

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY  
DECEMBER 12, 2018

+ + + + +

The Board of Commissioners met in the Executive Director's Conference Room, 1133 North Capitol Street, NE, 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\*
- FRANSELINE ST. JEAN, Commissioner
- ANTONIO TALIAFERRO, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- ALETHEA McNAIR, Manager of Board Relations

COMMISSIONERS ABSENT:

- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner

\*Present via telephone

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

CONTENTS

Call to Order ..... 3

Approval of Minutes  
November 14, 2018 ..... 8

Executive Director's Report ..... 9

Resolutions

Resolution 18-37 ..... 45  
To Authorize the Execution of a Contract  
for Capper Carrollsburg Master Planner .....

Resolution 18-39 ..... 61  
To Authorize the Execution of a Contract  
for Roofing Consulting Services

Public Comment ..... 72

Adjourn ..... 244

DRAFT

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

2 1:07 p.m.

3 CHAIRMAN ALBERT: Good afternoon,  
4 everyone. If we can just get people seated as  
5 quickly as possible so we can start the meeting.  
6 My name is Neil Albert, I chair the Board of  
7 Commissioners. I'm calling this meeting to order.

8 This is a regular monthly meeting of the  
9 Housing Authority being held today, December 12,  
10 2018 at the DC HA Headquarters, 1133 North Capitol  
11 Street, NE. It is 1:07 p.m. I'm going to remind  
12 folks or ask you to please silence your phones and  
13 other electronic devices during this meeting.

14 As is our custom, I would like to ask  
15 for a moment of silence.

16 (Moment of silence.)

17 CHAIRMAN ALBERT: Thank you. I'd also  
18 like to remind everyone that you've been very good  
19 in the past observing the proper decorum in these  
20 meetings. I want to encourage you to do so today.  
21 As people come up and speak, please respect them.  
22 Don't speak when they're speaking. Today we don't

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 have a, our public clock isn't available, so we're  
2 going to time you up here in the public comment  
3 period.

4 At this time, I'm going to ask our  
5 Secretary to determine a quorum.

6 MS. McNAIR: Thank you. Commissioner  
7 Grossinger.

8 COMMISSIONER GROSSINGER: Here.

9 MS. McNAIR: Commissioner Kenner?  
10 Commissioner Neal Jones? Commissioner  
11 Ortiz-Gaud? Commissioner St. Jean?

12 COMMISSIONER ST. JEAN: Present.

13 MS. McNAIR: Commissioner Taliaferro?

14 COMMISSIONER TALIAFERRO: Present.

15 MS. McNAIR: Commissioner  
16 Vann-Ghasri?

17 COMMISSIONER VANN-GHASRI: Present.

18 MS. McNAIR: Commissioner Slover?

19 VICE-CHAIRMAN SLOVER: Present.

20 MS. McNAIR: Commissioner Council?

21 COMMISSIONER COUNCIL: Present.

22 MS. McNAIR: Chairman Albert.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Present.

2 MS. McNAIR: You have seven  
3 commissioners present, you have a quorum.

4 CHAIRMAN ALBERT: Thank you. So as I  
5 mentioned, today is our regular public meeting.  
6 We have a number of resolutions on the agenda.  
7 Folks who want to speak on the resolutions have  
8 three minutes to do so, so get your thoughts  
9 together now, and we'll call you up during the  
10 resolution time.

11 Now, I'd love to have the Commissioners  
12 consider the minutes of the November 14 meeting,  
13 which was delivered to you earlier this week. Are  
14 there any questions or comments on the minutes?

15 COMMISSIONER VANN-GHASRI: Mr. Chair,  
16 I have some comments on the November minutes. For  
17 clarification, for the minutes, I want to state to  
18 that Aquarius Vann-Ghasri is also the President of  
19 Potomac Gardens Resident Council. And one of the  
20 residents testified, Ms. Pettway, and I want to  
21 make some clarifications if they weren't made  
22 correctly during November.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           Number one, I stated this, and I will  
2 say it again, I would be a team leader, a team  
3 player. But the day that DC HA take away assets  
4 management from Potomac Gardens, it will become a  
5 DC HA under their guidance once again, I would never  
6 be the President of Potomac Gardens.

7           I have a history of 15 years with assets  
8 management. It has been a success. I'm a part of  
9 that success, and I would like to be a part of that  
10 history. And I shall be a part of that history,  
11 so I want that clarification made.

12           I also stated that when you are going  
13 through gentrification and you have a community  
14 such as Potomac Gardens, and you have it divided  
15 with 13th, 12th, I, 700, and I've always stated that  
16 I represent the minority, m-i-n-o-r-i-t-y as the  
17 President of Potomac Gardens, was to let you know  
18 that I do not represent the majority.

19           Ms. Pettway is a part of the majority  
20 leadership, I'm a part of the minority leadership.  
21 And we live in 700. And the only thing that I want  
22 to go on record saying that when that day come, that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the Director would look at communities such as  
2 mine, and we may need to break those communities  
3 up in more than two resident councils.

4 Because with gentrification, and when  
5 you have a resident council leadership who's astute  
6 because they learn on their own, not by through this  
7 housing authority, but you educating yourself, and  
8 what happens when leadership come on, then that  
9 hard work goes astray.

10 In order to deal with gentrification in  
11 the District of Columbia, and correct me if I'm  
12 wrong if it's not still a ten mile square, and not  
13 including Ward 9 and 10, which is Alexandria, Old  
14 Town, and Suitland and PG County.

15 But in order to look at some of the  
16 properties so it can be affordable for the next  
17 generation, you need to have presidents who know  
18 how to come that table, sit down with at least 70  
19 or 80 of those units, and especially if they're  
20 zoned up like my community, to look at it to really  
21 give us, those of us who were a minority.

22 And we are the ones who started this

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 housing authority. Kimmy and them were the  
2 minority and they became a majority. And I'm not  
3 a part of their regime either. So I want the  
4 minutes to reflect this and to make sure that it's  
5 corrected so that nothing is taken away from what  
6 was said.

7 CHAIRMAN ALBERT: Thank you,  
8 Commissioner.

9 COMMISSIONER VANN-GHASRI: Thank you.

10 CHAIRMAN ALBERT: Are there any other  
11 comments or changes from any other commissioners?  
12 Hearing none, can I get a motion to approve the  
13 minutes? Is there a motion?

14 COMMISSIONER ST. JEAN: So moved.

15 COMMISSIONER VANN-GHASRI: Second.

16 CHAIRMAN ALBERT: So moved and  
17 seconded. All those in favor, say aye.

18 (Chorus of ayes.)

19 CHAIRMAN ALBERT: Any opposed?

20 Next we'll have the Executive  
21 Director's report.

22 MR. GARRETT: Commissioners, before I

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 give some updates, I'm going to ask Chief Maupin  
2 to come up and make a presentation to our employees  
3 of the month.

4 CHIEF MAUPIN: Good afternoon,  
5 everyone. Everyone hear me? All right, today I  
6 have a honor of honoring two members of the DC HA  
7 Office of Public Safety Police Department. I'd  
8 like for Officer Ronald Tarpley and Officer Fred  
9 Jones to come on up front.

10 Officers Tarpley and Jones have been  
11 selected as the employees of the month for the month  
12 of November 2018 for some outstanding work they did  
13 on November 6.

14 On November 6, these two officers were  
15 on patrol, they were on route 295 near the Howard  
16 Road exit, when they observed a young family, a  
17 young lady and child walking the wrong way up the  
18 exit ramp from 295 on Howard Road. And what they  
19 found disturbing about this situation is the young  
20 child was not wearing shoes.

21 They immediately responded to see if  
22 they could offer assistance to the family. But

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 once they stopped the family, they also observed  
2 the child had a severe cut to his neck. So they  
3 immediately called for an ambulance to provide  
4 medical assistance to the child as they interviewed  
5 the mother.

6 When they asked the child how did he  
7 receive the cut, he said an unknown male may have  
8 cut his neck. And they found it to be rather  
9 suspicious also. So as they were interviewing the  
10 mother, the child went to the ambulance to talk to  
11 the medical staff, at which time he explained that  
12 his mother had actually cut his neck.

13 And then she described, he described  
14 numerous other abuses that his mother was  
15 performing against him, to include burns on his  
16 legs, making him walk through the city barefoot for  
17 the last two days. And a number of other abuses.

18 So because of these officers'  
19 diligence, and because of their observations, this  
20 child did not have to keep enduring the pain and  
21 suffering from his parent. The mother was  
22 arrested and found to be under the intoxicating

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 substance PCP.

2 So she will be receiving the assistance  
3 that she needs. But the child will also be  
4 receiving the assistance that he needs and that he  
5 will no longer be abused by his parent.

6 So, let's give these officers a great  
7 hand for what they did for this family.

8 (Applause.)

9 So they get these certificates but I'm  
10 sure what they really want is what's in these  
11 envelopes.

12 UNIDENTIFIED SPEAKERS: Thank you,  
13 Officers.

14 MR. GARRETT: Thank you, Chief.  
15 Commissioners, I just wanted to bring to your  
16 attention that HUD made an announcement yesterday  
17 in reference to the VASH voucher programs, which  
18 is our veterans' vouchers program. And several  
19 housing authorities across the country were  
20 awarded additional dollars to issue vouchers to  
21 veterans, individuals who have served our country.

22 DC HA was in receipt of, looks like,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 what's our number now, 28 vouchers. And that  
2 equates to approximately \$377,000. So we're going  
3 to be able to put out on the street for veterans  
4 an additional 28 vouchers this coming year, in  
5 fiscal year, well, in fiscal year 2019. And I  
6 think that's a positive approach to trying to end  
7 homelessness, especially with our veterans.

8 Also, I just need to bring to your  
9 attention that we were able to increase, as I talked  
10 about before, increase our numbers in terms of  
11 Section 3 compliance over the last year. But we  
12 also, pull it up again, we also increased our FSS  
13 ability to service our residents through that  
14 particular program.

15 We had 40 graduates this year, in fiscal  
16 year '18, complete the program, the FSS program,  
17 which was a 67% increase over 2017. And we had also  
18 two able residents purchase homes this year. So  
19 I think that's a positive approach to how we're  
20 dealing with our residents, both in the Housing  
21 Choice Voucher Program and through our public  
22 housing system.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           The last piece is just that we're still  
2 looking for donations for our Gift of Love.  
3 Currently, we've raised over \$7500 through just  
4 employees.

5           So if you know of any other  
6 organizations or philanthropic agencies or groups  
7 that are in the community right now that would like  
8 to contribute, we've had contributions from Macy's  
9 already for coats that have been donated, and other  
10 things.

11          So we're looking for, you know,  
12 additional donations and contributions before we  
13 do our actual toy giveaway and coat giveaway in the  
14 coming weeks. Nothing further.

15          CHAIRMAN ALBERT: Thank you. Any  
16 questions for our Executive Director? Great.

17          So let's move into our resolutions. No  
18 one's signed up to comment on the resolutions that  
19 we have before us, so let's move to Resolution  
20 18-17, which will authorize the submission of an  
21 application to HUD for the demolition and/or  
22 disposition of Sursum Corda and Sibley Townhouses.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I'm going to turn it back over to our Executive  
2 Director for a description.

3 MR. GARRETT: Okay, Commissioners, we  
4 are looking, as know, that in the Sursum Corda  
5 corridor there are, there's actual redevelopment  
6 taking place. We believe that we have an  
7 opportunity also, based on the conditions of those  
8 particular units in that area controlled by the  
9 Housing Authority, that is an opportunity for us  
10 to actually redevelop those units in that area.

11 So in order to get that ball rolling,  
12 we need to submit a demolition and disposition  
13 application for both the Turnkey units, the Sursum  
14 Corda Turnkey, and also the Sibley Townhomes.  
15 What we believe we can replace there are  
16 approximately 130 units -- 138 units on that  
17 footprint, once we move forward with an actual  
18 redevelopment plan.

19 So we do have OCP present, Mr. Gould or  
20 Merrick Malone to discuss it further, if you have  
21 questions.

22 CHAIRMAN ALBERT: Any questions or

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 comments from our Commissioners? Commissioner  
2 Vann-Ghasri.

3 COMMISSIONER VANN-GHASRI: With  
4 Resolution 18-17, several questions. One would be  
5 employable, who is going to be employed. And my  
6 recommendation is the Turnkey Sibley Townhouses,  
7 Tyler House and Golden Rule, because all four of  
8 those communities are one of the original Northwest  
9 One.

10 And we would find that people who live  
11 in all four of those communities are either  
12 under-employed, not employed, and they're 18 and  
13 over. And they would have any skills, any skills  
14 that your developer may need with the demolition  
15 piece. That's one.

16 Number two, whether or not there's a  
17 community benefit agreement with 18-17 or with the  
18 townhouses or the Turnkey. Have you gotten to that  
19 point with them, being that this has been a long,  
20 drawn-out situation with both of those small  
21 communities?

22 That's the next thing, about the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 community benefit agreement and whether or not all  
2 of the residents will know ahead of time that they  
3 will be eligible for federal vouchers and what they  
4 would need ahead of time, what to qualify them to  
5 be placed in that position.

6 So they would have a choice whether  
7 they're going to go back into public housing or  
8 whether they're going to use their voucher as money  
9 for first-time home buyers, or whether they're want  
10 to go elsewhere.

11 But make sure that they have those type  
12 of incentives, because that's the only incentives  
13 that we have in the District of Columbia when we're  
14 living in public housing. And they're looking,  
15 and residents are looking towards the Housing  
16 Authority to not to screw them in the process.

17 So in the community benefit agreement,  
18 you know that we look for jobs with payment, not  
19 starting at eight dollars an hour. We want jobs  
20 that begin with 15 and up with this community  
21 agreement. It should be done different and craft  
22 different than any others that you have.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1           You need to also look at what has  
2 already gone on with Sursum Corda so that you can  
3 match it or make that whole sector fall in some type  
4 of line, and that movement is not broken up.  
5 Because the people who made that movement, whether  
6 you know it or not, they grew up in Northwest One,  
7 they came off of Dupree Street, Pierce Street,  
8 which were the streets that we're sitting on.

9           And they are a legend in this town,  
10 because it was, Sursum Corda was a co-op that lasted  
11 more than its 30 years, had a set of nuns actually  
12 being the first real estate managers in their  
13 habits. So if --

14           CHAIRMAN ALBERT: Can we--- Can we have  
15 them enter --

16           COMMISSIONER VANN-GHASRI:     So I'm  
17 going to wind it up.

18           CHAIRMAN ALBERT:   Yeah.

19           COMMISSIONER VANN-GHASRI:   But I want  
20 you all to know how serious this is and crafting  
21 this, and DC HA needs to look at being the developer  
22 of both of these small units.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   MR.       GARRETT:               Commissioner  
2           Vann-Ghasri, I can talk about and then I'll it over  
3           to Mr. Malone, real quick. The philosophy of the  
4           Housing Authority going forward is to look at every  
5           opportunity we can to self-develop. So that's  
6           first and foremost on our list.

7                   So I just want to, again, confirm with  
8           and reaffirm with the Board of Commissioners that  
9           every opportunity we have to self-develop a  
10          project, we will. And this is one of them.

11                   In addition, when you talk about the  
12          Housing Choice Voucher Program and the relocation  
13          of actual residents, what we've found is that if  
14          we need to, as we move forward, a better plan for  
15          communication and in dealing with the residents  
16          involving relocation and how they're actually  
17          affected.

18                   So the idea is in 2019 to actually to  
19          create a small unit of individuals who totally just  
20          on a daily basis concentrate on just that.  
21          They'll be dealing in educating the residents about  
22          their opportunities for relocation actually are

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 within the District and in dealing with the Housing  
2 Authority, especially when you're using the  
3 federal voucher, so.

4 CHAIRMAN ALBERT: Mr. Malone.

5 MR. MALONE: Only, I would only add to  
6 that is, Commissioner, when we're getting to that  
7 point, when we get to that point, this kicks the  
8 ball off. Actually, all those things, we will  
9 listen to you about, because I think, I mean, we've  
10 had experience doing community benefits before, so  
11 we want to make sure that we can get this right.

12 And we'll appreciate your comments, and  
13 we certainly will keep them as a guidepost.

14 COMMISSIONER VANN-GHASRI: I also want  
15 you to be sensitive to families because in both,  
16 well, at least in the Turnkey, you're going to have  
17 some large families. And if those large families  
18 do not want to separate as families, do you have  
19 a plan for them, being that you may not have a  
20 six-bedroom house for them to go to, whether it's  
21 voucher or PHA?

22 MR. MALONE: Yeah, we will have a plan,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 but we're trying to really mirror the bedroom size  
2 units that we had for those replacements. We have  
3 to replace 50 of those, and we're trying to maintain  
4 the same bedroom sizes for those 50 that we have  
5 to replace.

6 CHAIRMAN ALBERT: Commissioner  
7 Slover.

8 VICE-CHAIRMAN SLOVER: So, earlier  
9 when we reviewed these, we had asked that there be  
10 some language put into the resolution around these  
11 very issues that have just been brought up.  
12 Particularly I think we asked if they, you put in  
13 that we would look at this as a self-development  
14 site first.

15 And then we'd also look, put in any  
16 ultimate deal would come back to the Board for  
17 approval. So when's the intention to add that  
18 language?

19 And can we write it in now.

20 (Off-microphone comment.)

21 VICE-CHAIRMAN SLOVER: I figured you  
22 were on time, but thank you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   CHAIRMAN ALBERT: Great, thank you so  
2 much.

3                   VICE-CHAIRMAN SLOVER: I just wanted  
4 to put that in, because I think that would, you  
5 know, resolve some of the concerns that  
6 Commissioner Vann-Ghasri just went over. So thank  
7 you for bringing that up.

8                   COMMISSIONER VANN-GHASRI: I have one  
9 more question. How often are you meeting with or  
10 are you or have you informed both of my constituents  
11 of both communities where we are now, and what's  
12 the status of their property?

13                   Because Sibley Townhouses have a  
14 problem meeting, so I'd like to know whenever  
15 you're constantly telling me you're meeting with  
16 them, where are you meeting with them at? Because  
17 you're not always meeting with them at the Turnkey,  
18 because it's not available because the President  
19 of Sibley Townhouses do not have the key to have  
20 accessibility.

21                   And I don't know whether you're meeting  
22 with them here, or at the church, or at Perry. So

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 where are you having these meetings?

2 S: The last meeting we had with them  
3 was actually at Sibley Plaza, and we've actually  
4 discussed having future meetings about forming a  
5 relocation committee and having those discussions  
6 together with Sursum Corda Turnkey and doing those  
7 meetings here, at the Housing Authority.

8 COMMISSIONER VANN-GHASRI: So let me  
9 ask you a question. So are you telling me that the  
10 residents, I'm not talking about the Resident  
11 Council President, so you surveyed the residents  
12 and you asked the residents was it okay for both  
13 Sursum Corda and the Turnkey to meet together, come  
14 together as one in order for you to have a  
15 conversation with them? Yes or no?

16 S: Yes, I brought that up at our  
17 meeting.

18 COMMISSIONER VANN-GHASRI: Now, do you  
19 think that is really a good, I'm just asking you,  
20 do you really think that's a good idea? Because  
21 number one, Sursum Corda is totally different from  
22 Sibley Townhomes, because Sursum Corda was birthed

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 from Sursum Corda the cooperative. And the issues  
2 that Sursum Corda Turnkey may have may not  
3 necessarily be the issue that Sibley Townhouse has.

4 And it depends on the resident who is  
5 attending, because most of them I know, because we  
6 went to the same schools, so they talk just like  
7 me. So when you have ten people from ten, two  
8 different communities and they're talking like me,  
9 what happens to the other residents who are not  
10 talking, you're not hearing from? And I know there  
11 got to be some arguments with two communities  
12 together.

13 CHAIRMAN ALBERT: Commissioner, do you  
14 have a --

15 COMMISSIONER VANN-GHASRI: Yeah, the  
16 solution is you meet with them separately, not  
17 together. Because that way, you are listening  
18 separately to each household. You're only dealing  
19 with 29 households, versus if you came into Fort  
20 Dupont and you're dealing with all those people.

21 So I think that you should give them the  
22 respect to meet with them separately, unless the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 whole community, all 29, all 60 or approximately  
2 70 households, said to you it's okay for us to meet  
3 together. Other than that, I recommend highly  
4 that you do it separately. Because I'm  
5 territorial, and I like for people to deal with me  
6 with a one-on-one, and I'm sure my constituents  
7 would expect the same.

8 CHAIRMAN ALBERT: Thank you,  
9 Commissioner. Thank you. So I am going to  
10 entertain a motion to approve this resolution. Is  
11 there a motion?

12 COMMISSIONER VANN-GHASRI: I move that  
13 Resolution 18-17 to authorize the submission of the  
14 application to HUD for the demolition or  
15 disposition of Sursum Corda and Sibley Townhomes  
16 be moved and accepted to the record.

17 CHAIRMAN ALBERT: Is there a second?

18 VICE-CHAIRMAN SLOVER: Second.

19 CHAIRMAN ALBERT: A roll call. Deputy  
20 Mayor Kenner has joined us by phone.

21 MS. McNAIR: Thank you. Commissioner  
22 Slover.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 VICE-CHAIRMAN SLOVER: Yes, as  
2 amended.

