

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS

+ + + + +

REGULAR MONTHLY MEETING

+ + + + +

WEDNESDAY
NOVEMBER 8, 2017

+ + + + +

The Board met at Woodland Terrace, 2310 Ainger Place, S.E., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

PRESENT

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice-Chairman
- KENNETH COUNCIL, Commissioner
- SHELORE FISHER, Commissioner
- KEN GROSSINGER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- FRANK LANCASTER, Commissioner
- JOSE ARNALDO ORTIZ GAUD, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

ALSO PRESENT

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

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C-O-N-T-E-N-T-S

I.	CALL TO ORDER (MOMENT OF SILENCE) AND QUORUM.....	3
II.	APPROVAL OF MINUTES October 11, 2017 Meeting.....	6
III.	EXECUTIVE DIRECTOR'S REPORT.....	6
IV.	RESOLUTIONS	
	A. Resolution 17-29	
	Authorize Allocation of D.C. Department of Energy and Environment Solar for All Funding to the Parkway Overlook Project	
	1. Description	10
	2. Board Action	23
V.	PUBLIC COMMENT.....	24
VI.	ANNOUNCEMENTS.....	70
VII.	ADJOURNMENT.....	71

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

2 1:08 p.m.

3 CHAIRMAN ALBERT: All right. I'm
4 going to call to order the meeting of the Board of
5 Commissioners of the D.C. Housing Authority.

6 Good afternoon, my name is Neil Albert,
7 and I chair the board. This is the regular monthly
8 board of commissioners meeting. Today's meeting
9 is being held at Woodland Terrace, and today is
10 November 8th.

11 I want to remind all of us, including
12 us on the dais, to silence our phones or iPDS and
13 other technologies, so we can have an efficient
14 meeting.

15 As is our custom, we will pause a moment
16 for a moment of silence before we continue with our
17 meeting.

18 (Moment of silence.)

19 CHAIRMAN ALBERT: Thank you. So as is
20 our custom, we do encourage and welcome input from
21 the community. It can be from a resident; again,
22 I just want to remind folks of the decorum that is

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1 expected at a board of commissioners meeting.
2 This is my third, and you guys have been fantastic.
3 So let's make sure that we keep that decorum going
4 today.

5 We will have an opportunity for public
6 comments and testimony. If you're a resident, and
7 you've signed up; you get five minutes. If you're
8 a non-resident, and you've signed up, you get three
9 minutes. We already have the sign-in sheets up
10 here.

11 I just wanted to take this opportunity
12 to welcome to our meeting an old friend of mine,
13 Yvette Alexander. She's going to testify as a
14 former council member from Ward 7. Welcome,
15 Yvette.

16 And turn around is fair play; she used
17 to give me a tough time when I testified before,
18 so I'm looking forward to her testimony today.

19 I'd like us to consider the minutes of
20 the October 11, 2017 meeting. But before I do
21 that, I'm going to call for a quorum. Ms. General
22 Counsel, could you confirm we have a quorum?

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1 MS. McNAIR: Thank you, Chairman
2 Albert. Commissioner Council?

3 COMMISSIONER COUNCIL: Present.

4 MS. McNAIR: Commissioner Slover?

5 COMMISSIONER SLOVER: Here.

6 MS. McNAIR: Commissioner Fisher?

7 COMMISSIONER FISHER: Here.

8 MS. McNAIR: Commissioner Grossinger?

9 COMMISSIONER GROSSINGER: Here.

10 MS. McNAIR: Commissioner Kenner?

11 Commissioner Lancaster?

12 COMMISSIONER LANCASTER: Here.

13 MS. McNAIR: Commissioner Neal Jones?

14 COMMISSIONER NEAL JONES: Present.

15 MS. McNAIR: Commissioner Ortiz?

16 COMMISSIONER ORTIZ: Here.

17 MS. McNAIR: Commissioner

18 Vann-Ghasri?

19 COMMISSIONER VANN-GHASRI: Present.

20 MS. McNAIR: And Chairman Albert.

21 CHAIRMAN ALBERT: Present.

22 MS. McNAIR: You have nine

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1 commissioners present; you have a quorum.

2 CHAIRMAN ALBERT: Thank you very much.

3 So as I was mentioning before, the minutes of the
4 October 11 are in your package. Are there any
5 comments or changes from any of our commissioners?

6 If not, I'll entertain a motion for
7 approval. Do I hear a motion?

8 COMMISSIONER LANCASTER: So moved.

9 COMMISSIONER VANN-GHASRI: Second.

10 CHAIRMAN ALBERT: Moved and seconded;
11 all in favor say yea.

12 (Chorus of yea.)

13 CHAIRMAN ALBERT: Any disapproving?
14 Great, thank you so much.

15 Next, we'll hear from our Executive
16 Director, Mr. Tyrone Garrett.

17 MR. GARRETT: Commissioners, I just
18 wanted to acknowledge our property manager,
19 Janelle Cole and her assistant, Juanita Sullivan
20 for attempting to coordinate and putting this
21 together for us today; thank you.

22 And also I just want to recognize the

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1 resident council leadership for welcoming us:
2 Andrea Blacca, Devon Johnson, Carlita Hainesworth,
3 and Arly Bright; the resident council.

4 (Applause.)

5 MR. GARRETT: So as is customary, we're
6 going to do Employee of the Month. You already
7 have my Executive Director's Report that was
8 written. We discussed earlier in Brown Bag, so now
9 I just want to recognize our Employees of the Month.

10 This month we're going to do it a little
11 bit differently, recognizing those individuals who
12 participated in our resident council leadership
13 retreat. They did a wonderful job, even by the
14 standards of our most critical council member.
15 Commissioner Council himself actually said that
16 they did a fine job, and it was one of the best
17 resident council retreats that we've had.

18 So I just want to call those individuals
19 up to recognize them for their hard work and effort
20 in coordinating this venue, the overall agenda, and
21 everything that went into guiding the residents of
22 the leadership councils through two and a half days

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1 of instruction and information.

2 Now, remember, they're trying to corral
3 leaders and move them in the right direct
4 direction. I want to encourage them to do positive
5 things with their organization. So you can
6 imagine that that was a tough task; there are a lot
7 of opinionated people in that room at that time.

8 COMMISSIONER VANN-GHASRI: And allow me
9 to say that it was a very good retreat, and the
10 recommendations that came from the resident
11 service resident initiative committee, which
12 Commissioner Slover is the co-chair, and I do
13 chair.

14 What you had different was, our
15 committee recommended, and then there will be a
16 breakout. And in that breakout, you have all the
17 communities in one breakout.

18 You also have RAD, which most of you all
19 are not aware of; I talk about RAD. And we had an
20 RAD breakout.

21 Along with that, we had very much done
22 for Deborah and the office of resident service,

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1 because we had a mediation. And after the
2 mediation they had met with me on a commissioner
3 level. And it was to my surprise that our
4 recommendation was actually accepted.

5 But I'd also like to do some
6 housekeeping, because if you do not want your
7 pictures taken, you need to either raise your hand,
8 so that you will not have your picture taken,
9 because you will be on social media today. So that
10 needs to be clear. Thank you.

11 COMMISSIONER LANCASTER: It was a
12 great and wonderful event.

13 MR. GARRETT: Thank you,
14 Commissioners. Let me just finish up this piece
15 and call the employees up for their recognition:
16 Fashad Tyler, Brian Harris, Ronald Fisher, Earlene
17 Miller, Moneek Scott, Julian Wilson, Kristen Dove,
18 Dorothy Friedman-Gavin, Rodney Freeman, Deborah
19 Jackson, Anna Corner, Byron Pierce, and Dorothea
20 Roundtree.

