

7 Because they got all this high price
8 everything going up. Everything just going up.
9 Or move out, move out, move out, move out. Nothing
10 is constant but change, but it's how you do it.

11 And to me it's like, everybody focuses
12 on their paycheck. And yes, we knew this. We
13 should already had a segue, we should have already
14 had these things in our neighborhoods.

15 Our neighborhoods have been missed
16 community. Then all of a sudden, they want a
17 Starbucks, they want a Harris Teeter.

18 We should have had a grocery store.
19 They had a grocery store up the street. They had
20 the Safeway when I moved over there. They took
21 that and put a school.

22 We got to go here and there. I mean,

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1 come on now you all, this is ridiculous. It makes
2 no sense of how society has gotten that everybody
3 is chasing money and nobody is caring about people.

4 Half the people in the District of
5 Columbia that lives in Washington, D.C. was born
6 and raised here. They invested. Their
7 grandparents invested, their aunts invested.

8 Anybody who came in from South
9 Carolina, whatever, and may Washington, D.C.,
10 Washington, D.C.

11 You all sitting up here just throwing
12 people to the side, to the wayside, to the whatever.
13 And then you're wrong in the beginning because you
14 never should have nobody living in conditions like
15 that.

16 MR. LEE: That's right. That's right.
17 That's right. Talk that talk. Talk that talk.

18 MS. MATTHEWS: It makes no sense. If
19 you all going to pass it, pass it and rush people
20 --

21 (Off microphone comment)

22 CHAIRMAN ALBERT: Thank you, Ms.

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1 Frazier.

2 PARTICIPANT: That's not Ms. Frazier.

3 BOARD LIAISON MCNAIR: Matthews.

4 CHAIRMAN ALBERT: Ms. Matthews, sorry.

5 Alberta Walker.

6 COMMISSIONER LANCASTER: Excuse me,
7 Mr. Chair? Excuse me, Mr. Chair. Being that you
8 called her Ms. Frazier, ma'am, would you come to
9 the table and state who you are, what property you
10 are so we can have it for the record?

11 MS. MATTHEWS: Hello, how are you
12 doing. My name is Paulette Matthews, I live in
13 Barry Farms.

14 COMMISSIONER LANCASTER: Thank you,
15 ma'am.

16 CHAIRMAN ALBERT: Thank you.

17 MS. MATTHEWS: And I, wait a minute,
18 just for the record. You all sitting up here
19 having people wait again in ten years, 12,
20 whatever, whatever. And today I just feel within
21 my heart you all going to pass this bill, Barry
22 Farms.

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1 And I got that we need it done, but why
2 it can't be done while people are living on the
3 property, why do you have to have seven streets or
4 add streets, is that just to really force people
5 out?

6 Because in order to put a circle a
7 terrace or whatever, that means people really got
8 to move. I know for a fact that people have lived
9 on that property while others, while they made
10 stuff.

11 Just like the multimillion dollar
12 recreation center and just like Homeland
13 Securities behind me. You all don't have to do it
14 the way the plan, you can change the blueprint.

15 CHAIRMAN ALBERT: So have --

16 MS. MATTHEWS: Anything can be
17 changed.

18 CHAIRMAN ALBERT: Have you had a chance
19 to provide input into the blueprint?

20 MS. MATTHEWS: Excuse me?

21 CHAIRMAN ALBERT: Yes, so have you made
22 specific suggestions as to --

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1 MS. MATTHEWS: I just made one just
2 now, if I didn't before.

3 CHAIRMAN ALBERT: Okay, so what I would
4 recommend is that you work closely with whoever the
5 project manager --

6 MS. MATTHEWS: You all stack the deck.

7 CHAIRMAN ALBERT: -- is there.

8 MS. MATTHEWS: You all stack the deck.

9 CHAIRMAN ALBERT: Well, it's just a
10 matter of opinion --

11 (Simultaneously speaking)

12 MS. MATTHEWS: -- I can't depict that
13 from here.

14 MS. MATTHEWS: -- because that's what
15 you all do, you all stack the deck.

16 CHAIRMAN ALBERT: But --

17 MS. MATTHEWS: So the agenda can move
18 through. And people need to take a stand.

19 CHAIRMAN ALBERT: And I think it's --

20 MS. MATTHEWS: Marion Barry didn't
21 even live here but he did more for D.C. than the
22 people of D.C. They're the selling the person from

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1 D.C. out.

2 And even -- yes, he did something crazy,
3 oh well. Look at all he did before.

4 CHAIRMAN ALBERT: Thank you so much.
5 Alberta Walker. And it says Ms. Watson.

6 MS. MATTHEWS: We live in rats and
7 roaches and --

8 (Off microphone comments)

9 MS. MATTHEWS: -- and give the doggone
10 pest control people more money and extended
11 contract.

12 And I don't have no lights on my
13 property. It's dark, I reported it to my resident
14 manager. And we still don't have, we got a few back
15 on.

16 CHAIRMAN ALBERT: How long ago?

17 MS. MATTHEWS: It's dark and I'm
18 scared. Since the first winter. But then March
19 the 1st, they went out that day and I informed her.
20 And then I called her and I told her about it.

21 And then by Friday I called her again,
22 she said they're working on it and I never saw no

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1 work truck, no work, nothing, no nothing.

2 And so, a couple of lights came on, on
3 the street, but my court is pitch black. And a
4 couple of courts is pitch black.

5 And we don't have any D.C. Housing
6 Authority patrolling the area because they should
7 have known that we didn't have no lights around
8 there.

9 CHAIRMAN ALBERT: I'm going to make
10 sure McCoy follows up on that.

11 MS. MATTHEWS: You all can --

12 (Off microphone comment)

13 CHAIRMAN ALBERT: Mr. Bovellet rather
14 follows up on that. Go ahead, Ms. Walker.

15 MS. WALKER: Hello everyone.

16 CHAIRMAN ALBERT: Hello.

17 COMMISSIONER LANCASTER: Good
18 afternoon.

19 MS. WALKER: Good afternoon. I live
20 in, my name is Alberta Walker, I live in Woodland
21 Terrace. I live on 2370 Raymond's Place. I just
22 moved there like last year. I haven't been there

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1 for a whole year yet.

2 When I moved there the house was okay.
3 And then like, I say probably like two or three
4 months later I start seeing mouse issues. Okay?

5 The first issue was, I was mopping in
6 my kitchen and so a mouse come out of my bucket.
7 Okay, so I also took pictures of those.

8 The other day I caught a rat on the trap,
9 okay? Now my son, who is 16 years old, sleeps in
10 my bed with me because he's allergic to mices.

11 So I went around to the front office and
12 I let Ms. Sullivan know, and I also let them see
13 this video of this mouse in my room. I let her see
14 it. Did you want to see it?

15 CHAIRMAN ALBERT: Sure.

16 MS. WALKER: Okay.

17 CHAIRMAN ALBERT: If you can just bring
18 it forward.

19 MS. WALKER: So, I let her see it. So
20 I also let her see the mouse, the rat that's on the
21 trap. I also let her know that --

22 COMMISSIONER VANN-GHASRI: Go back to

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1 the mic so you're in the mic.

2 MS. WALKER: Oh, okay. Let her know
3 that, you know, if they can tell me what it is. And
4 so calls it, that it was a rat.

5 So she said that, what do I want to do.
6 So I said, well, to be honest, I want to move.
7 Because right now, I can't really sleep in that
8 house to be honest with you all.

9 Because I take videos the majority of
10 every night. Up 2:00 or 3 o'clock in the morning
11 watching my son, because I have it all on my phone,
12 watching mouses, tons of mouses, running back and
13 forth from my living room to my hallway to the
14 pantry to my room.

15 Now, here I was in my living room the
16 other day, tons of mouse droppings. I had a
17 beautiful home. I decorated my place myself but
18 I didn't, it's all on my phone, but tons of mouse
19 droppings.

20 Here I caught another mouse on the trap.
21 And it's sad. And to be honest, my house, you can
22 smell the mouse urine and the droppings in my living

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1 room, in my closet, the pantry, my room where me
2 and my son sleep.

3 CHAIRMAN ALBERT: So what has been the
4 response from the Housing Authority Staff when you
5 made the request to move and you reported it?

6 MS. WALKER: When I put in for a
7 request?

8 CHAIRMAN ALBERT: Yes. What did they
9 say?

10 MS. WALKER: Oh, I haven't put it in yet
11 --

12 CHAIRMAN ALBERT: But you will?

13 MS. WALKER: -- because Ms. Sullivan
14 said I needed to get the documents from his doctor.
15 I'm waiting on the letter now for the end of this
16 week to get it so I can sent it to the rental office
17 and get it to her. Because I can't constantly live
18 like that.

19 CHAIRMAN ALBERT: Okay. So --

20 MS. WALKER: But they all already got
21 it on file. They already got everything on file.

22 CHAIRMAN ALBERT: So we'll follow-up.

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1 The Executive Director is going to make sure he
2 follows up with you.

3 EXECUTIVE DIRECTOR GARRETT: Yes, Ms.
4 Watson.

5 MS. WALKER: Wow.

6 CHAIRMAN ALBERT: Go ahead, ma'am.

7 MS. WATSON: Yes, my name is Khadijah
8 Watson, I'm a ANC Commissioner for 8B01. And so
9 Ms. Alberta is in my single member district.

10 As, of course, you remember last time
11 we was here she was in a rodent infestation house.
12 She moved from --

13 MS. WALKER: And --

14 MS. WATSON: Wait a minute. So she was
15 promised a unit in, what was that?

16 MS. WALKER: Last year.

17 MS. WATSON: Last year. Where was it
18 located?

19 MS. WALKER: On Raymond's.

20 MS. WATSON: No. She was promised a
21 unit --

22 MS. WALKER: Oh, in Greenleaf.

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1 MS. WATSON: -- in Greenleaf so she can
2 move up that unit.

3 MS. WALKER: Yes.

4 MS. WATSON: But later she got a call
5 from the Housing Authority saying that somebody
6 else had taken the unit. I wanted her to be moved
7 out of Woodland because if her house is like that,
8 it's probably like that, roaches and rats is on the
9 --

10 MS. WALKER: The whole property.

11 MS. WATSON: -- property.

12 So they move her to a another unit, the
13 same thing start happening again. She has
14 roaches, rats. Her son is sick.

15 He can't be, the unit can't continually
16 be exterminated because of his sickness. He's
17 allergic to rats, the stuff used to exterminate the
18 house with.

19 So, they have it on record. The
20 medical records. His medical records on how he
21 cannot stay in these types of units.

22 I don't understand why they won't move

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1 her to a decent unit somewhere. They keep moving
2 her around Woodland, it's the same problem in one
3 house to another.

4 CHAIRMAN ALBERT: Ms. Watson, we're
5 going to get personally involved to make sure that
6 she gets moved as quickly possible.

7 EXECUTIVE DIRECTOR GARRETT: I'm going
8 to look into it personally.

9 MS. WATSON: So you're a new ED, right?

10 EXECUTIVE DIRECTOR GARRETT: Yes,
11 ma'am.

12 MS. WATSON: Okay. We've been here
13 before and that's what they told us the last time.

14 EXECUTIVE DIRECTOR GARRETT: Yes,
15 ma'am, I'll respond.

16 MS. WATSON: Now, we've been here
17 before now. And he's a tall boy, shouldn't have
18 to sleep in the room with his mother.

19 MS. WALKER: Yes.

20 CHAIRMAN ALBERT: Right.

21 MS. WATSON: Okay, and I'm going to
22 turn to you ED. You're the new ED, I need to talk

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1 to you personally too. If I can get a meeting with
2 you.

3 So I'm looking for you to make some
4 changes, okay?

5 EXECUTIVE DIRECTOR GARRETT: Yes,
6 ma'am.

7 CHAIRMAN ALBERT: Thanks for sharing
8 your testimony, Ms. Watson.

9 MS. WATSON: Who's talking now? Oh.
10 (Laughter)

11 CHAIRMAN ALBERT: We've love to return
12 your phone and your picture to you.

13 MS. WALKER: Oh, okay. Thank you.

14 CHAIRMAN ALBERT: And thank you so
15 much.

16 EXECUTIVE DIRECTOR GARRETT: Ms.
17 Watson, you can coordinate with --

18 MS. WATSON: With who?

19 EXECUTIVE DIRECTOR GARRETT: -- Rick
20 White, he's right over there. We can, on one of
21 our one-on-one's.

22 MS. WATSON: I just want to say one

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1 thing before --

2 CHAIRMAN ALBERT: Sure.

3 MS. WATSON: I know it's not my subject
4 but I'm going to say it. If you get rid of David
5 Cortiella, whatever you want to call him, and Larry
6 Dwyer, shame on you.

7 (Applause)

8 MS. WATSON: Because let me tell you
9 something, I used to work here. I used to work here
10 in D.C. Housing Authority in order and compliance.
11 And he was in Office of Planning and Development.
12 That's what I remember.

13 Those two people was bringing in the
14 money for the Housing Authority. They were the
15 ones that keeping Housing Authority afloat. They
16 brought the money. Am I right?

17 COMMISSIONER VANN-GHASRI: Correct.

18 MS. WATSON: How about you? You don't
19 say nothing, Kenneth Council, I hear my buddies
20 over here.

21 (Simultaneously speaking)

22 MS. WATSON: Do you remember that?

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1 PARTICIPANT: Mr. Council --

2 MS. WATSON: Do you remember that?

3 COMMISSIONER VANN-GHASRI: No. No.

4 MS. WATSON: Okay.

5 COMMISSIONER VANN-GHASRI: Mr.

6 Council doesn't remember them.

7 MS. WATSON: Okay.

8 COMMISSIONER VANN-GHASRI: Remember,
9 I'm going to remember them.

10 MS. WATSON: But you remember?

11 COMMISSIONER VANN-GHASRI: Of course.

12 MS. WATSON: So --

13 CHAIRMAN ALBERT: Well, thanks for
14 your endorsement of those two, Ms. Watson.

15 MS. WATSON: Well, I'm endorsing it.
16 And let me say this, if I had to get a bunch of ANC
17 Commissioners together to fight you about this --

18 COMMISSIONER VANN-GHASRI: She will.

19 MS. WATSON: -- I will do it. We have
20 some pull too, okay?

21 CHAIRMAN ALBERT: Appreciate that.

22 MS. WATSON: All right.

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1 CHAIRMAN ALBERT: Thank you so much.

2 MS. WATSON: You welcome.

3 COMMISSIONER LANCASTER: Thank you.

4 CHAIRMAN ALBERT: Mychelle McDonald.

5 Welcome, Ms. McDonald.

6 MS. MCDONALD: Good afternoon. My
7 name is Mychelle McDonald and I'm the president of
8 Lincoln Road resident council.

9 COMMISSIONER LANCASTER: Excuse me,
10 Ms. McDonald, speak into the mic please, we can
11 hardly hear you.

12 MS. MCDONALD: Oh, okay.

13 COMMISSIONER LANCASTER: Put the mic
14 in front of you.

15 MS. MCDONALD: Is that better?

16 CHAIRMAN ALBERT: Yes.

17 MS. MCDONALD: I'm going to try to make
18 this as quick as I can because I don't have a lot
19 of time here.

20 I have a few issues that I want to
21 address, and maybe Mr. Garrett, I hope that you and
22 I can have some time to talk about this off record

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1 as well.

2 My first issue is the fact that we have
3 not been getting any mail at Lincoln Road for the
4 last month. I don't know what happened to the
5 mail, but we have not been getting any at all. None
6 whatsoever.

7 Also, we have an MPD officer in our
8 building and I keep getting asked the question,
9 what is the duties of the officer. I can't tell
10 you because I don't know.

11 We have an officer there, what she is
12 supposed to do, what she's not supposed to do, I
13 can't answer that question. She just living there
14 rent free, so I do not know what she is supposed
15 to do, what she not supposed to do or do she just
16 supposed to live there. Can't tell you that.

17 Also, we finally, after Ms. Hampton,
18 being our officer of resident council, we finally
19 got --

20 COMMISSIONER VANN-GHASRI: Resident
21 Services.

22 MS. MCDONALD: -- Resident Services,

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1 I'm sorry. We finally got our computer this year
2 January, it was either January 15th or 17th, we got
3 our computers.

4 Now, this was computers that was due to
5 us after two years. We got our computers, like I
6 said, the 15th or the 16th.

7 January 26th we were supposed, have
8 been waiting for our Wi-Fi stick to make our
9 computers run. Here it is March the 14th, our
10 computer is still not up and running.

11 Mr. Byron Pugh was supposed to be the
12 person that was supposed to help us with this.
13 It's not running.

14 We also need service providers. And I
15 understand that Mr. Pugh is supposed to be the
16 person that we are supposed to get those providers
17 from.

18 Now, if he's not giving us the stick to
19 make our computer run, then I know good and damn
20 well we are not going to get any service providers.

21 Our community room is not open because
22 we don't have any service providers. And if any

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1 of the children in our building comes into our
2 community room and fall down, we know that we can
3 get in trouble for that.

4 And I've been trying to explain that to
5 the parents. They're not understanding that at
6 all.

7 We do not want to be held liable for any
8 of the kids to get hurt. So it is hard. We need
9 help.

10 I've been asking for help for the
11 longest. When Ms. Hampton was here. And I
12 understand that Ms. Hampton is gone now. So we
13 need help.

14 That's all I've been asking for, for the
15 longest --

16 COMMISSIONER VANN-GHASRI: You've got
17 it.

18 MS. MCDONALD: -- is somebody to help
19 us.

20 COMMISSIONER VANN-GHASRI: Mychelle,
21 you have it. The Resident Service Resident
22 Initiative Committee is meeting with all

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1 providers. We have done that before.

2 As a matter of fact, resident councils,
3 we're hoping you buy in. We are going to do
4 something that's called Pop-Up. And everybody is
5 doing Pop-Up.

6 You have a very small property. If I
7 can remember last you had a navigator, Ms.
8 Roundtree. And I believe that, I can only tell you
9 what was reported with the report.

10 A lot of the programs, either A, the
11 residents didn't care for them, et cetera. I
12 think, this is my recommendation to you.

13 My recommendation is, do a survey of
14 your residents, because you're in a small property,
15 and with the new director, who has a totally
16 different style than Ms. Hampton, and I think he
17 has a, maybe a better advantage of working with us.

18 So if you list those activities, and one
19 thing we're looking into, like with your property,
20 Parks and Recreation, maybe could do a movie night
21 with you, like in your back. That's one thing you
22 can look forward to.

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1 The ages of your tenants, when it comes
2 to your computer lab, maybe an option could be IT
3 maybe could look at what can make things work with
4 your too. Because you shouldn't have this type of
5 difficulty with such a small --

6 MS. MCDONALD: Okay. Well, excuse me,
7 my time is almost up.

8 COMMISSIONER VANN-GHASRI: Go ahead.

9 MS. MCDONALD: Whether it is Pop-Up,
10 Pop-Off, whatever, I don't want to hear that.

11 COMMISSIONER VANN-GHASRI: You know
12 what Pop-Up is?

13 MS. MCDONALD: We want -- excuse me.

14 CHAIRMAN ALBERT: Continue.

15 MS. MCDONALD: We've done been through
16 this before and I'm not going to hear that again.
17 I am tired of the empty promises that I keep getting
18 from ORS. I don't want to hear it anymore.

19 COMMISSIONER VANN-GHASRI: We have a
20 new director.

21 MS. MCDONALD: Either they going to
22 help us or --

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1 COMMISSIONER VANN-GHASRI: They going
2 to help you.

3 MS. MCDONALD: -- they're not.

4 COMMISSIONER VANN-GHASRI: They're
5 going to help you.

6 MS. MCDONALD: And I don't mean to be
7 disrespectful --

8 CHAIRMAN ALBERT: No, you're not.

9 MS. MCDONALD: -- to you, Mr. Garrett,
10 at all --

11 COMMISSIONER VANN-GHASRI: She is
12 right though.

13 MS. MCDONALD: -- but either they're,
14 either they are going to help us or they're not.
15 We come to Housing Authority for the reason of you
16 helping them.

17 I'm tired of sitting around and you keep
18 saying you're going to do it or you're going to.
19 Either you're going to do it or you're not. That's
20 the way that a part of this, please, stop it.

21 CHAIRMAN ALBERT: Ms. McDonald, let me
22 just --

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1 MS. MCDONALD: Thank you.

2 CHAIRMAN ALBERT: -- ask the Director
3 to respond before you go.

4 CHAIRMAN ALBERT: Thank you, Mr.
5 Garrett. Yes.

6 EXECUTIVE DIRECTOR GARRETT: Ms.
7 McDonald, Larry Williams, the new director of
8 Resident Services, is right there. Raise your
9 hand, Larry.

10 He can step out with you and have a
11 discussion with you right now.

12 MS. MCDONALD: Thank you. I
13 appreciate that.

14 CHAIRMAN ALBERT: Thank you, so much.
15 Ms. Mitchelle? Did I say your name right? Ms.
16 Mitchelle? So the name is written twice.

17 MS. MATTHEWS: Mitchelle?

18 CHAIRMAN ALBERT: Yes.

19 MS. MITCHELLE: I thought he said --
20 (Off microphone comment)

21 MS. MITCHELLE: Hello everybody.

22 CHAIRMAN ALBERT: Hello.

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1 MS. MITCHELLE: I'm Ms. Mitchelle.

2 CHAIRMAN ALBERT: Hi, Ms. Mitchelle.

3 MS. MITCHELLE: I also retired from
4 Housing as a security for 11 years. By the way,
5 I had a Birthday, I'm 90.

6 CHAIRMAN ALBERT: Happy Birthday.

7 COMMISSIONER VANN-GHASRI: Happy
8 Birthday Ms. Mitchelle.

9 (Applause)

10 COMMISSIONER SLOVER: Maybe the
11 Chairman should sing Happy Birthday.

12 CHAIRMAN ALBERT: Hello, Ms. Mitchelle

13 --

14 MS. MITCHELLE: Hold --

15 CHAIRMAN ALBERT: -- there is a --

16 MS. MITCHELLE: Hold on a minute.

17 CHAIRMAN ALBERT: -- there is a request
18 for Mr. Slover --

19 COMMISSIONER SLOVER: The Chair.

20 CHAIRMAN ALBERT: -- to sing Happy
21 Birthday to you, would you entertain that?

22 COMMISSIONER SLOVER: Mr. Chairman is

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1 going to sing Happy Birthday.

2 CHAIRMAN ALBERT: All together now.

3 (Off record comments)

4 MS. MITCHELLE: Now, first of all --

5 CHAIRMAN ALBERT: All right, let's
6 just get back to order now, despite my singing.

7 MS. MITCHELLE: First of all, Mr.
8 Garrett, what is your position?

9 EXECUTIVE DIRECTOR GARRETT:
10 Executive Director.

11 MS. MITCHELLE: No, I want to know what
12 it is now.

13 EXECUTIVE DIRECTOR GARRETT: That's
14 what it is now.

15 MS. MITCHELLE: Okay. Because you,
16 this is what I was going by when I gave them your
17 number.

18 (Off microphone comment)

19 MS. MITCHELLE: Operation on Parker.

20 EXECUTIVE DIRECTOR GARRETT: Yes.

21 MS. MITCHELLE: Yes. But you called
22 me and told somebody to tell me don't call you,

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1 don't give the people your number. That's why I
2 gave it because this is what you wanted of this,
3 okay?