3 MS. McNAIR: Commissioner Council.

4 COMMISSIONER COUNCIL: Yes.

5 MS. McNAIR: Commissioner Grossinger.

6 COMMISSIONER GROSSINGER: Yes.

7 MS. McNAIR: Commissioner Kenner.

8 COMMISSIONER KENNER: Yes.

9 MS. McNAIR: Let the record reflect  
10 that Commissioner Kenner said yes. Commissioner  
11 St. Jean.

12 COMMISSIONER ST. JEAN: Yes.

13 MS. McNAIR: Commissioner Taliaferro.

14 COMMISSIONER TALIAFERRO: Yes.

15 MS. McNAIR: Commissioner  
16 Vann-Ghasri.

17 COMMISSIONER VANN-GHASRI: Yes, as  
18 amended.

19 MS. McNAIR: Chairman Albert.

20 CHAIRMAN ALBERT: Yes, as amended.

21 MS. McNAIR: You have eight yes. The  
22 resolution is approved as amended. Thank you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Thank you. Next is  
2 Resolution 18-35, which will authorize an MOU with  
3 DHCD for vacant and abandoned property maintenance  
4 for our fiscal year 2019. Mr. Executive Director.

5 MR. GARRETT: Yes, Commissioners, this  
6 is just a continuation with our relationship and  
7 partnership with DHCD for the maintenance of their  
8 units, as the resolution states. The contract  
9 amount is for \$600,000 this year, which is \$200,000  
10 less than last year, but we are carrying over a  
11 balance from the previous fiscal year.

12 CHAIRMAN ALBERT: Questions,  
13 comments? Commissioner Vann-Ghasri? What is,  
14 while Commissioner looks for her question, Mr.  
15 Executive Director, what's the total value of this  
16 MOU?

17 MR. GARRETT: 600,000.

18 CHAIRMAN ALBERT: And how does that  
19 amount differ from the amount, this is not the first  
20 time we are having this MOU.

21 MR. GARRETT: No, last year it was  
22 800,000.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Last year it was  
2 800,000. And do we know how many properties are  
3 covered under this MOU?

4 MR. GARRETT: No, I would have to defer  
5 to Merrick. I don't know what the total number is.

6 CHAIRMAN ALBERT: Does that number  
7 vary during the year?

8 (Off-microphone comments.)

9 CHAIRMAN ALBERT: Great.  
10 Commissioner Vann-Ghasri, you found your question?

11 COMMISSIONER VANN-GHASRI: Yes, I  
12 found all of my questions. First of all, I think  
13 for the record that we need an explanation why was  
14 this resolution assigned, why was the assigned MOU  
15 to DC Housing Enterprise? And would you,  
16 Director, for the record, explain what is DCHE is  
17 and it does.

18 MR. GARRETT: So I'm going to ask  
19 Merrick to come up along with me. But DCHE is a  
20 subsidiary, a wholly owned subsidiary of the  
21 Housing Authority, of DC HA. It acts as an  
22 instrumentality of the organization to deal with

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 development and maintenance of contracts on behalf  
2 of the Housing Authority internally, and with  
3 external partners.

4 So in this particular case, we would be  
5 managing the maintenance of these properties as an  
6 external client, so to speak. We're working on the  
7 DCHD's behalf. It's a way to bring alternative  
8 revenue sources so that we can try to continue the  
9 mission of providing opportunities for affordable  
10 housing to put into other redevelopment deals that  
11 we may come across as we move forward, so.

12 COMMISSIONER VANN-GHASRI: What I  
13 notice as a director on DCHE, I have been very  
14 concerned about when DCHE has opportunities to do  
15 a Section 3 compliance, and the question was  
16 whether or not we are continuously using the same  
17 residents as independent contractors to DCHE.

18 And why is it that all of the former  
19 participants seem like they're always coming from  
20 Willow Creek CDC Section 3 Training Program?

21 MR. GARRETT: So, Commissioner  
22 Vann-Ghasri, I'll have to look into that, because

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I'm aware of all of the participants coming from  
2 one --

3 COMMISSIONER VANN-GHASRI: And the  
4 reason why I'm stating this is because you can read  
5 with your Section 3 compliance, you're saying that  
6 the property maintenance team providing these  
7 services has employed former participants in the  
8 Willow Creek CDC Section 3 Training Program.

9 MR. GARRETT: Right.

10 COMMISSIONER VANN-GHASRI: Now, the  
11 reason why I have issues and concerns about that,  
12 because Willow Creek CDC is a Hope 6. And within  
13 that Hope 6, they have been very, very successful.  
14 There has also been conflict and confusion and  
15 concerns about that Hope 6 because Highland did at  
16 one time belong to that Hope 6 and got cut out of  
17 it and never had a clue, and we never revisited that  
18 as a board.

19 So therefore, when we're looking at  
20 Willow Creek, the question I'm going to ask is do  
21 you have any Highlands' residents employed under  
22 Willow Creek CDC? And is whether or not any

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Highlands' residents, I don't mean employees, I  
2 mean the residents from Highlands, are they given  
3 opportunities, the first opportunity to be  
4 employed with Willow Creek, being that they both  
5 came together and there was a separation?

6 And that could be still causing  
7 confusion in both of those communities, being that  
8 they are right across the street from each other.  
9 And they, too, are territorial. Please do.

10 (Off-microphone comments.)

11 MR. MALONE: We need to look at that.

12 COMMISSIONER VANN-GHASRI: And when we

13 --

14 CHAIRMAN ALBERT: Is your mic on?

15 COMMISSIONER VANN-GHASRI: And here's  
16 the next concern, being, especially being it's in  
17 Ward 8. And I do recommend that the Board look at  
18 Ward 8 and follow suit with Councilmember Trayon  
19 White, who will make sure that all Ward 8 residents  
20 be employed first in any projects for development  
21 in Ward 8.

22 I hope that this housing authority is

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 looking at that and through all of our wards, that  
2 all of the wards are getting that same  
3 consideration when it comes to Housing Choice  
4 Voucher residents and public housing residents.

5 Now, tell us how the DCHE maintains its  
6 contract employable list in order to get residents  
7 to participate in any of the contracts under DCHE.

8 MR. GARRETT: Commissioner  
9 Vann-Ghasri, remember, we have an extensive list  
10 through the Resident, Office of Resident Services  
11 to deal with Section 3 compliance. So that's a  
12 component that we always utilize.

13 So when you're talking about just one  
14 particular location or one particular ward being  
15 involved in a redevelopment project or any type of  
16 project that we're working on, that's not  
17 necessarily as accurate as people may believe. We  
18 do look and prioritize based on ward immediately,  
19 but then we open up to the whole entire District.

20 COMMISSIONER VANN-GHASRI: Okay,  
21 thank you so much. Now, I want to know how much  
22 they're getting paid. Are they making \$15 an hour?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Because they better not be making eight or ten.

2 MR. MALONE: Again, that's a, I'll have  
3 to check with Personnel.

4 COMMISSIONER VANN-GHASRI: Okay, so  
5 and I also recommend, I know that you would be  
6 basing these jobs on whether they are apprentice  
7 or in training, and that they're skillful jobs.

8 But I am truly asking you to make sure  
9 that residents, HCVP and residents of PHA, when it  
10 comes to being a independent contractor, that they  
11 are making the highest amount of dollars, as the  
12 standard practice are where any other independent  
13 contractor, as though they came from another source  
14 coming to this housing authority being a contractor  
15 from a nonprofit or a profitable company, agency,  
16 or organization.

17 MR. MALONE: We would have to do that.  
18 We couldn't discriminate in that, on that basis,  
19 no.

20 COMMISSIONER VANN-GHASRI: Okay, then  
21 answer this question. How come none of these  
22 companies allowed unions in these contracts? With

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 DCHE, we do not have any union contracts for any  
2 of the residents, whether they are public housing  
3 residents or Housing Choice Voucher residents.

4 The line begins with you being an  
5 independent contractor, it ends with you being an  
6 independent contractor. Or it begins with you  
7 with a stipend, it ends with you with a stipend.  
8 And where's the career path to make them become  
9 self-sufficient?

10 And we are tired of being trainers.  
11 We've been training for 20 years. The trainers do  
12 train and master those who are the professionals.  
13 They learn from residents.

14 MR. MALONE: In our program, actually,  
15 we've done that. We've actually had a Section 3  
16 participant come out of that program and ended up  
17 with a company that we used to do some of our work,  
18 our general contractor work. And that person  
19 started in that program, Section 3.

20 COMMISSIONER VANN-GHASRI: Thank you.

21 CHAIRMAN ALBERT: Any other questions?

22 Hearing none other, I'd entertain a motion to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 approve this resolution, Resolution 18-35. Is  
2 there a motion?

3 VICE-CHAIRMAN SLOVER: Motioning.

4 CHAIRMAN ALBERT: So moved. Is there a  
5 second?

6 COMMISSIONER VANN-GHASRI: Second.

7 CHAIRMAN ALBERT: Second. Roll call.

8 MS. McNAIR: Thank you. Commissioner  
9 Council.

10 COMMISSIONER COUNCIL: Yes.

11 MS. McNAIR: Commissioner Grossinger.

12 COMMISSIONER GROSSINGER: Yes.

13 MS. McNAIR: Commissioner Kenner.

14 Commissioner Kenner, are you on?

15 COMMISSIONER KENNER: Yes.

16 MS. McNAIR: Okay, let the record  
17 reflect Commissioner Kenner said yes.  
18 Commissioner St. Jean.

19 COMMISSIONER ST. JEAN: Yes.

20 MS. McNAIR: Commissioner Taliaferro.

21 COMMISSIONER TALIAFERRO: Yes.

22 MS. McNAIR: Commissioner

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Vann-Ghasri.

2 COMMISSIONER VANN-GHASRI: Yes.

3 MS. McNAIR: Commissioner Slover.

4 VICE-CHAIRMAN SLOVER: Yes.

5 MS. McNAIR: Chairman Albert.

6 CHAIRMAN ALBERT: Yes.

7 MS. McNAIR: You have eight yes, the  
8 resolution is approved.

9 CHAIRMAN ALBERT: Thank you. Next,  
10 Resolution 18-36, which will adopt the fiscal year  
11 2019 payment schedule for all programs funded by  
12 the Housing Choice Voucher Program. Again, I'll  
13 turn it over to our Executive Director.

14 MR. GARRETT: Okay, Commissioners,  
15 HUD, for fiscal year 2019, has dropped our fair  
16 market rent schedule by ten percent, from 50 to 40.  
17 We're using our MTW, based on this resolution,  
18 we're asking that we use our MTW authority to  
19 increase our standard to a 187% to attempt to offset  
20 the reduction by HUD.

21 This would allow us to continue to  
22 maintain housing opportunities through the Voucher

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Program for approximately 800 families, and in  
2 areas where we normally would not be able to sustain  
3 their housing or where they could not actually live  
4 based on ward and the cost.

5 CHAIRMAN ALBERT: Commissioner  
6 Slover.

7 VICE-CHAIRMAN SLOVER: As was the case  
8 last time this resolution came up I think a year  
9 ago, at some point I think we need to be mindful,  
10 I know we've discussed this but I just to get it  
11 on the public record. It is obviously a noble  
12 effort to get people into different neighborhoods.  
13 I applaud that we're doing that and I want us to  
14 continue to do that.

15 But I want to make sure that we're  
16 mindful of what effect that effort has on the  
17 overall global effort of housing as many people as  
18 possible and making an educated or informed, I  
19 guess, decision on what's the best use of our  
20 resources. And again, I make no judgement on  
21 whether this is a right thing and a wrong thing,  
22 I just want to make sure we know what the thing is

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 and what effect it has.

2 And so, again, I applaud the effort, but  
3 let's make sure we know what's down the line with  
4 a finite number of resources. You know, X, you  
5 know, these numbers, percentages continuing to go  
6 up must at some point have an effect on the number  
7 of vouchers that we can create. So I just put that  
8 out there.

9 CHAIRMAN ALBERT: And I just want to  
10 add, Commissioner, as we talked about earlier, if  
11 we can get that kind of an analysis done and  
12 presented to the Operations Committee, I'd  
13 appreciate it.

14 MR. GARRETT: Yes, so noted.

15 CHAIRMAN ALBERT: Commissioner  
16 Vann-Ghasri.

17 COMMISSIONER VANN-GHASRI: Several  
18 questions. One is, and I think someone need to  
19 answer this, because I want this on the record.  
20 And I want to know whether or not when it comes to  
21 the Housing Choice Voucher Program, and being that  
22 I can use a voucher either for a house or I could

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 use it for a apartment, one thing I want to know  
2 is whether or not the District of Columbia Housing  
3 Authority have a slum landlord list.

4 As we knew that several years ago, the  
5 Washington Post used to keep us updated, I used to  
6 use it as a update that let me know who was a slum  
7 landlord or not. They no longer do that. So now  
8 how does the Housing Authority know whether or not  
9 you're sending a customer to a slum landlord,  
10 whether it's a home or whether it's a unit?

11 MR. SLAUGHTER: Commissioner, the  
12 Voucher Program utilizes its inspections history  
13 to determine whether or not they will continue to  
14 allow units and/or landlords into the program.  
15 The Housing Authority has barred landlords from the  
16 program, and in fact, we actually bar individual  
17 homes and buildings from the program because of its  
18 conditions in the past.

19 So those units and/or landlords are  
20 flagged in our system to not bring into the program  
21 and we will not be referring our voucher clients  
22 to those particular landlords or units.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER VANN-GHASRI:    I would  
2                   like to go on record with a recommendation that when  
3                   you meet with the Board and Operations, that you  
4                   would bring to us a document that would show us so  
5                   we can see the trends on where people are going.  
6                   And we want to know what ward, and especially with  
7                   those who are using vouchers for housing, have you  
8                   whether or not you have come up with any realigning  
9                   situations.

10                   MR. SLAUGHTER:    Absolutely.

11                   COMMISSIONER VANN-GHASRI:    And we need  
12                   to know with those redlining situations, we need  
13                   to know who is the people, who was the person, and  
14                   what ward.    And if we see a trend in keeping trend  
15                   of that, we will be able to, I think, project better  
16                   or at least give recommendations to help each one,  
17                   our residents and the landlords.

18                   Now, my last question is if I rent out  
19                   a house under the Housing Choice Voucher Program,  
20                   I don't know if it's my last question, but I want  
21                   this to go on record.    Whether or not, I want to  
22                   know whether or not, when I tell you do you tell

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 me that I have a right to take that homeowner,  
2 because I'm renting my voucher in somebody's house,  
3 versus somebody in a apartment building, do I have  
4 the right to take that landlord to court for housing  
5 code violations.

6 MR. SLAUGHTER: You do.

7 COMMISSIONER VANN-GHASRI: And when I  
8 take that landlord to court, do the Housing  
9 Authority still be paying them every month?

10 MR. SLAUGHTER: It depends upon  
11 whether or not we have gone and assessed the  
12 conditions of the unit, and if the landlord has  
13 failed to comply what is being cited as a violation,  
14 the Housing Authority will stop the payment.

15 COMMISSIONER VANN-GHASRI: Now I want  
16 to know this: Now, that don't happen. So I go to  
17 court, and I'm placing my rent in escrow. It takes  
18 three to four months, maybe five, for it to get  
19 corrected. Who gets the interest money, me as the  
20 resident or do the landlord?

21 MR. SLAUGHTER: I cannot answer that  
22 question.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1                   COMMISSIONER VANN-GHASRI:     Okay, I  
2     think that's something we need to look into,  
3     because the person that should get the money should  
4     be the tenant, whoever is the tenant.    Because in  
5     the private sector, if I take that person and I put  
6     my money in escrow, when it's all over with, I get  
7     the interest money.

8                   And we'd do well to make sure that the  
9     Housing Choice Voucher residents' rights are not  
10    being set aside, violated, pushed aside because you  
11    don't know.    So they need to know that they are to  
12    collect their interest check.    So you could check  
13    that out with OGC to make sure that they get to know  
14    that knowledge.

15                  MR. SLAUGHTER:    Okay.

16                  CHAIRMAN    ALBERT:            Thank    you,  
17     Commissioner.    Commissioner St. Jean.

18                  COMMISSIONER ST. JEAN:    What would  
19     happen if we don't adopt this resolution?

20                  MR. SLAUGHTER:    The families that are  
21     currently,    have moved to the higher rent  
22     opportunity areas will be impacted at their next

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 recertification. It means that because HUD made  
2 the decision to reduce the fair market rents, those  
3 families would have to absorb whatever that  
4 difference is in their payments to their landlords.

5 CHAIRMAN ALBERT: So they're going to  
6 have to come out of pocket for a larger amount.

7 MR. SLAUGHTER: For a larger amount,  
8 correct.

9 CHAIRMAN ALBERT: Commissioner  
10 Slover.

11 VICE-CHAIRMAN SLOVER: One  
12 observation. I'm not suggesting that we don't  
13 pass this, but there are ways to, we could  
14 grandfather those folks anyway. There's lots of  
15 ways to solve that problem. I don't think we're  
16 going to have that problem.

17 CHAIRMAN ALBERT: Yeah, that's why I  
18 think we need to take a look at it.

19 VICE-CHAIRMAN SLOVER: Right. I just  
20 want flexibility, I don't want this to be passed  
21 and forgotten. And so we certainly don't want  
22 people to have to come out of pocket. There are

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 certainly solutions to that that can be come up with  
2 if we don't adopt this as whole for eternity. So  
3 let's get down and get into the weeds and figure  
4 out what we're doing here so we're comfortable.

5 CHAIRMAN ALBERT: Yeah, I agree. I  
6 think given the cost of housing, this something we  
7 need to a comprehensive look at.

8 VICE-CHAIRMAN SLOVER: Okay.

9 CHAIRMAN ALBERT: I'd entertain a  
10 motion.

11 UNIDENTIFIED SPEAKER: So moved.

12 CHAIRMAN ALBERT: Second?

13 COMMISSIONER GROSSINGER: Second.

14 CHAIRMAN ALBERT: All those in favor --  
15 oh, no, roll call.

16 MS. McNAIR: Thank you. Commissioner  
17 Grossinger.

18 COMMISSIONER GROSSINGER: Yes.

19 MS. McNAIR: Commissioner Kenner.  
20 Commissioner Kenner?

21 COMMISSIONER KENNER: Yes.

22 MS. McNAIR: Let the record reflect

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Commissioner Kenner said yes. Commissioner St.  
2 Jean.

3 COMMISSIONER ST. JEAN: Yes.

4 MS. McNAIR: Commissioner Taliaferro.

5 COMMISSIONER TALIAFERRO: Yes.

6 MS. McNAIR: Commissioner  
7 Vann-Ghasri.

8 COMMISSIONER VANN-GHASRI: Yes.

9 MS. McNAIR: Commissioner Slover.

10 VICE-CHAIRMAN SLOVER: Yes.

11 MS. McNAIR: Commissioner Council.

12 COMMISSIONER COUNCIL: Yes.

13 MS. McNAIR: Chairman Albert.

14 CHAIRMAN ALBERT: Yes.

15 MS. McNAIR: You have eight yes, the  
16 resolution is approved.

17 CHAIRMAN ALBERT: Thank you. Next  
18 resolution is 18-37, which will authorize the  
19 execution of a contract with Capper/Carrollsborg,  
20 Master Planner. I'll turn it over to our Executive  
21 Director.

22 MR. GARRETT: Okay. Commissioners,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 we put out an RFP in reference to identifying a  
2 master planner to assist us with finalizing and  
3 finishing the Carrollsburg area for -- which was  
4 our original Hope 6.

5 We need to have -- we have three parcels  
6 that we need to complete. And we believe that  
7 utilization of a master planner will get us closer.

8 Earlier we discussed and we talked  
9 about the last time the master plan was actually  
10 done for this particular area. So we think there  
11 has been some evolution that we need to consider.

12 Especially with the development, other  
13 developments that are in the area currently, and  
14 what's going to be coming onboard. So, this was  
15 an opportunity for us to reexamine our plan to see  
16 whether or not we can maximize the opportunity and  
17 land value there.

18 So, and Lori Barnes and -- Lori Barnes  
19 can talk about the particulars of the actual RFP  
20 process if you have any questions. And Merrick  
21 will be able to talk about the actual, read about  
22 of the actual parcels.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   VICE-CHAIRMAN SLOVER: I don't know if  
2 you guys are going to present or whether you just  
3 --

4                   MR. GARRETT: Yeah. Allow -- I mean,  
5 they can answer questions.

6                   VICE-CHAIRMAN SLOVER: Okay. I just  
7 think it's important to point out so that the folks  
8 in the audience understand how we spend and use our  
9 money.

10                  That this Resolution is to approve 305  
11 thousand dollars for master planning. But  
12 ultimately the way that real estate works is that,  
13 you know, when we actually ultimately do a project  
14 here, the authority will hopefully and most likely  
15 get paid back this money.

16                  So really what we're doing is fronting  
17 the money to get the plan, so that the plan is in  
18 our best interest. So that when we go out to RFP  
19 and to bring on, if we bring on, whoever we bring  
20 on, we're better prepared for it.

21                  So it's money well spent. It might  
22 seem like a lot of money. But ultimately we'll get

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 it back in the deal.