21 (Applause.)

22 MR. GARRETT: Mr. Chair, that

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1 concludes my report.

2 CHAIRMAN ALBERT: Thank you very much;
3 congratulations to all of the recipients.

4 So the next item on our agenda is
5 approval of a resolution, Resolution 17-26, which
6 is to authorize the allocation of the D.C.
7 Department of Energy and Environment funding for
8 our Parkway Overlook project.

9 No one signed up to bring comments on
10 the resolution, so at this time I'm going to turn
11 it over to our executive director for him to give
12 a brief summary of resolution before we vote.

13 I'm also going to remind folks to please
14 silence your devices while you're here, just so we
15 can have our meeting run efficiently. Thank you.

16 MR. GARRETT: Commissioners, we've
17 actually already spoken about this previously.
18 This is the continuation of the Parkway Overlook
19 project that the Housing Authority, DCHA, will be
20 self-developing.

21 What we're asking is that you support
22 our initiative, not only through the financing

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1 component, but also through the execution of
2 documents to facilitate the project financing
3 itself.

4 If you have any other questions aside
5 from what's already been asked of us, please feel
6 free to ask them now, and I will make every attempt
7 to answer them, or someone from the team will.

8 CHAIRMAN ALBERT: So just to add to
9 what our executive director said; specifically,
10 this resolution will authorize the use of up to \$2
11 million of a \$5 million grant, received from the
12 D.C. Department of the Environment, towards some
13 of the funding for the Parkway Overlook project.

14 And as the executive director said, we
15 discussed it two or three times in different
16 committees, including our development and
17 modernization committee and our D.C. housing
18 solutions committee.

19 Any questions from any of the
20 commissioners before we take a vote? Ms.
21 Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: As you

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1 know, Resolution 17-26 impacts my constituency in
2 Ward 8. Those constituents would be Barry Farm,
3 Woodland, and Highlands.

4 First and foremost, when it comes to the
5 solar; the last time we talked about this, I had
6 commented that there was an organization, and I
7 believe it's called Solar Industries; they did a
8 job there at the Renaissance Hotel.

9 At that time, I was hoping that some of
10 my constituents would be a part of that job there,
11 because when the DCHA votes for this to become a
12 resolution, I want the minutes to reflect that my
13 constituents are to have the first right to hire.

14 Also, being that we are already aware
15 that it is a solar situation, I'm also recommending
16 the navigators who are navigating toward these
17 communities in Ward 8 to seek out and find out how
18 residents can begin to be trained and apprenticed
19 under solar.

20 Even though DCHA would be a full
21 partner, I hope that we look further than DCHE
22 employees, which we already have, as a part of the

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1 Section 3 contract.

2 I want to make sure that it is enforced,
3 so that there is a task, or somebody with that task;
4 maybe Councilman White. But a task force needs to
5 be made to make sure that those policies are
6 enforced, and somebody keeps track of whether or
7 not my constituents are being involved.

8 CHAIRMAN ALBERT: Thank you,
9 Commissioner. Any other comments from any other
10 commissioners?

11 COMMISSIONER LANCASTER: If I may, Mr.
12 Chair; along that same line, those residents in the
13 community, also our constituents, which is DCHA
14 residents also. Because of this, not only just be
15 on the contract of working on that particular
16 project, but teach a skill.

17 That could be manual labor, and once
18 it's all over, they just go back to where they were.

19 We want them to have a skill that will
20 be of value once the project leaves, so they can
21 be certified and go further. Thank you.

22 CHAIRMAN ALBERT: Thank you,

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1 Commissioner. Commissioner Slover?

2 COMMISSIONER SLOVER: Can someone go
3 over the total cost of the installation; and then
4 the years estimated to pay back the cost? In other
5 words, what's the cost-benefits analysis for doing
6 this?

7 CHAIRMAN ALBERT: Okay; Kim, could you
8 just go over that?

9 MS. KING: Sure. Good afternoon,
10 Commissioners; Kimberly Black King, DCHA.

11 So the estimated cost to install the
12 solar panels is \$2.5 million. We would use this
13 loan as a source to pay for it. We will also
14 receive approximately \$770,000 in tax credit
15 equity from a solar tax credit equity program.

16 The benefit to the project is that we
17 anticipate that this would generate about 30
18 percent of the energy for the project property.

19 COMMISSIONER SLOVER: And can you talk
20 in terms of how long a payback -- in other words,
21 \$2.5 million, then you take out the \$770,000; what
22 analysis has been done to determine in what year

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1 will we be cash flow positive?

2 MS. KING: In what year will we be cash
3 flow -- well, in the first --

4 COMMISSIONER SLOVER: In other words,
5 if it costs \$2.5 million to do something, you do
6 it for a purpose, the purpose being to save money
7 at some point. So how long does it take to get to
8 that point?

9 MS. KING: When the solar panels are
10 installed, then we'll benefit from the energy,
11 which is approximately 30 percent. So that's a 30
12 percent reduction in our utility costs, that we
13 would anticipate. And we would achieve that as
14 soon as the solar panels were installed, and we were
15 operating.

16 COMMISSIONER SLOVER: I think my
17 question is not getting answered.

18 CHAIRMAN ALBERT: Yes, I think the
19 question he's asking is, what is the payback period
20 for the installation of the \$2- or \$2.5 million in
21 the solar panels?

22 So when people put solar in their house,

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1 for example, they do it because they expect some
2 sort of payback through lowering their costs.

3 MS. KING: Right.

4 CHAIRMAN ALBERT: It's the same
5 question that's being asked here; what's the
6 payback period?

7 MS. KING: As long as those panels are
8 there, we're expecting that to reduce our energy
9 by 30 percent.

10 COMMISSIONER SLOVER: You keep
11 answering that --

12 MR. GARRETT: Is Alastair still here?
13 Because the question is -- Commissioner Slover, if
14 I can ask it in another way, we might be able to
15 get there.

16 What's our estimated operational
17 performance on a monthly basis? What is our
18 utility cost?

19 MS. KING: So, the anticipated -- we're
20 at \$6,800 per unit per month. I'd have to look at
21 my notes to see how much of that is energy
22 utilities.

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1 CHAIRMAN ALBERT: That would be great,
2 if you can get the board that information.

3 MR. GARRETT: I'll take of that.

4 CHAIRMAN ALBERT: Commissioner
5 Slover?

6 COMMISSIONER SLOVER: The other
7 question would be the money that came in from DOEE;
8 was that a cash grant of \$5 million? Do we have
9 to be on board at \$5 million in cash?

10 MR. GARRETT: I believe it's a
11 draw-down.

12 COMMISSIONER SLOVER: So we draw that
13 down and then lend it to the subsidiary; is that
14 allowed by the DOEE?

15 MS. SMYSER: Yes.

16 COMMISSIONER SLOVER: Okay.

17 MS. SMYSER: Carrie Smyser, Office of
18 Capital Programs; when I made the presentation to
19 the board on the Solar for All Program, Parkway
20 Overlook was actually included in the \$5 million.

21 COMMISSIONER SLOVER: But as part of
22 the grant?

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1 MS. SMYSER: Yes.

2 COMMISSIONER SLOVER: Yes, I knew
3 you'd have an answer to that.

4 MS. SMYSER: Thank you, Commissioner.

5 COMMISSIONER VANN-GHASRI: What I
6 would like to know is, what constitutes affordable
7 housing in Ward 8, where the incomes will be below
8 50 percent of the AIM; and whether or not my
9 constituents who live in Barry Farm will be able
10 to participate as a part of the new communities to
11 be moved into these affordable units?