4 And next time you got anything, you know
5 my number, call me. Don't send me no letter, okay?

6 (Off microphone comment)

7 MS. MITCHELLE: You got it. Okay.
8 Mr. Lancaster, what happened to you?

9 COMMISSIONER LANCASTER: I'm here.

10 MS. MITCHELLE: I don't see you no
11 more, you supposed to come to Garfield.

12 COMMISSIONER LANCASTER: I do come to
13 Garfield and I don't see you --

14 MS. MITCHELLE: No. When?

15 COMMISSIONER LANCASTER: -- anytime I
16 come there.

17 MS. MITCHELLE: When? You ain't been
18 there in two years.

19 COMMISSIONER LANCASTER: Yes, I have.

20 MS. MITCHELLE: I ain't seen you.

21 COMMISSIONER LANCASTER: I've been
22 there in less than two years.

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1 MS. MITCHELLE: When it's time for an
2 election --

3 COMMISSIONER LANCASTER: I had --

4 MS. MITCHELLE: -- I'll make sure they
5 don't vote for you.

6 COMMISSIONER LANCASTER: I'm asking
7 that --

8 MS. MITCHELLE: You got that?

9 COMMISSIONER LANCASTER: I understood
10 exactly what you said but I have been there in less
11 than two years, Ms. Mitchelle.

12 MS. MITCHELLE: Now, to you.

13 CHAIRMAN ALBERT: Uh-oh.

14 MS. MITCHELLE: I ain't seen you.
15 I've never seen you. Are you married?

16 (Laughter)

17 CHAIRMAN ALBERT: Are you proposing?

18 MS. MITCHELLE: Umm.

19 CHAIRMAN ALBERT: Well, let's talk
20 about that offline.

21 (Laughter)

22 COMMISSIONER VANN-GHASRI: He got you

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1 real good. I've finally met your match.

2 (Laughter)

3 MS. MITCHELLE: Now, the next thing is,
4 I came down here because of the Resident Council
5 Board. We need a new election. We only got two
6 people on the board.

7 And by the way, I was president for nine
8 years at Garfield. And they made me have a full
9 board. But we don't have a full board. I wish you
10 would check into that.

11 CHAIRMAN ALBERT: We will.

12 MS. MITCHELLE: Okay. Two people.
13 The charter and the vice president.

14 CHAIRMAN ALBERT: Okay, we'll check
15 into that.

16 MS. MITCHELLE: Yes. I really don't
17 have nothing else to say, too much.

18 (Laughter)

19 CHAIRMAN ALBERT: Well, we can talk
20 about our upcoming date.

21 MS. MITCHELLE: And him. What?

22 CHAIRMAN ALBERT: We can talk about our

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1 upcoming date.

2 MS. MITCHELLE: I think you're a little
3 bit too young for me.

4 (Laughter)

5 MS. MITCHELLE: I brought this young
6 lady with me. I'll introduce you to her and tell
7 them why I brought you.

8 MS. HAYWORTH: Well, are you going to
9 introduce me or do you want me to introduce myself?

10 MS. MITCHELLE: Oh, Ms. Donna, what's
11 your last name because I can't pronounce it.

12 MS. HAYWORTH: Hayworth.

13 MS. MITCHELLE: Okay.

14 MS. HAYWORTH: Good afternoon,
15 everyone.

16 CHAIRMAN ALBERT: good afternoon.

17 COMMISSIONER LANCASTER: Good
18 afternoon.

19 MS. HAYWORTH: As you can tell, Ms.
20 Mitchelle is a pistol here. And the reason why she
21 brought me here is, first off, I work with United
22 Healthcare. It's a health insurance company.

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1 And I actually work at the Garfield
2 educating the seniors and folks at the Garfield
3 Terrace on making the best of Medicare and how to
4 take advantage of it.

5 For the past year what I have noticed
6 is a lot of their residents may or may not have
7 resources to help with the high cost of Medicare
8 and prescription drugs, so I set up a resource table
9 at Garfield once a week, every Monday, and educate
10 the residents in how to navigate the system.

11 So, it's been working well. And Ms.
12 Garfield wanted me to come in to share what I've
13 been doing at her location, to see if there is any
14 other locations that would require my assistance
15 as well. So that's one of the reasons why she
16 brought me here today.

17 So, again, what we do at United
18 Healthcare is educate seniors, as well as anyone
19 on disability who are in the Medicare system,
20 making the best of it as well as providing resources
21 to help with the high cost of healthcare these days.

22 CHAIRMAN ALBERT: Can you give an

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1 example of the type of resources you provide?

2 MS. HAYWORTH: Okay, yes. Yes. So,
3 there's a program in D.C. called the QMB Program.
4 It's Qualified Medicare Beneficiary.

5 And basically what it does, it help
6 those seniors whose income is a little over the
7 straight Medicaid guidelines. And a lot of
8 seniors are, some seniors are aware of it and some
9 are not.

10 And basically --

11 CHAIRMAN ALBERT: You can continue.

12 MS. HAYWORTH: Yes. The ones that are
13 not aware of it, what I do is help them through the
14 process of applying for the QMB Program.

15 And what QMB does is it basically gives
16 you back the money that social security takes out
17 of your social security check to pay for Part B of
18 Medicare. And it also pays for all the deductible
19 and co-pays and co-insurance.

20 So basically what QMB does is geared at
21 20 percent that Medicare doesn't handle because
22 Medicare only handles 80 percent. So I, if a

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1 resident is not aware of the program, and some are
2 and some aren't, some of the residents are aware,
3 some are not, I would help the ones who are not aware
4 of it and walk them through the process.

5 And then there are some who are aware
6 of it and not know the extent of the benefits that
7 they currently have. So I help them out with that
8 as well.

9 And also the re-certification of those
10 types of benefits as well. So those are just some
11 of the things that I do at Garfield Terrace every
12 Monday.

13 CHAIRMAN ALBERT: So I'd like to
14 connect you with Mr. Bovellet, I think, who is
15 sitting there up front. Can you raise your hand
16 so she knows who you are? Don't be shy now.

17 But there may be a way to sort of
18 replicate what you're doing --

19 MS. HAYWORTH: Yes.

20 CHAIRMAN ALBERT: -- at others of our
21 properties around --

22 EXECUTIVE DIRECTOR GARRETT: Can I get

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1 your information for Resident Services.

2 MS. MITCHELLE: Yes, that would be
3 resident --

4 COMMISSIONER SLOVER: Can I get a quick
5 question from them?

6 CHAIRMAN ALBERT: Yes.

7 COMMISSIONER SLOVER: Do you, I hate to
8 ask this question, but do you sell services or are
9 you just giving advice?

10 MS. HAYWORTH: Just giving
11 information.

12 COMMISSIONER SLOVER: So United
13 Healthcare doesn't sell any products into this
14 space?

15 MS. HAYWORTH: Well, we do. We have a
16 plan for folks who are eligible for both Medicare
17 and Medicaid.

18 COMMISSIONER SLOVER: I just want to be
19 careful that we're not providing an opportunity for
20 a vendor to have sole access --

21 MS. HAYWORTH: Yes.

22 COMMISSIONER SLOVER: -- and just to

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1 affirm what she is actually providing. It sounds
2 like a great service, I just want to make sure we're
3 not going to get ourselves in trouble.

4 EXECUTIVE DIRECTOR GARRETT: We'll
5 back the Commissioners, Mr. Bovellet.

6 MS. MITCHELLE: Well she wouldn't have
7 gotten me if she hadn't been right. Okay?

8 CHAIRMAN ALBERT: All right.

9 MS. MITCHELLE: She's good.

10 CHAIRMAN ALBERT: We appreciate that.

11 MS. MITCHELLE: Anybody who deal with
12 me has got to be good.

13 CHAIRMAN ALBERT: Yes.

14 MS. MITCHELLE: Okay.

15 COMMISSIONER SLOVER: Unless it's in
16 writing, I, you know.

17 MS. MITCHELLE: Is that all right with
18 you?

19 CHAIRMAN ALBERT: Thanks so much, Ms.
20 Mitchelle.

21 COMMISSIONER VANN-GHASRI: Ms.
22 Mitchelle.

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1 CHAIRMAN ALBERT: Ms. Mitchelle.
2 Yes, it's how it's written here. It's my accent.
3 And thank you so much for the proposition, it's the
4 first proposition I've had in 30 something years.

5 MS. MITCHELLE: You know, I hadn't seen
6 you. That's one of the things, I wanted to see you
7 for my first.

8 CHAIRMAN ALBERT: Well, thank you. So
9 this is the new Director, I'm the new Board Chair.

10 MS. MITCHELLE: Oh, thank you. Oh.

11 CHAIRMAN ALBERT: That's who you want
12 to date.

13 EXECUTIVE DIRECTOR GARRETT: Yes.

14 MS. MITCHELLE: Well, I know you got a
15 wife, you're still young.

16 COMMISSIONER SLOVER: Neil, you just
17 lost your first proposal.

18 (Laughter)

19 CHAIRMAN ALBERT: Thanks so much.

20 EXECUTIVE DIRECTOR GARRETT: You gave
21 it back, man. Don't take points off the board.

22 MS. MITCHELLE: I'm already spoken

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1 for.

2 CHAIRMAN ALBERT: Oh no.

3 MS. MITCHELLE: Are you married?

4 EXECUTIVE DIRECTOR GARRETT: Yes,
5 ma'am.

6 MS. MITCHELLE: Good. You got
7 children?

8 EXECUTIVE DIRECTOR GARRETT: No,
9 ma'am.

10 MS. MITCHELLE: Well get some.

11 (Laughter)

12 EXECUTIVE DIRECTOR GARRETT: I'll work
13 on it.

14 (Laughter)

15 CHAIRMAN ALBERT: Thank you so much.

16 COMMISSIONER LANCASTER: And, Ms.
17 Mitchelle? Ms. Mitchelle, next time I come on your
18 property I will leave a note at your door.

19 MS. MITCHELLE: You better.

20 COMMISSIONER LANCASTER: I said, next
21 time I come on I will leave a note at your door.

22 MS. MITCHELLE: Okay. You know my

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1 apartment.

2 COMMISSIONER LANCASTER: I sure do.

3 CHAIRMAN ALBERT: Ms. Marolyn
4 Mitchell. McNeil rather. Lots of M's. Ms.
5 McNeil.

6 MS. MCNEIL: Good afternoon,
7 everybody.

8 COMMISSIONER LANCASTER: Good
9 afternoon.

10 CHAIRMAN ALBERT: Good afternoon, Ms.
11 McNeil.

12 MS. MCNEIL: I am so happy that I am
13 able to speak. Thank God someone listens and
14 someone cares.

15 The problem is still there with the
16 security for the property at Woodland. It slacked
17 up for a moment. And I'm so grateful to the Chief
18 here because he's the cause of the slacking up.

19 But the problem still exists. And I
20 didn't get a chance to let you hear what I go
21 through, daily, at the building. So I'm going to
22 let you hear it.

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1 CHAIRMAN ALBERT: Get it closer to the
2 mic.

3 (Beeping)

4 MS. MCNEIL: It sounds a little bit,
5 but this is inside my apartment. Because the light
6 is right at the front door, but that's inside of
7 my living room.

8 And it takes a long time before they
9 come because they do it all the time. And it's
10 every other day.

11 And the smoke is so filled that it's a
12 haze in the hallway. You cannot go up and down the
13 steps. So I have trouble breathing.

14 And it's a laughing joke to them because
15 there's three little kids, I've got them, and I'm
16 going to give the recording to the chief here so
17 that he can see these ones.

18 And the ones that live on the property
19 know better so they are rebelling against me. They
20 actually stand by the door or they sit on the step
21 right by my door to smoke. Which is really hard
22 for --

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1 COMMISSIONER VANN-GHASRI: And the
2 heat from the smoke is that much because that is
3 in your unit, like all of us, and it only will go
4 off when the heat intensity is that intensified.

5 MS. MCNEIL: Right. And it is a
6 chemical, but if it was just plain marijuana, it
7 goes off sometimes. But that chemical, it's
8 unbearable. You can smell it.

9 And even if they smoke inside their
10 house, the ones under me, they're smoking. It
11 comes up, it's not as bad.

12 But when you're in that hallway on the
13 steps, it is a fog. You can't see. So I don't see
14 how it is that they run out when they see the cops.

15 But I notice now what they are doing is
16 the steps that's in the middle, they go and sit that
17 way. Because that big square window in the middle,
18 they have someone watch out.

19 So when they come, somebody is standing
20 in that corner right by my door watching. So they
21 holler out.

22 The little girl's mother, the little

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1 child's mother, was smoking and she hollered out,
2 mommy, mommy, police.

3 CHAIRMAN ALBERT: Oh, wow.

4 MS. MCNEIL: So, I mean, I see in a way
5 they are not seeming like they are doing anything,
6 but I would like to know when is it going to be
7 implemented that there should be a no smoking
8 policy for those apartments.

9 And if you do have some that people do
10 have to smoke medical marijuana or whatever, that's
11 all fine and willing good but it should be something
12 in writing. There should be something said when
13 you first move in there.

14 When you move in a place like that, we
15 should all be able to know if there is going to be
16 smoking going on. Just like any other
17 handicapped, you got to be prepared for this.

18 CHAIRMAN ALBERT: Right.

19 MS. MCNEIL: If I had these issues
20 before I came, I knew this. The same way I'm not
21 supposed to be on the 3rd floor, but I'm thankful
22 and grateful to have a place to stay.

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1 And as far as the cleanliness is
2 concerned, they need to implement, I feel like we
3 should implement that also. There should be
4 someone teaching them because there is kids having
5 kids that are staying here, as far as I'm concerned,
6 in the unit, the building that I live in, they don't
7 know any better.

8 If they don't know any better, they
9 can't do any cleaning up. We're going to continue
10 to have mice, rats, roaches or whatever if they're
11 not taught or told about it.

12 Setting big bags of trash outside the
13 door because you're too lazy to go and take it and
14 put it in the dumpster, that causes rodents.

15 CHAIRMAN ALBERT: Yes.

16 MS. MCNEIL: Having all kinds of pets
17 on the property, now we have pit bulls. Pit bulls
18 in buildings.

19 Just the other day two of them were
20 fighting and a child was nearby. Nothing I could
21 do.

22 CHAIRMAN ALBERT: No.

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1 MS. MCNEIL: Couldn't go out there,
2 couldn't call anybody or whatever. They have pets
3 and they're claiming that these pets are for
4 emotional support or whatever. Some kind of
5 service pet.

6 CHAIRMAN ALBERT: Yes.

7 MS. MCNEIL: I can understand that for
8 some. Because they were living there.

9 I just recently moved there in 2016, and
10 like I said before, I'm grateful to have a place.
11 Because I was homeless, I know how it is.

12 And I don't expect everybody to be
13 picture perfect clean, but it should be implemented
14 into whenever a resident moves in there. They
15 should be told that this is what's going to happen.

16 And when they have inspections, let it
17 be in the inspection. Not just somebody coming in
18 looking at you and say, oh, everything good, bye.

19 CHAIRMAN ALBERT: Right. So I know
20 you raised this issue the last time you were here.
21 Interested in hearing from our executive director
22 what steps have been taken since you've raised it.

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1 And specifically on addressing the
2 issue outside of policies and around smoking and
3 other things in public housing properties.

4 EXECUTIVE DIRECTOR GARRETT: Mr.
5 Chair, I defer to OGC for the legal definition for
6 smoking on our property, even if it's for medical
7 purposes.

8 MS. MCNEIL: I have one more question.
9 Well, is it illegal to smoke in the hallway of a
10 government property, period?

11 COMMISSIONER VANN-GHASRI: Yes. It's
12 not legal to smoke in any of the District of
13 Columbia Housing Authority --

14 CHAIRMAN ALBERT: So I'm going to ask
15 our General Counsel.

16 COMMISSIONER VANN-GHASRI: It's
17 against the law.

18 CHAIRMAN ALBERT: Mr. Bovelleville, do you
19 know the answer to that question, is it legal to
20 smoke in --

21 MS. MCNEIL: In the hallways.

22 MR. BOVELLE: Currently marijuana is

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1 not legal in any of our units. Whether it's
2 medicinal or otherwise --

3 COMMISSIONER VANN-GHASRI: You need
4 this.

5 MR. BOVELLE: -- because we are
6 federally funded, that marijuana continues to be
7 a controlled substance federally, so we don't allow
8 any smoking of marijuana or any other --

9 COMMISSIONER VANN-GHASRI: Tobacco.

10 MR. BOVELLE: -- drugs in our
11 properties.

12 And the Housing Authority is about to
13 implement, HUD has required that all Housing
14 Authorities implement the non-smoking policy
15 throughout their entire inventory. We are in the
16 process of informing the residents of that now.
17 That goes into effect in July 30th of this year.

18 MS. MCNEIL: So are they going to be,
19 from this point on when you enter into the process
20 of getting into the place, are they going to start
21 having smoking buildings and non-smoking
22 buildings?

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1 COMMISSIONER VANN-GHASRI: I hope.

2 MR. BOVELLE: All of our buildings,
3 according to HUD, will have to be smoke free. So
4 we are going to do a, some resident outreach to work
5 with residents on how they can stop smoking,
6 provide them with information and details and
7 resources on smoking cessation. And then we are
8 going to start the process of all of our buildings
9 being smoke free.

10 MS. MCNEIL: That's going to be some
11 years.

12 COMMISSIONER VANN-GHASRI: So, Mr.
13 Bovelleville, we'll be evicted for smoking cigarettes
14 in the unit because we're still dealing with the
15 addiction of tobacco?

16 MR. BOVELLE: Right. So that's --

17 COMMISSIONER VANN-GHASRI: So we're
18 going to get an eviction notice for smoking?

19 MR. BOVELLE: We are going to work with
20 our residents on how to stop smoking and we are
21 going to have a process, when we implement it, that
22 allows us to have that outreach, have those

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1 classes, have those resources available to our
2 residents before we actually start taking action.

3 CHAIRMAN ALBERT: So it seems as though
4 --

5 COMMISSIONER VANN-GHASRI: And this
6 was under Obama. This was under the Obama, yes,
7 this was under the Obama Administration so now it's
8 moving forward.

9 MR. BOVELLE: That's correct.

10 CHAIRMAN ALBERT: So, Mr. Bovellev, I
11 think what we need to do as a --

12 (Off microphone comment)

13 CHAIRMAN ALBERT: Okay, excuse me. I
14 think what we need to do, from what I'm hearing is,
15 make sure that we're clear on our regulations and
16 that we're publishing them so that people can know
17 what's allowable and what's not allowable on our
18 properties. And I promise you we'll get that done.

19 MR. BOVELLE: That's good.

20 MS. MCNEIL: Okay, thank you.

21 CHAIRMAN ALBERT: Thank you so much for
22 your time.

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1 MS. MCNEIL: Thank you.

2 MR. BOVELLE: And I just will add,
3 Chairman Albert, that when the marijuana laws in
4 D.C. did change that we sent out notices to all of
5 our residents informing them that although it was
6 decriminalized in the District of Columbia, that
7 it was, still was not allowed in public housing.

8 MS. MCNEIL: But it also has --

9 CHAIRMAN ALBERT: Commissioner
10 Slover.

11 MS. MCNEIL: -- supersedes that.
12 That's a federal law. So you have to take and
13 consider that.

14 COMMISSIONER SLOVER: Can I ask a
15 clarifying question about our current rules around
16 smoking?

17 MR. BOVELLE: Yes.

18 COMMISSIONER SLOVER: Is it, allowed
19 to smoke in the common area? I think that was the
20 core question.

21 I understand that smoking is allowed in
22 our buildings at the moment and that's going to

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1 sunset, but as we speak today, could we start an
2 enforcement around smoking in the common area or
3 not?

4 MS. MCNEIL: Well, that's where I'm
5 having the problem with the --

6 COMMISSIONER SLOVER: Correct.
7 That's why I'm asking that.

8 MS. MCNEIL: -- neighbors, you know
9 what I'm saying? I told them, I don't mind, smoke
10 in your house all you want, but when it comes to
11 standing in front of my door smoking --

12 COMMISSIONER SLOVER: That's the
13 question --

14 MS. MCNEIL: -- please don't do it.

15 COMMISSIONER SLOVER: -- do we have
16 anything --

17 MS. MCNEIL: And downstairs it's the
18 same way because it rises to the top.

19 COMMISSIONER SLOVER: We understand.
20 I understand your issue, I'm trying to get it
21 clarified.

22 MR. BOVELLE: The lease right now does

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1 not reference smoking in common areas. We have our
2 sort of community living standards that are senior
3 properties where that's part of the community
4 living standards so they have that there. But in
5 our family sites, there is no reference to smoking.

6 COMMISSIONER SLOVER: There's no
7 reference to smoking in the unit or no reference
8 to smoking at all in the units?

9 MR. BOVELLE: Reference to smoking at
10 all in our family sites.

11 COMMISSIONER SLOVER: So how is it
12 allowed because it's not allowed?

13 MR. BOVELLE: I'm not sure I'm
14 understanding --

15 COMMISSIONER SLOVER: I'm wondering
16 how it's, I mean, it's not allowed because it's not
17 referenced at all?

18 MR. BOVELLE: It's not regulated in our
19 lease right now.

20 COMMISSIONER SLOVER: Correct. So
21 I'm saying is, but by it not being in there --

22 CHAIRMAN ALBERT: It is allowed.

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1 COMMISSIONER SLOVER: -- you're
2 allowed to do it anywhere you want?

3 MR. BOVELLE: Yes. Basically yes.

4 COMMISSIONER SLOVER: That seems like
5 a easy fix. Before we, like tomorrow. It seems
6 to me like smoking in a common area is something
7 we can eliminated tomorrow. With a lease
8 amendment.

9 MR. BOVELLE: Well, the lease
10 amendment has a certain process that it has to go
11 through. You know, the public comment period, the
12 changing of regulations. And all of this is
13 actually being rolled into our no smoking policy
14 that HUD is enforcing.

15 COMMISSIONER SLOVER: And when is that
16 going to be? Like six months?

17 MR. BOVELLE: It goes into full effect
18 July 30th.

19 COMMISSIONER SLOVER: July 30th.

20 MR. BOVELLE: Yes.

21 COMMISSIONER SLOVER: So the process
22 is currently underway.

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1 MR. BOVELLE: It's currently underway.
2 We've been meeting with the General Counsel's
3 Office, the American Lung Association, Department
4 of Health, to roll out this process to our
5 residents.