2 So, I just want everybody to know that.  
3 And thank you guys for spearheading this.

4 MR. GARRETT: Commissioner it's to  
5 you.

6 COMMISSIONER COUNCIL: Are there any  
7 questions?

8 COMMISSIONER VANN-GHASRI: First and  
9 foremost, I've noticed that we -- you selected MOYA  
10 Design Partners. Would you give us a background  
11 of this briefly? Because I have several  
12 questions.

13 So, for the record, who are they? Are  
14 they a minority owned company? Do they -- are they  
15 in D.C.?

16 Why were they selected? And what they  
17 going to do for my constituents?

18 MS. BARNES: MOYA Design Partners is a  
19 boutique firm that is here in the District of  
20 Columbia. They're a certified, disadvantaged  
21 small local owned business that is woman owned.

22 COMMISSIONER VANN-GHASRI: My next

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 question is I noticed they had some Section 3s.  
2 Okay, now explain to -- explain for in the record,  
3 once again, I noticed that they want -- they're  
4 looking for an architect, a photographer,  
5 landscaping, civil engineer, and I like that.  
6 Because that means more money for my constituents.

7 Here's my recommendation. My  
8 recommendation is I don't know whether or not  
9 you're going to constantly always use the Section  
10 3 database that's at 203.

11 You're going to have to be a little more  
12 creative with these Section 3s. Number one, I  
13 recommend that either you put it on a video, you  
14 do a public service.

15 And you have a meet and greet of public  
16 housing residents, HCB residents. It can be right  
17 up here.

18 And you already know that you're  
19 looking for an architect, photographer,  
20 landscaping, and civil engineer. And then they  
21 can bring their certifications, their degrees and  
22 whatever they have.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 Because I'm also -- do not want to see that this  
2 same contact in Section 3 is getting the same  
3 contract because you like me, because I am  
4 dependable and reliable.

5 So you passing my name on. And then  
6 somebody else who could be the same, is not getting  
7 in that, you know, getting in that path, in that  
8 journey.

9 So somebody have to do a quality  
10 control. Which mean that you are tracking and  
11 seeing where people are going.

12 How many other people that you have.  
13 And if you have anybody on your staff that ever ran  
14 a temporary agency, they would know how that  
15 formula goes.

16 Because I don't want to see, well I'm  
17 on this Board and as you know, this is my last three  
18 years. So, I just got elected.

19 And when my term is over, I'm done as  
20 the family commissioner. So I'm up here now  
21 dotting I's, crossing T's, placing periods, and  
22 taking off the shelf some of those things that was

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 tabled on the shelf.

2 Because I'm going to go out as a great  
3 leader.

4 VICE-CHAIRMAN SLOVER: Are you guys  
5 clapping because she's leaving? Or she's --

6 (Off-microphone comments)

7 VICE-CHAIR SLOVER: Okay. Just  
8 checking.

9 COMMISSIONER VANN-GHASRI: And so that  
10 is something that we're -- that would -- and we've  
11 got to start with this particular contract.

12 Because nobody has ever given us a  
13 contract where they've actually given us some  
14 skills. And you cannot tell me that in a whole  
15 public housing community, an ACVP community that  
16 we are not there.

17 COMMISSIONER ST. JEAN: Can I piggy --  
18 too piggy on that, Executive Director, how do we  
19 do the outreach for our families? For Section 3?

20 COMMISSIONER VANN-GHASRI: I can tell  
21 you that. Because Commissioner Grossinger and I  
22 -- Commissioner Grossinger don't want to talk.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   But he's been -- I want you all to  
2 understand that Commissioner Grossinger was the  
3 brains behind Section 3 before I came aboard. He  
4 was here first.

5                   And from there, Section 3 has gone from  
6 a seed, and now it is a branch and a tree. And so  
7 all it needs is just some screws, some boards, some  
8 other, you know, let's work it like a temp agency.

9                   And you can start from that party. We  
10 can be a little bit successful with our ACVP  
11 residents.

12                  However, ACVP who has more money than  
13 DC HA PHA, but we use the same resources. So when  
14 we use those resources, whenever we do outreach,  
15 it's always just known that it's HC BP and PHA.

16                  They're going for any type of  
17 incentives that come out of the Office of Resident  
18 Service. And the reason why I know that, because  
19 I chair the Resident Service/ Resident Initiative  
20 Committee.

21                  And I'm qualified to chair it. And  
22 that was a win for us too as residents. Because

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 you've never had any resident commissioners to ever  
2 chair any committees in this District of Columbia  
3 Housing Authority.

4 And I can have fun, because it's my last  
5 three years. And it wasn't for -- if it wasn't for  
6 the Fenty administration, Aquarius Vann-Ghasri  
7 would not chair the Resident Service Initiative  
8 Committee.

9 I would never be sitting on the DC HA  
10 -- the DCHE Committee. Nor would I have been a part  
11 of Community Vision, Inc.

12 And every state in the United States  
13 with their Resident Commissioners, some of them are  
14 chairs of committees. And some of them is the  
15 chair of their Board.

16 So that's a win for us. And that's  
17 something that I hope that the residents respect  
18 that. And make sure that it is in the Resolution  
19 that a resident commissioner will always chair the  
20 Resident Service/Resident Initiative Committee.

21 That's power. So let's make sure we  
22 keep that power in-house. Don't lose it.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER COUNCIL: Any more  
2 questions?

3 With that being said, can I get a motion?

4 COMMISSIONER VANN-GHASRI: Well wait a  
5 minute. When it comes to Caper, we've got to find  
6 out a little more.

7 Because I see that Ms. Frazier is not  
8 in the audience. So now A, we've already got it  
9 clear who we looking for for the Section 3  
10 compliance.

11 First preference is for people that  
12 lives in Ward 6. That will go for Greenleaf  
13 family, site facts, 203, let's don't exclude the  
14 seniors.

15 Because they've got more skills than  
16 you know. Because they may give you a break being  
17 20 hours a week with their Social Security.

18 So, it going to start -- you know, with  
19 the Potomac Gardens --

20 MR. GARRETT: Commissioner --  
21 Commissioner Vann-Ghasri, can I just make a --

22 COMMISSIONER VANN-GHASRI: Just a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 moment. And let me just go on and recommend and say  
2 Hopkins. And then you go out of Ward 6.

3 And then you do what you going to do.  
4 Because Arthur Caper residents have suffered a lot  
5 behind this particular Hope 6.

6 We're very far behind.

7 MR. GARRETT: Commissioner  
8 Vann-Ghasri, I just want to say remember, this is  
9 just the component of master planning. This isn't  
10 going into actual ANGC.

11 COMMISSIONER VANN-GHASRI: I do  
12 understand. But see, what I'm looking at is before  
13 you came here, we had a master planner. So now  
14 we getting another master planner. And that's  
15 another reason we want it for the record, is why  
16 we got another master planner? Can you explain?

17 MR. GARRETT: Well I --

18 MR. MALONE: We're -- the only master  
19 planner we've had for this particular site was back  
20 in 2001 when they did this initially.

21 So now this is the update. As you know  
22 Commissioner, a lot of things have happened down

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 around that ballpark.

2 You know, we've done a lot of things.  
3 We've finished up all the parcels except for these  
4 last three.

5 And then that's helped us spread a lot  
6 of development around the particular site. So, as  
7 the ED said, that site has -- that whole area has  
8 evolved.

9 And so for us to make the optimal use  
10 of our remaining three parcels, for example, one  
11 of the parcels at 882 is zoned commercial. We may  
12 -- we have to rethink this in light of all that's  
13 going on down there.

14 COMMISSIONER VANN-GHASRI: Mm-hmm.

15 MR. MALONE: So we need to do a master  
16 plan so that we optimally get the best -- highest  
17 and best use of all three of those parcels.

18 COMMISSIONER VANN-GHASRI: What I  
19 highly recommend with this particular master  
20 planner, have a master and go back to when we first  
21 came up with Capers, you had some parking lots down  
22 there. And there are still some spaces.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           One of the agreements that we're able  
2           to contract with the parking lot down there is that  
3           they are to hire Ward 6 residents.    When is  
4           somebody going to go back and give the Board and  
5           operations, how many residents have that parking  
6           lot have hired?

7           Who keeps their waiting list?   And how  
8           do residents of ACVP and PHA know to go to the  
9           parking lot to even get a job?

10          So that need to be checked out.  
11          Because the way I understand that agreement with,  
12          a part of their community benefit package, was that  
13          they was going to have jobs until all of the Hope  
14          6 properties were going to be built up.

15          Because we still have some parking  
16          lots.

17          MR. MALONE:   No.

18          COMMISSIONER VANN-GHASRI:   So we need  
19          to figure that out.

20          MR. MALONE:   And those -- basically  
21          those parking lots are three of those parcels that  
22          we're talking about developing for in this process,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 the remaining parcels.

2 COMMISSIONER VANN-GHASRI: Yeah. So  
3 we need to go back. And not only that, the skating  
4 rink had a partnership with Capers too. And the  
5 skating rink -- it was the skating rink in the  
6 winter. And then it's a water pop-up --

7 MR. MALONE: Canal park.

8 COMMISSIONER VANN-GHASRI: That's  
9 correct. So we need to revisit Canal Park and find  
10 out whether or not they're hiring residents. And  
11 if not, some of these companies need to pay us some  
12 money back. And the money need to go back to the  
13 residents in training or something.

14 Somebody need to check all those  
15 contracts that you have, that really supposed to  
16 be hiring our residents. And while it's the end  
17 of the year, let's surprise them and give them an  
18 audit.

19 It's called DCHA, we're getting ready  
20 to audit you. We want to see whether or not you  
21 in compliance with your contract that you had made  
22 with resident counsels and residents throughout

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the city.

2 MR. MALONE: We'll work together. And  
3 my colleague Larry Williams and Office of Resident  
4 Services to begin to look at that.

5 COMMISSIONER VANN-GHASRI: Thank you.

6 VICE-CHAIRMAN SLOVER: Do we have a  
7 tracking system?

8 MR. MALONE: Yes. We do.

9 VICE-CHAIRMAN SLOVER: Okay. Great.

10 COMMISSIONER COUNCIL: With that said,  
11 can I get a motion?

12 COMMISSIONER ST. JEAN: Motion to  
13 move.

14 COMMISSIONER COUNCIL: A second?

15 VICE-CHAIRMAN SLOVER: Second.

16 COMMISSIONER COUNCIL: Okay. A roll  
17 call?

18 MS. McNAIR: Thank you. Commissioner  
19 Kenner? Commissioner Kenner, are you there?

20 COMMISSIONER KENNER: Yes. I'm here.

21 MS. McNAIR: Okay.

22 COMMISSIONER KENNER: Yes.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. McNAIR: Let the record reflect  
2 Commissioner Kenner said yes. Commissioner St.  
3 James?

4 COMMISSIONER ST. JEAN: Yes.

5 MS. McNAIR: Commissioner Taliaferro?

6 COMMISSIONER TALIAFERRO: Yes.

7 MS. McNAIR: Commissioner  
8 Vann-Ghasri?

9 COMMISSIONER VANN-GHASRI: Yes.

10 MS. McNAIR: Commissioner Slover?

11 VICE-CHAIRMAN SLOVER: Yes.

12 MS. McNAIR: Commissioner Council?

13 COMMISSIONER COUNCIL: Yes.

14 MS. McNAIR: Commissioner Grossinger?

15 COMMISSIONER GROSSINGER: Yes.

16 MS. McNAIR: You have seven yes. The  
17 Resolution is approved.

18 COMMISSIONER COUNCIL: Okay. We have  
19 before you Resolution 28-39 to authorize the  
20 execution of a contract of roofing consulting  
21 services.

22 Director Garrett?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Actually, just one  
2 correction Commissioner Council, it's 18-39.  
3 Resolution 18-39.

4 COMMISSIONER COUNCIL: Okay.

5 MR. GARRETT: And Lori Barnes will just  
6 give us a brief description of this particular  
7 Resolution. It is a roofing contract that we're  
8 extending for viability and stabilization efforts  
9 of our -- to our portfolio.

10 MS. BARNES: Commissioners, this  
11 Resolution is to authorize the award of a contract  
12 for five years for 375 thousand dollars. Again,  
13 to -- for roofing consulting services.

14 Again, these services are to be used to  
15 do an extensive investigation into our existing  
16 roofs. To be able to determine again, what their  
17 statuses are.

18 The last time this type of service was  
19 done on all of our inventory was during the  
20 receivership period between 1995 and 2000. The  
21 viability of roofs is usually 20 years.

22 At this time the Housing Authority has

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 determined that it would be important for us to be  
2 able to do this service. Not only for the  
3 viability of the roofs, but also as we enter into  
4 our energy capital improvement plan that includes  
5 solar installation.

6 As a result, we issued a solicitation  
7 for this service. And we received two proposals,  
8 one for Roofing Resources and Restoration  
9 Engineering.

10 As a result, it was determined by the  
11 panel that reviewed the proposal that Roofing  
12 Resources was the most responsive and responsible  
13 bidder. For their Section 3 compliance, they've  
14 committed to offer two internship positions that  
15 will be paid.

16 We have revised the Resolution to  
17 include that they will be paid at a minimum of the  
18 Davis Bacon rate for their actual hourly rate.

19 The idea of these actual internships is  
20 to give the opportunity for individuals to have  
21 hands on opportunity and experience with roofing  
22 in that industry. As well as doing onsite field

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 work.

2 So they could be able to actually get  
3 jobs in roofing industries as they move forward.  
4 Any questions?

5 COMMISSIONER VANN-GHASRI: First and  
6 foremost, life cycle of the roof, what is the life  
7 cycle of the roof?

8 MS. BARNES: I'd have to defer to the  
9 Office of Capital Programs. Again, the viability  
10 of a roof --

11 MR. GARRETT: It's about 25 years.

12 MS. BARNES: Is 20 years, 20 or 25  
13 years.

14 COMMISSIONER VANN-GHASRI: That's the  
15 life cycle of the roof?

16 MR. GARRETT: Yes.

17 COMMISSIONER VANN-GHASRI: Okay.  
18 Good question. Now let's do this math for me.  
19 Life cycle of the roof versus life cycle of the  
20 community in which the roof is going to go on that  
21 you already says they have a lot of problems.

22 So you're putting a roof, and what about

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the units inside? See that's one of the -- that's  
2 one of the catchy ones for me.

3 Because you can have a community, and  
4 that community is -- maybe you have housing code  
5 regulations, other guides. You're fixing up  
6 certain things.

7 But here's what I'm getting at. All of  
8 the communities of the District of Columbia Housing  
9 Authority, none of us as residents have an  
10 agreement with the Housing Authority to tell us  
11 what is our life cycle is.

12 Here's an example of what I'm saying  
13 what the life cycle is. You know that you just  
14 built up across the street hypothetical. That's  
15 going to have a 20 or a 15 -- under HUD you only  
16 have 15 year life cycles.

17 You don't have no more 30 year life  
18 cycles. So now when you put a new roof on the top  
19 of Park Morton, and you know all these problems  
20 that's inside of the units.

21 Is that feasible for the life cycle of  
22 the roof, to outlast the life cycle of the property?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Or should the property -- I mean, how should that  
2 work?

3 MR. GARRETT: Merrick, you got it?

4 MR. MALONE: Yeah. I --

5 COMMISSIONER VANN-GHASRI: Or where  
6 the roof going?

7 MR. MALONE: Well, first of all, this  
8 is a consulting contract to look at all of our  
9 roofs. And as Mr. Garrett, we're looking at all  
10 our systems in a systematic way so that -- and  
11 whenever you start to build a building, you're  
12 doing any repair on a building, you've got to start  
13 with the structure.

14 COMMISSIONER VANN-GHASRI: Uh-huh.

15 MR. MALONE: And roofs are considered  
16 to be structures with a 20 to 25 year life span.  
17 So, was we do -- as we continue to look at our need's  
18 assessment, and we look at our capital needs and  
19 how we prioritize them, the structural pieces will  
20 be first and foremost.

21 Now you ask, why did we get a roofing  
22 consultant? Because the last time this kind of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 study was done, since that time, the technology has  
2 changed in terms of the product and the type of  
3 roofs that you use now.

4 They're, you know, the 20 year  
5 viability has now been improved technology --  
6 technologically.

7 And so we want to have the best, and do  
8 it systematically. As we replace these roofs, we  
9 do it systematically and with the newest equipment  
10 and newest pieces.

11 In addition to which, now that we're  
12 moving to solar, we have to make sure that those  
13 roofs are sustainable enough to also include, you  
14 know, solar panels on top of those roofs.

15 And so we want to take -- it's been 20  
16 years. We needed to take a look at it. It has to  
17 be -- we have to be responsible to be able to do  
18 that. Because if we don't do it, and we don't  
19 replace roofs in a timely manner, then you've got  
20 a -- you will be reacting to a leak or a --

21 COMMISSIONER VANN-GHASRI: So, I've  
22 got another, a quicker question.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. MALONE: Yes?

2 COMMISSIONER VANN-GHASRI: So my quick  
3 question is, how do you select what communities is  
4 going to get the roof?

5 MR. MALONE: What happens is we have a  
6 need's assessment. We look at it based on, and we  
7 put them in different categories.

8 That which is, you know, based on what  
9 could be delayed. What has to happen right away.  
10 What is bordering on an emergency.

11 We prioritize those and try to deal with  
12 those that are in the most disrepair.

13 COMMISSIONER VANN-GHASRI: Okay.  
14 Then this company under the Section 3 compliance  
15 is only going to accept two intern positions.

16 What constitutes hourly wages? Are  
17 they talking about hourly wages based on an  
18 internship position?

19 Or are they talking about hourly wages  
20 based on a skill set?

21 MS. BARNES: So they would be  
22 internship positions. And again, they would have

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 a discipline associated with them that will be  
2 related to Davis Bacon.

3 So they will be paid federal wage rates.

4 COMMISSIONER VANN-GHASRI: So  
5 therefore, let me ask you a question on this too.  
6 And maybe you need to look at it and make sure you're  
7 not discriminatory.

8 Because physically challenged  
9 individuals also are employable individuals.

10 MS. BARNES: No question.

11 COMMISSIONER VANN-GHASRI: And then we  
12 would like to see in operation, how many of your  
13 physical -- how many of our physically challenged  
14 individuals know that they can even apply for these  
15 type of opportunities with the District of Columbia  
16 Housing Authority.

17 MS. BARNES: We'll make that note and  
18 refer it to the Office of Resident Services.

19 CHAIRMAN ALBERT: Thank you. Any  
20 other questions or comments on Resolution 18-39?

21 Hearing none, I'd entertain a motion to  
22 move.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER VANN-GHASRI: Oh, just  
2 one thing. Make sure you all give us -- give the  
3 resident councils or the property managers, when  
4 you all doing this master roofing with the  
5 estimation of our life cycle, that the property  
6 managers learn to -- this is a recommendation.

7                   In their property manager meetings,  
8 that they educate tenants about the infrastructure  
9 of their community. So that we can learn what is  
10 being put in the communities.

11                  And maybe we will learn to respect them  
12 more. Because we don't hear those type of numbers  
13 in either of our meetings.

14                  MS. BARNES: Duly noted.

15                  CHAIRMAN ALBERT: Thank you.

16                  COMMISSIONER VANN-GHASRI: And to  
17 allow us to know this life cycle of -- of these.  
18 And the warranty of the roof.

19                  Do you all have a warranty?

20                  MS. BARNES: Yes. And part of this  
21 process is to have the actual no dollar limit  
22 warranties.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           So that again, as the process goes on,  
2           and whatever we're doing, the warranties aren't  
3           prorated.     They're covered for the entire  
4           lifetime.

5           CHAIRMAN ALBERT:   Great.

6           COMMISSIONER VANN-GHASRI:   And we're  
7           going to make sure that this roofer going to make  
8           sure that he look at the same problems that just  
9           happened on the property that already took place  
10          in southwest.

11          Because I believe they was -- something  
12          was wrong with their roof.   And they probably had  
13          a master planner too.

14          So, we don't want to make that same  
15          mistake with a master planner.

16          CHAIRMAN ALBERT:   Thank you.   Thank  
17          you Commissioner Vann-Ghasri.   It's been moved.  
18          The Resolution has been moved by Commissioner  
19          Taliaferro.

20          Is there a second?

21          COMMISSIONER VANN-GHASRI:   Second.

22          CHAIRMAN ALBERT:   Second.   A roll

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 call?

2 MS. McNAIR: Thank you. Commissioner  
3 St. Jean?

4 COMMISSIONER ST. JEAN: Yes.

5 MS. McNAIR: Commissioner Taliaferro?

6 COMMISSIONER TALIAFERRO: Yes.

7 MS. McNAIR: Commissioner  
8 Vann-Ghasri?

9 COMMISSIONER VANN-GHASRI: Yes.

10 MS. McNAIR: Commissioner Slover?

11 VICE-CHAIRMAN SLOVER: Yes.

12 MS. McNAIR: Commissioner Council?

13 COMMISSIONER COUNCIL: Yes.

14 MS. McNAIR: Chairman Albert?

15 CHAIRMAN ALBERT: Yes.

16 MS. McNAIR: You have six yes. The  
17 Resolution is approved.

18 CHAIRMAN ALBERT: Thank you. Now for  
19 our public comment period. As you know, we give  
20 five minutes to public housing residents or housing  
21 choice program participants to come and talk about  
22 anything that you'd like the Commissioners to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 address.