12 CHAIRMAN ALBERT: So are you asking
13 whether or not --

14 COMMISSIONER VANN-GHASRI: That was a
15 question; do you want me to repeat it? This is what
16 I said. Listen to me carefully.

17 I stated that my constituents, which is
18 Barry Farm, which is the new community; the
19 location of Parkway Overlook, is it not in Ward 8?

20 MS. SMYSER: It is.

21 COMMISSIONER VANN-GHASRI: Being that
22 it is in Ward 8, DCHA is going to be part of the

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1 development team, and you have a new community
2 environment right on your doorstep.

3 And being that the income to be
4 affordable to move in is at 50 percent of that area
5 median income, whether or not Barry Farm's
6 residents will be in a position to move into the
7 affordable units. That's a yes or no answer.

8 CHAIRMAN ALBERT: Yes, it's 50 percent
9 or below.

10 MS. SMYSER: It is. The units won't be
11 ready until 2019, so they could move there. It's
12 a possibility.

13 CHAIRMAN ALBERT: Thank you, Carrie.

14 MS. SMYSER: You're welcome.

15 COMMISSIONER LANCASTER: And if I may,
16 I'd like to know who the mortgage holder for this
17 whole project?

18 CHAIRMAN ALBERT: Who is the mortgage
19 holder?

20 COMMISSIONER LANCASTER: Yes; didn't
21 we have a loan involved? Who did we borrow it from?

22 CHAIRMAN ALBERT: It's a pretty

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1 complex financial path. Are you interested
2 getting on the record where all of the financing
3 comes from?

4 COMMISSIONER LANCASTER: Well, I
5 wouldn't say all, but I'm quite sure we had a first
6 mortgage; I don't see a second mortgage, so
7 somebody is being responsible and looking forward
8 to being paid back. So I want to know who that
9 particular entity is.

10 CHAIRMAN ALBERT: So, Kim, can you tell
11 us a little bit about the financing for this
12 project?

13 MS. KING: So the project is an \$82
14 million project. There are several sources;
15 there's equity, but the debt -- I'll speak to the
16 debt on the property. There will be a permanent
17 loan through Wells Fargo. There's also a bond
18 issue from Housing Finance Agency in the amount of
19 \$22 million for the permanent period. The
20 construction period is \$36 million.

21 CHAIRMAN ALBERT: Thank you very much.
22 Is there a motion to approve Resolution 17-26?

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1 COMMISSIONER VANN-GHASRI: I move that
2 Resolution 17-26, to authorize allocation of the
3 D.C. Department of Energy and Environment Solar for
4 All funding to the Parkway Overlook project be
5 moved and accepted into the record.

6 CHAIRMAN ALBERT: Thank you; is there
7 a second?

8 COMMISSIONER LANCASTER: Second.

9 CHAIRMAN ALBERT: All those in favor
10 say aye.

11 (Chorus of aye.)

12 CHAIRMAN ALBERT: Do we want a roll
13 call on this?

14 COMMISSIONER VANN-GHASRI: Yes.

15 CHAIRMAN ALBERT: Okay, great.

16 MS. MCNAIR: Commissioner Grossinger?

17 COMMISSIONER GROSSINGER: Yes.

18 MS. MCNAIR: Commissioner Lancaster?

19 COMMISSIONER LANCASTER: Yes.

20 MS. MCNAIR: Commissioner Neal Jones?

21 COMMISSIONER NEAL JONES: Yes.

22 MS. MCNAIR: Commissioner Ortiz Gaud?

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1 COMMISSIONER ORTIZ GAUD: Yes.

2 MS. MCNAIR: Commissioner
3 Vann-Ghasri?

4 COMMISSIONER VANN-GHASRI: Yes.

5 MS. MCNAIR: Commissioner Slover?

6 COMMISSIONER SLOVER: Without knowing
7 the payback period, I have to vote no.

8 MS. MCNAIR: Commissioner Council?

9 COMMISSIONER COUNCIL: Yes.

10 MS. MCNAIR: Commissioner Fisher?

11 COMMISSIONER FISHER: Yes.

12 MS. MCNAIR: Chairman Albert?

13 CHAIRMAN ALBERT: Yes, absolutely.

14 MS. MCNAIR: You have eight yes; one
15 no. The resolution is approved.

16 CHAIRMAN ALBERT: Great, thank you.

17 So the next item on our agenda is the
18 public comment period. I just want to remind
19 folks that we do have time limits, so we can hear
20 everyone who has signed up for today. Again, if
21 you are a resident of public housing or a public
22 housing choice voucher recipient, and you have

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1 signed up, you have five minutes.

2 If you are a non-resident, you have
3 three minutes to testify. I also want to say, Ron,
4 it's great to see you still doing public service,
5 and keeping it real in D.C. Housing Authority. We
6 appreciate your service.

7 Yes, Commissioner Lancaster.

8 COMMISSIONER LANCASTER: I would make
9 a comment at this particular time, to do an
10 introduction if I'm not out of order.

11 I know a lot of you don't see Pat Fagin
12 Scott sitting here as normal. We have someone
13 replacing her, and I think, Mr. Chair, you should
14 make that known to the public, so they know who to
15 contact when they call the office of the
16 commissioners for any concern.

17 CHAIRMAN ALBERT: That's a very good
18 point, Commissioner Lancaster. So as many of you
19 have come to recognize over the years, Pat Fagin
20 Scott always sat to the right of the chairman of
21 the board of directors.

22 Pat resigned yesterday; Pat served D.C.

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1 Housing Authority for a very, very long time.
2 Alethea McNair is the -- what's your title? board
3 liaison, so you'll see a lot more of her.

4 Pat requested not to have anything
5 public, so we're honoring her request. But for
6 those of you who know Pat, please certainly reach
7 out to her. I think she's done a stellar job here
8 at the D.C. Housing Authority, and we're really
9 grateful for all of her contributions.

10 We also want to say, Welcome, Alethea;
11 we know you've got big shoes to fill.

12 COMMISSIONER LANCASTER: And I want to
13 say, Hurray for Ms. Pat Fagin Scott, who's done a
14 wonderful job over the course of the years.

15 CHAIRMAN ALBERT: Yes.

16 (Applause.)

17 CHAIRMAN ALBERT: So at this time,
18 we're going to call our residents to testify,
19 provide comments. The first is Renee Saunders
20 Blount. Renee, when you come up, could you also
21 state the property that you're referring to, in
22 addition to your name?

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1 Ms. SAUNDERS BLOUNT: Hi, everybody,
2 my name is Renee Saunders Blount. The property I
3 live on is Stoddard Terrace, and my resource is for
4 assuring this agreement with the inspection. D.C.
5 Housing Authority, regardless of where I live at,
6 my unit is in violations. And has been for many
7 -- my code violation is -- can I say the code number?

8 CHAIRMAN ALBERT: Yes.

9 Ms. SAUNDERS BLOUNT: My code
10 violation is --

11 CHAIRMAN ALBERT: We can always get
12 that later, if --

13 Ms. SAUNDERS BLOUNT: Well, my place is
14 really destroyed, and I need to move from my place.
15 I need somewhere else to go, and I've talked to Mr.
16 Thomas today, and we discussed -- well, he's
17 supposed to get back with me -- one of the places
18 is Fort Dupont.

19 And the other place is, he talked to me
20 about Southwest. But I prefer to go to Fort
21 Dupont.

22 CHAIRMAN ALBERT: So you are having

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1 conversations about alternative places?

2 Ms. SAUNDERS BLOUNT: Yes.

3 CHAIRMAN ALBERT: Because you
4 testified last month about this same issue; and I
5 think I said at that time, I was hoping that there
6 would be some interaction with the staff from D.C.
7 Housing Authority. It seems as though that is
8 happening, right?