6 COMMISSIONER SLOVER: I can't believe
7 it.

8 CHAIRMAN ALBERT: Thank you.

9 MR. BOVELLE: Thank you.

10 CHAIRMAN ALBERT: Thank you very much.

11 COMMISSIONER LANCASTER: Mr.
12 Chairman, before Mr. Nathan leaves the table,
13 please, if I may --

14 CHAIRMAN ALBERT: Yes.

15 COMMISSIONER LANCASTER: -- to Mr.
16 Bovellev. Do I have your permission, Mr. Chair?

17 CHAIRMAN ALBERT: Yes, go right ahead.

18 COMMISSIONER LANCASTER: Mr. Bovellev,
19 will you step up to the mic again please. I know
20 you were speaking as you were approaching the mic,
21 but for the record, state who you are and what
22 office you're with.

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1 MR. BOVELLE: Nathan Bovelleville, the
2 Deputy Executive Director for Operations.

3 COMMISSIONER LANCASTER: Thank you,
4 sir.

5 MR. BOVELLE: Thank you.

6 CHAIRMAN ALBERT: Thank you so much.
7 Next up is Oleanga Oliphant.

8 MS. OLIPHANT: Good afternoon,
9 everyone, it's good to see everybody. I always
10 have y'all in my prayers because y'all really have
11 a task, it's a journey, you know.

12 And, my name is Oleanga Oliphant and I
13 am a resident of Capital Quarters, presently known
14 as Arthur Capper Carrollsburg.

15 Six, seven years, 17 years, I was --
16 let's go back 17 years of struggling to get back
17 into our property. Pray, cried, meetings.

18 We're back there, we want to stay there.
19 Then there's 239 residents that's not back there.

20 Now, I'm hearing that the ones that
21 promised us, that got rid of us, promised us to come
22 back. They're leaving. So, who do we hold

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1 accountable for our residents to come back if David
2 and the other young man is getting ready to leave?

3 Are we going to hold y'all accountable
4 for our 230-some people that's supposed to come
5 back?

6 EXECUTIVE DIRECTOR GARRETT: Yes.

7 MS. OLIPHANT: We're going to hold the
8 -- did somebody say yes? Who said yes?

9 EXECUTIVE DIRECTOR GARRETT: Yes, me.
10 You hold us accountable.

11 MS. OLIPHANT: Okay, okay, in black and
12 white, it's in black and white that our residents
13 are coming.

14 EXECUTIVE DIRECTOR GARRETT: Yes, it
15 is a great plan.

16 MS. OLIPHANT: Yes, online.

17 PARTICIPANT: It's in black and white.

18 MS. OLIPHANT: Okay, okay.

19 PARTICIPANT: You make sure you bring
20 it, too.

21 MS. OLIPHANT: I want to make sure that
22 when they come back, we know. And, the ones that's

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1 in there, stay in there.

2 We're having problems with manager, our
3 janitors, our seniors. They're not doing what
4 they need to do to keep our common areas the way
5 it's supposed to be. And then, the residents get
6 blamed for it.

7 I'm not going to get blamed for
8 something -- I have a beautiful apartment, lovely.
9 And, I want to keep it.

10 Smoking, they need to put signs out, no
11 smoking on the property. No dumping in our area.
12 They had dumping signs in our area. For all of a
13 reason something, they're gone. Why?

14 We have mix people that's in there like
15 the homeowners, then we have the residents there.
16 But, the homeowners sometimes dump their trash over
17 in ours. And, we've tried to figure out why y'all
18 dumping y'all's big bulk trash in our area when we
19 can't put our big bulk trash in there.

20 So, it's -- all we want to do is make
21 sure that our residents that's in our community
22 stay in our community. We want our seniors to have

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1 a safe and clean environment. I pray for my
2 seniors all the time because I'm a senior now.

3 And, I see things going on with them and
4 nobody's addressing it. So, I don't want to go
5 there with the seniors.

6 I just want the residents that's not
7 back on our property to come back. I want to hold
8 y'all to y'all promise that our residents is going
9 to come back and keep the ones that's there on top
10 of things like our children, our playground, our
11 common area, like our schools, our --

12 The -- I mean, I just -- I don't ask for
13 much --

14 CHAIRMAN ALBERT: You have our
15 commitment on that.

16 MS. OLIPHANT: Say again?

17 CHAIRMAN ALBERT: I said, you have our
18 commitment in that. You asked for it, you -- we're
19 giving you our commitment --

20 MS. OLIPHANT: Okay.

21 CHAIRMAN ALBERT: -- that they will be
22 back.

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1 MS. OLIPHANT: And, thank you very
2 much. And, this day, I will hold you --

3 CHAIRMAN ALBERT: Yes.

4 MS. OLIPHANT: Okay.

5 CHAIRMAN ALBERT: Absolutely.

6 MS. OLIPHANT: Thank you.

7 CHAIRMAN ALBERT: Thank you so much.

8 I saw -- Rhonda, are you back? Come on
9 up.

10 If you want to spend a few minutes
11 talking on the resolutions first and then because
12 we're going to try and vote on the resolutions.

13 And then, I know you'll have additional
14 time after that.

15 MS. EDWARDS-HINES: Okay, good
16 afternoon.

17 CHAIRMAN ALBERT: Good afternoon.

18 MS. EDWARDS-HINES: I would like to ask
19 a request of the Board. This is one of my residents
20 at Barry Farms. And, she has to get back to get
21 her child. If she could speak?

22 CHAIRMAN ALBERT: Sure, sure.

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1 MS. ARCHER: Good evening, my name is
2 Patricia Archer.

3 I've been living at Barry Farms for four
4 years. You have a lot of Barry Farms residents
5 that have mental health, depression and living on
6 your property.

7 We need help also with case workers and
8 stuff coming to the home. Some of us is not
9 communicating with the management who had
10 depression because management talks down to you
11 instead of helping you.

12 People with depression, you already do
13 not want to talk to anyone. So, when you do go to
14 talk to someone, you expect a little kindness and
15 a little ears to listen because you're dealing with
16 mental depression. You don't want to communicate.

17 So, for you to go to someone that's
18 talking down to you and belittling you, I'm so
19 confused in my life right now because I cannot
20 communicate with the people at Barry Farms I need
21 to communicate with because I'm depressed.

22 They are showing me their job is

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1 important and I'm not important. And, I'm not
2 getting the word out like I want to.

3 I'm the last -- second to last person
4 on my block to move. I went to three locations to
5 move, for 508 Coral Street, Northeast.

6 That property look like y'all have
7 never touched it. It's dirty, it have graffiti
8 writing on each wall. The doors is hanging on the
9 hinge.

10 I'm not dating anyone. I'm living with
11 two mental kids who have mental depression. I am
12 scared to move to somewhere like that. There's no
13 security, there's crowds in the hallway.

14 My building I'm living in right now, not
15 even the dog wants to live there and I have
16 depression.

17 So, living on your property even make
18 my depression worse than what it is. I don't want
19 to be bothered with life or anything like that.

20 My floors like the mud outside that you
21 can't walk on. I still love it because it's my
22 home. You let me stay there.

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1 And, my rent is high right now. I can't
2 pay my rent. I don't know what my rent is because
3 I cannot communicate with my management because my
4 management belittle me. They don't grab me and
5 embrace me and help me out.

6 They talk down to me, so I have not gone
7 to management in at least a year because I can't
8 talk with them.

9 My floors look horrible. I don't have
10 rats and mice because I make sure I clean up. But,
11 the house is so depressing, you don't want to be
12 there.

13 My 17-year-old is so depressed. He
14 have emotional disorder, ADHD, mental health of
15 other stuff, PTSD.

16 But, we're still there, we not
17 communicating with nobody. I went to three
18 properties. I told them I cannot live in a
19 property. I took pictures, I write exactly why I'm
20 not taking the property because I don't them to
21 think I'm refusing it and I don't want a home. I
22 want a home, but not a home where graffiti, condoms

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1 wrappers.

2 I'm already live in a derogatory home
3 to go to another derogatory home, I can't do it.
4 I can't do it and I'm depressed, I don't sleep. I'm
5 not eating. I want to go back to work. I want
6 somebody to help me figure out what I need to do
7 to keep up with housing and your rights, I'm
8 following your rules, I know all that.

9 But, how am I going to follow your rules
10 when the place look derogatory like that?

11 CHAIRMAN ALBERT: Ms. Archer, thanks
12 for sharing you situation with us. I'm asking our
13 Executive Director to personally connect with you
14 on this and not delegate this to some staffer that's
15 given your comments about the management there at
16 Barry Farms.

17 So, Mr. Garrett, this is the guy to the
18 left, will connect with you. So, just stick
19 around.

20 MS. ARCHER: I'll be pleased to.

21 EXECUTIVE DIRECTOR GARRETT: Someone
22 from my office will get your information, okay?

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1 MS. ARCHER: Thank you.

2 COMMISSIONER VANN-GHASRI: Mr. Chair?

3 CHAIRMAN ALBERT: Yes?

4 COMMISSIONER VANN-GHASRI: I just want
5 to put on the record, from my understanding, point
6 of view as a Commissioner, that we have many
7 individuals who reside in traditional conventional
8 public housing with mental health issues.

9 Some of those target groups have case
10 managers that when they applied for their unit, and
11 I'm going to use the example like Community
12 Connection, and I'm going to use my property,
13 Potomac Gardens.

14 I know for a fact with assets
15 management, whenever a person is suffering from the
16 disease of mental health, they have options and
17 choices.

18 Their choices are, if they're already
19 have a mental provider, that provider who had
20 already assigned you a case manager, that case
21 manager goes to the property manager, if and only
22 if that resident want their case manager to do.

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1 Then, the property manager has a list
2 of -- a name of who your case manager is. And, that
3 case manager intervenes.

4 I don't, you know, I'm just wanting this
5 on the record.

6 And, I've asked numerous times in
7 operation if not that we get a name, but based on
8 per ward, per community, per written permission,
9 per number of how many of those individuals they
10 have actually given their mental health providers
11 that type of authority with us.

12 I am more than sure once the Housing
13 Authority have that type of authority that the
14 manager has the right to call some of these case
15 managers who do not come into my constituent homes,
16 that do get paid and they lie on the phone with their
17 provider.

18 And, this not an allegation, prove me
19 wrong. And, the resident is suffering from it.

20 So, the question is whether or not the
21 Housing Authority is going to provide under
22 resident service a serious mental health

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1 component? Is that the role of the Housing
2 Authority?

3 I'm asking that question for it could
4 be answered somewhere with the Housing Authority
5 needs to look at that.

6 Because, mental health is a totally
7 different program. And, whether or not those who
8 suffer from the disease of mental health, only and
9 if only that type of information is given to the
10 property manager can the Housing Authority can ask
11 for that.

12 EXECUTIVE DIRECTOR GARRETT: Yes,
13 ma'am.

14 COMMISSIONER VANN-GHASRI: So, I think
15 that's something that surely needs to be looked
16 into like ASAP.

17 EXECUTIVE DIRECTOR GARRETT: Yes,
18 ma'am, that's something that we've been discussing
19 internally, especially with the relocations at
20 Barry.

21 MS. EDWARDS-HINES: Well, I asked Ms.
22 Archer to speak because she is listed to testify.

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1 So, I wanted -- if you're finished with her, then
2 I would like to --

3 CHAIRMAN ALBERT: Yes, you can go right
4 ahead.

5 MS. EDWARDS-HINES: Okay.

6 CHAIRMAN ALBERT: Thank you, Ms.
7 Archer, but don't disappear.

8 MS. EDWARDS-HINES: And, that's just
9 one of about ten residents that have come to me with
10 their issues of what they see when they go to look
11 at these units for relocation, which is
12 unacceptable.

13 I don't know who is in charge of making
14 sure that these units are ready for them to see as
15 though they're getting to move into the units.

16 And, we talk highly --

17 COMMISSIONER VANN-GHASRI: Why did the
18 residents that you constantly tell me about, nobody
19 -- everybody is getting a voucher but they're all
20 moving back into public housing?

21 MS. EDWARDS-HINES: Because the
22 voucher --

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1 PARTICIPANT: They're being
2 discriminated against.

3 MS. EDWARDS-HINES: Exactly.

4 CHAIRMAN ALBERT: Can we just have her
5 finish?

6 MS. EDWARDS-HINES: Well, let me
7 finish because someone has come up to the table and
8 I want to introduce who she is and why she's here.

9 I have spoken many a times that this
10 relocation is not only a physical aspect, but it's
11 a mental aspect. And, this is my community support
12 worker because I'm under mental health because of
13 this project.

14 And, I needed her to be here with me to
15 speak because when I speak in front of y'all, I
16 don't speak for me, I speak for the residents, my
17 constituents that I stand for.

18 Now, today, I need to speak about me and
19 what I've been going through.

20 I received the 90-day notice to vacate
21 on April the 9th, 2019 because I have the units that
22 I'm supposed to move into which is 28 Riggs Road.

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1 On or around the week of, the week after
2 December the 21st, someone had moved into that unit
3 and that unit was mine. So, I have spoken to other
4 personnel at Housing, even the Executive Director.

5 So, I'm not feeling -- I feel as though
6 no one is really listening to me. And, the
7 question always comes back, what do you look for
8 me to do, Ms. Hines?

9 What you should be saying to me is that
10 no one in the midst of this action has yet to
11 apologize who did this illegal move because it's
12 an illegal move. No one has stated that to me.

13 And then, when I have my residents, my
14 neighbors that state that I get favoritism from
15 Housing and I'm working with Housing, they just
16 don't know what's going on in the back.

17 My community support worker went with
18 me to look at this unit. That's why she's here and
19 to be my moral support because I have anxiety
20 attacks and I don't want an ambulance to come and
21 get me.

22 And, I just think that I'm not being

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1 treated fairly and I'm supposed to go see a unit
2 in Greenleaf where Greenleaf is under
3 redevelopment, too. You're sending the residents
4 of Barry Farms to locations that's under
5 redevelopment, Lincoln Heights, Richardson
6 Dwellings, Park Morton. And, we have a few over
7 at Greenleaf.

8 So, I'm not understanding because I
9 remember when in 2001 where this first kicked off
10 for new communities in Barry Farms.

11 Now, back in 2012, they started
12 sending, you know, doing the one on one replacement
13 which supposed to have been Sheraton Terrace and
14 Matthew Terrace. Okay?

15 Then, you get these residents out,
16 everything that glitters is not gold. Okay?

17 So, with that being said, is that once
18 they moved out and went to the those units, they
19 filled those units back up again.

20 So, is that what the process is with the
21 other properties that's being relocated under
22 redevelopment? That, you're going to move some of

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1 them, because my understanding is that the tenant
2 that moved into unit 28 Riggs Road, Southeast came
3 from Lincoln Heights. Okay?

4 And, that if -- and I don't have the full
5 story because it's what is coming to me as I do my
6 investigation that it was an emergency move. But,
7 you have -- you divided the family up into one unit
8 and another unit when it was a unit around the
9 corner from 28 Riggs Road that they could have went
10 into that five bedroom that they qualified for that
11 they should have been move into in the first place.

12 Now, I might have some people that don't
13 like me and put me on the hit list, I don't care.
14 I need to speak up for myself today because I have
15 hair coming out of my hair. I'm losing hair. This
16 is stressful to me.

17 And, I have to also listen to my
18 residents come to me with their issues about
19 relocation.

20 So, you know, y'all don't see on the
21 forefront what we go through. And, I'm just tired
22 and that's all I say is how tired and we're human

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1 beings, too.

2 Y'all have not ever seen me in this
3 format because it's so, so stressful.

4 And, you guys don't take this as my
5 weakness because I'm a strong ass woman and I tell
6 you I go toe to toe with anybody.

7 But, I'm tired and I've been wrongly
8 just -- I don't even -- you want me to move into
9 a little unit. But, then, you want me to go to
10 Greenleaf and I've seen for myself ten rats running
11 around in that back yard. They don't even have a
12 dumpster. You have to put your trash in your own
13 back yard.

14 I done talked to some of the residents.
15 I even talked to the president of the resident
16 council there. And, she was supposed to come and
17 testify today, too, on the issues there with the
18 rodents.

19 So, don't -- I don't have any rodents.
20 I don't have no rodents, I don't have no roaches.

21 I don't want to move to a residence that
22 has going on.

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1 CHAIRMAN ALBERT: Rhonda, do you mind
2 sharing the name of your colleague with us? Do you
3 mind sharing her name?

4 MS. EDWARDS-HINES: She can say her
5 name.

6 MS. NUNZO: My name is Ida Nunzo and I
7 work with MBI Health Services.

8 CHAIRMAN ALBERT: Great, well, thank
9 you so much for supporting Rhonda.

10 We hear your concern and I am pretty
11 sure that our Executive Director and the team here
12 has heard it also.

13 So, thanks for sharing with us.

14 MS. EDWARDS-HINES: That's why, Mr.
15 Albert, you asked me, Rhonda, I didn't hear from
16 you last month because I'm full.

17 CHAIRMAN ALBERT: Yes.

18 MS. EDWARDS-HINES: And, stated to
19 you, you wasn't ready for this one.

20 CHAIRMAN ALBERT: Yes.

21 MS. EDWARDS-HINES: And, I, you know,
22 I'm not asking for no special privileges, I'm not.

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1 Because this is the second unit that was taken from
2 me because unit 20 Riggs Road, Southeast was
3 originally my unit, but they moved someone into
4 that unit, so they offered me unit 28 Riggs Road,
5 Southeast.

6 Now, you want to offer me, what is it,
7 234 K Street, Southeast which is Greenleaf.

8 CHAIRMAN ALBERT: We will follow up on
9 that.

10 MS. EDWARDS-HINES: Okay.

11 CHAIRMAN ALBERT: Thank you so much.

12 I want to -- this is going to be last
13 witness before we vote on some of the resolutions
14 and then we'll come back to the witness list.
15 There's still a few people.

16 MS. EDWARDS-HINES: Did the Board need
17 to see my 90-day notice?

18 CHAIRMAN ALBERT: I'd appreciate it if
19 we can get a copy of it.

20 MS. EDWARDS-HINES: Get a copy? Do
21 you want to see it?

22 CHAIRMAN ALBERT: Yes, Rick's going to

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1 make a copy for me. Yes, thank you so much.

2 Daniel, do you want to come up and speak
3 on the resolution?

4 And then, we're going to --
5 Commissioners go into discussion and vote on these
6 resolutions.

7 MR. DEL PIELAGO: Good afternoon,
8 Commissioners. My name is Daniel Del Pielago.
9 I'm the organizer director with Empower D.C.

10 We've been working with residents at
11 Barry Farm around the very same issues Ms. Rhonda
12 had just spoke about.

13 And, I just want to bring to the
14 attention of the new Commissioners and the
15 Commissioners in general is, we're hearing stories
16 of these redevelopments not working well.

17 Ms. Oliphant just said, you know, where
18 are the rest of my residents? And, that's the very
19 concern that many residents, as Ms. Rhonda just
20 spoke and Ms. Paulette spoke to.

21 Those are the concerns that they deal
22 with day in and day out.

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1 I want to bring to the attention of the
2 Commissioners, especially you new Commissioners,
3 the two resolutions that are going to be voted on
4 today, 1732 and 1724, were voted down last year.

5 At the end of last year, you all -- or
6 a majority of you all thought that it was not
7 prudent to move these forward with all of the plates
8 or balls or whatever that are up in the air with
9 this Barry Farm redevelopment.

10 We don't know, you know, the ownership
11 percentage that you all will have, the Housing
12 Authority will have, is nominal if not nonexistent.

13 We're not creating any new public
14 housing. We, in fact, if you all are going to use
15 these public -- the project-based vouchers, we're
16 going to lose affordable housing because we're not
17 going to be able to create any more because you're
18 all throwing it into this pot which is driven by
19 the mayor. Right?

20 These are the mayor's projects. If I'm
21 -- I may be mistaken, but it was my understanding
22 that this is being driven through Commissioner

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1 Kenner's office, the DMPED's office, who answers
2 to the mayor.

3 We now have two new appointees, you
4 know, appointed by the mayor. That's the only
5 things that's changed with these resolutions.

6 So, you know, we're very concerned
7 that, you know, this is actually not in the interest
8 of the Housing Authority.

9 You guys are not able to -- or it's in
10 our opinion that you're not able to meet the mandate
11 that you exist for to create and preserve public
12 housing, affordable housing.

13 I want to know, are there even enough
14 project-based vouchers to cover the cost of the
15 mayor's pet projects? If not, where are you guys
16 going to get them from?

17 (OFF MICROPHONE COMMENTS)

18 MR. DEL PIELAGO: Yes, I'd love some
19 answers.

20 Have you all looked at any other way to
21 create more money for this instead of using a pot
22 of money that you all depend on for other projects?

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1 It seems to me that the Housing
2 Authority cannot do what they had planned to do
3 because the mayor wants to push these three new
4 community projects forward.

5 (OFF MICROPHONE COMMENTS)

6 MR. DEL PIELAGO: Well, Kenilworth is
7 not, but, you know, the other two are.

8 So, I'm just very concerned that the
9 mayor's telling you all what to do. You all a
10 semi-independent organization, at least, if I'm
11 not mistake.

12 So, why is -- are the mayor's interests
13 at hand right here? These three properties, Park
14 Morton, you know, there's other properties that
15 could be redeveloped that are in greater need for
16 redevelopment. Not to say that they don't need it.

17 But, once again, we're just very
18 concerned that you all are going to be voting on
19 something where everything is still up in the air.
20 The only thing that's changed, that's going to be
21 voted on, is that there are new members to Board.

22 So, you guys have stacked the Board.

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1 The mayor has stacked the Board to get the votes.
2 That's what it appears to us.

3 So, you know, we want some answers.

4 CHAIRMAN ALBERT: Mr. Del Pielago,
5 thanks for sharing your concerns with us.

6 And, we're about to discuss those
7 resolutions and vote on them.

8 (OFF MICROPHONE COMMENTS)

9 CHAIRMAN ALBERT: Yes, we're going to
10 call -- we're going to take a little break and vote
11 on these resolutions. And then, we'll come back
12 to have comments, general comments of folks we
13 haven't called.

14 We wouldn't forget you.

15 (OFF MICROPHONE COMMENTS)

16 MS. MAYO: I just want one -- I want to
17 ask question, please, because he didn't what he was
18 supposed to do last time, that's all I want.

19 CHAIRMAN ALBERT: Okay, tell me. Tell
20 me.

21 MS. MAYO: Mr. Lancaster, that's what
22 I want to approach it right now.

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1 CHAIRMAN ALBERT: Yes. What's your
2 name, please state --

3 MS. MAYO: Annie Mayo.

4 CHAIRMAN ALBERT: Okay, Annie.

5 MS. MAYO: All right, I was here, if you
6 remember, Mr. Lancaster, I was here, what, a month
7 or two ago? And, you promised me that you would
8 come to Garfield Apartments for me to hand carry
9 you around to see the neglect of these resident
10 managers and area managers who are the really cause
11 of the problem here because, they're not doing
12 their jobs.