2 And then if you're a nonresident, three  
3 minutes. We don't have the public clock, so  
4 Alethea here will be keeping time.

5 We have a very lengthy list. So we're  
6 going to keep you to your five minute limit.

7 First up is Ms. Carter. Ms. Carter,  
8 come on up. Go right ahead Ms. Carter.

9 MS. CARTER: I've been here before.  
10 And I'm here again. Okay, had a problem when I was  
11 in Berry Farms.

12 When I said that how you all -- I got  
13 charged and what not and stuff for the whole rent  
14 in Berry Farms when I was moving out.

15 Still have not heard anything from Mr.  
16 Oliver. Left messages and everything. And when  
17 that day that I did move in, when I seen Mr. Oliver,  
18 first thing he kept telling me, Ms. Carter, I can't  
19 talk to you.

20 I have two offices. And this and that.  
21 And that and that. I'm not worrying about how many  
22 offices you got.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           It would not hurt you to take just a  
2 second just to speak with me.

3           CHAIRMAN ALBERT: I agree.

4           MS. CARTER: That if you are an area  
5 manager, or whatever you do, your tenants, they the  
6 one that paying the rent where they're at.

7           If they have a problem there, they're  
8 letting you know. The things that were -- I told  
9 them was not done.

10          I don't want you all in -- I don't want  
11 them in my home when I'm not there. I'm making this  
12 perfectly clear again.

13          Because you all would not want nobody  
14 invade your all privacy neither. Because that's  
15 not right.

16          If you going in there to fix something,  
17 go in there and fix it and get out. Don't go  
18 through people's privacy. That's not right what  
19 you supposed to do.

20          Now, and again the area manager,  
21 whoever she is, Ms. Angela that is there, and  
22 assistant manager, Ms. Nicole. Now, if you

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 telling me that she put flyers, these are flyers,  
2 okay.

3 My personal information should not be  
4 on a doorstep when I get home. With all my  
5 information on it. That's not right.

6 You have my phone number. Why couldn't  
7 you call me? Ms. Carter, could you come to the  
8 office to pick up personal papers?

9 That's the right thing and respectful  
10 thing to do.

11 CHAIRMAN ALBERT: I agree.

12 MS. CARTER: You would not want your  
13 information like that. Or send it through the  
14 mail. What's wrong with you putting a stamp on it  
15 and send it through the mail?

16 It's not hard to do. It really isn't.

17 CHAIRMAN ALBERT: I agree.

18 MS. CARTER: You have to respect  
19 people. These are flyers. I know what a flyer  
20 look like.

21 But not all my information. Of me in  
22 a folder in front of my door when I get home.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 That's not right.

2 Anybody could have picked this up.

3 CHAIRMAN ALBERT: Yeah. Thank you for  
4 bringing it to our attention, Ms. Carter.

5 MS. CARTER: I have told this to them  
6 when I got it. And they going to tell me, make up  
7 some excused, well Ms. Carter, we're sorry for what  
8 happened.

9 No. I don't want to hear that. I  
10 don't want to hear that. Some changes should be  
11 made.

12 CHAIRMAN ALBERT: Ms. Carter, I'll  
13 speak to both of them.

14 MS. CARTER: No, no, no. No, let me  
15 finish.

16 CHAIRMAN ALBERT: Okay.

17 MS. CARTER: I've got my three -- five  
18 minutes, let me finish sir. Please let me finish.

19 Because I don't want to keep hearing no  
20 excuses you going to do this, you going to do that.  
21 You going to do it, do it.

22 I shouldn't be sitting in a building,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 in no cold for a week and a half. And I called Mr.  
2 Oliver's office. And I'm getting this, Ms.  
3 Carter, they're working on the heat.

4 I don't need to hear that. I shouldn't  
5 be in a building cold, getting arthritis in my  
6 bones.

7 That's not good for me. That's  
8 affecting my health. And for them to tell me  
9 they're working on the heat?

10 Would you want to sit there? Would you  
11 want your children to sit there? Would you want  
12 your grandchildren to sit there?

13 No. None of you all would. None of  
14 you.

15 CHAIRMAN ALBERT: Mm-hmm.

16 MS. CARTER: You don't want to keep  
17 going back and forth to the doctor and having these  
18 problems in your body.

19 Now, no one's pointing a finger at  
20 nobody. But, what I'm saying here, you all got to  
21 stay on these area managers.

22 If they ain't doing their job, remove

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           them. The manager's ain't doing, remove them.

2                       I should not have to come to them. You  
3 all was closed September 28. I had my reservation  
4 papers and what not to give to the lady.

5                       She's going to tell me that I'm busy  
6 right now. They're paying rent. I don't have  
7 nothing to do with that.

8                       Ms. Carter, could you come back? I  
9 come back, she go tell another assistant manager  
10 and what not, tell her I'm not here.

11                      Now, I can hear her in the back. And  
12 the area manager probably meant as well she is, she  
13 don't want to come out there.

14                      She talking about she's catching up on  
15 her work. I don't have nothing to do with that  
16 neither.

17                      This is a tenant that want to have  
18 something to say to you. Or to blame to you. I  
19 should not have to come down here just to give you  
20 some vacation papers, duh.

21                      And then you going to send me a letter  
22 stating that it's not recertified. I don't

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 understand that.

2 I gave you all that I had. And I stood  
3 and asked them, is there anything else that I have  
4 to bring you all? They said no.

5 She's in the back hollering to check her  
6 records. To make sure there was nothing else that  
7 she has to bring.

8 Now, you didn't want to come out to  
9 speak to me. But you in the back hollering in the  
10 front to your assistants.

11 That's not professional neither.

12 CHAIRMAN ALBERT: So has your issue  
13 been resolved as yet?

14 MS. CARTER: There ain't nothing been  
15 resolved. Okay, honey, -- I mean not to say that.  
16 Sir.

17 (Laughter)

18 CHAIRMAN ALBERT: I've been called  
19 worse. So, I'll take that.

20 MS. CARTER: I'm just -- oh. That's  
21 why I'm here today. Because when I came in and Mr.  
22 Oliver said, oh, is you Ms. Carter?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   No.  When I get up here I tell them what  
2 I got to say.

3                   CHAIRMAN ALBERT:  Well, I appreciate  
4 that --

5                   MS. CARTER:  Because you ain't dealing  
6 with the dead.  Don't come to me now.

7                   CHAIRMAN ALBERT:  Mr. Secretary, how  
8 do we get this resolved?  And prevent that from  
9 happening in the future?

10                  MR. GARRETT:  What I was going to say  
11 Commissioner is that --

12                  COMMISSIONER VANN-GHASRI:  Excuse me,  
13 ma'am, what property?

14                  MS. CARTER:  I already crossed the  
15 street to North Capper.  I just moved there.

16                  MR. GARRETT:  So there -- that's the --

17                  COMMISSIONER VANN-GHASRI:  So it's  
18 Sibley.

19                  MR.  GARRETT:  Sibley.  So  
20 Commissioners, what I was going to say to --

21                  COMMISSIONER VANN-GHASRI:  Sibley  
22 Senior.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. CARTER: Yes. I'm a senior.

2 MR. GARRETT: What I was going to state  
3 Commissioners was that I was going to talk directly  
4 with the third-party management group that we have  
5 there.

6 CHAIRMAN ALBERT: Yes. But you've  
7 listened to these issues about staff not  
8 responding.

9 MR. GARRETT: Right. But it's  
10 third-party, it's third -- it's managed by a  
11 third-party.

12 So that's why I'm going to talk exactly  
13 to that.

14 CHAIRMAN ALBERT: Well, I assume --  
15 we've got to take a look at if -- we've got to have  
16 some mechanism in place where we can hold these  
17 people accountable.

18 MR. GARRETT: We are. We are.

19 CHAIRMAN ALBERT: Maybe we should get  
20 rid of third-party.

21 VICE-CHAIRMAN SLOVER: It's called  
22 don't pay them.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Yeah.

2 MR. GARRETT: We are.

3 CHAIRMAN ALBERT: All right. So,  
4 Cedric Lewis -- Lucas rather. Good afternoon Mr.  
5 Lucas.

6 Can you just say which property you're  
7 from?

8 MR. LUCAS: I'm at 5735 14th Street  
9 N.W. It's a -- I believe it's a referred --

10 COMMISSIONER VANN-GHASRI: It's the  
11 Colorado. You live on -- you live on --

12 MR. LUCAS: I'm a past recipient.

13 CHAIRMAN ALBERT: He's a past  
14 recipient.

15 COMMISSIONER VANN-GHASRI: Okay then.

16 MR. LUCAS: Yes. And I would come  
17 directly -- I've been assisted directly by Mr.  
18 McCoy, his group. And with Mr. Moon.

19 Ms. Booker works underneath them. And  
20 they work in conjunction with the Veterans  
21 Administration. The Director there is Ms. Burk.

22 I'm a Washingtonian. I was born and

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 raised here at Barry Farms. I'm 62 years old. I  
2 remember when Kenilworth was a brand-new facility  
3 back in the early 60s.

4 CHAIRMAN ALBERT: Wow.

5 MR. LUCAS: Just giving you a little  
6 background. I don't have any gripes. I'm a  
7 cancer recipient and hopefully it's in remission.

8 I just wanted to give some thanks. I  
9 had -- I'm an ex-police officer, federal. I was  
10 wounded in 1983 on the same day that my three year  
11 old son was killed in the -- by, you know, in a  
12 situation.

13 I've lost three kids out of six. And  
14 I am a PTSD recipient. I'm a Marine. And I'm a  
15 20 percenter.

16 I left D.C. and I went to -- I went  
17 around the country. Virtually I had a -- kind of  
18 lost my mind.

19 And I, you know, with all the tragedies.  
20 And when I found out that I had cancer, I was in  
21 South Carolina.

22 I've seen a lot of housing facilities,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 shelters. I've stayed in them. And wasn't not  
2 the housing, but the shelters. And they're  
3 deplorable.

4 CHAIRMAN ALBERT: Mm-hmm.

5 MR. LUCAS: A lot of places, they  
6 haven't kept up with what I've heard here today.  
7 I mean, D.C. is a model.

8 You Commissioners are setting the pace.  
9 And I don't mind telling you thank you. Because  
10 in South Carolina, they don't give a darn about you.

11 You know, I mean, they do their best.  
12 But for as far as the voucher is concerned, you  
13 ought to see what you get for a voucher.

14 My sister, she's 50 years old. And I  
15 made it home in time to celebrate her 50th birthday,  
16 October 22, through the help of Mr. McCoy.

17 She's in a nursing home. She has  
18 multiple sclerosis among other diseases. And she  
19 can't talk. She can't walk.

20 I have two children who I haven't seen  
21 in 12 years since I've been gone. And I want to  
22 tell you all, I'm not ashamed. I'm a recovering

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 alcoholic and addict. All right.

2 I come from the streets. I remember  
3 D.C. under the old administrations. And I was a  
4 part of D.C.

5 And I sought help. And through the  
6 grace of God, I found it. Okay. And I just  
7 couldn't get back home, you know.

8 Mr. McCoy heard my plea. I had a  
9 voucher nobody else would accept. And I needed to  
10 get home.

11 And he says, I'm going to help you get  
12 home. Mr. Moon, god bless him. This man, I'm 62  
13 years old. I've been crying.

14 I cried yesterday. I literally shed  
15 some tears. They say you never judge a man until  
16 you walk a mile in his shoes. All right.

17 So I hear people that have complaints.  
18 And people that have issues. But I've been sleeping  
19 in my van for literally six years.

20 Because I didn't want to be bothered  
21 with a bunch of people that stigmatize me and point  
22 their finger at me. I just came from South

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Carolina. That is a Republican state.

2 And I'm telling you, they -- I mean to  
3 tell you, I'm an ex-cop. I might have lost my mind,  
4 but I haven't lost my sensibilities.

5 And everywhere you go, people have  
6 pointed fingers at you. And treated you like a  
7 second class citizen.

8 I've been home for two months. And  
9 I've gotten more respect coming back. And I'm not  
10 ashamed to say it.

11 You know, I made it back to Chocolate  
12 City. You know. I'm telling you.

13 CHAIRMAN ALBERT: We appreciate you  
14 coming and talking to us about Mr. McCoy and the  
15 other staff members. We do hear about Mr. McCoy's  
16 work over and over.

17 So, it's -- I'm not surprised.

18 Mr. Lucas: Well he put me -- I'm going  
19 to say this before I go. He put me in a nice place  
20 where I can put a key in the door, sir.

21 I appreciate the time you've given me  
22 to give him his kudos. And I wanted to tell him

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 personally in front of all of you, thank you very  
2 much.

3 CHAIRMAN ALBERT: Thank you so much.

4 (Applause)

5 VICE-CHAIRMAN SLOVER: I'd like to say  
6 thank you for that. I think it might be the first  
7 time we've ever had someone come up and say thank  
8 you.

9 So, thank you very much.

10 CHAIRMAN ALBERT: Yeah. No, we've had  
11 a few people come up and say thank you. It's not  
12 the first.

13 We'd like to have it more often. And  
14 not just Mr. McCoy. But Mr. McCoy, I think we take  
15 it lightly.

16 But, you know, throughout this city  
17 every place I go, and as I mentioned earlier, I have  
18 a number of people that work for me that living in  
19 public housing.

20 You've assisted so many people during  
21 your time here at the D.C. Housing Authority. And  
22 if we ever have a building, we should at least name

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 a room after you or something.

2 (Laughter)

3 CHAIRMAN ALBERT: Certainly we  
4 appreciate the work that you do. And your team.  
5 Danielle Allen?

6 MS. ALLEN: Good afternoon.

7 CHAIRMAN ALBERT: Good afternoon.

8 MS. ALLEN: First, I'd like to say that  
9 this is my first time here.

10 CHAIRMAN ALBERT: You're welcome.

11 MS. ALLEN: Thank you. I'm a de-- an  
12 Army vet. I was raised in Langston Terrace  
13 dwellings.

14 CHAIRMAN ALBERT: Mm-hmm.

15 MS. ALLEN: I left for the military  
16 never thinking I would come back to D.C. I've been  
17 back for -- well, I have a love/hate relationship  
18 with D.C.

19 I've been --

20 CHAIRMAN ALBERT: So what's the love  
21 part and what's the hate part?

22 MS. ALLEN: The love part is there's no

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 other city like my cit. The hate part is, the cost  
2 of living.

3 CHAIRMAN ALBERT: Yeah.

4 MS. ALLEN: You know, services are  
5 getting better. But, we're disenfranchising the  
6 people that are living here that's been here  
7 forever.

8 They're getting pushed out.

9 CHAIRMAN ALBERT: Yeah.

10 MS. ALLEN: And originally, I was not  
11 coming back to D.C. I was not coming back here.  
12 But I'm a homeless vet.

13 And so everyone was saying, come back  
14 to D.C. You do -- you have programs. You have to  
15 maneuver them, but they are there.

16 Originally I came up here to say thank  
17 you. But listening to all of this, you know, I had  
18 to speak my truth.

19 For me, being a family member with kids,  
20 for a vet, you all didn't have that program for  
21 vouchers for us at one time. They're there now.  
22 There need to be more.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           Because I'm considered chronic  
2 homeless. I've always lived with someone else.  
3 When I leave, come back.

4           CHAIRMAN ALBERT: Mm-hmm.

5           MS. ALLEN: I've had to sleep at a  
6 friend's house with me on my -- me and my oldest,  
7 me and my youngest on a pull out bed and my oldest  
8 on the floor.

9           Couldn't get help. I've gotten help  
10 now. And I'm a better place. I'm about soon to  
11 be a home ownership, a home owner in D.C.

12           (Applause)

13           MS. ALLEN: I came back and you all  
14 partner with some with the VA as far as family  
15 housing with the voucher. Which helped me to  
16 gather my thoughts.

17           I suffer with PTSD. I've been to  
18 Desert Storm and Iraq. I've lost my fiancé over  
19 in Iraq.

20           So, I was mentally gone. So, by coming  
21 back to D.C. and getting a roof put over my head  
22 with the voucher, I was able to deal with my PTSD

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 and my mental health and my stability.

2 Which made me want to rejoin the  
3 community and life. And go back into the  
4 workforce.

5 I had a whole thing right here. And I  
6 know I'm -- so, the program does prove me for an  
7 opportunity to purchase an affordable home in D.C.  
8 that could have been out of my reach due to the high  
9 cost of housing.

10 This has been a goal of mine for a long  
11 time, being a, like I said, a homeless single mom.  
12 It also focused me -- that my PTSD made depression.

13 I would like to thank Ms. -- my home  
14 ownership coordinator, Ms. Revel. Who has helped  
15 me every step of the way.

16 Who has pulled me off the ledge.  
17 Because by me having PTSD and dealing with the  
18 prolong of the program, I want to say forget it.  
19 I'm done.

20 I don't want to be doing this no more.  
21 And then I would be homeless again.

22 CHAIRMAN ALBERT: Yeah.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. ALLEN: So for me, I appreciate the  
2 voucher program and self-sufficient program and  
3 all the other programs. And it should be about --  
4 it should be making people more aware of it.

5 Because I talk to a lot of people, D.C.  
6 residents and veterans, and they are not aware of  
7 these programs.

8 CHAIRMAN ALBERT: Yeah.

9 MS. ALLEN: They are not aware of them.  
10 So I try to pass as much information as I can. I  
11 don't know how you all are doing the outreach or  
12 what.

13 So, I know I should be wrapping up. I  
14 don't know what the time, you all said you don't  
15 have no clock.

16 CHAIRMAN ALBERT: Well, we do have a  
17 clock.

18 MS. ALLEN: Okay.

19 CHAIRMAN ALBERT: You've got 30  
20 seconds left.

21 MS. ALLEN: Okay. So, just let me --  
22 I want to just say thank you to the District of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Columbia Housing Authority, Tyrone, the Director,  
2 the House Choice Program, Ron McCoy, the Home  
3 Purchasing Program, the APAT program, and the House  
4 Choice Home Ownership team for giving me the  
5 opportunity to be able to purchase a home in D.C.

6 And I'll be able to leave that to my  
7 kids.

8 CHAIRMAN ALBERT: Absolutely.

9 MS. ALLEN: So, thank you all.

10 CHAIRMAN ALBERT: No. Thank you so  
11 much.

12 (Applause)

13 CHAIRMAN ALBERT: Appreciate that.  
14 Thank you. Sheena McGill?

15 MS. MCGILL: Good evening.

16 CHAIRMAN ALBERT: Good evening.  
17 Sheena, who do you have with you?

18 MS. MCGILL: I have with me, this is my  
19 -- I'm getting ready to appoint her as my Vice  
20 President on the Resident Council. I'm the  
21 Resident Council President for Ontario Road in  
22 Northwest.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Great.

2 VICE-CHAIRMAN SLOVER: Where?

3 MS. MCGILL: Ontario Road in  
4 Northwest.

5 VICE-CHAIRMAN SLOVER: Okay.

6 MS. MCGILL: I'm here today, I'm just  
7 two, three weeks from having a stroke. Three  
8 strokes in one day.

9 And I have -- my concern is for over a  
10 year we have been complaining about a tenant in a  
11 building harassing and torturing residents.

12 I'm a three days out of the hospital,  
13 and she brings a young man to my home to threaten  
14 me right before she comes down to threaten me. But  
15 this ain't the first threat.

16 So, we have been making complaints and  
17 complaints and complaints and complaints and  
18 complaints. I even sat down and met with an  
19 attorney over the summer time for D.C. Housing  
20 Authority.

21 Me and also my about to be Vice  
22 President also went down to meet with this attorney

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 and another resident that is currently not here.

2 So, all the property manager could do  
3 is bring me a letter and say put in a public safety  
4 transfer. Public safety, you know, I just called  
5 to speak to -- I spoke with someone in public  
6 safety, they said oh, well, we don't know.

7 They're trying to work on this. But  
8 you all have been working on this for over a year  
9 now.

10 Ontario Road building is not going to  
11 kill me. I done had three. Now four or five, my  
12 brain might not make it.

13 By the grace of God I have no brain  
14 damage. No deformities, no nothing. Then I have  
15 a property manager that when you call her on the  
16 phone and ask her a question, which is Ms. Omico  
17 Brown (phonetic).

18 Ms. McGill, why does your building have  
19 so much drama? Isn't that personal? That should  
20 not be repeated to a tenant.

21 And we have been making several  
22 complaints on this property manager for over a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 year. Does anybody believe us?

2 What is it going to take for something  
3 to happen seriously in that building to one of the  
4 residents? At this point, in my eyes, D.C. Housing  
5 Authority is providing a hostile living  
6 environment.

7 And if anything happens to the  
8 residents, it's going to be at the cost of D.C.  
9 Housing Authority.

10 CHAIRMAN ALBERT: Mr. Garrett --

11 MS. MCGILL: And that's really about  
12 all I have to say.

13 CHAIRMAN ALBERT: Yeah, well don't go  
14 yet. We want to -- I just want to give the  
15 Executive Director an opportunity to respond.

16 MR. GARRETT: So Commissioners, we are  
17 addressing the tenant issue that is involved. The  
18 other tenant that is involved in this particular  
19 situation.