9 Ms. SAUNDERS BLOUNT: It's happening,
10 because Mr. Thomas came to me this morning, seeing
11 what still needs to be done.

12 CHAIRMAN ALBERT: Okay. So would
13 appreciate a report next month; hopefully it's
14 progress, and that there's an alternative location
15 found for you.

16 Ms. SAUNDERS BLOUNT: Okay. And my
17 television; that you have me keep waiting on. I
18 had been paid money for my television, and it's not
19 the value of the television. It's not the thought
20 that counts. I may be on low income, but I receive
21 SSI. So I paid for my stuff for over three years;
22 it's paid for.

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1 And I don't think that's right, how you
2 all are just going to keep on demanding me for the
3 amount that you all want to give. I paid \$3,000
4 for that television, a 60-inch television. It
5 wasn't my fault that your maintenance man broke my
6 stuff.

7 CHAIRMAN ALBERT: Got it. So I don't
8 know the details of that, and I don't want to hear
9 that publicly. So I'm going to suggest -- Ron, is
10 this someone that you call upon?

11 Mr. MCCOY: I will do something about
12 this.

13 CHAIRMAN ALBERT: Okay, great. Thank
14 you. Renee Saunders Blount, the guy right at the
15 back there; just make sure you talk to him before
16 you leave today. Thank you so much.

17 Sheila Garey, good afternoon.

18 MS. GAREY: I'm Sheila Garey, and I
19 live in Woodlands. I just wanted to know what was
20 going on with the voucher program for housing.

21 CHAIRMAN ALBERT: Is there anyone on
22 the team who can speak to that? Do you have a

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1 specific question about the voucher?

2 MS. GAREY: Yes.

3 CHAIRMAN ALBERT: Okay.

4 MS. GAREY: I wanted to know if they are
5 still giving them out, or what's the deal with it?

6 CHAIRMAN ALBERT: Ron, can you answer
7 that question? Come on up. Are vouchers still
8 available? How do people get them?

9 MR. McCOY: You must reach the top of
10 the waiting list and be deemed eligible for a
11 voucher. And our eligibility and continued
12 occupancy division will call families in from off
13 the waiting list. They pull the homeless waiting
14 list first by date and time.

15 And I'm sure we are on 2003 or 2004 now
16 in families who have applied. So when vouchers are
17 available, they pull families by date and time from
18 off the waiting list, and then you're deemed
19 eligible based on that preference.

20 COMMISSIONER VANN-GHASRI: Mr. McCoy,
21 if you've always lived in public housing, are you
22 or are you not eligible to apply for the Housing

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1 Choice Voucher Program? Is that a yes or no
2 answer?

3 MR. McCOY: You are eligible to be on
4 the list; your preference may be different other
5 than homeless.

6 COMMISSIONER VANN-GHASRI: What does
7 that mean, if my preference is different than being
8 homeless, which I could be -- I could be an
9 individual that has requested a voucher 10 years
10 ago.

11 And then, if there was a lawsuit, I'm
12 caught between the lawsuit and I'm stuck in public
13 housing. And each and every time I've called to
14 find out my status, I may hear that I'm already
15 housed, and I'm not homeless. And then I'm hearing
16 that I do have a right to apply for ACVP. Now, is
17 the law being ambiguous, or how should it be
18 interpreted to my constituents?

19 MR. McCOY: Well, it's our policy, and
20 I don't believe that our policy is ambiguous. It
21 just needs to be clear to those applicants or public
22 housing participants that call, what our policy

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1 states.

2 COMMISSIONER VANN-GHASRI: So do you
3 think that, as we speak now, and as we move forward,
4 re-branding our DCHA, that the property managers,
5 when they're having a meeting, that they will
6 update the residents on ACVP, since so many
7 residents want that opportunity, and they should
8 know all -- and I do mean all -- of the risks and
9 requirements when a resident leaves traditional
10 conventional public housing, to move into the
11 Housing Choice Voucher Program, under the Trump
12 Administration, as we move on to 2018?

13 MR. McCOY: I'll have that
14 conversation with Mr. Bovellev.

15 COMMISSIONER VANN-GHASRI: Thank you
16 so much.

17 CHAIRMAN ALBERT: But, Sheila, did you
18 get the answer you were looking for?

19 MS. GAREY: Yes.

20 CHAIRMAN ALBERT: Okay. And then you
21 can always talk to us offline. Thank you so much.
22 Robin Fields?

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1 MS. FIELDS: Good afternoon, my name is
2 Robin Fields, and I live in Arthur Cappers, in
3 Arthur Cappers Park. I'm not here to talk about
4 Arthur Cappers; I'm here to talk about the programs
5 that I want people in these new communities to be
6 self-sufficient.

7 I just passed this RAD program; you want
8 me to make all this money in a year's time and pay
9 market rent, but I don't even have anything set
10 aside.

11 Now, here's a thing that they gave me
12 that I want to look into. I want to know why these
13 new sources -- if you have a whole list of colleges
14 that we could go to if we had a GED and you attain
15 it, why this information is not given out to
16 residents.

17 Why aren't there programs for the
18 residents? You all want us to be so
19 self-sufficient and everything, why aren't you
20 getting the programs, the stuff out, making sure
21 we get the GED programs?

22 They just stated that the Smart House

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1 was up and running, at one of these last meeting,
2 with 25 computers in there and a day care center.
3 Where? Listen to them say that; their program
4 isn't up and running at all.

5 So where are the funds and the money
6 that's going there, appropriated to this program
7 that you say that's up and running and functional.
8 Where is the money going?

9 Who is appropriating all these funds?
10 You all want us to be so self-sufficient; who is
11 making sure -- why don't they give us the
12 information? Why is this information not getting
13 out?

14 You want us to be self-sufficient, get
15 it out there. Don't keep talking about what we
16 need to do, help us do it. How are we supposed to
17 do it if we don't know how? Get some case managers
18 -- it's nobody -- this situation that's going on
19 doesn't make any sense.

20 This is man lives at 116. He lives with
21 bedbugs in a rat-infested place. But you all had
22 a contract out there to put in light bulbs and fire

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1 extinguishers.

2 Didn't you see the rats? But you're
3 all about building new things, without caring about
4 the people who are already in Washington, D.C.

5 That's all I've got to say.

6 CHAIRMAN ALBERT: Thank you for your
7 time. Next is Paulette Matthews.

8 Ms. MATTHEWS: Hello, everybody, how
9 are you doing? My name is Paulette Matthews, and
10 I'm a resident of Barry Farm. I'm here to talk
11 about Barry Farm, and I'm going to talk about all
12 the D.C. Housing Authority property that you have
13 within the District of Columbia.

14 And the reason why I feel as though I
15 can talk about them is because last year, I did
16 outreach to these properties; I've been invited
17 into these houses; Robin has been with me, as well
18 as a couple of other ladies, and we did it again
19 this year.

20 We've been to about 13 units. We have
21 been welcomed into people's homes, their houses.
22 I don't understand why they haven't called

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1 Channels 7, 6, 5, 4, 3, 2, and 1. I don't even
2 understand how seniors are living in the situations
3 that they are living in. I don't get it.

4 I hear you all talking about solar
5 panels; what are you -- why? You're supposed to
6 be allocated so much money to fix up these units.
7 They didn't do that. They used the cheapest
8 products and stuff in these units in the beginning.

9 If your child was to hit their arm,
10 you've got a hole, and then the maintenance people
11 don't want to fix it. And when they do it, they
12 do a bad job.

13 And everybody wants to talk about this,
14 that, and the other thing; solar panels and dog
15 parks and dog hotels and stuff.