13 I wanted you to come, but they said, did
14 you come? Did you come there one day, because they
15 said it was a lot of important people in the lobby.
16 But, did you come?

17 COMMISSIONER LANCASTER: Truthfully,
18 on your concern, no, I did not. And, the reason
19 why I did not come, because we had a retreat on that
20 day that I wanted to come in that I had to go to.

21 MS. MAYO: See, that's -- but, you know
22 what? Excuse me.

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1 COMMISSIONER LANCASTER: But, I will
2 come.

3 MS. MAYO: Now, if I had made an
4 appointment with you and I didn't come, then that
5 would have been real bad, wouldn't it?

6 COMMISSIONER LANCASTER: No.

7 MS. MAYO: Now, I'm sitting here
8 waiting on you because of these resident managers
9 which is the problem today of these apartments and
10 these area managers.

11 Just like I said before, you know what
12 they do? The area managers come in and do? They
13 go in our apartment, go to the resident where
14 they're supposed to view the whole apartment, look
15 out for the whole apartment, they go in the resident
16 manager's office and come right back out.

17 They do not survey that whole -- the
18 whole apartment. They're not doing their jobs.

19 CHAIRMAN ALBERT: Mr. Lancaster, can
20 you please provide a date that you will go?

21 COMMISSIONER LANCASTER: I will make a
22 date to go there Monday coming because that'd be

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1 the earliest time --

2 MS. MAYO: What time? You didn't give
3 me a time.

4 COMMISSIONER LANCASTER: What time to
5 do you want? What time do you want me to be there
6 Monday?

7 MS. MAYO: Early, I'm an early bird.

8 COMMISSIONER LANCASTER: I'll be there
9 early. But, let me also make this known at the
10 moment.

11 As a Commissioner, in this seat here,
12 I'm performing my duties with the Housing Authority
13 for those that voted me into office.

14 MS. MAYO: Okay.

15 COMMISSIONER LANCASTER: Now, when it
16 comes to that property, you have a resident
17 counselor who we cannot interfere with to represent
18 you on that property between you and the
19 management.

20 MS. MAYO: That's why we're here.

21 COMMISSIONER LANCASTER: Now, when I
22 come there, now let me get this clear for you.

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1 MS. MAYO: Okay, okay, okay.

2 COMMISSIONER LANCASTER: When I come
3 there, I'm going to listen to what you have to say.

4 MS. MAYO: Okay.

5 COMMISSIONER LANCASTER: But, you will
6 not find me in anybody's unit.

7 MS. MAYO: Oh, no, I'll ask you to come
8 in my unit.

9 COMMISSIONER LANCASTER: I'll come in
10 and speak with you --

11 MS. MAYO: Please.

12 COMMISSIONER LANCASTER: -- but when I
13 speak with you, it'll be on issues that management
14 and the Housing Authority --

15 MS. MAYO: Exactly.

16 COMMISSIONER LANCASTER: -- concerned
17 with.

18 Because, too many times, people want me
19 to come back and settle personal issues with the
20 resident council --

21 MS. MAYO: Oh no.

22 COMMISSIONER LANCASTER: -- and things

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1 of that sort.

2 MS. MAYO: No.

3 COMMISSIONER LANCASTER: I'll make it
4 know, I'm won't come to any meeting unless I'm
5 invited. And, when I am invited and I can't get
6 there, I make it known later.

7 Now, so --

8 CHAIRMAN ALBERT: So, Monday?

9 COMMISSIONER LANCASTER: Monday,
10 that's for sure.

11 MS. MAYO: But, wait a minute, can I say
12 something else? Can I pick another person to come
13 with you?

14 COMMISSIONER LANCASTER: No.

15 MS. MAYO: Why?

16 COMMISSIONER LANCASTER: I don't need

17 --

18 MS. MAYO: Okay, all right.

19 COMMISSIONER LANCASTER: Well, you
20 asked me to come.

21 MS. MAYO: Yes, I did, but you didn't
22 come.

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1 COMMISSIONER LANCASTER: I'm going to
2 be there Monday.

3 MS. MAYO: What time?

4 COMMISSIONER LANCASTER: I'll be there
5 Monday at 10:00 at Garfield and I will be upstairs
6 in the community room.

7 CHAIRMAN ALBERT: You heard it here
8 first.

9 MS. MAYO: In the community room on the
10 9th floor?

11 COMMISSIONER LANCASTER: Yes,
12 upstairs in the community room. I will be there.

13 COMMISSIONER VANN-GHASRI: Is it going
14 to be open?

15 COMMISSIONER LANCASTER: I'll be there
16 at 10:00.

17 MS. MAYO: I'm going to make sure it's
18 open.

19 Excuse me, one more thing I wanted to
20 ask you that you brought up about the insurance and
21 people coming to our senior citizen apartment about
22 certain insurance and everything. I'm glad you

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1 brought that up.

2 Because, something happened really bad
3 to us some while ago. I think Ms. Mitchell was
4 probably there.

5 Insurance people and a few other people
6 was coming to our meeting room with these fake
7 insurance, getting our Social Security numbers and
8 using them.

9 So, you've got to be careful. But
10 we've been up to date, some of us streetwise and
11 whatever, we caught it and told them. So, that was
12 a good point.

13 Now, they don't like me, the resident
14 managers in there don't like me. I'm getting ready
15 to go. They don't like me because, see I used to
16 for --

17 COMMISSIONER SLOVER: I know the
18 feeling.

19 MS. MAYO: -- the Department of Human
20 Resources narcotic treatment administration.
21 See, what I'm saying?

22 COMMISSIONER SLOVER: I hear it.

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1 MS. MAYO: So, I'm up to date on them.
2 They think we're dumb. They don't know. But, I'm
3 here to tell you that I do know because I worked
4 with narcotic treatment and mental health,
5 forensic psychiatry.

6 So, I do know. And now, the resident
7 manager behind y'all for -- oh, behind y'all going
8 and telling the resident managers who talked about
9 them, they're mad at me.

10 And, you know what I got for that? A
11 30-day notice.

12 COMMISSIONER SLOVER: Oh no.

13 (OFF MICROPHONE COMMENTS)

14 MS. MAYO: You see what I'm saying? A
15 30-day notice because, is there any way we can come
16 here and talk without you telling who did the
17 talking? Because they're going to get an attitude
18 because they know they're not doing their job. You
19 see what I'm saying?

20 So, that's --

21 CHAIRMAN ALBERT: Okay, thank you so
22 much.

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1 COMMISSIONER LANCASTER: Thank you for
2 that, and you'll be there. I'll be there and I want
3 you to take this with you when you leave.

4 COMMISSIONER NEAL JONES: Mr. Chair, I
5 know Commissioner Lancaster is going to go out and
6 meet, but it seems like the crux of the first issue
7 is really a staff complaint.

8 And so, can the staff follow up with
9 that to --

10 CHAIRMAN ALBERT: Absolutely.

11 COMMISSIONER NEAL JONES: -- make sure
12 that --

13 MS. MAYO: Oh, one more thing for
14 y'all. I see you saying prayers now.

15 (OFF MICROPHONE COMMENTS)

16 MS. MAYO: Please take this. Here.
17 Please take this, it did me good for 30 years. And,
18 it kept me young. I'm 71 years old.

19 CHAIRMAN ALBERT: All right, thank you
20 so much.

21 COMMISSIONER LANCASTER: And, I'm 82.

22 MS. MAYO: Well, good for you.

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1 CHAIRMAN ALBERT: Today's not your
2 birthday, right?

3 All right, so, we're going to move into
4 the actions on some resolutions.

5 The first resolution is Resolution
6 17-24 which is to authorize a First Amendment to
7 a MOU for Pre-development and Demolition Financing
8 for Barry Farm Redevelopment.

9 I want to ask our Executive Director to
10 succinctly talk about it, particularly the changes
11 that we requested as a Board following the last vote
12 we had on this resolution.

13 EXECUTIVE DIRECTOR GARRETT: Okay,
14 Commissioners, I'm going to defer to Ed Kane from
15 OGC. He handled our changes to the Memorandum of
16 -- the Master Developer Agreement. And, Kim King
17 is present, too, to answer any other questions that
18 might come up.

19 Ed, just hit the four areas in which we
20 made the changes.

21 MS. KANE: Okay.

22 Good afternoon, Commissioners.

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1 CHAIRMAN ALBERT: Good afternoon.

2 MR. KANE: So, in response to some of
3 your concerns raised the last time you reviewed
4 this deal to go with respect to the Authority's
5 control and ownership and future management.

6 We went back and some conversations
7 with the developer and have gotten agreement to a
8 few things, among them that DCHA would have the
9 option to take over the management of the property
10 after the general partners guarantees burn off, a
11 period which we estimate to be about three to five
12 years based on the terms of the actual deal.

13 And, also, at that time, to acquire the
14 general partners' interest in the property.
15 There's some detail that can really can fill in with
16 respect to why -- how that structure works.

17 In addition, in the meantime, in that
18 -- during that three to five year period, we have
19 gotten agreement to sort of enhanced reporting and
20 coordination of the day to day management of the
21 property with DCHA, so it's another way for DCHA
22 to influence and help to keep the management of the

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1 property accountable even when DCHA's not the
2 responsible manager during the early part of the
3 project.

4 And, in addition, we've sort of
5 negotiated a path to exercising at DCHA option to
6 purchase the affordable part of the project. Once
7 we get to the end of the tax credit period. So,
8 that's a 15-year period.

9 But, this is, again, this is a feature
10 of a tax credit deal where DCHA would have an option
11 to purchase it.

12 And so, what we've done is sort of
13 fleshed that out a little bit to ensure that DCHA
14 would be able to credit the financial value that
15 it has put into the deal up front against its
16 acquisition price.

17 And, in particular, the land value and
18 also sort of enhance the terms of that right of
19 first refusal.

20 CHAIRMAN ALBERT: Great.

21 And, I want to open it up for questions
22 from the Commissioners. And, please make your

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1 questions really succinct.

2 COMMISSIONER VANN-GHASRI: They're
3 going -- well, my questions is going to be real
4 quick, but it's going to roll up into one.

5 So, the -- first of all, I want to put
6 in for the record why we are authorizing an
7 amendment and it's being called the first
8 amendment.

9 And, I understand that we are doing
10 pre-development financing. So, I want to make
11 sure that all the steps were followed like the
12 preliminary analysis, the proposed alternative
13 solutions, the cause, the benefits, the
14 understanding of the risk, the diligence of the
15 research and to explain how my constituents are
16 going to benefit from your pre-development
17 financing.

18 Or whether they will benefit from it at
19 all? And, as far as your brief on master
20 developer, whether or not that master developer in
21 their RFP made any type arrangement whatsoever to
22 hire, train or apprentice or to hire full-time a

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1 resident from Barry Farm or residents from Barry
2 Farm who is more qualified than just being
3 construction workers?

4 MR. KANE: Can I answer the easy part
5 of the question before you go --

6 COMMISSIONER VANN-GHASRI: Last, but
7 not least, is to explain why there is a
8 pre-development loan agreement and what are those
9 terms.

10 And, as far as the \$10,004,000.00 of
11 demolition funds, how is that going to benefit my
12 constituents as well?

13 CHAIRMAN ALBERT: Thank you.

14 MR. KANE: So, I'll take the first and
15 the last part, which were the easy part.

16 So, technically, this is a first
17 amendment, this would authorize an amendment to a
18 Memorandum of Understanding that you also
19 authorized.

20 So, you authorized the original, that's
21 an MOU with DMPED to do the initial tranches of
22 pre-development financing to find some of the site

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1 work and planning that's been done on the property
2 to date.

3 This would extend and amend that
4 existing MOU that you've already authorized to do
5 the additional funding for demolition work, et
6 cetera.

7 With respect to the last question which
8 had to do with -- the last, but not least was, the
9 \$10.4 million of demolition work that's in this
10 current MOU.

11 So, this is a separate authorization
12 for the extension of the first document. I may
13 have lost part of your last point in there.

14 COMMISSIONER VANN-GHASRI: Would the
15 pre-development finance it?

16 MR. KANE: So, the -- I'm sorry, right.
17 So, the loan, the pre-development loan, so there
18 is an existing pre-development loan agreement that
19 was the instrument that the Authority used to
20 finance the initial part of the pre-development
21 work, the work that was already -- that's already
22 been going on at the property.

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1 So, again, that is planning for
2 infrastructure redevelopment and other planning
3 for site work.

4 Largely, it's funding all of their
5 redevelopment -- relocation services, et cetera
6 that are happening now.

7 There would be a new agreement or an
8 amendment to that agreement to deliver the rest of
9 this funding for purposes of doing the demolition
10 work and some parts of that are -- will flow to pay
11 for those services.

12 It will be -- the loan agreement will
13 be set up so we can capture that -- those
14 contributions to the project when we do the later
15 financing and benefit the Housing Authority that
16 way.

17 Does that answer your question?

18 CHAIRMAN ALBERT: Thank you.

19 MS. KING: So, the only piece that I
20 will answer, Commissioner, is about the jobs.

21 COMMISSIONER VANN-GHASRI: I think in
22 your piece with the jobs, someone to include the

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1 pre-development stages like the requirement, the
2 specification, the architect, the construction,
3 the design and the effective plan that impact my
4 constituents.

5 MS. KING: Sure, absolutely.

6 COMMISSIONER VANN-GHASRI: And, what
7 roles did they play, if any, in the pre-development
8 stages?

9 MS. KING: Okay.

10 So, our master plan is what we are
11 attempting to implement overall. So, the master
12 plan for up to 1,400 new units of housing at Barry
13 Farm.

14 We selected the development partners in
15 2013 and the most of -- we spent the majority of
16 2014 having community meetings with the residents
17 to get their input to update our master plan, the
18 plan that we --

19 COMMISSIONER VANN-GHASRI: How many
20 were present that attended in 2014? There were --

21 MS. KING: I would have to look, we had
22 over 30 meetings in 2014. So, I'd have to look at

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1 the sign in sheets for those.

2 COMMISSIONER VANN-GHASRI: So, what
3 was trend, approximately, what was the trend of the
4 members?

5 MS. KING: We had good participation.
6 We had very good participation.

7 (OFF MICROPHONE COMMENTS)

8 MS. KING: Towards the end of that year
9 and that's very important.

10 (OFF MICROPHONE COMMENTS)

11 MS. MATTHEWS: -- because we wanted to
12 know what was going on in our community, that's why
13 we were there.

14 MS. KING: And, that's very important.

15 So, the plan -- so, what's in
16 pre-development right now is Stage 1, I mean Phase
17 1.

18 So, Phase 1 will include approximately
19 500 units of which will include 170 replacement
20 units. So, a significant number of replacement
21 units.

22 Our goal now is to, with Board authority

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1 with this resolution, is to move forward quickly
2 so that we can get units under -- get the site clear,
3 get demolition done, get underground and
4 construction in 2019 and bring units online two
5 years from now in 2020 so residents can start moving
6 back to the site.

7 The \$10.4 million will support the
8 demolition. For the first phase of demolition,
9 our contractor has committed to hiring five new
10 employees and they would -- that would be a priority
11 for Barry Farm and then Section 8 residents, I mean
12 Ward 8 residents.

13 COMMISSIONER VANN-GHASRI: Well, you
14 know, this is my position, and no disrespect to
15 Council Member White, when it comes to Barry Farm
16 or any other public housing residents, public
17 housing residents are to get first choice.

18 And, any time that a resident of public
19 housing cannot fulfill that position, then look at
20 other members in the Ward. Remember, in that Ward,
21 you have Barry Farms as the new community.

22 However, you also have Woodley and

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1 Highland who both have qualified residents who may
2 can do the work that someone out of Barry Farms
3 doing.

4 I'm not trying to cut anybody, but I'm
5 looking out for my constituents in Section 3.

6 MS. KING: Sure.

7 COMMISSIONER VANN-GHASRI: Even
8 though Section 3 is more homeless, underemployed,
9 you live in public housing or the Housing Choice
10 Voucher Program.

11 And, in that single member district of
12 Barry Farms, there's several Housing Choice
13 Voucher Programs that their constituents need to
14 be able to reap the benefits of DCHA.

15 And so, how would resident service go
16 about finding that 8CBP qualified individuals?
17 The qualified individuals that would also include
18 Sheridan Station, would also include, who else, we
19 have Sheridan Station at incomplete Hope 6 over
20 there, Matthew Memorial, you have seniors who can
21 also do certain types of jobs.

22 But, you have to look out first for my

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1 constituents.

2 MS. KING: Absolutely, we'll be
3 working very close with resident services and the
4 enhancement center.

5 CHAIRMAN ALBERT: Any questions from
6 any other Commissioners?

7 Commissioner Slover?

8 COMMISSIONER SLOVER: So, this amends
9 existing MOU. What is the status of that existing
10 MOU?

11 MR. KANE: The status of --

12 COMMISSIONER SLOVER: 16-14?

13 MR. KANE: The status of the existing
14 MOU with -- I think we're still operating under that
15 one.

16 COMMISSIONER SLOVER: It's expired?
17 Was it extended?

18 MR. KANE: Yes.

19 COMMISSIONER SLOVER: Under what
20 authority, but we'll get to that later.

21 So, why is it that -- how was this
22 originally going to be funded? Like, why are we

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1 going this path? Like was this the original
2 intention of how to fund pre-development through
3 this mechanism?

4 MR. KANE: It's the only with which I'm
5 familiar. But that's, admittedly, the reason we
6 have a pretty short time.

7 So, this project's obviously been
8 around for a long time. I'm not certain of all the
9 other potential --

10 COMMISSIONER SLOVER: We're saying we
11 did this in 2016, we're now in 2018, we're doing
12 an MOU extension, an MOU from 2016.

13 I guess the point I'm trying to get to
14 is, why have we not been able to put together an
15 entity that can fund this project? Like, why are
16 we going down this road?

17 Because, we're basically funding an
18 entity without a joint venture. So, to me, we're
19 extending this project, not helping it. We're
20 extending the lack of ability to come to an economic
21 deal by continuing to fund it.

22 MR. KANE: Well, I don't know that we

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1 -- I don't think we've gotten to the point of --
2 I'm not sure we're able to say at this point that
3 we don't have an economic deal to do, for example,
4 vertical construction of Phase 1.

5 So, at this stage, I think this
6 mechanism for funding the site work and the
7 infrastructure was probably the -- it's certainly
8 in the last couple of years is the only thing that
9 has been considered, at least for doing that
10 particular part of the work.

11 I'm not sure that -- I'm certain that
12 there's planning to get it out to the next phase,
13 but I'm not sure that one could evaluate that as
14 having not come to an economic deal, certainly not
15 from the perspective of what we've seen at my level
16 yet.

17 COMMISSIONER SLOVER: From my level
18 what I'm seeing is, that we don't have a joint
19 venture agreement. In other words, we're funding
20 a master developer. Do we have a master developer?
21 Is there actually a master developer?

22 MR. KANE: We have a --

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1 COMMISSIONER SLOVER: Hired by whom?

2 MR. KANE: We have a procured -- we
3 procured -- DCHA procured a master developer that
4 is undertaking the -- that is undertaking the site
5 prep work and the site work and infrastructure
6 development.

7 COMMISSIONER SLOVER: And, they happen
8 to also be who will be our joint venture partner?

9 MR. KANE: Yes, I mean, yes, we
10 procured them to be the developer.

11 COMMISSIONER SLOVER: So, I just feel
12 like we're, as I said this last time around and then
13 in 2016, I just feel like we're perpetuating the
14 problem by not coming to an economic terms on our
15 joint venture.

16 I realize there's disagreement in the
17 room on that but it just seems to me like we're
18 allowing this process to eke along by not coming
19 to economic terms on the overall deal.

20 EXECUTIVE DIRECTOR GARRETT: We have
21 come to economic terms on the overall deal.

22 COMMISSIONER SLOVER: Where are they?

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1 CHAIRMAN ALBERT: Much of it was
2 discussed with you earlier today.

3 COMMISSIONER SLOVER: I get it, but
4 it's not in writing and so --

5 MR. KANE: But, the master development
6 agreement provides sort of an overall super
7 structure, right. And then, each phase of
8 development is essentially going to have a new set
9 of economic terms determined in a general sense by
10 what's in the master development agreement.

11 But, for how the first phase economics
12 will work in specific and how the whatever the
13 participation in the joint venture is going to look
14 like specifically for that phase will play out as
15 we move into that phase.

16 And, I think, at this point, what you're
17 being asked to approve and what is certainly in
18 existence is a plan and economic terms to deal with
19 the infrastructure and the rest of the planning.

20 Each phase will have a sort of
21 self-contained smaller version of that which is not
22 different from how all the phase three developments

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1 we've done are set up.

2 CHAIRMAN ALBERT: Thank you.

3 Any other comments or questions?

4 Commissioner Kenner?

5 COMMISSIONER KENNER: Just a question
6 which is --

7 CHAIRMAN ALBERT: Excuse me, I'm
8 chairing the meeting.

9 Commissioner Kenner?

10 COMMISSIONER KENNER: Sorry, just a
11 question -- actually, maybe a few questions.

12 One, as I understand, and tell me if I'm
13 right or wrong, that the -- it's the -- who's
14 funding? This is an amendment for additional
15 money, but who's actually funding that? Who's
16 money is it?

17 MS. KING: So, we originally received
18 the money from -- well, the first MOU, we -- the
19 Board gave us the authority to accept the money
20 DMPED, the Deputy Mayor's office.

21 This resolution would allow us to
22 accept an additional \$12.6 million from DMPED.

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1 COMMISSIONER KENNER: And, the -- I
2 think one of the questions that we had previously
3 was around sort of where we were with the sort of
4 the first MOU in terms of spending it.

5 Where -- just can you give us -- the
6 Board a status on where we are with that?

7 MS. KING: Sure.

8 We've spent about, of the \$13 million
9 that the Board approved, we spent about \$3.5
10 million.

11 COMMISSIONER KENNER: About \$3.5
12 million? And, total demolition for the project is
13 how much?

14 MS. KING: \$10.4 million.

15 COMMISSIONER KENNER: \$10.4 million?
16 And so, with the original amount sort of minus the
17 \$3 million plus the new city funded money, what's
18 sort of the -- what are the major milestones in
19 terms of when will you expand that entire
20 \$20-however much money?

21 MS. KING: Yes, so, a good chunk of it
22 is for master planning. So, the \$12.6 would take

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1 us up to about \$20, \$25 million.

2 Ten of that is the demolition. A good
3 chunk is the master planning. About \$2 million
4 pays for relocation costs and the rest is for, you
5 know, all of the design and third-party reports
6 that goes into the submission of our Stage 2 PUD.

7 COMMISSIONER KENNER: Got you.

8 And, one final question which is, so,
9 if this gets approved, that enables the next
10 milestone to be met.

11 And, you said that, right now, assuming
12 the schedule that we have, that residents will be
13 able to return when again?