20 There is some action that we are taking.  
21 It just takes some time though to go through the  
22 court system in tenancy in order to remove or --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 in order to remove or rectify this particular  
2 situation.

3 We have to allow the courts to act. But  
4 in addition, we are looking at the opportunity for  
5 the transfer for Ms. McGill.

6 CHAIRMAN ALBERT: Okay.

7 MS. MCGILL: Because this is crazy.  
8 This young man that lives with her, he's not even  
9 on the lease number one.

10 He has access to the building with a key  
11 card. Okay? I'm three days out of the hospital  
12 and she comes and tells me he's going to do  
13 something to me.

14 And he follow right down behind her.  
15 And the other problem we're having, when we call  
16 MPD, MPD comes out and says there's nothing they  
17 can do.

18 COMMISSIONER VANN-GHASRI: Because  
19 Housing has to do it.

20 CHAIRMAN ALBERT: Okay.

21 MS. MCGILL: Because Housing has to do  
22 it, the jurisdiction. So then that throws me to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 having to bother Chelsea Johnson, Mr. Garrett, Ms.  
2 Punter.

3 It throws me to have to bother then,  
4 because we're not getting the responses from MPD.  
5 So by the grace of God I want to thank D.C. Housing  
6 Authority Police.

7 Who I didn't care, it didn't matter what  
8 time it was, it was late that night, but they came  
9 out to assist me and give that report.

10 And I also want to thank, regardless  
11 through this whole situation, I want to thank Ms.  
12 Punter for always being there to respond to my  
13 emails. And listen to me regardless of what, to  
14 figure out my situation.

15 And my navigator, Ms. Jackson. And  
16 Director Williams, and Fashad Tyler. Them the  
17 people that holding me above water right now.

18 CHAIRMAN ALBERT: I appreciate. So,  
19 you heard it from the Executive Director, they're  
20 taking measures.

21 I'll give you my -- so my email address,  
22 so you can just keep me updated is -- what is my

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 email address? Nalbert@dchousing.org.  
2 N-Albert-at-D-C-Housing -- I'll write it down for  
3 you. D-C-Housing.org.

4 So if you can give me an update by the  
5 end of this month as to where things are, I would  
6 appreciate it.

7 MS. MCGILL: Yes, sir.

8 CHAIRMAN ALBERT: Thank you.

9 MR. MOREY: And I'd just like to say,  
10 we have a small building, eight of us. Where we  
11 -- collectively we try to make it like a family.

12 I'm here basically on behalf of my  
13 President. Of her concern. I don't think she  
14 should even have to come down here to address this  
15 matter after just getting out of the hospital.

16 CHAIRMAN ALBERT: Yeah.

17 MR. MOREY: I did address that too, our  
18 -- who is she?

19 MS. MCGILL: Our area manager.

20 MS. MOREY: Our area manager. And it  
21 wasn't a good response.

22 CHAIRMAN ALBERT: We -- we're going to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 take care of it.

2 MR. MOREY: I won't say what -- right.  
3 I won't say what her response was. But, so in just  
4 a little sense, it need to be taken care of at the  
5 apartment.

6 That's been lacking. Just maybe  
7 somebody should look into that.

8 MS. MCGILL: Yeah.

9 MS. MOREY: But otherwise, I would like  
10 to thank Mr. William Slolar, is that his name?

11 CHAIRMAN ALBERT: Slover.

12 MS. MOREY: Slover?

13 VICE-CHAIRMAN SLOVER: Slover.

14 MS. MOREY: And Ms. Aquarius. Because  
15 when I was here two years ago complaining, trying  
16 to get me a place, he was the only one who asked,  
17 why has this girl been coming down here for over  
18 a year and she hasn't had any help yet?

19 After three months, somebody's been  
20 down here for three months. We need to find out  
21 why they're still coming.

22 I want to say, I got my apartment. And

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 within that time, they were the people who were  
2 concerned.

3 Ms. Carman was the President at the  
4 time. I got no response. Said with her many  
5 times.

6 But I do want to say, I thank the  
7 Board. My apartment is beautiful. And we do need  
8 to come and thank you all for the work that you do.

9 I know you're -- everybody fuss a lot.

10 MS. MCGILL: And I thank you to Mr.  
11 Council and Ms. Aquarius.

12 MS. MOREY: Yeah. But, we need you  
13 all.

14 MS. MCGILL: And Mr. Garrett, I want to  
15 thank you too. Because in the short period of time  
16 that I know you've been here, you have made changes.  
17 And I'll say that.

18 MS. MOREY: Yes. You have. Yes.  
19 You have.

20 CHAIRMAN ALBERT: All right. Thank  
21 you guys so much.

22 MS. MCGILL: Thank you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. MOREY: Thank you.

2 (Applause)

3 CHAIRMAN ALBERT: And I want to thank  
4 Ms. Punter. I heard her name mentioned a few  
5 times. Please keep up the good work.

6 Richard Demuth?

7 MR. DEMUTH: Hello Council. I'm back  
8 again. If you remember Mr. Garrett?

9 CHAIRMAN ALBERT: I still remember,  
10 yeah.

11 MR. DEMUTH: I was here, I think in  
12 October for the meeting across the street. I  
13 wasn't informed about the one in November.

14 But, the last time I addressed you it  
15 was about shoddy inspection procedures of my  
16 apartment building. And premise -- the apartment  
17 unit and premises.

18 Inaccurate, incomplete and you  
19 referred that to one of the Inspections Department  
20 supervisors. Who I met with.

21 I told her of the problem. She got the  
22 information from me in terms of the documentation,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the copy of the shoddy inspection report.

2 And again, as usual with the DCHA, no  
3 follow up. So unfortunately I can't come up here  
4 and thank you for anything.

5 But, I want to let you know that certain  
6 aspects of your agency just aren't doing their job.  
7 And the most important of it is the inspections  
8 department.

9 Because that's what determines whether  
10 we get to stay where we are.

11 CHAIRMAN ALBERT: Right. Is that a  
12 contacted service too? Or is that done by staff?

13 MR. GARRETT: That's staff.

14 CHAIRMAN ALBERT: And so there's no  
15 reason that we shouldn't be able to follow up, --

16 MR. GARRETT: No, we can.

17 CHAIRMAN ALBERT: On simple things  
18 like this.

19 MR. GARRETT: And actually, the  
20 landlord has been given 30 days already. We did  
21 an inspection on the unit again.

22 The landlord has been given 30 days to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 make the repair. Which is appropriate.

2 MR. DEMUTH: There was no inspection  
3 done on -- reinspection done on my unit.

4 CHAIRMAN ALBERT: Yeah. He's saying  
5 that their inspection wasn't done on his unit.

6 MR. GARRETT: It's -- okay. All  
7 right.

8 CHAIRMAN ALBERT: So, who can he talk  
9 to, to get an inspection date?

10 MR. DEMUTH: But it's not even  
11 particularly my unit that's the issue now.  
12 Because as for myself putting continued pressure  
13 on management, the basic issues were taken care of.

14 But the building itself and the area,  
15 which is included in the inspection report, is not  
16 -- it doesn't match what was reported.

17 It's all reported in passable  
18 condition. Which it's not.

19 As I told you, the inspection report  
20 cited functional elevators when there are no  
21 elevators in the building. It cited a handicap  
22 access when there's no handicap access in the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 building.

2 It cited things that aren't even there.  
3 That's how your people are doing their inspections.

4 So how accurate are they going to be  
5 when they claim a unit is not passable? And as a  
6 result, somebody is forced out because of that.

7 CHAIRMAN ALBERT: Right. What  
8 property are you at today?

9 MR. DEMUTH: I'm at 743 Fairmont Street  
10 N.W. It's currently undergoing a  
11 bargain-basement renovation.

12 There are still deficiencies with it  
13 that they're not addressing. As well as just the  
14 area in general. The area is crappy. And that --  
15 the area, aspects of the neighborhood are provided  
16 to be inspected in the report.

17 Such as clean streets, a pest free area.  
18 And my area, that's all bad. But it was all put  
19 as passed in the inspection report.

20 Meanwhile, the commercial rate of the  
21 property is going up almost to -- has gone up almost  
22 to the limit.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Yeah. So Tyrone,  
2 what do you recommend?

3 MR. DEMUTH: You know, I think the  
4 Mayor's office needs to be appraised of this  
5 situation with the DCHA.

6 MR. GARRETT: So Commissioners, the  
7 information that I have is that there was an  
8 inspection. And that the landlord does have 30  
9 days to make the actual repair.

10 But today, Mr. McCoy is here. And he  
11 can talk to Mr. --

12 CHAIRMAN ALBERT: Mr. McCoy, can you  
13 talk to Richard?

14 MR. DEMUTH: Well people keep talking  
15 to me, and nothing gets done.

16 CHAIRMAN ALBERT: No. But it will get  
17 done this time. I promise you that one.

18 MR. DEMUTH: There's no attention  
19 given to the property.

20 MR. GARRETT: That's not accurate.

21 CHAIRMAN ALBERT: Well Mr. McCoy, you  
22 heard people talk earlier about him being very

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 attentive. So, let's see if that --

2 MR. DEMUTH: I've spoken to him before.

3 CHAIRMAN ALBERT: Let's see if that's  
4 true.

5 MR. DEMUTH: I've spoken to him before.

6 CHAIRMAN ALBERT: Okay. So I'm just  
7 going to ask you to talk to him one more time.

8 MR. DEMUTH: He's the one that referred  
9 me to the Inspections Department that then didn't  
10 do anything.

11 CHAIRMAN ALBERT: So, you're bringing  
12 it to my attention. I will be following up with  
13 Mr. Garrett and Mr. McCoy.

14 If you can spend some time with him  
15 after this, I would appreciate it. Thank you.

16 MR. DEMUTH: Thank you.

17 CHAIRMAN ALBERT: Linda Smith? Linda  
18 Smith?

19 (Off-microphone comments)

20 CHAIRMAN ALBERT: Okay. Forget  
21 Linda. Lakeesha Taylor? We'll call you after  
22 Lakeesha. Yeah.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. TAYLOR: I'm Lakeesha Taylor on  
2 behalf of 203 M Street SW.

3 CHAIRMAN ALBERT: Welcome.

4 MS. TAYLOR: Thank you. This is my  
5 first time here. And I'm glad I'm here. Because  
6 I am an advocate for 203.

7 Number one, no heat. 203 has no heat.  
8 Personally, me, myself, and I, had no heat. I've  
9 been in 203 for four years.

10 CHAIRMAN ALBERT: Yes, ma'am. And  
11 you've had no heat or four years?

12 MS. TAYLOR: I have not had no heat in  
13 apartment 214 in four years.

14 CHAIRMAN ALBERT: How is that  
15 happening?

16 MS. TAYLOR: I've been complaining,  
17 complaining, and complaining. Lakeesha Taylor  
18 name should ring a bell.

19 And I called Fox 5 to come and do a news  
20 on us. There's big rats in our hallways that's  
21 running around.

22 And I emailed that to Fox 5. I meant,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I have done so much footwork for myself that it's  
2 really outrageous.

3 The month of November I had no hot  
4 water. The whole month of November. The  
5 Thanksgiving Holiday I had no hot water, when I had  
6 a sick child in my unit that had the flu.

7 I had bought a car and -- four months  
8 ago. And within two months, there was tickets put  
9 on the car each was -- each ticket was 250 dollars.

10 It came up to 1300 dollar total. That  
11 I live on the premises that the car was told and  
12 not to be put on the premises.

13 There's termites in my unit. There's  
14 a bad outbreak of scabies in this building. I have  
15 caught scabies nine times. Nine times.

16 I have told this over and over and over  
17 and over that there's a bad scabies outbreak in 203  
18 Southwest carried it. I don't know where is it  
19 coming from.

20 But I've been giving back to my  
21 community. I'm the Taco Tuesday lady you hear in  
22 the Southwest.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I've been doing free tacos out my unit.  
2 And when Ms. Harvell found out that I was the Taco  
3 Tuesday lady, she came onboard with me.

4 And I had the first two weeks. And Ms.  
5 Harvell did my last two weeks of getting my  
6 ingredients.

7 So I've been giving back to my community  
8 for four years now. These cigarettes that you guys  
9 took from us, no incense is being a big problem.

10 The police -- the Housing Authority,  
11 they pick and choose who they let in. If you look  
12 like you're in dodge, they won't let you in.

13 I was told if you had proper ID you could  
14 come in 203.

15 CHAIRMAN ALBERT: Correct.

16 MS. TAYLOR: They pick and choose who  
17 they want to let in. So they stopping your company  
18 and telling you who can come in and who cannot come  
19 in, and how many times your company can come in and  
20 out.

21 This is being a real hassle and a very  
22 strain on me. Because no one wants to speak up for

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 what's right.

2 And I'm here today to tell it all. As  
3 far as the coldness of the building, we have no heat  
4 within the whole building.

5 CHAIRMAN ALBERT: And you say for four  
6 years there's been no heat in the entire building?

7 MS. TAYLOR: For four years. I've  
8 live in apartment 214.

9 CHAIRMAN ALBERT: Or just in your  
10 apartment?

11 MS. TAYLOR: Listen, this is accurate.

12 CHAIRMAN ALBERT: Yeah. No, I don't  
13 doubt you.

14 MS. TAYLOR: I made a video. I made a  
15 video on my heater line. Who would touch, put  
16 their hand on a hot pipe?

17 I took it down to Ms. Harvell and let  
18 them see the video that I made. For four years I've  
19 been complaining.

20 I mean, I've been voicing, voicing and  
21 complaining. So you cannot --

22 CHAIRMAN ALBERT: And what do they say

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 when you complain?

2 MS. TAYLOR: They say the heat is on.  
3 So, there's numbers of things that I wrote down  
4 that's going on in 203 that needs seriously,  
5 seriously, to be addressed.

6 Because I feel like a prisoner in my own  
7 home. And my rent is paid up. I didn't pay  
8 November because I didn't have hot water for the  
9 whole month of November.

10 But my rent is paid up. So I really  
11 feel like a prisoner in my own home.

12 CHAIRMAN ALBERT: And so you said you  
13 have a list of issues.

14 MS. TAYLOR: Yes.

15 CHAIRMAN ALBERT: Can you leave that  
16 with us today?

17 MS. TAYLOR: Yeah. Yeah.

18 CHAIRMAN ALBERT: Thank you. And who  
19 will follow up with her?

20 MR. GARRETT: We'll have someone from  
21 Housing Choice Voucher follow up.

22 CHAIRMAN ALBERT: Right. But could

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 you leave the list here today?

2 MR. GARRETT: Right. I can take it.

3 COMMISSIONER VANN-GHASRI: But when  
4 you say you're at 203, you are talking about  
5 Greenleaf?

6 MS. TAYLOR: I'm talking about  
7 Greenleaf.

8 COMMISSIONER VANN-GHASRI: High-rise.  
9 DCHA.

10 MR. GARRETT: Oh, I'm sorry. DCHA. I  
11 apologize. From PMO.

12 CHAIRMAN ALBERT: Yes. Thank you so  
13 much for that correction.

14 COMMISSIONER VANN-GHASRI: Yes.

15 CHAIRMAN ALBERT: Thank you Ms.  
16 Taylor.

17 MS. TAYLOR: It's really -- it's really  
18 out verbal -- like it's really a problem down there.

19 CHAIRMAN ALBERT: I can hear that.  
20 Thank you.

21 MS. TAYLOR: Thank you.

22 CHAIRMAN ALBERT: Don't go without the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 list, leaving the list. Linda Smith's  
2 representative?

3 MS. PEOPLES: Here.

4 CHAIRMAN ALBERT: Can you just state  
5 your name?

6 MS. PEOPLES: Joan Peoples.

7 CHAIRMAN ALBERT: Peoples?

8 MS. BARNES: Joan?

9 CHAIRMAN ALBERT: Joan? Yeah.

10 MS. PEOPLES: Well, and the first thing  
11 I would like to address about the residence is, I  
12 have similar issues at my apartment. You know,  
13 where I had a mouse in there.

14 CHAIRMAN ALBERT: Mm-hmm.

15 MS. PEOPLES: And I like seen seven in  
16 one day. And you know, --

17 COMMISSIONER VANN-GHASRI: Excuse me.  
18 Could you state what property was this?

19 MS. PEOPLES: It was CIH Properties on  
20 Nannie Helen Burroughs Avenue. Glendale.  
21 However, I don't -- I don't have them now.

22 And of course I took care of it.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 Because I went to landlord-tenant affairs. And  
2 then after I went to landlord-tenant affairs, they  
3 -- the court addressed it along with DC Consumer  
4 and Regulatory Affairs.

5 They come to your apartment. And they  
6 make sure that the work is done. So, that's what  
7 people need to do, so.

8 And they sit right there. They go to  
9 the landlord, they're like look, this is  
10 unacceptable. They do it. And it's over.

11 So I don't have any mice right now. So  
12 my issue right now is with DCHA. I went to -- I've  
13 been trying to like recertify.

14 Like you guys really need to check your  
15 caseworkers. They are condescending and rude.  
16 And it's just unnecessary to treat people and  
17 dehumanize --

18 CHAIRMAN ALBERT: So give me an  
19 example. So I can get the flavor.

20 MS. PEOPLES: Ms. Adolph (phonetic) is  
21 an example.

22 CHAIRMAN ALBERT: Not necessarily

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 names. But --

2 (Laughter)

3 CHAIRMAN ALBERT: But names are fine  
4 too. Damn, you still call people out like that?

5 MS. PEOPLES: Well, I'm sure you think  
6 of that. But I'm just trying to get out.

7 So anyway, I've been trying to like  
8 recertify for like since, I don't know, like  
9 September. I mean, I've been to the fair hearing.

10 And I keep going through the same thing  
11 over and over. I'm like on the fifth time where  
12 I'm supposed to like keep bringing the same thing.

13 So I keep bringing her the same thing.  
14 And she keeps turning me away. I mean, she's like  
15 not answering phone calls, emails.

16 And I had a situation at the apartment  
17 building where I live at, where the maintenance man  
18 thought it was okay to violate me and touch me  
19 inappropriately. So I told her --

20 (Off-microphone comments)

21 MS. PEOPLES: It's okay. So I told --  
22 I told the landlord about it. I told DC Police

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 about it. They're the worst, because they didn't  
2 even do anything.

3 And unfortunately the, you know, I had  
4 to like sue all these people because I'm not going  
5 to, you know, stay in this apartment building when  
6 I done wrote.

7 DCHA told the lady, look, this is what's  
8 going on at this apartment building. You know, the  
9 guy touched me, and I've got to look at him every  
10 day.

11 And they didn't even do anything about  
12 it. And then when I called DC Police, they didn't  
13 even do anything.

14 The detective was like, -- I told her  
15 there's a camera in the elevator. All she's got  
16 to do is look at the camera.

17 And the camera will show him touching  
18 me in two different places. And even following me  
19 to the door when I'm leaving out.

20 And miraculously, the camera is gone  
21 from the elevator. The police didn't do anything.

22 And I'm still stuck in a building with

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 these crazy management people, this crazy  
2 maintenance guy, and DCHA has still got me on hold  
3 because she said that she needs proof that my  
4 daughter left the apartment.

5 I said okay, I'll give you that. So I  
6 gave her my daughter's forwarding address and phone  
7 number.

8 She can contact her or do whatever.  
9 She said -- so her manager was like okay, that's  
10 enough with that.

11 So they said the only thing you need to  
12 do is bring proof that you're getting, you know,  
13 monetary gifts from this guy named Mr. Miller.

14 So I told Mr. Miller look, they want you  
15 to write down, you know, that you're giving me  
16 money, you know, every so often. He was like man,  
17 I ain't doing that, you know, S-H-I-T.

18 So, I told them, look, he's not going  
19 to do it. And the only way that you can make him  
20 do it is you're going to have to subpoena him.

21 So like now I'm like stuck in this  
22 situation because, you know, getting ready to get

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 thrown out because of this one or two things.

2 CHAIRMAN ALBERT: Yeah.

3 MS. PEOPLES: And I keep going back to  
4 her. And she keeps turning me away. Last time she  
5 told me she has to go to the hospital and she can't  
6 talk to me any longer.

7 And then just walked out.

8 CHAIRMAN ALBERT: So, I hear this over  
9 and over again. So we need like an attitude  
10 adjustment among staff, or customer service  
11 training or something of the sort.

12 People just being able to respond  
13 timely. This is just -- it's just not acceptable.

14 MS. PEOPLES: Yeah.

15 CHAIRMAN ALBERT: I don't know how best  
16 to put it. I mean, it's a common theme I hear  
17 almost every Board meeting.

18 It's like -- it's not --

19 MS. PEOPLES: Yeah. I mean, they make  
20 you try to -- well, they do, they try to -- they  
21 cause you anxiety.

22 They make you feel bad about yourself.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 And then they act as if, you know, you're nothing.

2 CHAIRMAN ALBERT: Right.

3 MS. PEOPLES: Like I told the lady,  
4 don't try to be disrespectful to me because I have  
5 a voucher. I'm still human.