16 We've got people who are living in
17 places where they pay 30 percent of their rent, and
18 they can't even get the services that they need.

19 But everybody here seems to get a
20 paycheck every two weeks. I'm not understanding
21 the system, period. Not just you all; you are just
22 going along with the system, the plan that's

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1 already been designed.

2 You can look around, and you can see on
3 every street corner that there are homeless people
4 and there are hungry people. And people only feel
5 the need to come and do this type of stuff during
6 Thanksgiving and Christmas.

7 People are living in conditions, I'm
8 saying again, that are not safe at all. Their
9 child can be taken from their places.

10 You've got people who you have allowed
11 to get their rent up to \$5,000 and \$7,000, and then
12 you want to turn around and put them out with this
13 re-development program. Then you say to people,
14 It's only a temporary living quarters.

15 Well, then you should have said that in the
16 beginning. Because the way I was raised, I was
17 brought up in Ward 5. Then I had my own apartments.

18 I got my own jobs; I paid my rent. The
19 people that worked there, they came they changed
20 a light bulb, they did whatever they were supposed
21 to do. It's not that way in the D.C. Housing
22 Authority.

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1 D.C. Housing Authority is a whole new
2 way of life; you have to adjust to it. And it makes
3 it even worse when the people that you pay your rent
4 to, and the people who you are supposed to come and
5 talk to for help, are truly not helping you.

6 They're doing more harm than they are
7 helping. Now, this solar thing; I don't know who
8 is going to make the money; I don't even care who
9 is going to make the money. But at the end of the
10 day, people are out here suffering, and you are a
11 part of that same process. If you look around
12 nationwide, where all this craziness is coming
13 from, and it isn't just coming from Trump.

14 So I think everybody needs to evaluate
15 the way they're doing things, how they're doing
16 things; understand that people are more important
17 than money and dog parks. And that we all matter,
18 and you really need to sit back and evaluate what's
19 going on. Because once upon a time, we couldn't
20 even hold these positions. And nowadays, you all
21 are just going along with what I call the blueprint
22 of the law; when these laws were made, we weren't

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1 even considered human, let alone a citizen or a
2 resident.

3 And you are in a position where you can
4 change some rules and make some things happen,
5 other than hurting people, and you're not doing it.

6 I'm sick by it, and I feel some type of
7 weight by it. Because it makes no sense to me, how
8 you sit here, and you do this. And the meeting
9 before the meeting; my girlfriend, she's upset, and
10 a lot of us are upset about certain situations and
11 circumstances.

12 You say you want to talk about -- like
13 that man who just came up there with this voucher
14 thing. He isn't helping anybody right now. What
15 he said, I still don't understand how the voucher
16 program works. I know that I live in Barry Farm,
17 and they try to redevelop, and they try to issue
18 out vouchers. And I know that you have to qualify
19 for them. You have to do something that might not
20 work.

21 I also understand, and I feel as though
22 I don't know, because he never really gave any

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1 answers. It's more beneficial for you to have a
2 job if you take a voucher, I do know that. I know
3 that Anita Bonds just passed this thing about 12
4 months.

5 Okay, well, 12 months; maybe some of you
6 all should leave your positions. Because I don't
7 see where it's helping anybody, and sometimes it
8 takes longer than 12 months for somebody to do
9 something.

10 It takes longer for people to agree and
11 for due process to work; you need to stop
12 undermining the system. If you want to do
13 something, change the way the blueprint of the
14 system is designed. If you look around every day,
15 nationwide, you'll there's a big problem.

16 CHAIRMAN ALBERT: Thank you so much,
17 Ms. Matthews.

18 COMMISSIONER VANN-GHASRI: Mr. Chair,
19 I recommend that everybody is going to have their
20 opinions, but we have to start somewhere. And I
21 believe, and I really feel this, because I know I
22 work hard. And I know that the policy that I have

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1 advocated with my constituents and it's been
2 changed.

3 And it's not noticed, and it's not
4 recognized. So if you start with the Internet; and
5 when these committees have changed policies like,
6 when you moved to public housing, there were no
7 leases.

8 Now you have --

9 Ms. MATTHEWS: I don't live in public
10 housing.

11 COMMISSIONER VANN-GHASRI: -- let me
12 finish, because these are some changes. Now,
13 we've had a lease. Now, with the lease, it took
14 over 50 years to get a 20-year lease. And now that
15 we have a lease, that lease needs to be reviewed.
16 That's called accomplishment, and it was
17 accomplished by my constituents.

18 And it may be before any of these other
19 constituents had moved into public housing.

20 The second accomplishment that we have
21 made as resident commissioners on this board; when
22 you lived in traditional conventional public

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1 housing, for over more than 40 years, you were
2 re-certified whenever DCHA or DCFAR or the FHA told
3 you.

4 Under this body and this board, we are
5 now being re-certified every two years. That is
6 a win because of my constituents. My constituents
7 in Barry Farm have argued and argued, as you know,
8 as we have spoken now.

9 We are now getting jobs in, and we've
10 got to be careful what we ask for, because when we
11 ask for things and we don't know what we're asking
12 for, I'm a commissioner who is saying what I can
13 change, and you were saying what you could change.
14 When you act without research, you act without
15 knowing.

16 Once again, Ms. Matthews was correct.
17 Now, Ms. Matthews has asked many times about the
18 Newman Capital money. Her group should have some
19 type of narrative to explain to Barry Farm what has
20 happened to their Newman Capital money, and a
21 re-assessment on each unit on age, to have
22 employment. Let's give them a job, and let's see

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1 them work.

2 Now, in order to do that -- so we won't
3 have anyone else come up here and embarrass you --
4 I highly recommend that Commissioner Vann-Ghasri
5 has stated. You go from house to house like a
6 census worker. You find out what jobs these people
7 want. Have them sign their initial.

8 When they go wherever they're going,
9 they ought to be treated like a human being. That
10 way, when you mess up, it isn't on us. But the
11 policy needs to be in place like Paulette is saying,
12 to tighten it up in order for my constituents to
13 move from local government to OIS services and to
14 any and all services that they have under the public
15 rights.

16 And if you are organizing, and if your
17 group had not done your research right, and when
18 you come in front of any board and your vocabulary
19 isn't right, the model's not right, and your case
20 studies are not right, guess what we walk away with?
21 A wrong making a wrong making a nothing. So let's
22 start making something.

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1 Ms. MATTHEWS: I know my time is up, but
2 I feel as though I didn't really focus on Barry Farm
3 right now. I guess we need to find out; like,
4 you've got the rent; I spoke about the rent being
5 \$6,000 and \$7,000 and things of that nature, that
6 you would allow a person to get to.

7 But why is no one talking about
8 repayment? All I hear is people talking about
9 relocation, relocation; go see your relocation
10 person. Why haven't they said, Let's go to this
11 place where you can do a repayment plan, so you can
12 stay within the Housing Authority?

13 To me -- it's just my way of thinking
14 -- I just think that it's another way, just like
15 they didn't do the repayments, and just like the
16 cheap materials they've used throughout the years,
17 things deteriorate.

18 The process is already the process; I'm
19 not thinking anybody just woke up last month and
20 said, We're going to do this redevelopment stuff.
21 Therefore, we're going to get them this way. With
22 the repayors, we're going to let their money build

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1 up so high that they can no longer be in the housing
2 and we can evict them. We can take them to court.

3 So if you're really trying to be so
4 helpful, why isn't somebody banging down the doors
5 or putting five or six flyers on the doors every
6 week, talking about relocation? Go see the
7 relocation person.

8 I'm not telling them to knock on my
9 door, but they do what they do anyway. I just want
10 to fight to the fight until the end of the fight.