14 MS. KING: 2020.

15 COMMISSIONER KENNER: 2020.

16 MS. KING: Our first units, if we meet
17 this -- if we're able to continue moving forward,
18 our plan is to break ground next year, 2019 and
19 units will come online in 2020.

20 COMMISSIONER KENNER: Thank you.

21 COMMISSIONER SLOVER: So, I want to ask
22 a clarifying question.

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1 CHAIRMAN ALBERT: So one second. So,
2 I just want to make sure that every Commissioner
3 has an opportunity to ask a question if they want
4 to ask a question.

5 Any other Commissioners that would like
6 to ask a question or make a comment at this time?

7 So, hold one second. So, Slover,
8 you've got about 30 seconds and then we're going
9 to Vann-Ghasri for another 30 and then we have to
10 vote. We do have a lot of resolutions.

11 COMMISSIONER SLOVER: Did
12 Commissioner Kenner ask where the original money
13 came from? You signed the resolution.

14 COMMISSIONER KENNER: I was trying to
15 confirm that the money is city money and --

16 CHAIRMAN ALBERT: It's getting on the
17 record.

18 COMMISSIONER KENNER: -- that make
19 sure that it's clear because it was never stated
20 in any of the, I think, testimony that you all put
21 forth that this is city money going to the Housing
22 Authority, not Housing Authority money that's

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1 being spent.

2 MS. KING: That's exactly right.

3 COMMISSIONER SLOVER: I would just
4 like to point out that, if we do pass this
5 resolution, that one of our own Board members will
6 signing on behalf of the city which, I would offer,
7 again, I think is a conflict of interest.

8 CHAIRMAN ALBERT: Yes, you've raised
9 that many times. We've opined on it many times.

10 COMMISSIONER SLOVER: Well, I haven't
11 seen any officials opine, Mr. Albert.

12 COMMISSIONER KENNER: Can I respond to
13 that, Chairman?

14 CHAIRMAN ALBERT: Ms. Matthews, I'm
15 going to sort of ask --

16 COMMISSIONER KENNER: Chair, can I
17 respond to that?

18 CHAIRMAN ALBERT: Yes, one second.

19 I just want to make sure that we some
20 of the decorum in the room. Ms. Matthews, we are
21 trying to have a Board meeting here.

22 MS. MATTHEWS: I know you are.

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1 CHAIRMAN ALBERT: If you would like to
2 continue being part of this Board meeting, I'm
3 going to ask you to just be -- sit quietly.

4 MS. MATTHEWS: I will sit quietly.
5 Can I come up and --

6 CHAIRMAN ALBERT: No, not right now.
7 We are -- we'll have a time for that, but please.

8 MS. MATTHEWS: Thank you, that's all,
9 thank you.

10 CHAIRMAN ALBERT: Commissioner
11 Kenner?

12 COMMISSIONER KENNER: You know, just
13 this -- I know that issue is sort of conflict of
14 interest has, I think, been raised at least by
15 Commissioner before.

16 And, you know, the statute is fairly
17 clear about the participation of the Deputy Mayor
18 specifically as it relates to the Housing
19 Authority. And, that has been in law effectively
20 in the District of Columbia for many years before
21 I even started this.

22 I started my term, as an example, I know

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1 that when Neil Albert was the Deputy Mayor, going
2 back now, I would say, infinity, but that would --
3 that probably wouldn't be the right way to say that.

4 CHAIRMAN ALBERT: And beyond.

5 COMMISSIONER KENNER: You know, many
6 years ago, and even before him, the Deputy Mayor
7 has been a member of the Housing Authority in that
8 way.

9 Something else just to add on to that,
10 you know, I've heard this comment around funding,
11 too. And, I always want to make sure that I remind
12 some Commissioners as well as just put it on the
13 record that, the majority of the subsidy, again,
14 for many of the new communities projects, it's
15 coming from the city, that the Housing Authority
16 and the city participate on lots of different
17 projects, not just new community projects.

18 If you talk about the Kenilworth
19 project or Parkway Overlook or the Headquarters
20 project which are producing important replacement
21 units for public housing as well as what the city
22 cares about additional affordable housing, we

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1 partner on that every single day.

2 We have been and we will continue to do
3 so. So, this is, certainly from my perspective,
4 this is a situation that we have been doing before
5 and I think doing successfully, and hopeful that
6 we can continue to do that.

7 CHAIRMAN ALBERT: Thank you,
8 Commissioner Kenner.

9 Commissioner Vann-Ghasri, 15 seconds.

10 COMMISSIONER VANN-GHASRI: As far as
11 the 20 units, I'm going to do it in less than 15
12 --

13 CHAIRMAN ALBERT: Thank you.

14 COMMISSIONER VANN-GHASRI: Twenty
15 units, who will they be? Will they be public
16 housing units first? Will they be Housing Choice
17 units first? Will they be market to market? Or,
18 will they be a combination?

19 MS. KING: The units that come online
20 in 2020? So, we expect the first building to come
21 online will be the senior building. And, it's a
22 combination, it has market rate, public housing and

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1 affordable units in it.

2 COMMISSIONER VANN-GHASRI: Those are
3 going to be the first 20 units?

4 MS. KING: Well, it's not 20 units,
5 that building, I think, is 103 units. It's coming
6 online in the year 2020, so two years from now, if
7 we move forward.

8 CHAIRMAN ALBERT: Thank you.

9 So, at this time, I'm going to call for
10 a vote of approval of the Resolution 17-24 as
11 described -- but, first of all, someone has to move
12 a motion for approval. Is there a motion?

13 COMMISSIONER KENNER: So moved.

14 CHAIRMAN ALBERT: Is there a second?

15 COMMISSIONER VANN-GHASRI: Second.

16 CHAIRMAN ALBERT: So, all those in
17 favor, say aye.

18 (CHORUS OF AYES)

19 CHAIRMAN ALBERT: Opposed?

20 COMMISSIONER VANN-GHASRI: Opposed.

21 COMMISSIONER KENNER: Opposed. Roll
22 call, please?

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1 CHAIRMAN ALBERT: I guess we'll roll
2 call.

3 BOARD LIAISON MCNAIR: Thank you.
4 Commissioner Vann-Ghasri?

5 COMMISSIONER VANN-GHASRI: Opposed.

6 BOARD LIAISON MCNAIR: Commissioner
7 St. Jean?

8 COMMISSIONER ST. JEAN: Aye.

9 BOARD LIAISON MCNAIR: Commissioner
10 Ortiz Gaud? Commissioner, are you there?
11 Commissioner?

12 COMMISSIONER ORTIZ GAUD: Yes.

13 BOARD LIAISON MCNAIR: Okay.

14 COMMISSIONER ORTIZ GAUD: I had it on
15 mute, yes.

16 BOARD LIAISON MCNAIR: Okay, I'm
17 sorry.

18 For the record, he said yes.

19 Commissioner Neal Jones?

20 COMMISSIONER NEAL JONES: Yes.

21 BOARD LIAISON MCNAIR: Commissioner
22 Lopez?

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1 COMMISSIONER LOPEZ: Yes.

2 BOARD LIAISON MCNAIR: Commissioner
3 Lancaster?

4 COMMISSIONER LANCASTER: Yes.

5 BOARD LIAISON MCNAIR: Commissioner
6 Kenner?

7 COMMISSIONER KENNER: Yes.

8 BOARD LIAISON MCNAIR: Commissioner
9 Grossinger?

10 COMMISSIONER GROSSINGER: Yes.

11 BOARD LIAISON MCNAIR: Commissioner
12 Slover?

13 COMMISSIONER SLOVER: It's not so
14 simple as a yes or no. Given the fact that this
15 resolution has not changed one word since December
16 when it was voted down by this Board, and nothing
17 that I'm aware of in writing has changed since then,
18 I certainly can't support it now. And, I've -- so,
19 no.

20 BOARD LIAISON MCNAIR: Commissioner
21 Council?

22 COMMISSIONER COUNCIL: No.

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1 BOARD LIAISON MCNAIR: Chairman
2 Albert?

3 CHAIRMAN ALBERT: Yes.

4 BOARD LIAISON MCNAIR: You have eight
5 yes, three no, the resolution is approved.

6 CHAIRMAN ALBERT: So, moving to
7 Resolution 17-32 to Authorize the Amendment to DCHA
8 Section 8 Administrative Plan to --

9 Ms. Matthews, I can't do my job if you
10 continue to interrupt me. I'm going to ask you to
11 be respectful. I mean, people are giving of their
12 time here and in the audience.

13 MS. MATTHEWS: We all are.

14 CHAIRMAN ALBERT: So, please.

15 MS. MATTHEWS: We all are.

16 CHAIRMAN ALBERT: So, I digress.

17 To Authorize the Amendment to DCHA
18 Section 8 Administrative Plan to Allow the
19 Allocation of Project Based Vouchers without
20 Competitive Process, and to Authorize Allocation
21 of Not More than 270 Units of Project Based Voucher
22 Operating Subsidy for the Redevelopment of Barry

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1 Farm, Kenilworth Courts and Park Morton.

2 I am going to ask the staff that's here
3 to, again, quickly, give us a description of the
4 resolution and then we'll have comments for two
5 minutes from the Commissioners and then we'll vote
6 on it.

7 MS. KING: Thank you.

8 So, with the decreased funding that we
9 see and our public housing funding and our capital
10 funding, we have looked at our pipeline for deals
11 that we are preparing to close in the next 18
12 months.

13 Those deals include Barry Farm, the
14 first phase or the next phase of Park Morton, which
15 is Bruce-Monroe, the offsite property and
16 Kenilworth.

17 So, we looked at those projects. They,
18 together, are delivering a total of 859 units, of
19 which 724 would be affordable. So, that is a good
20 chunk of it, 84 percent of those units are
21 affordable.

22 And even beyond that, 378 of those units

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1 would be replacement units with 170 at Barry Farm,
2 118 at Kenilworth and 90 at Bruce-Monroe.

3 So, we have looked at the capacity of
4 vouchers that the Agency has to allocate a number
5 of vouchers across those projects.

6 This resolution would allow us to
7 allocate 102 vouchers to help produce the 170
8 replacement units at Barry Farm, 78 vouchers to
9 Kenilworth to help produce the 118 units at
10 Kenilworth replacement units and 90 replacement
11 units at Bruce-Monroe funded with vouchers.

12 And, I'll turn it over to Ed to briefly
13 speak about the changes to the admin plan.

14 MR. KANE: Commissioners, as Kimberly
15 alluded, the generally the award of project based
16 vouchers is done through a competitive process.
17 That's according to HUD law and regulation. There
18 are few exceptions to that.

19 That existed, for example, if you award
20 them pursuant to somebody else's competitive
21 process, the process that went through the process
22 of applying for bonds, for example, and tax

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1 credits.

2 We have -- some of these projects have
3 not been through a process. Federal law has been
4 amended in the last couple of years to allow for
5 us to award them on a noncompetitive basis.

6 But, in order to do that, we have to
7 amend our existing set of regs, our HCBP admin plan
8 to be able to do that and provide for those project
9 based vouchers being awarded to those projects in
10 the actual reg.

11 So, in addition to your approval of the
12 PBV's allocation to these projects that are
13 specified in the resolution, the rest of this
14 resolution would also provide your authorization
15 for making the changes to the admin plan which is
16 effectively promulgating a set of regulations to
17 do this.

18 CHAIRMAN ALBERT: Does any
19 Commissioners have any questions?

20 COMMISSIONER VANN-GHASRI: Oh, yes, I
21 have questions.

22 CHAIRMAN ALBERT: Anyone?

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1 COMMISSIONER VANN-GHASRI: Yes, I do.

2 First and foremost, what target group
3 would this impact? Why it will impact it? And,
4 tell us more specifically whether you could tell
5 me, because I went to the law library and I couldn't
6 find the Congress enacted changes to the Housing
7 Opportunity Through Modernization Act of 2016.

8 So, explain how does that actually
9 incorporate within this resolution? How it
10 impacts that target population?

11 MR. KANE: How do the -- so, taking the
12 last part first --

13 COMMISSIONER VANN-GHASRI: Okay.

14 MR. KANE: -- HOTMA, which you've read
15 the whole name of it, the Housing Opportunity
16 Through Modernization Act of 2016, what that allows
17 for is, and we can get you a copy or a cite, if you
18 want, after the meeting.

19 What that allows for is, under certain
20 instances for the Authority to be able to award
21 project based vouchers without competition is
22 subject to the restrictions that would be

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1 applicable to your project based vouchers.

2 So, in terms of your target group, I'm
3 not -- I don't think there's anything that you're
4 doing in this particular reg or admin plan change
5 that would have any impact on who would be eligible
6 for the type of vouchers, it's not going to change
7 the character of them. It will just allow you
8 award them without competition.

9 COMMISSIONER VANN-GHASRI: Is this
10 standard practice or are we able to do that because
11 we're the Work Housing Authority?

12 MR. KANE: HOTMA doesn't have a
13 specific application to MTW.

14 COMMISSIONER VANN-GHASRI: Any other
15 Housing Authority have done this? Are we the
16 first?

17 MR. KANE: I'm not certain of the
18 answer to that. I don't think -- our office didn't
19 do that research.

20 CHAIRMAN ALBERT: Thank you,
21 Commissioner Vann-Ghasri.

22 Commissioner Neal Jones or

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1 Commissioner Slover, whoever was first?

2 COMMISSIONER NEAL JONES: Mine will be
3 quick.

4 CHAIRMAN ALBERT: He's going to defer
5 to Neal Jones.

6 COMMISSIONER NEAL JONES: Mine will be
7 quick.

8 COMMISSIONER SLOVER: Ladies first.

9 COMMISSIONER NEAL JONES: We've heard
10 the project based vouchers referred to as a very
11 valuable and even the most valuable resource of the
12 Housing Authority.

13 Can you talk about why you're
14 recommending that we use this resource to fund
15 these projects right now?

16 MS. KING: Yes, so, again, we looked at
17 our immediate pipeline, immediate calling that the
18 projects that we are trying to close within the next
19 18 months and, our goal to move those projects.

20 And, we sat down with our partners at
21 the Deputy Mayor's office to look at all of our
22 resources and the actual cost of all of those

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1 projects.

2 And, we -- when we did that, we thought
3 it would be best to allocate a portion of the
4 project based vouchers to these projects to help
5 make them actually feasible -- financially
6 feasible, not just on the development side to
7 construct them, but on the long-term operating
8 side.

9 What we see in our Housing Authority
10 stock is that our ACC operating subsidy is
11 sporadic. It's been reduced.

12 If you compare 2010 to 2016, there is
13 a \$1.6 billion reduction in operating costs across
14 the country.

15 So, as we look at that, we have to
16 consider how do we build properties that don't just
17 look nice day one, but they're stabilized for the
18 foreseeable future. So, that was one of the
19 reasons we recommended it.

20 CHAIRMAN ALBERT: Commissioner
21 Slover?

22 COMMISSIONER SLOVER: Did the Agency

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1 apply for the local rent supplement program to fund
2 this project?

3 MS. KING: We did not for Barry Farm and
4 Park Morton. We did -- we have the application
5 that is pending for Kenilworth.

6 COMMISSIONER SLOVER: And, when was
7 the decision or let me rephrase this.

8 The original intent in as early as
9 January 20th of 2017 was to fund this with ACC
10 contract. When was the decision made to project
11 based vouchers and who made that request?

12 MS. KING: So, you're referring to the
13 demolition approval that we got from HUD that
14 references replacement units being supported by
15 ACC.

16 We submitted the demolition
17 application in the summer of 2015. At that time,
18 we were still contemplating how we would solve for
19 the gap on this project.

20 So, that's been an ongoing live
21 conversation. I don't know that there was ever,
22 at least not in my tenure, here or at the Deputy

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1 Mayor's office a decision made that we were
2 absolutely using one source or the other for these
3 projects.

4 COMMISSIONER SLOVER: I would argue
5 with that position. It had never been
6 contemplated that we use PBV for this.

7 When this RFT was won by A&R, how did
8 they propose to finance this deal? I mean, there
9 must have been financial -- there must have been
10 some financial position they took to fund this.
11 What was it?

12 MS. KING: So, they did submit a
13 proposal. As you'll recall in my testimony from
14 the last resolution, we went through a -- we
15 selected the team based on their capacity, not
16 necessarily their proposal. And, we went through
17 a planning process with the community for over a
18 year.

19 So, we came up with a totally different
20 plan. So, it's not necessarily looking at the plan
21 that was submitted in their proposal.

22 COMMISSIONER SLOVER: So, A&R made no

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1 proposal in terms of how to pay for the project?

2 MS. KING: They made -- they presented
3 a full proposal. They talked about things that we
4 could do on the site and sources that we could
5 pursue for those, yes.

6 COMMISSIONER SLOVER: Was project
7 based voucher a part of it?

8 MS. KING: I don't recall.

9 COMMISSIONER SLOVER: Does anybody
10 recall?

11 And, by allocating these project based
12 vouchers to this project, does that reduce our
13 capacity to create net new housing?

14 MS. KING: So, I'm going to say,
15 Commissioner, I'm going to answer that in this way.
16 We -- this is a way of -- a way for us to move these
17 three projects forward.

18 We also have additional projects in our
19 pipeline that we fully plan to move forward that
20 will create new units for the Housing Authority.
21 And, we will continue to work diligently on those.

22 CHAIRMAN ALBERT: Director?

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1 EXECUTIVE DIRECTOR GARRETT:

2 Commissioner Slover, just one other point.

3 I recall the Commissioners having
4 concern about ownership of the actual property and
5 the use of the PBV is another component in which
6 we've utilized in order to ensure that within 15
7 years we have the equity in order to repurchase the
8 property and refinance it.

9 That was another reason for the use of
10 the PBV.

11 COMMISSIONER SLOVER: I was getting
12 there. So, I want to say the same thing I said of
13 that last resolution which is, as I sit here today,
14 I've heard a lot of fundamental nuance changes like
15 there's been some noodling around of the edges in
16 trying to get to where we want to get.

17 But, I don't see any firm commitments
18 from the developer. I don't see anything in
19 writing. I don't see anything affirmed. And so,
20 I wonder how, as a Board, we can have a position
21 in December and then change our position or affirm
22 to do something we didn't do before based on the

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1 fact that, while it seems like we're moving in the
2 right direction, which is a great thing and I
3 applaud you for doing that because this deal was
4 in a really bad place before, we're getting better.

5 But, it seems like we can still get a
6 lot better. And, I have a hard time honoring my
7 fiduciary responsibility by saying, giving with a
8 hope and a prayer hoping that this all works out
9 without it in writing.

10 So, I'm getting really nervous about
11 it.

12 CHAIRMAN ALBERT: Thank you,
13 Commissioner Slover.

14 COMMISSIONER KENNER: So, based upon
15 the information that you all have now with -- for
16 all three of these projects, so not just Barry Farm
17 and Park Morton, but also for Kenilworth Courts,
18 do you believe that, with the allocation of these
19 projects now that this will -- do you have them
20 fully financed? Will you -- do you have confidence
21 that this project will be able to move forward to
22 be able to provide either replacement public

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1 housing units or additional affordable housing
2 units? What is your answer to that?

3 MS. KING: That's a great question.

4 So, our strategy is to fund these with
5 4 percent tax credits. So, we are proposing to use
6 4 percent tax credit equity that we raise with bond
7 debt.

8 So, we do not anticipate being anywhere
9 near the District's cap. So, we are very confident
10 that we would be able to fund the debt and equity
11 on these projects.

12 COMMISSIONER KENNER: Another
13 question which is sort of similar to the, I guess,
14 the previous resolution.

15 You said that residents could start to
16 move into the Barry Farm units in 2020. What about
17 residents being able to move into units for Park
18 Morton time wise as well as for Kenilworth Courts?

19 MS. KING: So, Park Morton, I believe
20 the goal is to start construction, and this is on
21 the Bruce-Monroe site, at the end of this year or
22 early 2019. So, those units should be coming

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1 online late 2020 to early 2021 as well.

2 For Kenilworth, 2019 and those units
3 would come online in 2021 most likely.

4 COMMISSIONER KENNER: Okay, thank you.

5 CHAIRMAN ALBERT: Thank you.

6 So -- Commissioner?

7 COMMISSIONER SLOVER: Important stuff
8 here.

9 Mr. Kenner asked a question that's has
10 interesting follow up which is, what if we didn't
11 approve these project based vouchers? Would you
12 be able to fund the project and what would happen
13 then?

14 MS. KING: If this resolution was not
15 approved, then we would have an additional gap on
16 these projects.

17 CHAIRMAN ALBERT: Thank you.

18 COMMISSIONER SLOVER: And, when --
19 well, how was -- I mean, what was -- getting back
20 to my original question which was, was it ever
21 intended that the Housing Authority was going to
22 fill that gap when we started these projects ten

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1 years ago?

2 MS. KING: Oh, I can't speak to ten
3 years ago.

4 COMMISSIONER SLOVER: Five years ago?
5 You've been involved a long time.

6 MS. KING: I have, but not ten years,
7 five years, that's --

8 COMMISSIONER SLOVER: When you were on
9 the city side, who did you think was going to fill
10 the gap?

11 MS. KING: So, I can tell you that, five
12 years ago, we were having conversations about how
13 we would use pool the best resources to get the
14 project together -- to get the project done.

15 So, again, we didn't have any decision
16 made about what operating subsidy we would use.
17 There was no decision made. We had many
18 conversations about multiple ways to do the
19 project.

20 At one point, we were applying for --
21 considering applying for a Choice Grant,
22 implementation grants.

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1 So, the project has seen many, many
2 different scenarios and has had quite the
3 evolution. And, this is where we are today.

4 COMMISSIONER SLOVER: And, the
5 evolution, unfortunately, has not resulted in a
6 what I would call a better position for DCHA. And,
7 that's where it falls down for me.

8 And, I know there's a lot of talk and
9 there's a lot of potential movement on that front,
10 but it is not affirmed in any way, shape or form
11 to the point where this Board should be comfortable
12 with proceeding with giving up this amount of
13 subsidy without getting something in return. Just
14 as we decided in December.

15 CHAIRMAN ALBERT: So, I'm going to move
16 to Board action on this resolution. Again, just
17 for folks in the audience, this was a resolution
18 that was discussed in December.

19 We've had between December and now a
20 number of briefings by the staff, including today,
21 particularly today.

22 The Executive Director identified and

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1 made some of the changes that we asked him to make
2 in this and other resolutions. I'm confident
3 that, even though we may not have the perfect
4 solution here, that we are presenting a plan that
5 is reasonable and takes into account that there are
6 other public housing properties that need to be
7 developed.

8 We're appreciative of the partnership
9 that we have with the Deputy Mayor's office. They
10 continue to provide resources for our public
11 housing facilities. And, this is one of those
12 projects that has been on the drawing board for too
13 long. And, we've got to move it forward.

14 And, this is a way of moving it forward.
15 I heard earlier today that we've been talking about
16 new communities since 2006. If we continued at
17 this rate, well, I'd be married to Ms. Mitchell
18 by that time.