6 CHAIRMAN ALBERT: Yeah.

7 MS. PEOPLES: Like what the voucher  
8 just means it's 30 percent of my income, whatever  
9 that is.

10 CHAIRMAN ALBERT: Okay. So --

11 MS. PEOPLES: So, that doesn't mean I'm  
12 not, you know.

13 CHAIRMAN ALBERT: So Tyrone, how --  
14 what do we do here?

15 MR. GARRETT: So we have a --

16 AUDIENCE: Fire them.

17 CHAIRMAN ALBERT: Just a second. Who  
18 said fire them? I thought you didn't want to talk  
19 today?

20 (Laughter)

21 MR. GARRETT: So Commissioners, so we  
22 have made some changes in management and the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 administration. We don't like to go to that  
2 extreme where we release people, but it has  
3 occurred, where people weren't living up to our  
4 standards.

5 But, in addition to that we do -- we are  
6 trying to do customer service training. We did  
7 create the new department, the Customer Engagement  
8 Department.

9 And the idea was to engage all of our  
10 employees so they can clearly understand what the  
11 standard actually is. And it takes some time.

12 If individuals have been acting in a  
13 certain way for years, it does take some time in  
14 order for the attitude adjustment to actually kick  
15 in, and for the culture of the organization to  
16 change.

17 So, we're doing it as quickly as we  
18 possibly can. And it is unfortunately, it's going  
19 to be an employee by employee action.

20 And we talk to them repeatedly about  
21 what we expect. When things like this come up,  
22 when residents make complaints such as this, the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 individuals who have dealt with them are talked to  
2 directly.

3 CHAIRMAN ALBERT: So, in my -- in my  
4 long life on this earth, there are a couple of  
5 really good teachers and experiences of great  
6 teachers.

7 I just think you've got to make some  
8 examples of -- public examples of a few people.  
9 And behaviors would change.

10 MR. GARRETT: Yes, sir.

11 CHAIRMAN ALBERT: I mean, it's just  
12 unacceptable to come here every month and hear the  
13 same thing, people speaking in a condescending way  
14 to residents.

15 MS. PEOPLES: Yeah.

16 CHAIRMAN ALBERT: Not returning calls.  
17 Hiding in offices.

18 MS. PEOPLES: Yeah.

19 CHAIRMAN ALBERT: It's just -- they get  
20 paid. And so --

21 MS. PEOPLES: Right. You're getting  
22 paid.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 CHAIRMAN ALBERT: And so that's what  
2 they're supposed to do. So, but Ms. Peoples, thank  
3 you so much.

4 MS. PEOPLES: Okay.

5 CHAIRMAN ALBERT: You have my email  
6 address. Let me know whether this issue is  
7 resolved.

8 MS. PEOPLES: Okay. Yeah, well right  
9 now she has it so I can't talk to her. So I can't  
10 make any appointments any further.

11 And I'm like already went to a few  
12 hearings already. And they have to keep extending  
13 it because she keeps, you know, she's like a --  
14 she's causing the harm.

15 So that's why they keep extending it to  
16 me. So now I ask for a third hearing, because we're  
17 still dealing with the same two papers.

18 And she keeps giving me the paperwork  
19 back.

20 CHAIRMAN ALBERT: All right. So we'll  
21 keep on top of that.

22 MR. GARRETT: Mr. McCoy is here. And

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 he can talk directly with this resident right now.

2 CHAIRMAN ALBERT: So I really think Mr.  
3 McCoy should probably have a new job. And so, I  
4 mean, maybe he needs to train like all staff.

5 Like give him a bonus to do that. I'm  
6 not making policy from up here. But, we just need  
7 a few more examples.

8 Thank you so much.

9 MS. PEOPLES: Okay, thank you.

10 CHAIRMAN ALBERT: Linda Brown?

11 MS. BROWN: Good afternoon.

12 CHAIRMAN ALBERT: Good afternoon Ms.  
13 Brown.

14 MS. BROWN: My name is Linda Brown.  
15 And I live in Greenleaf Senior. I wanted to also  
16 thank Mr. Garrett for waterproofing my apartment  
17 and get it weather proof for the mice and the  
18 weather.

19 So thank you, so much.

20 MR. GARRETT: You're welcome.

21 MS. BROWN: My other question to day is  
22 about the letter you sent out about the lead.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Yes, ma'am?

2 MS. BROWN: I didn't quite understand  
3 it. Because, I'm not sure, are you saying that the  
4 lead in the apartment, that the pain is lead-based?

5 And that it's on the doors and the  
6 baseboard? Is that what you're saying when you  
7 sent that letter?

8 MR. GARRETT: Yes, ma'am. And I know  
9 that Chelsea is here and she can go into a little  
10 more detail about each risk assessment, because she  
11 was dealing with them directly.

12 So, I don't know if we -- I don't think  
13 we can -- the public portion of the Commissioners  
14 is something that we probably could talk about.  
15 What has been produced in the report.

16 But she can pull you off to the side  
17 versus doing it on the public record.

18 CHAIRMAN ALBERT: Yeah.

19 MS. BROWN: Okay. Because I had my  
20 daughter her today. So that was the main reason  
21 I brought her, is to let you know that. That is  
22 why that's important to me.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Right.

2 MS. BROWN: Because I need to know  
3 what's going on. And the other thing about  
4 relocation. When it comes time for rebuilding.

5 MR. GARRETT: Yes, ma'am.

6 MS. BROWN: So, when that process takes  
7 place, will residents know in plenty enough time  
8 to get themselves together?

9 MR. GARRETT: Yes ma'am.

10 MS. BROWN: Because I know that there  
11 is a lot of --

12 MR. GARRETT: Anxiety.

13 MS. BROWN: Rumors that are being told  
14 to the community and gossip. So, I know that the  
15 Housing Authority is the first people who know.

16 So, I would appreciate if the Housing  
17 Authority would communicate to the residents first  
18 about what's going on. So that we won't have to  
19 hear it second hand.

20 MR. GARRETT: Yes, ma'am. And that's  
21 the way it's going to travel. Just so the  
22 Commissioners know, and members of the public.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           If anyone engages you in reference to  
2 relocation other than a representative of the --  
3 an official representative of the Housing  
4 Authority, then it is a rumor.

5           It is not accurate. And you just take  
6 it with a grain of salt and contact us directly.  
7 And we'll give you information.

8           But as of right now, there are no plans  
9 for any type of relocation for the residents at  
10 Greenleaf at this point. Okay?

11           MS. BROWN: Okay.

12           CHAIRMAN ALBERT: Thank you so much.

13           MR. GARRETT: And Chelsea Johnson can  
14 talk to you about the risk assessment report.

15           MS. BROWN: Okay.

16           CHAIRMAN ALBERT: Thank you Ms. Brown.  
17 Kim Jones? Ms. Jones? Kim L. Jones?

18           (No response)

19           CHAIRMAN ALBERT: Rhonda Edwards  
20 Hines?

21           MS. EDWARDS HINES: Good afternoon.

22           CHAIRMAN ALBERT: Good afternoon.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 How are you today?

2 MS. EDWARDS HINES: I'm blessed. My  
3 name is Rhonda Edwards Hines. And I'm coming for  
4 the Board -- come in front of the Board again to  
5 complain about the security on the redevelopment  
6 of Barry Farms.

7 Because we still have some residents  
8 there. And because of the units are being vacant,  
9 we're having a high crime area with the drug  
10 trafficking.

11 Which means that now they are sitting  
12 across from the corner store. First they was --  
13 and they wrote right across from the rack.

14 CHAIRMAN ALBERT: Mm-hmm.

15 MS. EDWARDS HINES: But my concern is  
16 because we still have those units still occupied.  
17 And the lighting, I have complained about that it's  
18 dark.

19 And the timer needs to be set. I don't  
20 know who it is. You guys said that once the -- my  
21 understanding is once the fences go up, it belongs  
22 to the developer.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           But somewhere DCHA has to be  
2 responsible. Because you guys have to network  
3 together, because you still have residents there.  
4 My constituents are still there.

5           And I'm getting calls -- and I go there.  
6 I don't -- I go -- I travel in a vehicle, because  
7 I fear for my own safety because it's dark out  
8 there.

9           This is why I come to see what's going  
10 on. And I made phone calls. And the lights are  
11 still -- it's still dark on the property.

12           CHAIRMAN ALBERT: Can you give us an  
13 update on what's happening?

14           MR. GARRETT: Well, I know we did have  
15 our light tower out there for a period of time. But  
16 they vandalized it and cut the wires, so.

17           COMMISSIONER VANN-GHASRI: Somebody  
18 need to call the Marines and use them.

19           MR. GARRETT: So, I mean, we're looking  
20 at what our --

21           COMMISSIONER VANN-GHASRI: No, I'm  
22 really serious. I think --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: We're looking at what our  
2 other options might be through public safety.

3 CHAIRMAN ALBERT: So, -- one second  
4 Commissioner. So, what -- you're looking at  
5 options, what does that mean?

6 MR. GARRETT: That we're going to see  
7 whether or not we can place our light tower back  
8 there again.

9 COMMISSIONER VANN-GHASRI: It don't do  
10 nothing for that.

11 MR. GARRETT: But it needed to be -- so  
12 for everyone it needed to be repaired. Okay? And  
13 before we would take it back out there, we needed  
14 to come up with a solution that would protect it,  
15 so.

16 CHAIRMAN ALBERT: So have we talked to  
17 MPD about send -- I mean, they have light towers.  
18 They don't get vandalized.

19 MR. GARRETT: Right. Chief Maupin,  
20 can you just give us an update?

21 COMMISSIONER COUNCIL: I'd like to ask  
22 a question. How many units still at Barry Farms

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 at this time?

2 MR. GARRETT: We have approximately 20  
3 residents.

4 COMMISSIONER VANN-GHASRI: Twenty --  
5 yeah. Twenty residents.

6 CHIEF MAUPIN: Good afternoon  
7 everyone.

8 CHAIRMAN ALBERT: Good afternoon  
9 Chief.

10 CHIEF MAUPIN: Initially OPS put three  
11 light towers out in the Barry Farms area. All but  
12 --

13 CHAIRMAN ALBERT: They have to turn  
14 your volume down. You're too loud Chief.

15 CHIEF MAUPIN: No, I think I got it.  
16 Okay, initially OPS put three light towers down in  
17 the Barry Farms area.

18 So it's probably all the three light  
19 towers were vandalized with the wires being cut.  
20 We did send them to the shop.

21 And we have received them back. We  
22 don't want to place them down there unsecured. So

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 what we're doing, we're sharing them between Barry  
2 Farms and Park Morton.

3 Park Morton also has a lot of issues up  
4 there. So, the officers will bring the light tower  
5 down.

6 They're operated at night. And bring  
7 it back to the office.

8 CHAIRMAN ALBERT: So the officers will  
9 stay with the light towers?

10 CHIEF MAUPIN: Yeah. They have to  
11 stay with the light towers to patrol the area. The  
12 issue was that the light towers were --

13 CHAIRMAN ALBERT: So in the day time  
14 they would become -- they would get vandalized is  
15 what you're saying.

16 CHIEF MAUPIN: In the daytime the light  
17 towers would get vandalized. So what we're going  
18 to do is just have them bring the light towers back  
19 at the conclusion of their tour on the midnight  
20 shift.

21 That's -- or the light tower. Because  
22 we only can bring one at a time. We can't bring

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 -- we can't have three officers bringing three  
2 light towers down there all the time.

3 CHAIRMAN ALBERT: So when is that going  
4 to start at Barry Farms?

5 CHIEF MAUPIN: We've always did it from  
6 time to time. We've been alternating between  
7 Barry Farms and Park Morton.

8 CHAIRMAN ALBERT: Yeah. Well what I'm  
9 hearing from Rhonda, and you can correct me if I'm  
10 misstating what you're saying Rhonda, is that it  
11 needs to be there every day.

12 COMMISSIONER COUNCIL: All the time.  
13 Yes. That's what I'm about to say.

14 CHAIRMAN ALBERT: So, is it a resource  
15 issue? We don't have -- you don't have sufficient?

16 CHIEF MAUPIN: It's a personnel issue.

17 CHAIRMAN ALBERT: It's a personnel  
18 issue.

19 CHIEF MAUPIN: Yeah. We can dedicate  
20 the personnel to Barry Farms, that's taking away  
21 from somewhere else doing, well, you know, if you  
22 want to do it down there all the time.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           So, we're trying to share the load with  
2 all of our properties.

3           CHAIRMAN ALBERT: What kind of co -- I  
4 get it. I know, I totally get it. So, but what  
5 kind of collaboration do we do with MPD?

6           So we know where the hot spots are in  
7 the city. I mean, we cover some of them. MPD  
8 cover -- is supposed to cover the entire city.

9           Could we work on some arrangement with  
10 them?

11          CHIEF MAUPIN: We do have  
12 collaboration with MPD at all our properties.  
13 They don't -- so we have a light tower for there.  
14 But we have from time to time loaned out our light  
15 towers to MPD to use on our properties. We haven't  
16 done that with Barry Farms and we can look at that  
17 to see if they're willing to do that.

18          CHAIRMAN ALBERT: How much is a light  
19 tower?

20          CHIEF MAUPIN: How much do they cost?

21          CHAIRMAN ALBERT: Yeah.

22          CHIEF MAUPIN: I don't know how much it

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 -- ours are relatively old. I don't know how much  
2 the new ones will cost.

3 CHAIRMAN ALBERT: Yeah. Could we find  
4 that out? You don't have to do it now. But I'd  
5 love to know that.

6 CHIEF MAUPIN: Sure. Sure, we can  
7 price them out.

8 COMMISSIONER VANN-GHASRI: In the  
9 meantime, my recommendation is in the past, and I  
10 mean, sometime in the past they're still working  
11 and sometimes it don't.

12 We have the Homeland Security right  
13 behind Barry Farms who want to benefit from it. So  
14 I think Homeland Security who's going to have most  
15 of their homes need to do some of -- and help us  
16 out with their security.

17 So they can be a good demonstration  
18 piece. Because Barry Farms is right in their  
19 backyard.

20 We need --

21 CHIEF MAUPIN: Yeah. That would be  
22 excellent.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER VANN-GHASRI: Yes. And  
2 so somebody from this Housing Authority, if you  
3 don't have the connections, I don't have any  
4 problems. Because I need to meet somebody in  
5 Homeland Security.

6                   And I'm sure they would be more than  
7 willing too seriously maybe to help you out.  
8 Because they can't afford -- they have homicides  
9 where they at too, in their backyard.

10                  The heat need to be on Homeland  
11 Security. Who are they securing? Because it sure  
12 ain't Ward 8. And that's where they're at.

13                  (Laughter)

14                  CHIEF MAUPIN: We should be securing  
15 Homeland, right?

16                  CHAIRMAN ALBERT: So Rhonda --

17                  COMMISSIONER TALIAFERRO: I've got a  
18 question.

19                  CHAIRMAN ALBERT: Oh, yeah. Go ahead.

20                  COMMISSIONER TALIAFERRO: I got a  
21 question. You didn't reply that you all be out  
22 there at 12 o'clock at night. But it get late --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 it get dark at six or seven.

2 CHIEF MAUPIN: No, I --

3 COMMISSIONER VANN-GHASRI: I've been  
4 out there. It actually gets dark at five o'clock.

5 COMMISSIONER TALIAFERRO: Right.  
6 Okay, five o'clock, then still that's no -- I don't  
7 --

8 CHIEF MAUPIN: I never said we got  
9 there at 12 o'clock at night Commissioner. Our  
10 people --

11 COMMISSIONER TALIAFERRO: Okay. Well  
12 I don't understand the logic.

13 CHIEF MAUPIN: Right. Our people are  
14 out there, when we put the light towers out, we put  
15 them out on the evening shift, which starts at three  
16 o'clock in the afternoon.

17 COMMISSIONER TALIAFERRO: Okay. See,  
18 I didn't know that then.

19 CHIEF MAUPIN: Yeah. They start at  
20 three o'clock in the afternoon. The midnight  
21 shift takes over. They go to seven -- four o'clock  
22 in the morning is generally what they do.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           If there's some issues, we hold them  
2 over to seven o'clock in the morning and pay them  
3 additional funds. To make sure that there's  
4 people out there if there's issues going on.

5           MS. EDWARDS HINES: So is that one  
6 night? I asked is -- I don't know. Something  
7 wrong with this thing.

8           CHAIRMAN ALBERT: Yeah. Well we can  
9 hear you.

10          MR. GARRETT: I can hear you.

11          MS. EDWARDS HINES: Okay.

12          CHIEF MAUPIN: The light towers -- I'm  
13 sure if you're out there, you saw it when we had  
14 multiple light towers out there.

15          COMMISSIONER VANN-GHASRI: I have.  
16 I've been there at night.

17          CHIEF MAUPIN: Right? Okay. All  
18 three of those light towers were damaged. What  
19 we're doing now, we're bringing one light tower  
20 out.

21                 We're doing two officers assigned to  
22 one light tower. They'll put them --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 strategically put them in the areas that need to  
2 be lit.

3 And I know that our property manager was  
4 looking at other lighting sources. But in the  
5 meantime what we were doing as an emergency basis  
6 is to utilize the light towers.

7 MS. EDWARDS HINES: Okay. Well, my  
8 issue is, is that this is not a one entity issue.  
9 You have multiple entities that is involved in this  
10 redevelopment.

11 So, even though good suggestion about  
12 Homeland Security. But we do have the developer  
13 also.

14 And I have requested personally to the  
15 developer about security. If the security is on  
16 the property, then they won't be vandalizing the  
17 lighting.

18 Just because we have -- and it's not 20  
19 units, it's under 20 units that's still occupied.

20 But my thing is, even if it was two  
21 residents still on that property, you still have  
22 to make sure that they are safe.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Correct. No, Ms. Hines,  
2 I didn't -- I wasn't saying that we didn't have.  
3 I was just answering Commissioner Vann-Ghasri's  
4 question.

5 MS. EDWARDS HINES: Oh no, I didn't --  
6 I might be looking at you. But it wasn't directly  
7 personally to you.

8 MR. GARRETT: Oh, no, no, no.

9 MS. EDWARDS HINES: I was addressing  
10 the Board as one.

11 CHAIRMAN ALBERT: Yeah.

12 MR. GARRETT: I got to know, if it was  
13 one -- if there was only one resident there, I would  
14 say the same thing. That we need to figure out a  
15 way to make sure that their safety is of the utmost  
16 importance.

17 It's just I think what we're having in  
18 -- across the District with our properties at  
19 least, is there is some difficulty with our  
20 manpower and -- unfortunately.

21 CHIEF MAUPIN: Yeah.

22 MR. GARRETT: And we depend on MPD for

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 some of it. And it's not an excuse. We just have  
2 to figure out a way to build better partnerships  
3 with some other organizations that can help us.

4 CHAIRMAN ALBERT: Right. I don't want  
5 to point that Rhonda's making to get lost.

6 MR. GARRETT: No. I haven't.

7 CHAIRMAN ALBERT: We've got to factor  
8 in the developer in this, in this equation.

9 MS. EDWARDS HINES: Yes.

10 COMMISSIONER VANN-GHASRI: And why  
11 can't we use the same model that the developer is  
12 using of his source in court? Because it's obvious  
13 the developer have a private, some type of  
14 security.

15 They did it at Highlands. And the cars  
16 was out there. And they did it through the whole  
17 process.

18 So that's something that OP, Office of  
19 Planning and Development should go and look back  
20 at. Because you already have a model.

21 And you should already have the  
22 language that you wrote for Highlands. And all you

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 do it's called redacting.

2 And you redact the letter. And you  
3 send it to that developer and so he can file a suit.

4 CHIEF MAUPIN: I know the developer  
5 also put multiple light towers out. Whether  
6 they're still working or not, I'm not sure.

7 But I know they put -- they had multiple  
8 light towers out within the fenced areas.

9 COMMISSIONER VANN-GHASRI: So Rhonda,  
10 my --

11 MS. EDWARDS HINES: Yeah. But they  
12 don't -- they need to be set.

13 COMMISSIONER VANN-GHASRI: Rhonda, my  
14 main concern, because sometimes on the street, like  
15 on the real street, with this going on with like  
16 when Ms. Farrell lived at the houses that going that  
17 going that way. And I mean --

18 MS. EDWARDS HINES: That's what I'm  
19 talking about.

20 COMMISSIONER VANN-GHASRI: Yes. That  
21 is dangerous.

22 MS. EDWARDS HINES: Yes.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER VANN-GHASRI: That's  
2 right.

3 CHAIRMAN ALBERT: Can I ask a question?

4 MS. EDWARDS HINES: And I want to also  
5 address the Board because I want to see these happen  
6 within this week, early next week. Because I have  
7 the residents returning back on the 20th, the 21st  
8 and the 22nd for our toy drive.

9 And I -- and this is going to go on until  
10 -- because it's the fall getting into the winter.

11 CHAIRMAN ALBERT: Yeah.

12 MS. EDWARDS HINES: So the days get  
13 shorter. Which means that it gets darker quicker,  
14 like at 4:30.

15 So, I want to make sure that we have  
16 these.

17 CHAIRMAN ALBERT: So Chief, can you  
18 coordinate with Rhonda to make sure that we have  
19 coverage?

20 CHIEF MAUPIN: I certainly will.

21 CHAIRMAN ALBERT: Great.

22 COMMISSIONER VANN-GHASRI: And can

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 somebody at DCHA look at the developer and see what  
2 they can do? And do a model?