11 But at the same time, I'm just trying
12 to figure out why are they not talking about that.
13 Why aren't they making that the issue, the main
14 factor of having people to be able to move on?

15 And they just came up with a new law,
16 where if you've been in housing for 30 years, you
17 pay your rent. If you're somewhere else paying
18 your rent, that goes towards your credit. In the
19 housing authority, it doesn't go towards credit.

20 You didn't just be there 20 or 30 years,
21 with no credit, but yet you pay. Some people pay
22 \$1,000, \$2,000 in those Barry Farm units. What

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1 really is the problem, and why are you not giving
2 people that type of information?

3 You don't even have to search; you have
4 a whole database and a log, where you know who is
5 who and what is what. I'm on there myself for air
6 conditioning fees. I've paid my back rent. But
7 I didn't have the money for the air conditioning
8 fees, and they were accumulating.

9 And I don't want her to go in the office
10 and start charging everybody for air conditioning;
11 don't do that. But I told her this before, because
12 I was trying to get them to take my air conditioning
13 fees off. She said that they couldn't do that.

14 I went to Mr. Thompson and all of that,
15 because you've got your rent; you're not charging
16 everybody for air conditioning fees, so why not
17 write mine away? But they couldn't do it.

18 But for a person who is just on the rent
19 thing and back pay, you need to do it. People are
20 \$5,000 or \$7,000 worth of rent out here, in Barry
21 Farm and probably other places.

22 People just don't want to help each

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1 other anymore, so they're shutting up, they're not
2 coming in to ask for help. So they need other
3 people to come and ask for their help, to tell their
4 stories, to be their voices.

5 This resolution on solar, it makes no
6 sense to me; there are so many people already living
7 in infested places and that type of stuff.

8 And the control center; oh, my God, it
9 makes no sense. The roof completely fell out in
10 my girlfriend's unit, and thank God I had her move.
11 The only reason she was able to move was because
12 I pointed out her roof when Sam Poole came to
13 interview me. Before then, they were giving her
14 a hassle.

15 Houses have been broken into, and the
16 police comes to certain wards; District 7, District
17 8, and they act like people don't matter, almost
18 like I feel your attitude is, that we don't matter.

19 COMMISSIONER VANN-GHASRI:
20 Commissioner Slover, I'm going to ask you to go to
21 the advocacy lawyer who represents my
22 constituents, because Ms. Matthews, what she's

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1 really telling me is that when a resident goes to
2 legal aid, who is there for the city, the attorney,
3 when they have back rent, their attorneys, and
4 they're telling DCHA attorneys that my client will
5 only pay the back rent with a hardship petition.

6 And I just researched eviction, and
7 that part of the law is still staying. So I think
8 that we need to revisit the advocate community and
9 just remind them that when my constituents come to
10 them and they have back rent and are being charged
11 for air conditioning or freezers, that we look at
12 the hardship petition and go straight for rent.
13 Then use the hardship petition practice.

14 But first we need to check and make sure
15 -- see, when you come up here and testify in front
16 of me, the attorney's going to get into trouble.

17 CHAIRMAN ALBERT: Can we give
18 Commissioner Slover an opportunity to respond?

19 COMMISSIONER SLOVER: A little air
20 time? A couple of things; one is, when I first came
21 back on the board, we had discussed this very issue
22 of back rent, particularly at Barry Farm, because

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1 at that time, the percentage of people in arrears
2 was almost 80 or maybe 90 percent on the property.

3 And since some promises were made at
4 that time with the previous executive director,
5 that there would not be situations where people
6 were evicted because of back rent, because there
7 are two sides to every issue.

8 We maybe shouldn't have let people get
9 so far in arrears, so there were a lot of questions.

10 So maybe something you could do,
11 Director Garrett, is to look into the history of
12 that, and find out where we are on that. You could
13 respond with some information about where the
14 situation on back rent is, whether we are offering
15 people opportunities to get on a payment plan. If
16 we are doing that, how successful has it been.

17 Because this issue keeps coming up
18 again and again, and I see you, Paulette, and I
19 respect that you're coming here all the time. I
20 see you smiling, but a lot of times it's hard for
21 us to react without information.

22 And so this piece of information would

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1 be very helpful for us, in terms of what path may
2 or may not be, forward. And this, you may not
3 appreciate, but you come here every month, and
4 you're very passionate, and I've asked you this
5 before; you have to ask questions. You have to ask
6 specific questions for us to respond to. A lot of
7 times people come up and they testify, and they're
8 very passionate. But at the end, you have to ask
9 something for us to do.

10 One of the things Director Garrett is
11 also doing is taking all these responses, and
12 reporting back to us, what the agency is doing to
13 manage them. But if you don't actually ask for
14 something to be done rather than a lot of global
15 issues.

16 So I'd ask everybody who testifies to
17 ask for something very specific, so that we can
18 respond to it.

19 Ms. MATTHEWS: The back rent will be
20 specific; people's back rent and not being able to
21 get in contact with anybody.

22 I had two individuals call me from the

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1 D.C. Housing Authority. One was for the meeting
2 that I was absent for; I don't know the lady's name
3 right now, I lost phone. I would like for her to
4 know if she's in the room, that when I was asking
5 about the meeting, it was actually to have a meeting
6 like this at Barry Farm in January or February or
7 March, something like that.

8 And the second part was, I got a call
9 from someone in resident service. He was supposed
10 to be sending me a text to arrange a meeting. If
11 he's in the room today, right now --

12 CHAIRMAN ALBERT: You can talk to Mr.
13 McCoy. We're actually running out of time; but if
14 you talk to Mr. McCoy, he can put you in touch with
15 the right people. He's the answer to many of your
16 questions. Ms. Matthews, thank you so much for
17 your time.

18 Next up is Daniel -- Daniel, I always
19 butcher your last name, so I'm not going to say it
20 at this time. But thanks for meeting us again.

21 MR. DEL PIELAGO: Good afternoon,
22 commissioners. My name is Daniel Del Pielago, I'm

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1 the Organizing Director at Empower D.C. As
2 Paulette had mentioned, at Barry Farm we have heard
3 and confirmed that people are receiving 90-day
4 notices, due to the redevelopment.

5 People are being told, because the
6 property is being redeveloped, You have to move at
7 a certain date. For most people, this is going to
8 be early January. Many people are reporting to me
9 that they are having a lot of trouble using their
10 vouchers for one reason or another.

11 One of the reasons is discrimination.
12 Properties are not being shown to them, allowing
13 them to use their vouchers. Inspections are not
14 happening, and the management of these properties
15 saying, This is taking too long; we don't want to
16 deal with it.

17 So we're very concerned that people are
18 not going to be able to use their voucher, which
19 they have six months to use, but have this 90-day
20 limit hanging over them. We want to make sure that
21 no one ends up on the street.

22 I want to thank you, Mr. Slover, for

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1 clarifying the issue on back rent. We were told
2 several times that no one was going to be denied
3 a voucher because of back rent, or no one was going
4 to be denied from coming back to the property
5 because of back rent, because they were going to
6 be put on payment plans.

7 I've spoken to several residents at
8 Barry Farm, and they have all told me that they have
9 not been informed that they could get on a payment
10 plan. So what it seems right now is that we're just
11 finding ways to push people out of Barry Farm, evict
12 people as soon as possible.

13 You all have also applied for your raze
14 permits. You are ready to go and knock stuff down,
15 but there are still people trying to figure out
16 where they're going to move next.

17 CHAIRMAN ALBERT: Is that happening
18 concurrently?

19 MR. DEL PIELAGO: I believe so. I've
20 seen the raze permits already applied for.
21 They're filed with DCRA, and I think they're in
22 Historic Preservation's lap now.