19 (LAUGHTER)

20 CHAIRMAN ALBERT: But, we would be
21 celebrating our 50th anniversary before
22 construction on this project.

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1 And so, I move approval of Resolution
2 17-32. Well, I will ask for a motion, I'm being
3 told to approve the resolution.

4 COMMISSIONER VANN-GHASRI: Why was
5 Park Morton actually -- why was --

6 CHAIRMAN ALBERT: Commissioner, can we
7 get a motion to approve and then we'll come back
8 to you? Is there a motion to approve?

9 COMMISSIONER LANCASTER: So moved.

10 CHAIRMAN ALBERT: Is there a second?

11 COMMISSIONER KENNER: Second.

12 CHAIRMAN ALBERT: Okay, before you
13 take the roll call, Commissioner Vann-Ghasri has
14 a question.

15 COMMISSIONER VANN-GHASRI: A question
16 on this, why was Park Morton a part of this with
17 this resolution? How come you sometimes like
18 grouping? Have you ever thought that maybe if you
19 separate some of them sometimes, they could get
20 passed?

21 Because, in new communities, I'm going
22 to put this on the record, because I've been around

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1 a long time, and what I don't understand is, if I
2 have Park Morton, I have a president that's working
3 with me. I have 89 or 99 percent of the residents
4 going along with me.

5 Why are you always grouping them with
6 projects that have -- that are controversial? You
7 have Park Morton by itself, you can vote, that can
8 be rolling.

9 I mean, I'm just asking.

10 CHAIRMAN ALBERT: That's because we
11 talking about the allocation of the PBV is not
12 across the projects, not --

13 COMMISSIONER VANN-GHASRI: Yes, but --

14 CHAIRMAN ALBERT: So, this is a vote --

15 COMMISSIONER VANN-GHASRI: But why are
16 they grouped?

17 CHAIRMAN ALBERT: -- on the --

18 COMMISSIONER VANN-GHASRI: I'm saying
19 if you took Park Morton -- I'm just -- if you took
20 Park Morton by itself, you probably get the whole
21 Board to vote on it.

22 CHAIRMAN ALBERT: Right, I got you.

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1 COMMISSIONER VANN-GHASRI: Because
2 it's different. Because each new community is
3 seriously different.

4 So, when you group them together,
5 you're not going to always get a yes vote from me.

6 CHAIRMAN ALBERT: That's a good point.
7 Commissioner Kenner?

8 COMMISSIONER VANN-GHASRI: You said
9 so, that's something to look at.

10 COMMISSIONER KENNER: I appreciate
11 that, Commissioner. I know when we even in the
12 fall of last year, I know one of the questions,
13 significant question from the Board at that time
14 was sort of the totality of the project based
15 vouchers to actually not look at them so much
16 individually but to think about all of them.

17 And, I think this is an attempt to try
18 to say, these are the three that are most ready
19 right now, and so, these are three they're going
20 to move forward with.

21 CHAIRMAN ALBERT: Okay. So, it's been
22 moved and seconded. All those in favor say aye.

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1 (CHORUS OF AYES)

2 CHAIRMAN ALBERT: Opposed?

3 (CHORUS OF OPPOSED)

4 CHAIRMAN ALBERT: Let's do a roll call.

5 BOARD LIAISON MCNAIR: Okay, thank
6 you.

7 Commissioner St. Jean?

8 COMMISSIONER ST. JEAN: Aye.

9 BOARD LIAISON MCNAIR: Commissioner
10 Ortiz Gaud?

11 COMMISSIONER ORTIZ GAUD: Aye.

12 BOARD LIAISON MCNAIR: Let the record
13 reflect he said aye.

14 Commissioner Neal Jones?

15 COMMISSIONER NEAL JONES: Yes.

16 BOARD LIAISON MCNAIR: Commissioner
17 Joshua Lopez?

18 COMMISSIONER LOPEZ: Yes.

19 BOARD LIAISON MCNAIR: Commissioner
20 Frank Lancaster?

21 COMMISSIONER LANCASTER: Yes.

22 BOARD LIAISON MCNAIR: Commissioner

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1 Brian Kenner?

2 COMMISSIONER KENNER: Yes.

3 BOARD LIAISON MCNAIR: Commissioner
4 Ken Grossinger?

5 COMMISSIONER GROSSINGER: Yes.

6 BOARD LIAISON MCNAIR: Commissioner
7 Aquarius Vann-Ghasri?

8 COMMISSIONER VANN-GHASRI: No.

9 BOARD LIAISON MCNAIR: Commissioner
10 Bill Slover?

11 COMMISSIONER SLOVER: Given the fact
12 that not one word, again, has changed in Resolution
13 17-32 from what we voted down in December, again,
14 not one word has changed in the resolution.
15 Nothing has changed in the two months I vote no.

16 And, I understand there's a desire to
17 move forward, but you have to move forward
18 intelligently and not just for the sake of moving
19 forward.

20 BOARD LIAISON MCNAIR: Commissioner
21 Ken Council?

22 COMMISSIONER COUNCIL: No.

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1 BOARD LIAISON MCNAIR: Chairman
2 Albert?

3 CHAIRMAN ALBERT: Yes.

4 BOARD LIAISON MCNAIR: You have eight
5 yes, three no, the resolution is approved.

6 CHAIRMAN ALBERT: Thank you.

7 We're going to move to Resolution 18-01
8 to Adopt a Fiscal Year 2018 Payment Schedule for
9 All Programs by the Housing Choice Voucher Program.

10 Real quickly, Mr. Executive Director,
11 do you want to give us a top line on that?

12 EXECUTIVE DIRECTOR GARRETT: Mr. McCoy
13 will just briefly go over it again with you,
14 Commissioners.

15 But, this is the payment standard in
16 which we're going to be introducing for this year.
17 We do also understand that you would like for us
18 to monitor and come back to you with a formal
19 report.

20 And, we didn't give a time frame on
21 that. Is six months acceptable?

22 COMMISSIONER SLOVER: It says

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1 biannually I think in there.

2 EXECUTIVE DIRECTOR GARRETT: Right,
3 but we wanted -- you wanted to -- but you wanted
4 something more interim to address it, correct, in
5 our earlier discussion after we talked about it?
6 So, six months? Is six months acceptable?

7 (OFF MICROPHONE COMMENTS)

8 EXECUTIVE DIRECTOR GARRETT: Okay.
9 So, if you have any further questions for Mr. McCoy?

10 CHAIRMAN ALBERT: Any further
11 questions for Mr. McCoy?

12 (NO RESPONSE)

13 CHAIRMAN ALBERT: Hearing none, I
14 would entertain a resolution.

15 COMMISSIONER SLOVER: Sorry, I'm
16 sorry, Neil.

17 CHAIRMAN ALBERT: Yes?

18 COMMISSIONER SLOVER: I'm sorry, I
19 just can't help myself.

20 The concern about the getting the
21 reporting is that, you know, the 175 is a big jump
22 from 125 which is what we approved before.

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1 PARTICIPANT: 130.

2 COMMISSIONER SLOVER: Can you just
3 talk about sort of the adoption of as is in the first
4 six months of people moving into that range of the
5 175?

6 Because, our concern is that we have a
7 finite amount of money to produce vouchers from and
8 we're worried about people -- you had mentioned
9 earlier there wasn't a big adoption to the 175.

10 MR. MCCOY: Yes, so, since the Board
11 has gone to 175 percent, number one, the 175 percent
12 up from the 130 percent that the Board adopted
13 allows our voucher program participants to access
14 neighborhoods they otherwise would not.

15 Other neighborhoods that are low
16 poverty. In fact, there are six different
17 neighborhoods as a result of the going to the 175
18 that our vouchers can now access.

19 Since that time, because these are
20 newer neighborhoods to our voucher clients, less
21 than 1 percent of our mover families have actually
22 taken advantage of that.

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1 The Housing Authority, the voucher
2 program is, number one, we have a halo program that
3 is absolutely designed for search assistance to
4 help families to move to those opportunity areas.

5 But, also, we do an educational
6 component every time we do a voucher briefing for
7 transfers to allow our program participants to know
8 that they have the option to move into those
9 opportunity areas.

10 What the Board has expressed is that
11 they want to know, at least every six months, what
12 is the progress of that. I guess the thought
13 process would be whether or not when those families
14 move into those areas, what -- how much more in
15 assistance would be used as a result of them moving
16 into that higher rent area?

17 COMMISSIONER SLOVER: Thank you.

18 CHAIRMAN ALBERT: Commissioner Lopez,
19 you had a question?

20 COMMISSIONER LOPEZ: Yes, if you could
21 just quickly explain to me how -- so, these numbers
22 that we see on here, this is the maximum that we

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1 can pay?

2 MR. MCCOY: Correct.

3 COMMISSIONER LOPEZ: How do we go about
4 making the determination on what we pay per
5 neighborhood?

6 MR. MCCOY: Absolutely. Several
7 fronts, from October through December of each
8 fiscal year, the voucher program does a market
9 analysis in several ways.

10 We actually do a canvas of the
11 neighborhoods and ask residents of market
12 buildings, what do you pay in rent?

13 We collect from our landlords, we have
14 upwards of 6,000 landlords and agents in the
15 system. So, we collect market rates annually from
16 those landlords who represent market rents that
17 they're renting, not assisted with local or federal
18 money.

19 And, the last is that we have access to
20 the MRIS realtor database where market -- where
21 realtors throughout the city, not only submit that
22 they have units for rent, but also what it actually

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1 rented for.

2 The combination of the three is what we
3 compile and we sort that by submarket or
4 neighborhood. And, that's where we come up with
5 our average with and without utilities.

6 COMMISSIONER LOPEZ: As a follow up,
7 how many residents do we currently have through the
8 voucher program in Ward 2 and Ward 3?

9 MR. MCCOY: I'd have to get you those
10 exact numbers, but the numbers are low.

11 COMMISSIONER LOPEZ: Okay. And, do
12 you know why?

13 MR. MCCOY: The numbers are low, number
14 one, because there's the education of that those
15 opportunity -- what's available there.

16 Before the Board adopted the 175
17 percent, those payment standards wouldn't even get
18 you a unit into Wards 1 and 2 and 3. But now that
19 the Board has approved 175 percent, our voucher
20 fund does now have an opportunity to move there.
21 It's just now that the voucher program needs to
22 better educate its voucher participants to allow

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1 them to go out to those areas to see what's
2 available to them.

3 COMMISSIONER LOPEZ: That's great to
4 hear. I think one of my concerns, and I will be
5 supporting this, but one of my concerns is that
6 voucher holders are disproportionately on the east
7 end of the city. And, I think every Ward should
8 carry their fair share.

9 And so, whatever we can do to increase
10 opportunities for residents to get into Ward 3, I
11 know our Commissioner, Bill Slover, will be helpful
12 in this capacity.

13 But, in other Wards, we'd love to see
14 that.

15 MR. MCCOY: Absolutely.

16 EXECUTIVE DIRECTOR GARRETT: And, also
17 Commissioners, we did do our meet and lease program
18 last Friday and which that was trying to connect
19 landlords with -- or new landlords with our
20 recipients. So, that program is going on through
21 the Housing Choice Voucher Department.

22 CHAIRMAN ALBERT: Okay, great.

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1 So, I would now entertain --

2 COMMISSIONER LANCASTER: Mr. Chair, if
3 I may?

4 CHAIRMAN ALBERT: Yes, sir.

5 COMMISSIONER LANCASTER: Mr. McCoy,
6 you're speaking of communities, I know a lot of
7 times people ask and when you do these kind of
8 surveys, you know, versus the east of the river,
9 west of the river, so is the majority of the people
10 that's being affected by this, is east or west of
11 the river versus like 1 through 8 Wards, I
12 understand.

13 And, we're speaking of Wards 3 and up
14 at the moment. But, what about the other Wards
15 like say west of the river that hadn't been involved
16 in this. Is there any concentration of the Wards
17 west of the river to your knowledge?

18 MR. MCCOY: Well, when you apply the
19 payment standards, you apply them throughout the
20 entire city, the max. Where those additional
21 neighborhoods were with that, they are -- we are
22 now being able to access. Those are not east of

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1 the river.

2 And so, now, a majority of our program
3 participants actually reside east of the river,
4 Ward 7 and 8. And, there is a de-concentration
5 effort that not only the Housing Authority is
6 doing, but also -- but HUD also encourages the
7 de-concentration to allow our families to be spread
8 out throughout the District.

9 COMMISSIONER LANCASTER: And, one
10 other thing I want to say at this particular time.
11 Congratulations to you and your staff on the
12 wonderful program you had past Friday called the
13 Hello Program.

14 MR. MCCOY: Yes.

15 COMMISSIONER LANCASTER: And, it was a
16 great program and I was proud to be there to see
17 what was going on with what you all are doing for
18 the citizens across the city and this new program
19 that you have.

20 And also, the help that you gave to a
21 resident over at Starlight Terrace that was in
22 need, and also, the one that we spoke of earlier

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1 today at 16th Street. I thank you very much for
2 that.

3 MR. MCCOY: Thank you.

4 CHAIRMAN ALBERT: Thank you,
5 Commissioner.

6 I will now entertain a motion to approve
7 Resolution 18-01. Is there a motion on the floor?

8 (NO AUDIBLE RESPONSE)

9 CHAIRMAN ALBERT: Is there a second?

10 (SEVERAL BOARD MEMBERS SECOND)

11 CHAIRMAN ALBERT: All those in favor
12 say aye.

13 (CHORUS OF AYES)

14 CHAIRMAN ALBERT: Any opposed?

15 (NO RESPONSE)

16 They ayes have it.

17 We'll move to Resolution 18-02. Oh, we
18 still have to do a roll call is what I'm told.

19 BOARD LIAISON MCNAIR: Thank you,
20 Commissioner.

21 Commissioner Ortiz Gaud?

22 COMMISSIONER ORTIZ GAUD: Yes.

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1 BOARD LIAISON MCNAIR: Let the record
2 reflect that he said yes.

3 Commissioner Neal Jones?

4 COMMISSIONER NEAL JONES: Yes.

5 BOARD LIAISON MCNAIR: Commissioner
6 Joshua Lopez?

7 COMMISSIONER LOPEZ: Yes.

8 BOARD LIAISON MCNAIR: Commissioner
9 Frank Lancaster?

10 COMMISSIONER LANCASTER: Yes.

11 BOARD LIAISON MCNAIR: Commissioner
12 Brian Kenner?

13 COMMISSIONER KENNER: Yes.

14 BOARD LIAISON MCNAIR: Commissioner
15 Ken Grossinger?

16 COMMISSIONER GROSSINGER: Yes.

17 BOARD LIAISON MCNAIR: Commissioner
18 Ken Council?

19 COMMISSIONER COUNCIL: Yes.

20 BOARD LIAISON MCNAIR: Commissioner
21 Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: Yes.

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1 BOARD LIAISON MCNAIR: Commissioner
2 St. Jean?

3 COMMISSIONER ST. JEAN: Yes.

4 BOARD LIAISON MCNAIR: Commissioner
5 Bill Slover?

6 COMMISSIONER SLOVER: Yes, as amended.

7 BOARD LIAISON MCNAIR: And, Chairman
8 Albert?

9 CHAIRMAN ALBERT: Yes.

10 BOARD LIAISON MCNAIR: You have 11 yes,
11 the resolution is approved.

12 CHAIRMAN ALBERT: Resolution 18-02 --

13 MS. FRAZIER: Excuse me, Mr. Albert,
14 has something changed because this Authority has
15 had a history of allowing residents to comment on
16 each resolution. That's not being done. Is this
17 in the interest of time or has something changed?

18 CHAIRMAN ALBERT: No, so, if you heard
19 me earlier, I said if you have specific questions
20 or comments on the resolutions, you can do so. We
21 were combining general comments for comments and
22 resolutions.

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1 If you have further comments on the
2 resolutions after we go through this, there'll be
3 plenty of time.

4 MS. FRAZIER: So, do all the residents
5 chose and then we'll comment?

6 CHAIRMAN ALBERT: No, no, no, no, no.
7 So, we have commented, we had a period of time to
8 comment on the resolution. In the interest of time
9 today, we consolidated the resolution commentary
10 and general public commentary.

11 We're going to get through these
12 resolutions. We're going to go to people who just
13 wanted to have general comments. And then, if you
14 still have additional comments, we'll stay here all
15 night with you. Okay? At least I will, I can't
16 speak for the rest of my colleagues.

17 So, Resolution 18-02 which is to
18 Authorize the Allocation of Local Subsidies to
19 Support the Creation of Affordable Housing in the
20 District of Columbia for FY 2017.

21 Mr. Executive Director?

22 EXECUTIVE DIRECTOR GARRETT:

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1 Commissioners, in conjunction with DHCD, we
2 performed the RFP process and have identified
3 property owners, properties which the local
4 supplement -- local rent supplement program can be
5 utilized.

6 These units, as you see on your back
7 page, equal 435 units in which we would like your
8 permission to allocate for funding to.

9 And, remember, this is a competitive
10 process through our RFP process in which these
11 individual organizations and developers were
12 scrutinized and vetted.

13 CHAIRMAN ALBERT: Any questions or
14 comments on this resolution?

15 Mr. Slover?

16 COMMISSIONER SLOVER: Is this a
17 program that DCHA is allowed to apply for?

18 EXECUTIVE DIRECTOR GARRETT: No, sir.

19 COMMISSIONER SLOVER: So, DCHA is --

20 EXECUTIVE DIRECTOR GARRETT: Oh, I'm
21 sorry, I'm sorry, I apologize. This is my novel,
22 yes, they can.

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1 COMMISSIONER SLOVER: And, why,
2 historically, have we not?

3 EXECUTIVE DIRECTOR GARRETT: I can't
4 speak to the historical.

5 COMMISSIONER SLOVER: Why would -- is
6 it your position that we should?

7 EXECUTIVE DIRECTOR GARRETT: I will
8 look at it in the future if there's an opportunity
9 for us.

10 COMMISSIONER SLOVER: Well, we have --
11 we've just gone through multiple opportunities and
12 we have, you know, we're diverting our project
13 based vouchers and there's other opportunities
14 available it appears.

15 So, I would encourage this Authority,
16 as Mr. Kenner has offered, we're great partners
17 here, that we should take advantage of every
18 opportunity we have.

19 And so, I think it's a big miss and it's
20 not your miss, it's a miss of this Authority to have
21 not applied for this program.

22 CHAIRMAN ALBERT: And, I would like to

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1 highly encourage that.

2 Any other question or comments on this
3 resolution?

4 COMMISSIONER LANCASTER: Yes, I have,
5 Mr. Chair, if I may, when you say apply for this
6 program, so this is a simple entity of sorts of
7 which funds are coming in from where?

8 COMMISSIONER SLOVER: Excuse me, Mr.
9 Lancaster, the program is funded by the city. We
10 are the administrator, we simply administrate
11 their funds.

12 COMMISSIONER LANCASTER: Oh, okay,
13 thank you.

14 COMMISSIONER SLOVER: For a fee.

15 COMMISSIONER LANCASTER: I'm with you
16 now. Thank you.

17 CHAIRMAN ALBERT: Great.

18 COMMISSIONER VANN-GHASRI: I would
19 just like for the minutes -- I want the minutes to
20 reflect to explain --

21 CHAIRMAN ALBERT: Turn your mic on.
22 Is your mic on?

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1 COMMISSIONER VANN-GHASRI: I want the
2 minutes to reflect and just to explain why are we
3 doing an underwriting by DHCD?

4 COMMISSIONER SLOVER: For a fee.

5 COMMISSIONER VANN-GHASRI: For a fee?
6 If we don't know the answer, just say we don't know
7 the answer.

8 COMMISSIONER SLOVER: We're --

9 COMMISSIONER VANN-GHASRI: The
10 question is --

11 COMMISSIONER SLOVER: We manage the
12 program for the city for a fee just like the --

13 CHAIRMAN ALBERT: We get money from it.

14 COMMISSIONER SLOVER: -- the whole --

15 COMMISSIONER VANN-GHASRI: So, I want
16 that to be in the minutes so that if someone reads
17 the minutes, they would understand of the
18 underwriting by DHCD because people may not
19 understand that.

20 CHAIRMAN ALBERT: Okay, thanks for the
21 clarification.

22 So, is there a motion to approve this

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1 resolution?

2 COMMISSIONER VANN-GHASRI: I have one
3 other question. So, how does this -- will this
4 impact my constituents? Will they offer any type
5 of opportunities for them or this project -- on
6 these projects?

7 CHAIRMAN ALBERT: That's a good
8 question.

9 EXECUTIVE DIRECTOR GARRETT: I'm
10 sorry, when you say offer opportunities, are you
11 talking about housing opportunities or are we --

12 COMMISSIONER VANN-GHASRI: It could be
13 housing opportunities, it could be employment
14 opportunities, are there any opportunities
15 whatsoever?

16 EXECUTIVE DIRECTOR GARRETT: Kim, are
17 there -- do we handle this the same way we would
18 handle the point of our Section 3?

19 COMMISSIONER VANN-GHASRI: Are there
20 any opportunities? Here's a good example, we have
21 three locations where people can have vouchers who
22 may be A, B and C. I don't know whether someone

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1 could move in at 1445 or Palmary Road, it's that
2 in the square, that would be an opportunity for your
3 constituents.

4 The District of Columbia Housing
5 Authority constituents are Housing Choice voucher
6 program customers and public housing customers.

7 So, when someone asks you whether or not
8 their constituents can benefit from it, I'm the
9 family Commissioner, so therefore, any of the
10 family properties, and I'm looking at Lincoln
11 Heights, Richardson Dwelling, Park Morton which is
12 a new communities and whether or not their
13 residents could take advantage of this. And, that
14 would be a yes or no answer.

15 And, if there are any opportunities for
16 public housing residents or the Housing Choice
17 voucher residents to even be employed, that's a yes
18 or no answer.

19 MS. KING: So, first source will apply,
20 so, there are --

21 COMMISSIONER VANN-GHASRI: First
22 source?

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1 MS. KING: First source will apply.

2 COMMISSIONER VANN-GHASRI: Will you
3 explain to us what is first source?

4 MS. KING: Yes.

5 COMMISSIONER VANN-GHASRI: And, why
6 are we using first source?

7 MS. KING: Because they are District
8 funds, so any time there's District funds, first
9 source is required which basically says that the
10 low is 451 percent of new hires to be District
11 residents.

12 So, there is an opportunity for
13 employment for your constituents there. So, as
14 the Director mentioned, there are a total of 435
15 units that will be produced, only 76 of those will
16 be LRSP based, and those are project based.

17 For the difference, a voucher resident
18 could certainly take advantage of one of these new
19 unit opportunities and move into a new unit with
20 their tenant based voucher.

21 COMMISSIONER SLOVER: So,
22 clarification from a Section 3 perspective, this

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1 is not our money, so therefore, we can't dictate
2 that. This is the city's money and that first
3 source and all the city programs will take place
4 and it's not -- we can't dictate.