3 CHAIRMAN ALBERT: Yes.

4 MR. GARRETT: I have a meeting with the  
5 developer next week.

6 COMMISSIONER VANN-GHASRI: And get  
7 back with the Director probably by Monday?

8 MR. GARRETT: I have a meeting with the  
9 developer next week.

10 COMMISSIONER VANN-GHASRI: I -- very  
11 good.

12 COMMISSIONER TALIAFERRO: I have a  
13 question to the Chief. I have a question to the  
14 Chief.

15 The cause of all of this and make it  
16 easier, why don't you just clean it up? Get rid  
17 of the people that are standing there.

18 That's your job, right?

19 CHAIRMAN ALBERT: What's he saying?

20 CHIEF MAUPIN: Well, it's not quite  
21 easy just to get everybody that's standing on the  
22 corner. Then you'll have certain constitutional

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 rights that allow people to stand on the corner.

2 COMMISSIONER TALIAFERRO: They can  
3 trespass to anything.

4 CHIEF MAUPIN: There's no trespassing  
5 on a public sidewalk.

6 COMMISSIONER TALIAFERRO: There's no  
7 trespassing?

8 COMMISSIONER VANN-GHASRI: No. Not  
9 in the District.

10 CHIEF MAUPIN: No. There's no  
11 loitering law on public space.

12 COMMISSIONER VANN-GHASRI: Right.

13 CHAIRMAN ALBERT: Well Rhonda, thanks  
14 for sharing this with us. Make sure that you're  
15 in touch with the Chief. Particularly around the  
16 toy drive and the party.

17 MS. EDWARDS HINES: Okay. Yes,  
18 please.

19 CHAIRMAN ALBERT: Thank you.

20 MS. EDWARDS HINES: Thank you.

21 COMMISSIONER VANN-GHASRI: I'm sorry.  
22 I'm sorry. I'm missing out. Not get out of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 chair so fast. I just have one question.

2 CHAIRMAN ALBERT: Can we just get you  
3 the list? Everybody's allotted five minutes.  
4 And we still have a long list.

5 If there's time, I'll bring you back up.  
6 Okay? Jeanette Banks? Come on up Ms. Banks. I  
7 want to hear your complaint.

8 MS. BANKS: Good afternoon everyone.

9 CHAIRMAN ALBERT: Good afternoon.

10 MS. BANKS: My name is Jeanette Banks.  
11 And I'm here to share my testimony of becoming a  
12 first time home buyer.

13 (Applause)

14 MS. BANKS: At first the word mortgage  
15 terrified me. Because of all the pros and cons  
16 that comes with being a homeowner.

17 I was scared to death of being a  
18 homeowner. But after talking to several people  
19 here, I decided that I want to participate in a  
20 program.

21 And DCHA has a lot of programs to offer  
22 individuals. So I took advantage of one of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 programs.

2 Which was the Home Ownership Program.  
3 So I talked to Ms. Alice Revel. And she told me  
4 I had to go to one of the classes that they offer.  
5 And I did. And then I took upon myself to go to  
6 other home ownership classes. And credit  
7 counseling classes.

8 Once Ms. Revel got the ball rolling, I  
9 was on my way to becoming to a homeowner. And  
10 because of all of the programs that DCHA offers,  
11 they help me with my down payment, my closing costs,  
12 a lot of things.

13 So, once I moved into my home, I was so  
14 happy. I was ecstatic. I was doing jumping  
15 jacks, flips, everything. You name it I was doing  
16 it.

17 So, I had a lot to learn in those  
18 classes. But I just want to thank DCHA and  
19 everybody who helped me to become a homeowner.

20 CHAIRMAN ALBERT: That's beautiful.

21 MS. BANKS: I want to give thanks  
22 because I'm very gracious of that. I'm very

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 grateful of that. And I want to say being a  
2 homeowner, you have -- there's a lot of things that  
3 you have to endure.

4 And one of the things was -- be like the  
5 empowerment of knowing how to -- the people who I  
6 need to contact with, get in contact with just in  
7 case something goes wrong or what not.

8 So I had a list of a lot of people there.  
9 And I'm kind of nervous right now because I never  
10 spoke in front of a lot of people.

11 So just bear with me, please. But I'm  
12 very grateful of becoming a homeowner. I thank  
13 DCHA because without their help, my dream came --  
14 without their help, my dream would not be a reality.

15 So, when I'm moving into the house, when  
16 I first moved into the house I was so excited. I  
17 used to come home, leave work and go to my house.

18 And one day I left work and I went home.  
19 And I had to go across 295 south to get to my house.  
20 And when I got to my house, I realized that I wasn't  
21 at my new home. I was at my old home.

22 (Laughter)

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. BANKS: So I was so upset. Because  
2 I had to drive through all that traffic to get to  
3 my new house.

4 So, I just stood in front of the gate.  
5 And I just looked and shook my head. So I went on  
6 back to the -- to my old house. I mean, my new  
7 house.

8 And so then the next day, I did the same  
9 thing. I did the same thing. So what I did was,  
10 this time I didn't get all the way to my house.

11 I was there about Bolling Air Force  
12 Base. And I just turned back around and got on 295  
13 going north thorough all that traffic.

14 And once I got home, I say this is not  
15 going to happen to me again. Because I mean, I was  
16 so overwhelmed by being a homeowner and being in  
17 a new house.

18 So, what I did was, I took a piece of  
19 paper and wrote on the paper, two pieces of paper.  
20 I put one on my steering wheel.

21 (Laughter)

22 MS. BANKS: And on the piece of paper

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 -- on one of the pieces of paper I wrote, stay in  
2 D.C. You no longer live in Southeast.

3 (Laughter)

4 MS. BANKS: So, and I kept that on my  
5 steering wheel for about a week. And then once I  
6 got into the habit, because it -- I lived in the  
7 Southeast for 17 years.

8 So, you know, it was routine. Get in  
9 your car. You're going home. So once I -- yes,  
10 once I got into the routine of staying in Northeast,  
11 then everything was just so overwhelming.

12 And like I said, I want to thank Mr.  
13 Tyrone Garrett. I want to thank Mr. Ron McCoy, the  
14 Housing Director. I want to thank District of  
15 Columbia purchase system program H, which is called  
16 H Path. I want to thank District of Columbia  
17 Department of Housing and Community Development.

18 Also, I want to thank the District of  
19 Columbia Employee Assistance Housing Program  
20 grant. Because they also helped assisted me in  
21 getting the funding for housing.

22 And I'd like to thank -- and I

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 especially want to thank the Housing Choice Voucher  
2 Home Ownership team. Because with their efforts  
3 in assisting me in becoming a homeowner, my dream  
4 would never have become a reality.

5 So I want to thank everybody who  
6 participated in helping me to become a homeowner.

7 CHAIRMAN ALBERT: All right.

8 (Applause)

9 MS. BANKS: Thank you. Thank you.

10 CHAIRMAN ALBERT: Ms. St. Jean wants to  
11 ask a question.

12 MS. BANKS: And I want to especially  
13 thank Ms. Alice Revel. Because she got the ball  
14 rolling for me.

15 CHAIRMAN ALBERT: All right.

16 MS. BANKS: She kept encouraging me to  
17 go on. Because at first they told me my income was  
18 too low. That I wasn't eligible.

19 Then I got a letter stating that my  
20 income was too high. And that I wasn't eligible.  
21 So I was going, you know, I was so terrified.

22 But, afterwards, everything worked out

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 well for me.

2 CHAIRMAN ALBERT: Thank you. Ms. St.  
3 Jean?

4 COMMISSIONER ST. JEAN: Yes. Just to  
5 piggyback on that, because I was a homeless vet  
6 myself. And Ms. Alice Revel, thank you so much for  
7 your kind efforts.

8 CHAIRMAN ALBERT: Who is Ms. Revel?

9 COMMISSIONER ST. JEAN: Let her stand  
10 up.

11 (Applause)

12 CHAIRMAN ALBERT: All right, Ms.  
13 Revel.

14 COMMISSIONER ST. JEAN: You know.

15 CHAIRMAN ALBERT: We're going to name  
16 a new room after you too.

17 COMMISSIONER ST. JEAN: Yes. Just for  
18 your -- just for your countless efforts and your  
19 hours, you're not -- you didn't even have to do --  
20 go beyond, but you did.

21 And I thank you. And Ms. Trenita for  
22 FSS. She does -- I don't even know where she's at.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 But I just want to thank her as well.

2 CHAIRMAN ALBERT: Thank you so much.  
3 And thank you so much for your testimony here today.  
4 We appreciate it.

5 MS. BANKS: And thank you guys for  
6 having me here today.

7 CHAIRMAN ALBERT: You're welcome.

8 MR. GARRETT: Thank you Ms. Banks.

9 AUDIENCE: We're waiting on our  
10 invitation.

11 CHAIRMAN ALBERT: That's right. By  
12 the way, when is the house warming?

13 (Laughter)

14 CHAIRMAN ALBERT: Coretta Ellis?  
15 There are two things you cannot talk about, Mr.  
16 McCoy and Ms. Revel.

17 (Laughter)

18 AUDIENCE: Then I won't talk about  
19 them.

20 CHAIRMAN ALBERT: There you go.

21 MS. ELLIS: Hello, my name is Coretta  
22 Ellis. And I have to give you a brief history of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 my story, my testimony about the Housing Authority.

2 CHAIRMAN ALBERT: Mm-hmm.

3 MS. ELLIS: I was 22 when my mother  
4 passed away. I had three kids. I made a decision  
5 to go into a shelter, because I didn't want to live  
6 from puddle to post.

7 I wanted something better for my kids.  
8 So I was at the shelter. I would get up every day,  
9 I didn't care what time it was.

10 It was raining, sleet, snowing, I  
11 was out there trying to find a place to stay. I  
12 only stayed in the shelter for six months, because  
13 the counselor that I had saw that I was willing to  
14 get out and do what I had to do.

15 She told me that I had my apartment in  
16 Montana Terrace. So before my -- it was time for  
17 my kids to go to school, but I didn't have my keys  
18 yet.

19 I went up to Montana Terrace. Ms. Lee  
20 wrote me a letter so I can put my kids in Langdon  
21 Elementary School.

22 I would get up at five o'clock in the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 morning, and get my kids ready for school. My  
2 younger son had a half a day.

3 After I dropped him off I would go back  
4 to the shelter. Leave back after 12 o'clock.  
5 Pick him up.

6 Come back. Leave back out by two  
7 o'clock so that I could pick my other two kids up  
8 at three.

9 Once I moved into Montana Terrace, I  
10 didn't have nothing to do because the kids were in  
11 school. I would volunteer in the rental office.

12 And that's how I became an employee of  
13 the Housing Authority.

14 (Applause)

15 MS. ELLIS: By volunteering I became  
16 a -- Joanie had a program called -- what was that  
17 program called Joanie, you had? OURP, occupied  
18 rehab.

19 MS. PEOPLES: No, occupied unit rehab.

20 MS. ELLIS: Occupied unit rehab.

21 MS. PEOPLES: OURP, Bill Knox's baby.

22 MS. ELLIS: Yes. So I came in through

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 that program. And I've been here ever since.

2 CHAIRMAN ALBERT: And how long have you  
3 been here now?

4 MS. ELLIS: I've been here for 21  
5 years.

6 CHAIRMAN ALBERT: Wow.

7 (Applause)

8 CHAIRMAN ALBERT: Congratulations.

9 MS. ELLIS: Like Ms. Banks, I was  
10 terrified of getting a home. Because my mom didn't  
11 own a home.

12 I didn't know anybody who owned a home.  
13 So I was terrified. Excuse me. But Alice talked  
14 me through it. She was like, you can do it. You  
15 can do it.

16 I would call her on the -- she gave me  
17 her telephone number. I would call her on the  
18 weekends. I'd be boo-hooing.

19 Because my lender was like Ms. Ellis,  
20 you can't do this. Ms. Ellis, you can't do that.  
21 Ms. Ellis, you can't that.

22 She would talk me off the ledge so many

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 times. It was a hard road. But that road was  
2 worth it.

3 I've been in my home for four years.

4 CHAIRMAN ALBERT: Congratulations.

5 MS. ELLIS: And I still, when I put the  
6 key in that door, I get in the middle of my floor  
7 and I still thank God. Because it's still hard to  
8 believe that I'm a homeowner.

9 CHAIRMAN ALBERT: Yeah.

10 MS. ELLIS: So, I definitely got to get  
11 close to Ms. Revel, because she walked us through  
12 this process.

13 We would come in her office, I don't  
14 care how many times you come to her a day, she will  
15 listen. And she will walk you through.

16 And she will let you know everything was  
17 going to be okay. She would tell you what to say  
18 to your lenders.

19 She was just an angel. I want to thank  
20 Mr. Garrett. I'd like to thank Ron McCoy. I want  
21 to thank the Housing Choice Voucher Self Sufficient  
22 Program. Ron Fisher, Linda Owens, and Nichole

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Beckman.

2 I want to thank the Home -- District of  
3 Columbia Home Purchase Assistance Program. I want  
4 to thank the Department of Housing, and Department  
5 of Housing Community Development.

6 And I also want to thank Housing Choice  
7 Voucher Home Ownership team. If it had not been  
8 for DCHA, I still would have been on welfare with  
9 my kids.

10 I wouldn't have been a homeowner. And  
11 I just graduated with my Masters.

12 CHAIRMAN ALBERT: Thank you.  
13 Congratulations.

14 (Applause)

15 COMMISSIONER VANN-GHASRI: I know I'm  
16 not -- this is what I want to say, because she's  
17 speaking about 20 years ago.

18 And what makes me so grateful about the  
19 Housing Authority, and why so many people probably  
20 sometimes think I'm hard on residents, because it  
21 all started under Jasper Burnett, when there was  
22 no receivership.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           And this is the only housing authority  
2           in the United States of America that has hired more  
3           of its public housing residents who work in this  
4           agency, then any housing authority in the United  
5           States of America.

6           This is the only housing authority in  
7           the United States of America that has an Office of  
8           Resident Service. Because no other housing  
9           authority is playing that part.

10          And I question us as residents very  
11          carefully, what message you take and why you're  
12          taking it? Because right now, with this being a  
13          municipal corporation, and DCHA was one of the  
14          number one housing leading -- of all housing  
15          authorities, people still here for residents.

16          Residents start here already before  
17          there was a receivership with independent  
18          contractor. When Jasper Burnett had residents  
19          living in your own homes, cleaning up where we lived  
20          at.

21          And when we take away our own history  
22          like that, because you let new people move in public

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 housing. They don't have a clue.

2 And unlike those of us who have been  
3 here for 20 and 30 years, we know our history.  
4 Because we didn't wait for somebody to tell us.

5 We either lived it or we read it. And  
6 then we incorporated it. Then we came up with  
7 performer.

8 And that's how we become successful.  
9 Because you cannot pay two sticks in the middle.  
10 Because you will get burned at the end.

11 CHAIRMAN ALBERT: Thank you  
12 Commissioner. Thank you so much. Next up is  
13 Paulette Matthews.

14 MS. MATTHEWS: Hello everybody.  
15 How's everybody doing?

16 CHAIRMAN ALBERT: Good. How are you?

17 MS. MATTHEWS: Happy holidays to all.

18 CHAIRMAN ALBERT: Happy holidays.

19 MS. MATTHEWS: My concern today, well  
20 actually I have moved from Barry Farms. I've been  
21 gone for a minute now.

22 But I'm still at Barry Farms. But that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 issue will soon be resolved. But my issue, and  
2 what I want to talk about, and I see everybody has  
3 touched it, was security.

4 CHAIRMAN ALBERT: Mm-hmm.

5 MS. MATTHEWS: I've been in Barry Farms  
6 and I be very observant. When Ms. Watson was  
7 there, I kept talking about lights.

8 And she was saying how that was now, you  
9 know, the developer's thing. But I got, like  
10 Rhonda just said, I said no ma'am.

11 This is you all's property as well.  
12 And we're there. And so you're responsible for us.

13 So they did manage to put up some  
14 lights. And as you heard, they said that the  
15 lights had been vandalized.

16 But they also have lighting where --  
17 they start talking about wires, so that blew me when  
18 they cutting wires.

19 But, I thought they was throwing it  
20 actually at the lighting and breaking it. Because  
21 I know one time I did a job and they sell light bulbs  
22 that don't break.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   So I figured they had that too. And  
2 then when we get to talking about Homeland  
3 Security, I think of Miles, who has a good man lead  
4 that's there every year faithful for over 21 years  
5 that works for Homeland Security.

6                   So I don't know why nobody can't link  
7 in with him and figure it out. And then I think  
8 about the fact that I've been asking about the  
9 police to come and how they do come.

10                  But they sit at the bottom of the hill.  
11 And they congregate. And I've taken videos and all  
12 that. And I've mentioned it.

13                  So therefore, if you at the bottom of  
14 the hill, there's no way you could be looking at  
15 the lights. Or what's going on in the lights.

16                  And we've been dark around there for  
17 some time. Also, the fact that we have lock boxes  
18 that are on the houses.

19                  And I actually had came out because I'm  
20 come to find out my son's car had been vandalized  
21 and broke the windows. So we had called 7D.

22                  7D go slow just like D.C. Housing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 Authority go slow. So, I tried to call them both  
2 to tell them about the lock box, because I walk out  
3 the door and I see the door was swung wide open.

4 It stayed open for three days. But I  
5 didn't notice it until that day. But I was told  
6 that it had been open for some time.

7 So I couldn't understand how you have  
8 people walking the neighborhood, and you have a  
9 home maintenance team who now cleans the property  
10 better than it's ever been cleaned since we had  
11 residents, that they don't see it.

12 And I don't understand how the security  
13 doesn't walk around and check these doors.  
14 Because people do live in there.

15 That don't live in there. That don't  
16 pay rent.

17 CHAIRMAN ALBERT: Is the security the  
18 developer's security that you're talking about?

19 MS. MATTHEWS: I beg your pardon?

20 CHAIRMAN ALBERT: Is the security the  
21 developer's security?

22 MS. MATTHEWS: I don't care who be the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 security as long as there be security. Because if  
2 you asked me, you should have let residents do it.

3 Then they would have been walking the  
4 property, being a part of the security team.  
5 Because again, the police are at the bottom of the  
6 hill.

7 CHAIRMAN ALBERT: Mm-hmm.

8 MS. MATTHEWS: So, you know, they might  
9 have done a better job of securing the neighborhood  
10 with some lights out there.

11 Now, far wise as these keys, I feel as  
12 though the keys that -- because in Barry Farms they  
13 broke in a couple of times and they stole the  
14 residents' keys.

15 But I got a problem with the workers who  
16 work, who have access to our keys. If you haven't  
17 seen it, this guy rents our property, he has a place  
18 in Gaithersburg.

19 He rented it out to a lady. The lady's  
20 in her house taking a shower. She comes out of her  
21 bathroom, the man is in her house.

22 He rapes her. She's now pregnant by

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 him. He goes to jail. My problem is the access  
2 of these keys to be able because it's on the lease  
3 to go into a unit.

4 I think that -- and I don't know the  
5 protocol. But I think that they should assign out  
6 for keys.

7 And I think the keys that stay in the  
8 rental office should be deemed not to be  
9 duplicated.

10 Now for us it would be an expensive  
11 task. So not for ours. But for the ones that you  
12 give to a worker to just go fritty do whatever.

13 Because you know what? When it comes  
14 to a lease and a violation and all that, I don't  
15 care nothing about no lease and a violation. I  
16 care about my safety.

17 So I'm going to do whatever I've got to  
18 do for my safety. And that right there I deem to  
19 be not safe outside of like the light situation,  
20 the police that don't come on time, the perverts,  
21 the rapists, that's all just out here.

22 The fact that you have a person on a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 property and you move them on this property,  
2 because I've done a lot of outreach. And I've  
3 heard a lot of females talk about these maintenance  
4 people.

5 And how they've been moved to this  
6 property, but the maintenance person still lives  
7 on -- still works for D.C. Housing Authority.

8 Like it behooves me that people don't  
9 understand. And think that you going to keep  
10 talking about what the lease say.

11 We have to safeguard ourselves at the  
12 end of the day. And that's a violation that you  
13 think that you just want to walk in.

14 Because I called in a control order on  
15 Monday. You all come on Monday. You might not  
16 have a part. I don't know what's the problem, but  
17 you don't come.

18 You think because two or three days  
19 later you got the part, or I can get around there  
20 to Mary Beth's house, that I can go in Mary Beth's  
21 house and open the door and go in there and fix  
22 something.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Well, she could be sick. And she  
2 couldn't get be on the steps or enough. Or  
3 anything. It's like a violation of property.

4 And you have a phone number. So you can  
5 call. You could do like the mailman. You could  
6 leave something on the door that says we was here  
7 and you need to call the rental office.

8 Because we need to come in there. So  
9 that you can make the necessary arrangements to  
10 have your aunt, your uncle, or you to take off of  
11 your job if you have one.

12 Because it's a violation to keep  
13 violating a person's privacy just because you have  
14 a key. And just because you supposed to do a job,  
15 which half of the time they don't even do the job  
16 right.

17 I have some more issues. And I don't  
18 know how much time I have. But, none of this makes  
19 any sense to me.

20 CHAIRMAN ALBERT: Yeah. I think your  
21 time's expired. But yeah.

22 MS. MATTHEWS: First of all, I don't

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 like to think, okay fine. But I still want to thank  
2 Mr. White, Mr. Garret, my superstar, Ms. Punter.