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1 So we don't want to see people in a
2 situation where their 90 days comes, and they're
3 still trying to figure out a voucher. We want to
4 know what happens to people; what happens to people
5 if that is the situation, where for one reason or
6 another, they haven't been able to use their
7 voucher and their 90 days hits.

8 Are they going to end up on the street?
9 What happens? We want to specifically see with
10 Housing Opportunities Unlimited, who are the
11 people doing the relocations, and the management
12 office, to help people get on payment plans.

13 CHAIRMAN ALBERT: So, Daniel, are you
14 having frequent contact and conversations with
15 Housing Opportunities Unlimited?

16 MR. DEL PIELAGO: No, no. We deal
17 directly with residents. We don't deal with
18 management; we don't talk to them. I don't know
19 if they would talk to us.

20 CHAIRMAN ALBERT: So how does the
21 exchange of information happen?

22 MR. DEL PIELAGO: Well, first of all,

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1 we can't really engage with them, because at all
2 the meetings that have been taking place at Barry
3 Farm, they have been for residents only.

4 Although they are public,
5 government-funded meetings, they've only been for
6 the specific Barry Farm audience, not anybody who's
7 working with them such as ourselves.

8 I've heard that council member staff
9 have had a hard time getting into some of these
10 meetings.

11 We've been talking directly to
12 residents. As soon as these 90-day notices
13 started to hit, we started getting phone calls from
14 people. They said, Hey, I've got this 90-day
15 notice, and I'm in this situation. I have back
16 rent because of my conditions. There are rats in
17 my unit, my ceiling is caving through, and so on.

18 It may not be the right way, but because
19 of these conditions, people have been withholding
20 rent. There are a bunch of situations where people
21 are in back rent.

22 But once again, we know it to be true

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1 that at least it's been said on public record at
2 many of the oversight hearings last year, that
3 people were going to be allowed to get on payment
4 plans.

5 I guess the bigger question, the
6 systemic issue is, why are we allowing people to
7 get up to \$7,000 in back rent, where it becomes
8 super easy to kick people out, and people end up
9 on the street?

10 CHAIRMAN ALBERT: I totally agree with
11 you, and as Commissioner Slover said, that's
12 someone that we have to look into. I'm going to
13 ask our executive director, sometime in the near
14 future, to brief us on the housing authority's
15 policies on that. It just doesn't make sense to
16 me, sitting here.

17 MR. DEL PIELAGO: So my specific ask
18 for the commissioners is, how are we going to ensure
19 that people who have back rent at Barry Farm --
20 because the you-know-what is hitting the fan --
21 they are faced with 90 days to get themselves
22 somewhere?

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1 And if they are in back rent, they are
2 in a lot of danger of ending up on the street,
3 literally ending up on the street, I believe.
4 These residents don't know what to do if they
5 haven't used their voucher by the end of 90 days.

6 The big question is, what's going to
7 happen, and how are we ensuring that people don't
8 end up on the street, and that people are being put
9 on payment plans?

10 COMMISSIONER SLOVER: Are we really
11 giving 90-day notices at Barry Farm?

12 MR. DEL PIELAGO: I have them, I can
13 share them with you. I have several.

14 COMMISSIONER SLOVER: That seems --
15 I'm surprised to hear that, I guess. It seems
16 ahead of ourselves, a little bit, based on my
17 understanding of where we are on our deal.

18 Maybe more has happened than I'm aware
19 of, but it seems premature to be clearing the
20 property when we don't have a, a deal in place.

21 CHAIRMAN ALBERT: So, Daniel, what I would
22 recommend -- well, I don't know that we don't have

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1 a --

2 COMMISSIONER SLOVER: We don't have a
3 firm financial deal worked out, to my knowledge.

4 CHAIRMAN ALBERT: So, Daniel, I'm
5 going to ask Merrick Malone, who is sitting in the
6 audience -- Merrick is our director of capital
7 projects.

8 Merrick, could you raise your hand, so
9 Dan can see who you are?

10 If you can get together with Merrick,
11 he can share as many details as he can share with
12 you. But I'd love for you stay in constant contact
13 with him.

14 I'm going to defer to our general
15 counsel as to what information he can and cannot
16 share with you. As you know, there is pending
17 legal action, and so our ability to share
18 information is limited.

19 So Merrick, please get together with
20 Daniel, because when he sees me next month, I'm
21 hoping he will have some answers.

22 Thank you so much for your time.

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1 Yvette Alexander.

2 MS. ALEXANDER: I truly have a
3 new-found respect, as I see all the witnesses
4 testifying. I actually testified this morning at
5 DOH for a certificate of need hearing for a client,
6 and while I was on North Capitol Street I said,
7 Well, let me go to the housing authority, since I'm
8 in the neighborhood.

9 I saw a poster that you all posted, you
10 were having a board meeting today; I didn't know.
11 So I thought, how convenient, and I came right over.

12 I am Yvette Alexander, and as you know,
13 I'm the former Ward 7 council member on the D.C.
14 council. I truly feel that I wanted to speak on
15 some of the testimony, but I'll speak to people
16 afterwards on some of the issues. I still have a
17 deep concern for my city and my ward.

18 But I'm here today on behalf
19 Renaissance Adult Day Health Care. I'm doing
20 health care consulting now, and full disclosure;
21 they are not a client of mine, at least not yet.
22 But I'm just compelled to help them, because I know

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1 of the great work they have done, at least in Ward
2 7.

3 And Ward 7, on Foote Street, in the area
4 of Capitol Gateway and Lincoln Heights, they have
5 an adult day care center. And persons actually
6 from different senior homes or some of the public
7 housing in the area come there, the seniors come
8 there for adult day services.

9 I'm going to go back to 2007, with
10 regard to Claridge Towers, which I believe is in
11 Ward 2; I'm here to testify because I know of the
12 great work that they've done in Ward 7. So I would
13 love to spread that around the city.

14 They had won an RFP from the housing
15 authority to provide services at Claridge Towers
16 in Ward 2. Now, what happened; they provide adult
17 day health services to seniors, and they are a
18 Medicaid provider. So, what happened?

19 In 2007, they were awarded to do this
20 work in Claridge Towers by the housing authority.
21 However, D.C. Health Care Finance -- for
22 reimbursement purposes, adult day health had

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1 changed the scope of the work that they do.

2 So D.C. Health Care Finance said that
3 in order for them to provide adult day health
4 services, they had to provide not only the
5 recreational services, but also the medical
6 services.

7 There was a moratorium set by D.C.
8 Health Care Finance, that there could be no more
9 adult day health services in the city until they
10 did a state plan amendment to change the
11 reimbursement structure for adult day health.

12 In the meantime, Renaissance said,
13 That's okay. We will still provide some services
14 to the residents, even though we are not getting
15 reimbursed for them.

16 So they went into Claridge and did some
17 recreational things, and took seniors out on day
18 trips and different activities; they did that on
19 their own because of this moratorium.

20 So the moratorium, which had been in
21 place for six years, has been lifted. In 2015,
22 D.C. Health Care Finance finally ruled on the

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1 reimbursement structure for adult day health. But
2 in the meantime, since 2007, they were in limbo.

3 They were awarded the RFP to locate at
4 Claridge, but this took seven years to get to this
5 point. So now, when they went back to the housing
6 authority, the housing authority said, Well, that
7 was seven years ago; it was awarded then, and
8 there's nothing we can do at this point.

9 So I'm here to ask the housing authority
10 to please reconsider. First of all, there's a lot
11 benefit to the seniors at Claridge Towers. All of
12 the residents want Renaissance to locate there.