5 COMMISSIONER LANCASTER: Mr. Chair, if
6 I may, I want to speak. That's exactly what I want
7 to speak on because when you mentioned first choice
8 and all and vouchers, we've got two sets of
9 vouchers, the federal and the city. So, the city's
10 using their voucher, yes, but that doesn't apply
11 to the federal vouchers.

12 MS. KING: Not the federal project
13 based voucher, but if a tenant has a tenant based
14 voucher that they can take from unit to unit, then
15 they could certainly pursue one of these units.

16 COMMISSIONER LANCASTER: No, no,
17 you're speaking about project based. I'm --

18 (OFF MICROPHONE COMMENTS)

19 COMMISSIONER LANCASTER: I understand
20 that, tenant based. But, if I've got a voucher
21 from federal voucher, tenant voucher, continental
22 USA, Puerto Rico, Hawaii, I can travel with.

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1 And, if I decide I want to use it in this
2 program with the city, will the city accept my
3 federal voucher in place of their city voucher?

4 MS. KING: Yes, yes.

5 COMMISSIONER LANCASTER: That's what I
6 want to make clear. Thank you.

7 MS. KING: Yes.

8 CHAIRMAN ALBERT: Thank you.

9 So, is there a motion to approve
10 Resolution 18-02?

11 COMMISSIONER KENNER: There's a
12 motion, yes.

13 CHAIRMAN ALBERT: Is there a second?

14 COMMISSIONER VANN-GHASRI: Second.

15 CHAIRMAN ALBERT: All those in favor
16 say aye.

17 (CHORUS OF AYES)

18 CHAIRMAN ALBERT: Any opposed?

19 (NO RESPONSE)

20 CHAIRMAN ALBERT: Let's do a roll call.

21 BOARD LIAISON MCNAIR: Thank you.

22 Commissioner Neal Jones:

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1 COMMISSIONER NEAL JONES: Yes.
2 BOARD LIAISON MCNAIR: Commissioner
3 Lopez?
4 COMMISSIONER LOPEZ: Yes.
5 BOARD LIAISON MCNAIR: Commissioner
6 Lancaster?
7 COMMISSIONER LANCASTER: Yes.
8 BOARD LIAISON MCNAIR: Commissioner
9 Kenner?
10 COMMISSIONER KENNER: Yes.
11 BOARD LIAISON MCNAIR: Commissioner
12 Grossinger?
13 COMMISSIONER GROSSINGER: Yes.
14 BOARD LIAISON MCNAIR: Commissioner
15 Council?
16 COMMISSIONER COUNCIL: Yes.
17 BOARD LIAISON MCNAIR: Commissioner
18 Vann-Ghasri?
19 COMMISSIONER VANN-GHASRI: Yes.
20 BOARD LIAISON MCNAIR: Commissioner
21 Ortiz Gaud?
22 COMMISSIONER ORTIZ GAUD: Yes.

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1 BOARD LIAISON MCNAIR: Let the record
2 reflect that Ortiz Gaud said yes.

3 Commissioner Slover?

4 COMMISSIONER SLOVER: Yes.

5 BOARD LIAISON MCNAIR: Chairman
6 Albert?

7 CHAIRMAN ALBERT: Yes.

8 BOARD LIAISON MCNAIR: You have 10 yes,
9 the resolution is approved.

10 CHAIRMAN ALBERT: We'll move to
11 Resolution 18-03 to Authorize the Execution of a
12 Contract for Maintenance, Repair and Operation
13 Supplies.

14 Laurie, if you could do this in two
15 minutes or less, we'll give you an award.

16 (LAUGHTER)

17 MS. BONDS: I'm already married,
18 though.

19 (LAUGHTER)

20 MS. BONDS: Good afternoon.

21 CHAIRMAN ALBERT: Good afternoon.

22 MS. BONDS: Resolution 18-03 is to

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1 Authorize the Execution of a Contract for
2 Maintenance, Repair and Operation Supplies.

3 The Housing Authority is working
4 through our U.S. Communities Cooperative Agreement
5 in order to execute a contract with HD Supply and
6 Home Depot, both for one year with two one year
7 options.

8 Again, not just to receive supplies,
9 but through HD Supply, it will be not only to order
10 based on the work orders, but also for the supplies
11 to be delivered to each property under a just in
12 time program.

13 So, again, the benefit is that we will
14 have supplies delivered directly to the property
15 to be able to help the staff to be able to work on
16 the actual sites quicker and efficiently as well
17 as the fact that, again, it's a cost savings with
18 regard to the amount of supplies being ordered.

19 CHAIRMAN ALBERT: Do you have a sense
20 as to how much money we'll save by doing this
21 process rather than working with local vendors
22 directly?

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1 MS. BONDS: I don't have a sense of how
2 much money will be saved, but I know as far as
3 efficiency that that time will definitely be saved.
4 Because, again, instead of staff having to go
5 actually pick up, purchase actual supplies, they
6 will be delivered. They can spend more time on the
7 property actually making repairs as opposed to
8 actually traveling to buy supplies.

9 CHAIRMAN ALBERT: Questions or
10 comments on this resolution?

11 Commissioner Lopez?

12 COMMISSIONER LOPEZ: Yes, so, I wanted
13 to just commend the team. I know you guys are
14 responding to concerns, not only from the Board but
15 from the constituents on timely responsiveness to
16 maintenance and repair.

17 So, I acknowledge the work that you guys
18 are doing around this.

19 But, I won't be supporting this
20 resolution. I cannot, in good conscience, support
21 an expenditure spending of up to \$2 million and not
22 include small businesses, not include women owned

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1 businesses, not include minority owned businesses.

2 And so, I think we can still accomplish
3 the same goal and still create an opportunity for
4 some of the smaller businesses in our area to
5 participate in this.

6 Thank you.

7 CHAIRMAN ALBERT: Thank you.

8 Commissioner Council?

9 COMMISSIONER COUNCIL: My question to
10 you, it's one thing for us to have good service and
11 next day service, but what the residents need is
12 good quality materials. Are we looking into that?
13 Is that what they're going to guarantee as well next
14 day service?

15 MS. BONDS: Yes, operations staff have
16 responded that, in addition to obviously getting
17 feedback from the residents with regard to the
18 supplies that are being used, obviously, the
19 maintenance staff will also be paying special
20 attention to make sure they're not having multiple
21 trips for the same item, for the same issue so that,
22 again, if there is a particular item that has shown

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1 that has issues that it will be replaced so that
2 we can be above grade and make sure that there are
3 not issues.

4 In addition, I know that there are
5 opportunities for surveys after the fact for
6 quality control to be able to ask residents how did
7 the actual service go as far as work orders were
8 concerned. And, that information would be
9 included as well.

10 COMMISSIONER COUNCIL: That's
11 something we're going to implement or that's
12 something that's being done?

13 MS. BONDS: Combination of both.
14 Working with the staff, working and checking with
15 the residents as well as quality control.

16 COMMISSIONER COUNCIL: It's not being
17 done now.

18 MS. BONDS: My understanding is it is.

19 COMMISSIONER COUNCIL: It's not.

20 MS. BONDS: Okay, so we will -- I will
21 definitely make sure, operations is here, that
22 they're hearing you so that they can be able to make

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1 a better effort to increase that and make sure that
2 the residents are aware of this.

3 COMMISSIONER COUNCIL: All right,
4 thank you.

5 MS. BONDS: You're welcome.

6 CHAIRMAN ALBERT: Thank you.

7 Commissioner Slover?

8 COMMISSIONER SLOVER: Is there an
9 estimate on what this might save in terms of time
10 and purchase costs?

11 MS. BONDS: No, I'm sorry, when you
12 were out, the Commissioner asked the same question.
13 Don't have any as far as actual costs, but I talked
14 about the efficiency as far as actually picking up
15 supplies.

16 Definitely, as far as this U.S.
17 Communities Contract, because of the fact that it
18 is part of a national contract, there's a 20 percent
19 savings on each particular supply we are ordering.

20 So, as opposed to having to go to a
21 store, waiting for some special sale, thinking that
22 we're getting a special deal for something, there

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1 are special deals on every item that we get. And,
2 it's 15 and 20 percent which we would not be able
3 to get from other dealers, other participants in
4 addition to an actual delivery which is not an
5 additional cost.

6 COMMISSIONER SLOVER: And, that's
7 available because of their volume of purchase?

8 MS. BONDS: It's because of their size.

9 COMMISSIONER SLOVER: Right, their
10 volume that they're dealing with.

11 MS. BONDS: Again, our volume is,
12 again, one per --

13 COMMISSIONER SLOVER: Right, correct,
14 that's because they're buying a 1,000, we get a
15 discount versus going to someone who may procure
16 20 for us.

17 MS. BONDS: That's correct.

18 COMMISSIONER SLOVER: Thanks.

19 EXECUTIVE DIRECTOR GARRETT: And,
20 Commissioner Slover, briefly, I just want to let
21 you know that we've started something new with our
22 resolutions, especially dealing with contracts.

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1 On the last page, there's a
2 certification of funds behind the resolution
3 which, going forward, we'll be able to track each
4 year what our actual annual expenditure has been
5 previously.

6 What we did was we were able to put
7 together our dollar amount for last year, going
8 forward, we'll be able to monitor in that manner
9 which is something different that we haven't done
10 in the past.

11 COMMISSIONER SLOVER: No, I think this
12 is great. I mean, look, I wish we could support
13 small businesses as well, but we also have to keep
14 our eye on our dollars and make sure we're being
15 as efficient as possible.

16 COMMISSIONER VANN-GHASRI: I would
17 just like to go on the record and state that for
18 it to be in the minutes that, in the future with
19 Home Depot, that you will revisit, and you may can
20 revisit sooner than later with the amount of money
21 we're spending, and especially where HCBVP and PH
22 customers, there -- and maybe we can come up with

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1 a type of code.

2 Because many public housing residents
3 do paint their own apartments and they're cost
4 effective. And, can you imagine if we could go to
5 Home Depot and give our code and get a discount for
6 DCHA customers.

7 Many of the Housing Choice voucher
8 residents who live HCV homes, they don't wait for
9 the landlord to paint every five years, they do it,
10 too.

11 So, that way, the public housing
12 residents could benefit from this as well because,
13 in overall, we never discuss how cost effective
14 residents are, they paint and plaster their own
15 units.

16 And, unlike the private market who will
17 paint and plaster their own units and keep the
18 receipts and then they give it to the landlord and
19 tell them to deduct it from the rent.

20 Public housing residents or HCV
21 residents, but I can't speak on HCVP, but public
22 housing residents, we don't do that. So, that may

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1 be a nice door opening.

2 And, with Home Depot doing classes,
3 this is what I'm calling pop-up and I want to hold
4 resident leadership accountable. So, with a
5 pop-up, Home Depot may decide they want to pop-up
6 in one of our communities and they would bring their
7 little supplies like the do in their stores and show
8 us how to do things.

9 We used to that with our partnership
10 with UDC. So, that would be a good idea to revisit
11 and to report back whether or not -- what it would
12 like from their position.

13 CHAIRMAN ALBERT: Thank you,
14 Commissioner.

15 COMMISSIONER LANCASTER: Mr. Chair, if
16 I may?

17 CHAIRMAN ALBERT: Yes, you may.

18 COMMISSIONER LANCASTER: My question,
19 again, how do you track the defective material when
20 we order like this? And, do we have a recall
21 program? And, what kind of warranty are we given
22 on certain products that we order?

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1 You know, if we order certain type of
2 faucet and we had the same problem with that faucet
3 losing time, do we let the manufacturer know so they
4 can have a recall on that particular item and get
5 a refund back on it or are we -- get a -- even if
6 it's out of warranty?

7 How is that playing apart in some of the
8 hardware that we buy whether it be toilets,
9 faucets, sinks, you name it, refrigeration and
10 otherwise?

11 MS. BONDS: So, Commissioner,
12 definitely, as you mentioned, obviously, the most
13 products and supplies do have a one year warranty.

14 Under this program, if we do receive,
15 let's say, faucets that you mentioned, and if they
16 are faulty, we can go back to HD Supply and make
17 sure that they are aware of that so that they will
18 not only refund us, but again, upgrade us so that
19 we will be getting better supplies.

20 So, again, in response to that, we will
21 be working, and operations has already committed
22 to making sure that their using several prongs to

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1 be able to make sure that the supplies are in good
2 quality and that they are being tracked and
3 monitored.

4 COMMISSIONER LANCASTER: And, are we
5 moving in a direction to make sure that all that
6 hardware is being uniform across our inventory,
7 even though we have a lot of property, might get
8 outdated stuff that still working right now, but
9 once it's default or breaks down, we're putting in
10 new -- reusing the same vendor for all the savings,
11 faucets, the same vendor or the same vendor for the
12 refrigeration, same vendor for the stoves or are
13 we multiple vendors?

14 MS. BONDS: So, operations does have a
15 standard book of actual appliances and supplies
16 that they actually order so that the only variation
17 would be, obviously, if there's gas or there's
18 electric as far as stoves are concerned.

19 But, they actually have a standard book
20 that they actually look for as far as any of the
21 appliances, any of the things, major things, that
22 are purchased.

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1 COMMISSIONER LANCASTER: And, one
2 other pipe, and I'm through.

3 Our water regulations, I'm wondering,
4 I thought years ago they told me they had some kind
5 of valve that it shuts down and when the water gets
6 too hot, especially in the senior building so
7 nobody gets scalded or anything like this.

8 But, I'm just wondering, because even
9 with me, you know, my tub, I have to run almost a
10 half tub of cold water before the water turns hot.

11 So, what do we do about regulating this?

12 MS. BONDS: So, unfortunately, I can't
13 speak to that. I would have to defer to
14 operations.

15 CHAIRMAN ALBERT: Commissioner, can I
16 have you ask that conversation -- ask that question
17 offline --

18 COMMISSIONER LANCASTER: Okay.

19 CHAIRMAN ALBERT: -- to whoever's in
20 charge of operations?

21 COMMISSIONER LANCASTER: Thank you.

22 CHAIRMAN ALBERT: So, is there a motion

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1 to approve Resolution 18-03?

2 COMMISSIONER KENNER: So moved.

3 CHAIRMAN ALBERT: It's moved by our
4 Deputy Mayor Kenner, is there a second?

5 COMMISSIONER ORTIZ GAUD: I've got to
6 say -- hello?

7 CHAIRMAN ALBERT: Yes, Mr. Ortiz?

8 COMMISSIONER ORTIZ GAUD: Yes, yes,
9 you know something? I do not agree with this. I
10 understand that procuring materials from HD Supply
11 and Home Depot, we should modify the contract to
12 include both small and Section 3 business systems.

13 I believe in not doing so borders
14 negligence. We have an inherent duty to the large
15 \$1.7 million being considered with HD Supply and
16 \$240,000.00 for Home Depot to include small
17 business.

18 We must not simply take the easy route
19 or procure materials from national chains under the
20 guise that it is cheaper and more readily
21 available.

22 Rather, we should engage in community

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1 business. It is a responsibility, it is a
2 responsible action to take. We should work and
3 find value in our small business community and
4 members of the council, it is our responsibility.

5 And, that's my thought. You know, as
6 a small business, I can see that, you know, based
7 on our -- you see a big change in what we're doing,
8 I think that -- and based on what was spent last
9 year, this year's will completely -- I don't see
10 any way that small business will be used based on
11 the supplies.

12 I can understand the 24-hour, I
13 understand that, but based on the amount of money,
14 I know that not everything is an emergency and I
15 know that small business can be very competitive
16 in any bulk product and the same time of delivery.

17 So, I just want to bring that up. So,
18 but I vote no.

19 CHAIRMAN ALBERT: So, Commissioner, we
20 haven't voted as yet, but just before we do so, I
21 just want to -- and from Laurie, because I asked
22 the same question earlier today. How do we

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1 continue to -- if we continue to engage small, women
2 owned businesses, local business.

3 And, Laurie said that there is still a
4 lot of opportunities for the Housing Authority to
5 do business with local entities.

6 So, Laurie, you want to talk quickly
7 about that?

8 MS. BONDS: Yes, again, for FY '17 and
9 thus far in FY '18, we have used, again, several
10 local businesses for hardware, locks and supplies
11 including Blades, Central Safe and Lock, Air Gas
12 East, Atlantic Electric, Eastern Supply.

13 So, we have a number of, again, District
14 companies in addition to other ones that are in the
15 local DMB area for, again, that are smaller
16 companies that we use for the supplies.

17 I did want to speak to, and again, I
18 spoke to before, that because we are federally
19 funded, we are restricted from having any set
20 asides or requirements that we can only be able to
21 procure locally and that we do outreach so we can
22 be able to encourage definitely any local companies

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1 to respond to our solicitations.

2 However, we know sometimes with the
3 volume that we need and the time frames we're
4 requesting, it sometimes restricts the actual
5 companies from being able to respond based on the
6 needs that we have.

7 And also, I gave information with
8 regard to our current contractors. Currently, we
9 have 167 current contractors. Of those, 25 are CBE
10 companies, another 22 are minority owned and 16 are
11 women owned.

12 So, that we are, again, based on our
13 outreach, trying to make sure that we -- are making
14 sure that we do have companies that are diverse,
15 encouraging that as far as our procurement is
16 concerned.

17 COMMISSIONER ORTIZ GAUD: Well, I just
18 want to just kind of clarify that, based on that
19 , what was spent last year was \$1.7 million last
20 year, to be exact, \$1,722,592.00. So, I just want
21 to bring that up, that what was spent in supplies.
22 That's it, anyways.

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1 CHAIRMAN ALBERT: Thank you,
2 Commissioner, for your comments.

3 So, it's been moved and seconded. All
4 those in favor say aye.

5 (CHORUS OF AYES)

6 CHAIRMAN ALBERT: Opposed?

7 PARTICIPANT: No.

8 CHAIRMAN ALBERT: Can we do a roll
9 call?

10 COMMISSIONER ORTIZ GAUD: No.

11 BOARD LIAISON MCNAIR: Thank you.

12 Commissioner Joshua Lopez?

13 COMMISSIONER LOPEZ: No.

14 BOARD LIAISON MCNAIR: Commissioner
15 Frank Lancaster?

16 COMMISSIONER LANCASTER: Yes.

17 BOARD LIAISON MCNAIR: Commissioner
18 Brian Kenner?

19 COMMISSIONER KENNER: Yes.

20 BOARD LIAISON MCNAIR: Commissioner
21 Ken Grossinger?

22 COMMISSIONER GROSSINGER: Yes.

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1 BOARD LIAISON MCNAIR: Commissioner
2 Ken Council?

3 COMMISSIONER COUNCIL: Yes.

4 BOARD LIAISON MCNAIR: Commissioner
5 Vann-Ghasri?

6 COMMISSIONER VANN-GHASRI: Yes.

7 BOARD LIAISON MCNAIR: Commissioner
8 Ortiz Gaud?

9 COMMISSIONER ORTIZ GAUD: No.

10 BOARD LIAISON MCNAIR: Let the record
11 reflect Ortiz Gaud said no.

12 Commissioner Neal Jones?

13 COMMISSIONER NEAL JONES: Yes.

14 BOARD LIAISON MCNAIR: Commissioner
15 Bill Slover?

16 COMMISSIONER SLOVER: Yes.

17 BOARD LIAISON MCNAIR: Chairman
18 Albert?

19 CHAIRMAN ALBERT: Yes.

20 BOARD LIAISON MCNAIR: You have eight
21 yes, two no, the resolution is approved.

22 CHAIRMAN ALBERT: So, Commissioners,

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1 there is another resolution on your docket today
2 that has been withdrawn, so we will not be
3 discussing that.

4 We do have some public witnesses that
5 have not had an opportunity, so I want to reopen
6 it at this time so we can hear from them.

7 Is Ms. Karen Settles still here? Come
8 on up.

9 And then, we'll have Benita White. Is
10 Ms. White still here?

11 And then, we're going to have Rayshawn
12 Douglas.

13 MS. SETTLES: Hello everyone.

14 CHAIRMAN ALBERT: Hello, Ms. Settles.

15 MS. SETTLES: I'm Karen Settles,
16 citywide Advisory Board Chairperson.

17 I came to say several things, but today,
18 just before I came here, I went to the Anacostia
19 Museum where it was a feature speak about Barry
20 Farms and another name that they had for Barry
21 Farms, which I wrote down and I don't have it up
22 here with me.

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1 What was very interesting about it was
2 that the first 100 years of Barry Farms and the
3 successful people who were there which they named.

4 (OFF MICROPHONE COMMENTS)

5 MS. SETTLES: So, that was Barry Farms
6 slash. They had a lot of interesting pictures
7 about it. And, my burning question was, is Barry
8 Farms registered with the Historical Foundation?

9 That is the Housing Authority's
10 business for several reasons --

11 EXECUTIVE DIRECTOR GARRETT: I do not
12 know, but I can investigate.

13 MS. SETTLES: Well, the answer there --

14 CHAIRMAN ALBERT: It's not on the
15 Historic Register.

16 COMMISSIONER VANN-GHASRI: It's not on
17 the Register.

18 MS. SETTLES: Let me give you the
19 answer that was there. And, the answer there is,
20 it's in the process.

21 So, that is the Housing Authority's
22 business, I'm going to say that again.

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1 There are several ramifications
2 geographically that give the Housing Authority
3 plenty of leverage, that they should have been
4 registered with the Historical Foundation.

5 Several reasons, but particularly, the
6 book that's coming out, and I don't know when, about
7 Barry Farms and the success stories of the slaves,
8 a majority free slaves who came from Barry Farms
9 speaks to it today.

10 It's very profound, that presentation
11 as another resident will tell you what happened
12 today because of the -- a couple of people from
13 Barry Farms who were present.

14 But, the most important part, again,
15 I'm going to repeat, is the first 100 years of its
16 existence and who it was named after.

17 The same importance that it has with the
18 existence of resident councils, which is very
19 profound law stuff and the citywide Advisory Board.

20 We have got to archive -- it's amazing
21 the pictures that I seen today at the Anacostia
22 Museum and what we don't take advantage of now with

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1 the technology we have, utterly unacceptable.

2 We are committing many historical
3 things here. But, the unsung heroes, which is what
4 I will call the resident leaders who step forth and
5 give their valuable time, much of their valuable
6 time, to care better for their community. We've
7 got to get better at this.

8 I mean, I actually wish that you all
9 were there at that museum today because you would
10 have heard the passion that was given in the
11 presentation of Barry Farms.

12 And, just by the way, there was a
13 resident that actually, Commissioner Vann-Ghasri
14 talked about a lack, that was the last person on
15 the presentation who died, I don't want to tell the
16 year, I can't remember the year, but it has -- oh,
17 2001, that was another unsung hero from Barry
18 Farms, but it's a part of this book.

19 I'm going to wrap it up to say this, it's
20 not just about Barry Farms, the history of public
21 housing in the District of Columbia is very
22 historical.

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1 To be very clear, in 1937, we led the
2 way for people moving out of alleys all over the
3 nation. This is where the alleys and dwellings had
4 started in 1937.

5 COMMISSIONER VANN-GHASRI: Southwest
6 D.C.

7 MS. SETTLES: In 1943 is when all of
8 this 100 track year -- well, 1843 is when the
9 tracking of the 100 years started and it ended up
10 in 1943 where today with that historical piece went
11 today.

12 And, they're going to cut it off, but
13 another major opportunity for our Housing
14 Authority to pick up where they left off because
15 that other 100 years or 50-some odd years that's
16 attached to Barry Farms belongs to all of us. We
17 have all inside, we do.

18 But, again, I'm going to go back and say
19 to you, I urge us to do our homework and hire a
20 historian that will work with residents. Because
21 it's out story, not the historian's.

22 It was urged today that it's too many

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1 stories that has not been told from all of our very
2 historical communities in D.C.

3 And, you know what? The lost part is
4 that we can learn from what then to now. So, you
5 don't know the lessons you can learn until you see
6 them or hear them from those who struggle there.

7 And, that's mine.

8 CHAIRMAN ALBERT: Ms. Settles, thanks
9 so much. I really like the idea of the staff might
10 --

11 COMMISSIONER LANCASTER: Mr. Chair, if
12 I may?

13 CHAIRMAN ALBERT: Wait, wait, wait,
14 can I just finish the sentence?

15 The idea of hiring a historian to sort
16 of preserve the history of Barry Farm.

17 I don't know, I need the staff to
18 investigate whether that's happening --

19 MS. SETTLES: It's not.

20 CHAIRMAN ALBERT: -- through the
21 Smithsonian Organization or some other entity --

22 MS. SETTLES: It's not.

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1 CHAIRMAN ALBERT: -- but, if it's not,
2 it may be wise for us to do some of that on our own,
3 not saying we have to bring someone on staff.
4 There are people who do this on a part-time basis.

5 COMMISSIONER VANN-GHASRI: Ms.
6 Settles would be excellent for the job.

7 CHAIRMAN ALBERT: Ms. Vann-Ghasri, can
8 I just finish my thought, I allow you to finish
9 yours all the time and yours is pretty long.

10 So, yes, I would highly recommend that
11 we do that. So, Director, I don't want to put you
12 on the spot, but, I mean, we get a lot of
13 recommendations at all these meetings and this --
14 and all of them are important, but this one is very
15 important preserving the history of Barry Farm.

16 EXECUTIVE DIRECTOR GARRETT: Yes.

17 MS. SETTLES: No, no, not Barry Farms,
18 public housing --

19 CHAIRMAN ALBERT: Public housing,
20 absolutely.

21 (SIMULTANEOUS SPEAKING)

22 EXECUTIVE DIRECTOR GARRETT: And,

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1 Commissioners, we've already given some of our
2 documents to the Smithsonian in archives. I have
3 to just check what actual location. I think it
4 might have been Anacostia.

5 CHAIRMAN ALBERT: So, we'll have --

6 MS. SETTLES: We'll have conversation.

7 CHAIRMAN ALBERT: -- We'll have a
8 report for you next month.

9 MS. SETTLES: So, I want more than a
10 report because this requires hands on from
11 residents, involve residents who want to be
12 involved.

13 See, this is not -- but this is also a
14 major opportunity for our young people.

15 CHAIRMAN ALBERT: Yes, I agree.

16 MS. SETTLES: They can get community
17 hours from this. And, they can learn and really
18 be able to appreciate their communities.

19 CHAIRMAN ALBERT: I know there's some
20 folks from DMPED here, so I'm going to enlist them
21 in that effort also.

22 MS. SETTLES: Okay.

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1 CHAIRMAN ALBERT: So --

2 MS. SETTLES: Thank you, Mr. Albert,
3 for --

4 CHAIRMAN ALBERT: Thank you.

5 We'll go to Commissioner Vann-Ghasri
6 and then Commissioner Lancaster.

7 COMMISSIONER VANN-GHASRI: Well, what
8 I wanted -- what I was saying, let the record
9 reflect that I nominate Karen Settles really for
10 that position because of all the residents here,
11 Ms. Settles is the historian when it comes to the
12 District of Columbia public housing and its
13 history.

14 And, she's one who has every document
15 in her house and all the documents she don't have,
16 I may have.

17 CHAIRMAN ALBERT: Okay, thank you,
18 Commissioner.

19 COMMISSIONER VANN-GHASRI: She would
20 be good at it.

21 CHAIRMAN ALBERT: Commissioner
22 Lancaster?

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1 COMMISSIONER LANCASTER: Thank you,
2 Mr. Chair.

3 Ms. Settles, I been having this for
4 quite a few months, and my intention was to make
5 copies of it and give to everybody on this Board
6 so Mr. White, when he gets a chance, I want him to
7 make copies of these to see that all the
8 Commissioners have a copy of this.

9 Because it's something that touches my
10 heart for a long, long time. And, Hillsdale and
11 Mr. Barry's Farm is the title of it.

12 CHAIRMAN ALBERT: Thank you so much.

13 COMMISSIONER LANCASTER: I want you to
14 make --

15 MS. SETTLES: It is Hillsdale, yes.

16 COMMISSIONER LANCASTER: Make about 20
17 copies, give it to everybody on the Board and --

18 MS. SETTLES: May I leave with one
19 today?

20 COMMISSIONER LANCASTER: -- make sure
21 that she gets a copy of it also.

22 MS. SETTLES: Because I'm trying to get

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1 Louis Carter on this because I don't think the
2 presenter today, don't get me wrong, I think she
3 did a brilliant presentation, but in lieu of what
4 I know and what I picked up with the history, she
5 couldn't understand from my point of view where it
6 connects.

7 Because, they talk about mixed
8 communities in public housing, they're talking
9 about it now. This was a perfect example of a
10 gated, somewhat, mixed community of free slaves.

11 And, you can't take from what is already
12 there. So, it's an example, there is -- it's very
13 amazing when you go into the history, it's not just
14 --

15 COMMISSIONER VANN-GHASRI: And, it's
16 interesting you said the, Ms. Settles, because as
17 a Commissioner and as the Chair, another thing that
18 we have to protect and make sure it doesn't happen
19 again is that Barry Farms keeps its name because
20 we're --

21 MS. SETTLES: That's correct.

22 COMMISSIONER VANN-GHASRI: --

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1 allowing some of our names the residents fought for
2 to disappear, like Fred Douglas turned into Henson
3 Ridge.

4 MS. SETTLES: That's very true.
5 That's absolutely true.

6 CHAIRMAN ALBERT: Thank you so much.

7 COMMISSIONER LANCASTER: If I may, Mr.
8 Chair, one other comment. She was saying about the
9 different names that Barry Farm was known as.
10 Barry Farm was originally known as Barry Farm, but
11 later it was called Potomac City and then Howard
12 Town and then Hillsdale.

13 And that's where Howard University got
14 its initially from because a lot of people here went
15 to Howard University, that's how Howard University
16 came to an existence from what they said.

17 CHAIRMAN ALBERT: So, we're going to
18 share that with everyone.

19 COMMISSIONER LANCASTER: For
20 everybody get a chance to have college.

21 CHAIRMAN ALBERT: Thank you.

22 MS. SETTLES: And, Mr. Albert, one more

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1 point, it was very profound to see how many people
2 who, in the first 100 years, did not even come from
3 the District of Columbia.

4 I look at the native -- the barriers for
5 the native Washingtonians as opposed to people who
6 came from North Carolina, Pittsburgh and all these
7 other states, they could come on the grounds of the
8 District of Columbia.

9 I mean, I think it's a happy medium and
10 a common ground somewhere, but I think we need to
11 be very clear that we have a priority here and we
12 should respect our space much differently.

13 CHAIRMAN ALBERT: I appreciate that.
14 Thank you so much.

15 Ms. Benita White? Ms. White? Not
16 here.

17 MS. OLIPHANT: She's not even asked --

18 CHAIRMAN ALBERT: Yes, we'll get to
19 you, don't worry.

20 MS. OLIPHANT: I know, I'm ready to
21 leave, I've already been --

22 CHAIRMAN ALBERT: Okay.

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1 MS. OLIPHANT: I just want to say this
2 to the --

3 CHAIRMAN ALBERT: Executive Director?

4 MS. OLIPHANT: -- Director. I'm not
5 too much of a speaker, but I can write. And, I
6 haven't finished all that I had to say so, may I
7 leave this with you so you can know more about us
8 tenants?

9 CHAIRMAN ALBERT: Yes.

10 EXECUTIVE DIRECTOR GARRETT: Yes,
11 ma'am.

12 MS. OLIPHANT: Okay, more about us
13 tenants, and I'm not going to lie, I did talk about
14 the resident manager. And, of course, they're
15 going to say bad things about me.

16 But, when a resident come at me ready
17 to harm me, I'm going to protect myself.

18 EXECUTIVE DIRECTOR GARRETT: Yes,
19 ma'am.

20 MS. OLIPHANT: Okay?

21 EXECUTIVE DIRECTOR GARRETT: If you
22 could hand it to Commissioner Slover right there,

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1 right behind you.

2 MS. OLIPHANT: Right here?

3 EXECUTIVE DIRECTOR GARRETT: Yes, sir.
4 I mean, yes, ma'am, sorry.

5 CHAIRMAN ALBERT: Okay, Michael Lee?

6 MR. LEE: Dr. Albert?

7 CHAIRMAN ALBERT: Yes, sir?

8 COMMISSIONER SLOVER: That's such a
9 compliment.

10 (LAUGHTER)

11 MR. LEE: I don't know why I'm coming
12 here, though, but 8,000 soldiers -- I'll use seven
13 points, 8,000 soldiers in Iraq against them, 6,023,
14 over 50,000 been wounded, number one.

15 Forty-five people died homeless last
16 year in 2017 and 79 people passed away shortly after
17 moving in. That's 179 people in 2017 died shortly
18 after moving in.

19 Then, number three, the D.C. public
20 schools, these schools have been so -- 42 percent
21 graduating, 15 percent official reading and 90
22 percent finish math. That's when Marion Barry was

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1 mayor.

2 These schools have been like that for
3 the last 20 years. You know, so with 8,000 --

4 CHAIRMAN ALBERT: What do you
5 recommend?

6 MR. LEE: I'm sorry?

7 CHAIRMAN ALBERT: What do you
8 recommend we do? How do we change that?

9 MR. LEE: One thing, law school reform,
10 medical school reform, education reform and
11 government reform. Law school reform, medical
12 school reform, education reform, government
13 reform.

14 But then, they're so much doggone
15 corrupt, if any of y'all was in my shoes the last
16 three or four years, you would be shocked.

17 And, I wonder about that line of
18 corruption between D.C. Housing Authority and the
19 Department of Human Services.

20 You know, if any of y'all was in my --
21 you know, 38 years, no tobacco, no alcohol, no
22 drugs, not one single drop.

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1 And, in the last -- last December at
2 this meeting, I came to this meeting about a couple
3 years and I stopped. Then, a lady came up here --
4 lady comes up, she comes in here crying. She walks
5 out crying.

6 Seemed like she was begging to
7 everybody for help. That's pitiful and pathetic.

8 And then, in 2017, we had 50 murders.
9 I was standing right with the office, 1-3-0, it's
10 amazing.

11 And, as I -- I'm Boo Boo the Veteran,
12 to be these really general, Department of Justice,
13 the report on law, the IG, it's a huge
14 responsibility and you never know, Dr. Albert, sir,
15 you might just be saving someone's life.

16 And, to be the Secretary to Public
17 Health and Human Services, the federal government,
18 the report on health, the IG, it's a huge
19 responsibility, you never know, Dr. Albert, sir,
20 you might be -- the work you do might be saving
21 someone's life.

22 I've been communicating with the

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1 Department of Health and Human Services for the
2 last 26 years. It's a very ugly game we play in
3 this town. And, the young people and the poor
4 people and the homeless people, they're the easiest
5 people to take advantage of.

6 My heart is with the poorest little
7 girls and the poorest little boys and the poorest
8 young people and the poorest families, it is very,
9 very, very --

10 But, you know, he have an attorney right
11 there, you're an attorney and you're an attorney.
12 And, I was surprised that Agent Tom -- that Terry
13 Thompson, attorney, Howard University and who
14 speaks better than Agent Tom?

15 I was surprised that they let him.
16 But, you know, I felt before, stealing money, you
17 know, stealing money. He just stealing money.

18 So, anyway, you know, but then peace be
19 with -- we've got -- I've learned from coming here,
20 we've got 8,000 people in public housing, may God
21 and Jesus be with them.

22 We have, I think, 11,000 people with

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1 public housing, may God and Jesus be with them.

2 We've got about 40,000 people who are
3 still homeless.

4 But, isn't amazing, 8,000 soldiers have
5 been killed in Iraq against them way over there and
6 we can't help 8,000 homeless people in D.C.

7 Then, you've got the World Bank,
8 International Money Fund, International
9 Government Bank, it's tens of folks --

10 But, you still have between 200 to 800
11 people sleeping on the streets. Some of these
12 people are barely making it. They're not that
13 healthy.

14 There is Sam Robinson, I see her.
15 Doing Polly, this man crawling, it's very ugly.

16 But, United States Congress, United
17 States Senate, the House of Representatives,
18 there's standing committees, there's
19 subcommittees, president's document, your joint
20 committees, Department of Justice, Department of
21 Health and Human Services, Department of Labor,
22 Department of Housing and Urban Development,

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1 Department of Education, Department of Veterans
2 Affairs and then all of a sudden the Treasury
3 Department.

4 The report on law, the report on health,
5 the world first report, pitiful. The report on
6 homes, the report on education --

7 CHAIRMAN ALBERT: I think we got the
8 drift of it.

9 MR. LEE: I don't know, Dr. Albert.
10 When you going to run, sir? You need to run, sir.
11 You need to run. Take your message to the 8 Wards,
12 because you -- I knew you when I was homeless.

13 Do you remember over 70 -- I knew you
14 when I was homeless. It's very, very -- you know,
15 it's very, very, very sad because of young people
16 and poor people and the homeless people and low
17 income senior citizens and people have an easy
18 paying job.

19 Then these sad people going to talk
20 about intelligence, leadership, communication,
21 management, education, research.

22 CHAIRMAN ALBERT: So, Michael, we're

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1 out of time, but thanks as always --

2 MR. LEE: Thank you, Dr. Albert.

3 CHAIRMAN ALBERT: -- for your
4 comments.

5 MR. LEE: Well, thank you. You know,
6 the report on law ain't no comment.

7 CHAIRMAN ALBERT: That's true.

8 MR. LEE: That ain't no comment.

9 CHAIRMAN ALBERT: For all that, could
10 you behave yourself?

11 MR. LEE: Report on security ain't no
12 comment.

13 CHAIRMAN ALBERT: No, I'm just messing
14 with you.

15 MR. LEE: I understand.

16 CHAIRMAN ALBERT: All right, Rayshawn
17 Douglas? Is Mr. Douglas still here?

18 Paulette, your turn.

19 MS. MATTHEWS: Can he take my place?

20 CHAIRMAN ALBERT: Sure.

21 MS. MATTHEWS: Thank you.

22 CHAIRMAN ALBERT: Can you just state

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1 your name?

2 MR. THERESA: My name's Ari Theresa.

3 CHAIRMAN ALBERT: Thank you, Ari.

4 MR. THERESA: My name's Ari Theresa,
5 I'm an attorney. I represent Barry Farm Tenants
6 and Allies Association before the Zoning
7 Commission.

8 And, I'm here just listening to you guys
9 and I haven't heard one mention of the case that
10 we have before the Court of Appeals.

11 And, I also wanted to introduce myself
12 because one of my clients received a letter from
13 Kenner, Brian Kenner, I think, and she shouldn't
14 have because my client's represented. This letter
15 should have went through me.

16 So, my introduction, the letter can
17 come to me.

18 In the letter, it referenced the zoning
19 hold up and I wonder if reference of that was to
20 try and coerce my client into dropping her claims.

21 They're very serious claims at the
22 Court of Appeals right now. One of them was a

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1 promise in the comprehensive plan not to displace
2 residents, to avoid displacement in the
3 development of the property. We know that has not
4 been done.

5 People are being displaced right now
6 against court order. The court issued an order
7 saying not to displace residents, not to move them.
8 And, I know people have been going around the site
9 asking people to move, being disingenuous about the
10 status of whatever's going on, not letting them
11 know that there's pending litigation that may make
12 it so development without development in place is
13 against the law.

14 And, I think that that should be
15 addressed by you guys, the fact that there is
16 outstanding litigation. It's been outstanding
17 for almost three years now that the court has been
18 pondering its decision, well, actually, since
19 September of 2016.

20 So, this isn't a frivolous matter or a
21 nuisance law suit as the mayor refers these zoning
22 appeals as. It's a very serious matter and it

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1 affects residents at Barry Farm.

2 And, the letter that was sent to my
3 client, it referenced moving forward and ways we
4 could move forward.

5 And, I just want to offer up one way we
6 could move forward would be development in place.

7 And, that's all I have to say.

8 CHAIRMAN ALBERT: Thank you for your
9 comments. Obviously, you know I can't comment on
10 ongoing litigation. But, I really appreciate your
11 feedback and your thoughts here today.

12 MR. THERESA: Thank you.

13 COMMISSIONER VANN-GHASRI: What an
14 honor to have you in our house today, attorney.

15 COMMISSIONER SLOVER: Can I -- Dr.
16 Albert, can I get a question?

17 CHAIRMAN ALBERT: Sure.

18 COMMISSIONER SLOVER: Are you a
19 doctor?

20 CHAIRMAN ALBERT: Sure, Dr. Slover.

21 CHAIRMAN ALBERT: Are you a doctor?

22 CHAIRMAN ALBERT: Apparently I'm one

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1 today.

2 MR. LEE: Doctor of Law.

3 COMMISSIONER SLOVER: He's a doctor?

4 CHAIRMAN ALBERT: So, do you want to --

5 COMMISSIONER SLOVER: No, I do want to
6 ask a question.

7 So, am I to understand that the Deputy
8 Mayor is sending tenants at Barry Farm letters?

9 MR. THERESA: Yes, yes.

10 CHAIRMAN ALBERT: I think someone else
11 addressed it today or -- yes.

12 COMMISSIONER SLOVER: Someone else
13 addressed it?

14 CHAIRMAN ALBERT: I think someone else
15 mentioned it, maybe Paulette, you mentioned that
16 earlier today or someone --

17 MS. MATTHEWS: I believe I have, but I
18 have a letter.

19 MR. THERESA: It's a very friendly
20 letter, but it almost convinced me.

21 COMMISSIONER SLOVER: Can we look into
22 that, Director Garrett? I'm not sure that's

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1 appropriate. I'm not sure if it's inappropriate,
2 it just seems that there are tenants and so we
3 should be aware of any letters --

4 MR. THERESA: It was hand delivers.

5 EXECUTIVE DIRECTOR GARRETT: Okay,
6 I'll --

7 (SIMULTANEOUS SPEAKING)

8 COMMISSIONER SLOVER: It seems odd to
9 me.

10 MR. THERESA: At the top of the page,
11 it said it was hand delivered.

12 COMMISSIONER SLOVER: It seems out of
13 -- it seems odd, I don't understand it.

14 CHAIRMAN ALBERT: So, let's get to the
15 bottom of it.

16 (SIMULTANEOUS SPEAKING)

17 CHAIRMAN ALBERT: So, are they -- thank
18 you.

19 Any other public housing residents here
20 today who want to be heard that haven't been heard
21 today?

22 (NO RESPONSE)

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1 CHAIRMAN ALBERT: Great.

2 So, hearing none others, we are going

3 --

4 COMMISSIONER SLOVER: Can I make -- I'm
5 sorry, can I make a comment?

6 CHAIRMAN ALBERT: Yes, you can make a
7 comment.

8 COMMISSIONER SLOVER: So, as the Board
9 may remember a long time ago, we often referred to
10 Resolution 16-06 that we passed which is the right
11 to return to public housing properties on
12 redeveloped properties.

13 I'm working with the OGC and with the
14 Executive Director on presenting an amendment to
15 that resolution which expands that authority or
16 that request and then officially puts into the regs
17 which covers -- which, hopefully, if we get this
18 thing passed, will cover all of our redevelopment
19 properties so that we have uniformity, that they're
20 not just specific to new communities.

21 It seems odd at best that we would have
22 different return criteria for four properties and

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1 not the rest of our properties.

2 And so, it's an attempt, I think, to
3 affirm and confirm what I think the Board was trying
4 to do in 2006 -- or '16.

5 So, I just want to put that on people's
6 radar. I want to get it done next time. I don't
7 want there to be an I didn't hear about this, I
8 didn't know about this. I want everybody here to
9 understand that I think it's a high priority as we
10 start moving forward with other projects.

11 That these tenants, at least in the
12 beginning, have a feeling that they're going to be
13 protected through this resolution. And then, to
14 get it into the regs.

15 So, I just wanted to put that on the
16 record.

17 CHAIRMAN ALBERT: Thank you,
18 Commissioner Slover.

19 So, the next Board of Commissioners
20 meeting will be held on Wednesday, April the 11th,
21 2018, 1:00 p.m. at Greenleaf which is at 203 N
22 Street, Southwest, Washington, D.C.

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1 COMMISSIONER LANCASTER: Mr. Chair,
2 before you adjourn --

3 CHAIRMAN ALBERT: One second, let me
4 finish my thought.

5 The ZIP Code is 20024.

6 Final comments from Mr. Lancaster, then
7 we will adjourn.

8 COMMISSIONER LANCASTER: First of all,
9 I'm going to hopefully get a report from Mr. Garrett
10 and his staff about the operation, development,
11 things that are going on on senior properties.

12 Because, at my property, Mr. Brown is
13 doing a wonderful job and getting things
14 straightened out there. And, I'm hoping that it's
15 going across the city the same way.

16 So, I'd like to have a report on the
17 upkeep and the kind of stuff that's in the pipeline.
18 He's doing a wonderful job on our property and I
19 want to know if the other properties are getting
20 the same kind of treatment.

21 And also, I have -- as Commissioner
22 Vann-Ghasri said, you know, they paint their own

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1 units. I want to know how we go about that because
2 I just got two letters the day before yesterday for
3 a couple individuals saying right now, they live
4 in a rental but their father live in our housing
5 and the place hasn't been painted for X number of
6 years. So, how do we go -- she wants to know if
7 she can buy the paint and do it herself or what?
8 So, that's what I would like to know.

9 CHAIRMAN ALBERT: So, we can --

10 COMMISSIONER VANN-GHASRI: Yes, she
11 can do -- she can buy the paint.

12 CHAIRMAN ALBERT: We can certainly
13 talk to the operational team here.

14 So, at this time, our meeting is
15 adjourned. Thanks everyone for coming.

16 (Whereupon, the above-entitled matter
17 went off the record at 4:22 p.m.)

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