13 There's a benefit to the housing
14 authority, because Renaissance is going to pay rent
15 at Claridge, and there is unused space there that
16 Renaissance had committed to remodel or
17 reconstruct the way it needs to be set up for adult
18 day health. So they're going to make the unused
19 space fit into the adult day services, and pay the
20 monthly lease. And that money could possibly be
21 used to help pay for the solar panels.

22 But it would be an added benefit, and

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1 I'm here to vouch for Renaissance, because the
2 seniors love it; it provides them with activity,
3 and this is something that is of no cost to the
4 housing authority, because they get Medicaid and
5 Medicare reimbursement, as well as commercial
6 insurance.

7 So Renaissance would get reimbursed for
8 their services, and would be able to pay rent to
9 the housing authority on a monthly basis. There
10 is room available, and they were actually awarded
11 this space. The only holdup was due to the city,
12 with Health Care Finance having to put in a state
13 plan amendment and lifting the moratorium for adult
14 day services.

15 CHAIRMAN ALBERT: Well, Counselor, I
16 think this is one of the issue that's sitting on
17 the desk of our new executive director.

18 MS. ALEXANDER: And I would like to
19 welcome you.

20 CHAIRMAN ALBERT: He's only been here
21 a month, so if you can give him some time to find
22 the bathrooms and other things, I promise you that

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1 he will be getting back to you.

2 MS. ALEXANDER: Understood, and I'm
3 open to any questions you may have.

4 COMMISSIONER VANN-GHASRI: Council
5 Member Alexander, no disrespect to you. However,
6 being that you were a council member in Ward 7, and
7 in Ward 7 you do have a facility of such on Nannie
8 Helen Burroughs; being that you also knew that new
9 community, which you were a part of during your
10 tenure, I'm just wondering how come while you were
11 on the council, why you never thought it would have
12 been a good idea that in Lincoln Heights, before
13 they did the demolition of the units that were
14 demolished, that you suggested such an idea for
15 residents that could have been in Ward 7 with the
16 same organization?

17 That's one; I'm going to let you answer
18 all of them. I'm take advantage; I'm only doing
19 what you taught me, and I'm only answering the way
20 you taught me, instead I'm you, and you're
21 Aquarius.

22 So that's one thing I want to know. The

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1 second thing I want to know is, with the Renaissance
2 Adult Day Care Health, I didn't see anything in it
3 for my constituents, who live in every ward of the
4 city.

5 They have CNN license; some of them
6 maybe an RNC, and with our constituents with our
7 own database, and if this Renaissance Adult Health
8 Care, when they did their RFP, I wonder whether or
9 not they included that in '07, whether or not they
10 were going to hire my constituents. Because in
11 that particular ward, we also have some family
12 properties, but not that many.

13 Because we would have Kelly Miller, and
14 the only thing -- we would probably have Kelly
15 Miller close, so we would maybe look at Kelly
16 Miller; we may look at Park Morton. That could be
17 a helpful thing with Park Morton and their new
18 community, being that it is a small community.
19 They could target some of my constituents who
20 reside there, to see whether or not they would be
21 employed.

22 And I think you would understand that

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1 very well. As a former council member, you always
2 were looking out for employment for Ward 7. So I
3 think that we would have that in common.

4 Now, we would also have to look at what
5 happened, working with you on East Capitol with
6 Walmart. See, when I make a decision, or I base
7 any type of my votes on, I keep track of what you
8 did, when you did it, how you did it, what was
9 included, and what was in it for my constituents.

10 And then, it's very interesting that
11 once we sit on the opposite side; now you feel how
12 I feel when I advocate. So I want you to take all
13 of that in consideration prior to answering.

14 MS. ALEXANDER: Yes, ma'am, and the
15 show is on the other foot now.

16 CHAIRMAN ALBERT: And as quickly as
17 possible.

18 MS. ALEXANDER: Okay. So let me
19 answer the first; in terms of them locating in Ward
20 7; Renaissance is located right there in Helen
21 Burroughs and Foote, Division Avenue, Marvin Gaye
22 Way. And the residents from Lincoln Heights

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1 actually went to Renaissance, and Renaissance
2 provides transportation, and for the seniors at
3 Capitol Gateway.

4 So they didn't locate anywhere in the
5 public housing property, but it was close by, and
6 they provided transportation; they still do. So
7 they do have access to it there.

8 In terms of employment; at Renaissance,
9 these are actually registered nurses and medical
10 staff; but for home health care, the hearing that
11 I just came from, MBI, a mental and home health care
12 provider: they have employed Ward 7 and 8
13 residents. About 40 percent of their staff live
14 in Ward 7 and 8.

15 And they do hire, but they do not
16 provide training. So residents would have to go
17 to a home health care agency to get their license
18 and train, and then they could apply for a job with
19 MBI.

20 And the third question was, the shoe was
21 on the other -- what was the third?

22 COMMISSIONER VANN-GHASRI: No, my

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1 constituents all the way around. So being that you
2 haven't given a --

3 MS. ALEXANDER: No, wait.
4 Renaissance would love to locate in every ward, but
5 --

6 COMMISSIONER VANN-GHASRI: But
7 remember what I just said; in public housing,
8 contrary to belief, my constituents do have
9 degrees. We have never had the opportunity to be
10 able to exercise those degrees.

11 And this would be a great opportunity
12 for the housing authority to reach out to my
13 constituents and find out who is an RN or an LPN.
14 Because there are many of my constituents who have
15 those tools, and they are in compliance in 2017.

16 CHAIRMAN ALBERT: Yvette, we want to
17 thank you so much for your time.

18 MS. ALEXANDER: Thank you.

19 CHAIRMAN ALBERT: We look forward to
20 you testifying again in the future.

21 COMMISSIONER LANCASTER: I have a
22 question for you; I'm very concerned about

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1 Claridge, 1221 M Street, N.W. I'm trying to figure
2 out where it's located, because that's one of my
3 responsibilities. My constituents are in that
4 building, being that I represent the senior people
5 with disabilities on this board.

6 You're talking about Claridge having
7 space there; I'm not aware of this. This is
8 something I've got to look into. I wasn't aware
9 of Renaissance having space at Claridge.

10 MS. ALEXANDER: There's space
11 available to locate there. But they have reached
12 out and provided some programs for the residents
13 there.

14 COMMISSIONER LANCASTER: Now, that I
15 understand. But maybe I misunderstood you; I
16 thought you said they had space there.

17 MS. ALEXANDER: No; there's space at
18 Claridge for them to locate.

19 COMMISSIONER LANCASTER: That they
20 would actually acquire? I can't understand that
21 part too, because we not only give safe public
22 housing for people, there are also people who do

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1 wrap-around service. And that has allowed people
2 to come into do what the residents or our customers,
3 per se.

4 And I want to speak with you a little
5 later, offline.

6 MS. ALEXANDER: Okay, thank you, and I
7 look forward get in touch with you about my
8 information to follow up.

9 CHAIRMAN ALBERT: Thank you, Yvette.
10 I want to thank all of our residents and
11 non-residents who came to provide testimony today.
12 We really appreciate you taking your time to come
13 down and do that.

14 CHAIRMAN ALBERT: The only
15 announcement I have is that the next board of
16 commissioners and our annual meeting will be held
17 on Wednesday, December 13th, 2017, at 1:00 p.m. at
18 the D.C. Housing Authority Headquarters, which is
19 located at 1133 North Capitol Street, N.E.

20 So we look forward to seeing you all
21 there.

22 CHAIRMAN ALBERT: And with that, our

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1 meeting is adjourned.

2 (Whereupon, the meeting of the District
3 of Columbia Housing Authority Board of
4 Commissioners was concluded at 2:22 p.m.)

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