3 And also Ms. Jitter (phonetic) for  
4 their assistance in helping me out. Diligently  
5 working with me on my good day, my bad days, and  
6 my crazy days. And the days that I get hyped, and  
7 the days that I don't.

8 They have been there for me. And I  
9 appreciate that. And I will finally get to move  
10 into my unit to build my house that I'm going to  
11 finally get to to make my home.

12 And I appreciate that. And I'll let  
13 you all know the outcome of that. But safety is  
14 first.

15 CHAIRMAN ALBERT: Absolutely.

16 MS. MATTHEWS: We've got to think about  
17 safety. Lives are very important.

18 MS. HIGH: Excuse me, but your time is  
19 up. Others are still got to speak.

20 MS. MATTHEWS: Order love. Okay.  
21 Okay love. Okay, you got it. Thank you. Here  
22 you go. Are you next?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. HIGH: I don't know.

2 CHAIRMAN ALBERT: Thank you so much  
3 Paulette.

4 MS. MATTHEWS: Okay. Call the next  
5 lady please. So she can get here time.

6 CHAIRMAN ALBERT: Shaunte High?

7 MS. HIGH: I'm sorry. But --

8 MS. MATTHEWS: No, you're good.  
9 That's fine.

10 MS. HIGH: This is always happening at  
11 these meetings. I'm supposed to get my child at  
12 3:30. I've got to catch an Uber back up town.  
13 Then get my car and go pick up my child.

14 So I would appreciate it after me, after  
15 this meeting, you all go ahead and start keeping  
16 a schedule on time. Because I'm OCD with my time.

17 CHAIRMAN ALBERT: Okay. Could you go  
18 ahead?

19 MS. HIGH: Yes. I'm going to go ahead.  
20 But you ain't going to rush me.

21 CHAIRMAN ALBERT: No. Take your time.

22 MS. HIGH: Because you ain't rushing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 none of them.

2 CHAIRMAN ALBERT: No, no. Take as  
3 much time as you want.

4 UNKNOWN: Maybe that's the idea for you  
5 to consider. If a person has children, they could  
6 go first. Because sometimes, we be in here until  
7 four or five o'clock in the evening.

8 MS. HIGH: Right.

9 UNKNOWN: And they can go first. All  
10 of my kids are grown.

11 CHAIRMAN ALBERT: That's a good point.

12 UNKNOWN: That's something to  
13 consider. But you do have to go on with yours now.

14 MS. HIGH: Good afternoon.

15 CHAIRMAN ALBERT: Good afternoon.

16 MS. HIGH: My name is Ms. Shaunte High.  
17 And I'm the President of the Resident Council at  
18 Park Morton. And I have some concerning issues  
19 that I need to address.

20 My first question is Mr. Garrett, may  
21 I set a meeting date with you now please? Because  
22 I've been trying to reach your office.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 MR. GARRETT: Okay. I just -- Ms.  
2 High, I responded to your email on Monday.  
3 Actually on Sunday actually asking what time you  
4 were available.

5 MS. HIGH: I didn't hear anything back  
6 from Ms. Shinita (phonetic).

7 MR. GARRETT: Okay. We can set it up  
8 it's not a problem.

9 MS. HIGH: Okay.

10 MR. GARRETT: I don't know if we have  
11 time after the meeting to set the time. But, we  
12 can do it.

13 MS. HIGH: Okay.

14 MR. GARRETT: I'm just saying, just  
15 respond.

16 MS. HIGH: Okay. That was my first  
17 thing. I would like to get that, my meeting with  
18 you scheduled. And the town hall. Because we  
19 have not had a town hall at Park Morton.

20 And there are a lot of residents that  
21 have questions that need to be addressed by our  
22 Director.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 My next concern is, always, I know you  
2 all watch my Twitter feed. So I'm always posting  
3 safety, public safety issues.

4 I have video photos of every time I come  
5 out of my house and somebody's sleeping outside my  
6 door. I am to the point that I'm about to lose my  
7 grip.

8 I'm not going to keep doing DCHA  
9 police's job. I'm not going to keep doing MPD's  
10 job. And I'm not going to keep risking my safety  
11 and the safety of my children.

12 So you all need to amp up whatever you  
13 all need to do. If you all need to connect with  
14 the U.S. Capitol Police, or the Secret Service, or  
15 whoever to get extra hands to help us, you all need  
16 to do it.

17 That's number two. Number three, I had  
18 my daughter's lead levels checked on Monday,  
19 December 20 -- or December 10, 2018. The office  
20 results came back that required us to get  
21 additional testing.

22 I was sitting in this Board meeting when

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I got the call about her results. She has elevated  
2 lead levels.

3 And I'm here to tell you right now, this  
4 is not a debate, a negotiation, or discussion, D.C.  
5 Housing Authority is going to compensate the  
6 hospital for my daughter's medical treatments  
7 dealing with this situation.

8 So put that on there. And make sure you  
9 know that.

10 All right, the next thing I'm here to  
11 address is the heat issues all over Park Morton.  
12 And one of my residents, Ms. Roy, is sitting in the  
13 room, who can attest to her home not having any  
14 heat.

15 And she has to use her oven to keep her  
16 house warm. My house and my office are also cold.  
17 So we need to get that addressed.

18 The next thing is, the providers on the  
19 property. HOU, NCI, TCB, all of these and Howard  
20 University are all having these collaborative  
21 meetings, but are excluding the Resident Council.

22 We are the main entity on this property.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 And I demand that these, whatever they're doing,  
2 I be given information about it.

3 Be informed completely about it. I  
4 don't want to be blindsided by anything.

5 COMMISSIONER VANN-GHASRI: First of  
6 all, you're going to be invited --

7 MS. HIGH: Yes.

8 COMMISSIONER VANN-GHASRI: To the  
9 meetings. Because after all, the providers,  
10 onsite providers would never have been there if you  
11 didn't sign off on them.

12 MS. HIGH: Exactly.

13 COMMISSIONER VANN-GHASRI: So it's  
14 disrespectful.

15 MS. HIGH: Exactly. And if they don't  
16 start informing my Board and me of the things that  
17 they're going to do, I'm going to start a petition  
18 to get my residents to help me get them removed from  
19 our property.

20 COMMISSIONER VANN-GHASRI: You have  
21 that right.

22 MS. HIGH: Because the Resident

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Council was doing all of these things before any  
2 of these entities arrived at this property.

3 It was after Ms. Whitfield passed, well  
4 after she got sick and moved from the property that  
5 D.C. Housing Authority felt that we needed some  
6 case management services. So they brought HOU  
7 onboard.

8 The 620 Kids House basement used to  
9 belong to the Resident Council. Now Howard  
10 University is occupying it.

11 And I want it back. Because I can't  
12 work with Ms. Bernard only coming when she wants  
13 to come.

14 And there are events that I need to use  
15 that basement for our children.

16 COMMISSIONER VANN-GHASRI: And how  
17 many scholarships have Howard given Park Morton?

18 MS. HIGH: None.

19 COMMISSIONER VANN-GHASRI: And how  
20 many of your residents have had the opportunity to  
21 even sit in a class that may could assist you or  
22 provide you any other type of technical assistance

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 through Howard University, being that they are on  
2 your -- they're your onsite provider.

3 MS. HIGH: Zero. Zero in Espanol.  
4 Zero.

5 COMMISSIONER VANN-GHASRI: Well what  
6 are our recommendations, Director? I think that  
7 and it would come through the Office of Resident  
8 Services.

9 I'm not -- we're not doing it in  
10 February. Because I believe we're doing the  
11 lease.

12 MS. HIGH: We maybe --

13 COMMISSIONER VANN-GHASRI: No, we're  
14 not. We're doing bylaws. So maybe in March, we  
15 could look at -- and exclusively look at onsite  
16 providers and their measurability and their  
17 deliverables.

18 MS. HIGH: Yes. So they are not -- and  
19 HOU is being nitpicky about which residents they  
20 help. They're helping more on Park Row side than  
21 on Morton Street side.

22 Another thing, who is going to enforce

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the scoop your poop laws? Because our neighbors  
2 in the houses are getting all too comfortable with  
3 letting their dog's poop all over our property.

4 And nobody is cleaning it up. And  
5 nobody is enforcing it. And our children play in  
6 that grass.

7 Fix it. Get me some no dogs on the  
8 grass signs. Let's start there.

9 And why is DCHA using so many third  
10 parties to handle business that could be dealt with  
11 in-house? That's my question.

12 I want an answer to that question too.  
13 Is the property manager responsible for doing  
14 recertifications? Yes or no?

15 CHAIRMAN ALBERT: Yes.

16 MS. HIGH: Okay. Well Ms. Diallo told  
17 one of my residents that she had to wait until Ms.  
18 Linda Parker came back to the property before her  
19 recertification is done.

20 I think that needs to be addressed right  
21 away. Or there are going to be some  
22 recertifications coming in late. Thus --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER VANN-GHASRI: There  
2 could be some eviction notices.

3 MS. HIGH: Exactly. We don't want  
4 that. We've got enough of that right now. And  
5 excuse the demeanor, because --

6 COMMISSIONER VANN-GHASRI: Oh, I  
7 understand. I used to be there.

8 (Laughter)

9 CHAIRMAN ALBERT: You used to be.

10 MS. HIGH: I've been told I'm a young  
11 --

12 COMMISSIONER VANN-GHASRI: I used to  
13 be there.

14 MS. HIGH: A young Aquarius. Why do  
15 residents have to go across town for training  
16 services at the Southwest and Family Enhancement  
17 Center?

18 COMMISSIONER VANN-GHASRI: I can tell  
19 you. I told you a thousand times that we have  
20 pop-up. Follow these instructions.

21 You call Brian Harris. You know the  
22 number. Or you can dial 202-535-1500, and you can

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 ask for the Office of Resident Service. And you  
2 ask for Brian Harris.

3 When you call Mr. Harris, you tell him  
4 you want what is called pop-up. Every month I make  
5 sure that this calendar is put outside.

6 I'm tired of putting it in chairs. And  
7 if you make this phone call, you let him know that  
8 you want a pop-up on your property.

9 But before you do the pop-up, you have  
10 to have at least two people. So when you have those  
11 two people, you already know they're willing to do  
12 it.

13 You call him. Anything that's on here  
14 that's feasible, he will come out. It is the  
15 central office.

16 And I would endorse it to remain the  
17 central office. Because it's access accessible to  
18 everybody.

19 And with the pop-up, it's just no  
20 different then, you know, you have pop-up at night.  
21 And if everybody's resident council followed these  
22 instructions to make this phone call, and then you

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 look at your own calendar, which your own people  
2 didn't, Resident Service will make a schedule of  
3 it.

4 And so that has been in the making.  
5 What I find out is -- what I'm finding out is that  
6 Resident Council Presidents, who I give  
7 information to on social media, only you and three  
8 others are the only ones that follow instructions.

9 MS. HIGH: Wow. Wow. What is the  
10 delay incorporating my council? It has been a year  
11 and we're still doing this back and forth.

12 What's the hold up?

13 CHAIRMAN ALBERT: Incorporating what?

14 MS. HIGH: Incorporating my resident  
15 council.

16 COMMISSIONER VANN-GHASRI: What do you  
17 do? Have you been sworn in?

18 MS. HIGH: I've been sworn in. My  
19 Board has --

20 COMMISSIONER VANN-GHASRI: So your  
21 appointees have not been sworn in?

22 MS. HIGH: They were sworn in last

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 year.

2 COMMISSIONER VANN-GHASRI: So guess  
3 what? If your appointees have been sworn in, and  
4 you're sworn in, that is your resident council.  
5 Because your bylaws nine times out of ten --

6 MS. HIGH: Yeah. I'm talking about  
7 the registration with DCRA.

8 COMMISSIONER VANN-GHASRI: Oh, you  
9 have to deal with DCRA. Is your navigator helping  
10 you?

11 MS. HIGH: Yeah. We got the  
12 application. We did everything. But apparently  
13 it was sent back.

14 And I gave that information back to  
15 Resident Services letting them know that our  
16 application was rejected.

17 COMMISSIONER VANN-GHASRI: Okay.

18 MS. HIGH: Because apparently the  
19 agent part of it wasn't filled out.

20 COMMISSIONER VANN-GHASRI: Okay. If  
21 you're having problems with DCRA, you can fill --  
22 or call their number. Ask to speak to Lori Parris.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           Lori Parris is over that agency.  
2           She'll be more than gladly to send you to the right  
3           direction, --

4           MS. HIGH: Okay.

5           COMMISSIONER VANN-GHASRI: Being that  
6           she was an employee of the Housing Authority. And  
7           she came from the Office of OGC.

8           And prior to that, maybe Director  
9           Garrett, we need to revisit that. Someone in your  
10          office need to contact Lori Parris.

11          Let Lori know that we want to revisit  
12          with the Resident Council by scheduling  
13          appointments so that the Resident Councils can be  
14          trained by her DCRA employees.

15          And will also be able to get you into  
16          nonprofit status.

17          MS. HIGH: Okay. And I think my --

18          COMMISSIONER VANN-GHASRI: So that  
19          would only take 24 hours to shoot that. And by next  
20          week somebody should be able to contact you.

21          Because if you're -- if the residents  
22          are giving you the name of people, they're giving

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 you the phone number of people, all your staff have  
2 to do is call and follow instructions.

3 And maybe surprised what would happen.  
4 And then some of these problems would be remedied.

5 Ms. High, I'd like to know whether or  
6 not you took the lead because the Chair, our Chair,  
7 we were interested in the new communities and  
8 stating that maybe every three months that you all  
9 would meet.

10 And you wasn't there. And I gave you  
11 some of that information. And I asked you to take  
12 some of the lead.

13 Because the people that allegedly want  
14 to take the lead, they're not ready to take the  
15 lead. But you will be ready to take that lead and  
16 make sure that once every three months, and you do  
17 your first leading with only new community  
18 executive board only.

19 And you may want to meet at 1133. Or  
20 you all want to meet around each other. But that  
21 would go for Park Morton.

22 That would include Lincoln Heights.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 That would include Richardson Dwelling. That  
2 would include the turnkey. Because you all are  
3 Northwest 1.

4 And if the four of you all sit there and  
5 your goal is only not to argue, not to debate,  
6 that's the only thing you all want to do, because  
7 you don't have that long to do it.

8 You want to not make the same mistakes.  
9 You don't want to hear a story for an hour.

10 All you need is when people come to your  
11 meeting, bring a list of all the mistakes. Because  
12 those are the mistakes you don't want to make.

13 MS. HIGH: To make.

14 COMMISSIONER VANN-GHASRI: And in the  
15 future, the academy of residents that I'm getting  
16 ready to organize, we want to move into this  
17 century.

18 By the time this housing authority in  
19 the next 15 years, we should be one of the most  
20 intellectual, economically challenged individual  
21 households that you've ever seen in the United  
22 States of America, coming from the District of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Columbia Housing Authority.

2 (Applause)

3 CHAIRMAN ALBERT: Ms. High, you had one  
4 other thing you said you wanted too.

5 MS. HIGH: Yes. The -- how would DCHA  
6 assist residents with wrap around services when it  
7 comes to relocating?

8 Because moving is stressful within  
9 itself.

10 CHAIRMAN ALBERT: Absolutely.

11 MS. HIGH: And the average person is  
12 able to deal with that. But we do have residents  
13 on our property with special needs.

14 CHAIRMAN ALBERT: Mm-hmm.

15 MS. HIGH: That may need additional  
16 services coping with one, moving. And two, coping  
17 with if it's a child, to having to change schools,  
18 because you cross a certain line, you have to change  
19 schools. You're out of boundary.

20 So we -- I wanted to know --

21 CHAIRMAN ALBERT: So you have a meeting  
22 scheduled with the Executive Director.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. HIGH: I am going to schedule that.

2 CHAIRMAN ALBERT: Just make sure that  
3 all those items are on the list of things that you  
4 talk to him about.

5 MS. HIGH: Yes, sir. I can also email  
6 you this as well.

7 CHAIRMAN ALBERT: Yes. Perfect.

8 MS. HIGH: And my very last point, and  
9 I'm going to get up out of here. Why -- why aren't  
10 I given the same respect that other Resident  
11 Council Presidents?

12 Why don't I receive the same respect as  
13 they? When they ask for things, they receive them.

14 When I ask for things, I'm delayed.  
15 So, I want to know if -- well, I'll say it this way.  
16 I feel that I'm being dismissed and I'm not being  
17 taken seriously.

18 And let me inform you that I'm very  
19 serious about my position on this council. I am  
20 very serious about satisfying the needs of my  
21 residents.

22 I'm very serious about making sure my

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 residents aren't thrown to the redevelopment  
2 wolves and/or shun from their homes because of  
3 unnecessary qualifications that all families will  
4 certainly not meet.

5 And I'm very serious about when I  
6 address every safety situation at Park Morton that  
7 I see, I am here to tell the Board of Commissioners  
8 today that if you have not taken me seriously in  
9 the past, you will in the very near future.

10 CHAIRMAN ALBERT: Thank you so much for  
11 that warning. Hang on.

12 COMMISSIONER VANN-GHASRI: I think you  
13 were just informed of it.

14 CHAIRMAN ALBERT: Yeah. No, I agree.  
15 And so you have my email. So you're going to send  
16 me the list.

17 MR. HIGH: Yes, sir. I will send it to  
18 you as soon as I get straight at home.

19 COMMISSIONER VANN-GHASRI: Thank you  
20 Ms. High.

21 CHAIRMAN ALBERT: Thank you.

22 MS. HIGH: Thank you. All right, you

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 all have a good day.

2 CHAIRMAN ALBERT: All right. Tanika  
3 Garrett? Ms. Garrett?

4 (No response)

5 CHAIRMAN ALBERT: Any relation to  
6 Tyrone Garrett?

7 MR. GARRETT: No.

8 CHAIRMAN ALBERT: That would be a  
9 conflict of interest for the record. Michael Lee?  
10 Michael.

11 MR. LEE: Kind of rough, huh.

12 CHAIRMAN ALBERT: That's -- no, it's  
13 not rough at all.

14 MR. LEE: God, Lord, Jesus Christ, the  
15 spirit of God and Holy Ghost. Dear God and Lord,  
16 Jesus Christ, the spirit of God and Holy Ghost.

17 Zion scion, the Sabbath is coming.  
18 This upcoming Saturday is the 50th Sabbath of the  
19 year.

20 I hope that from the President, the Vice  
21 President and his cabinet, 100 Senators, plenty of  
22 Representatives, we going to take a close look at

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 -- anybody talk about the holiday.

2 Nobody talking about the holy day. The  
3 hedonism and paganism that's affecting our people.

4 People being killed on the Sabbath is  
5 not -- for me it's not good all across American,  
6 then homeless and not healthy. This is not good,  
7 you know.

8 Five hundred people still sleeping in  
9 the streets. A thousand young people at the public  
10 schools.

11 With these public schools, you can't  
12 talk about God. You can't talk about Jesus. Who  
13 do you think is saying that?

14 You have -- okay, seven thousand holy  
15 people here in Washington, D.C., and still isn't,  
16 you know, eight thousand soldiers have been killed  
17 in Iraq and Afghanistan.

18 Six thousand and 23 and here in  
19 Washington, D.C. we can't help seven thousand  
20 homeless people. I'm trying to understand this  
21 the best I can.

22 And for me as I call Ms. Norton's office

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 again, homeless is a disgrace here in Washington,  
2 D.C., it's a disgrace to the so called richest,  
3 greatest country in the world. It's a disgrace.

4 And so with -- they have a Congressional  
5 Homeless Caucus. I've been communicating with  
6 them for the last year. Congressional Homeless  
7 Caucus.

8 And how the House and Senate Rules  
9 Committee, House and Senate Judiciary Committee.  
10 And I think majority of these people who are  
11 homeless, I think are African-American people.  
12 I'm not for sure.

13 And then 1619, so the first slave boat  
14 came into Jamestown, Virginia. A hundred years --  
15 250 years of free labor. One hundred years before  
16 the riots on the bus.

17 This is an injustice. And with the  
18 Department of -- Department of Justice, Department  
19 of Health and Human Services, Department of Labor,  
20 and Department of Housing and Urban Development,  
21 just literally make with the -- to me this is the  
22 Department of Justice.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           For me. And I'll say Neil Albert for  
2           President, you for Vice President. Kenneth  
3           Slaughter the Attorney General and Mr. Slover the  
4           Chief of Staff.

5           Because there's just too much injustice  
6           right in your face. And then -- and we have the  
7           Deputy Mayor for Public Safety and Justice, the  
8           Deputy Mayor of Health and Human Services, the  
9           Deputy Mayor for planning Economic Development,  
10          and the Deputy Mayor for Education.

11          And may God and Jesus, we have eight  
12          thousand people on public assistance as I've  
13          learned. Eleven thousand people in Housing Choice  
14          Voucher Program.

15          Got 50 thousand people on the waiting  
16          list. And 100 thousand people below the poverty  
17          level. If these numbers are correct.

18          And I'm very thankful for my voucher.  
19          But the Committee on Ending Homeless, movement on  
20          ending homelessness, meeting ending homelessness,  
21          report ending the homelessness, report ending the  
22          homelessness, commission on the poor, the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 commission on poverty with God and Jesus.

2 I also want to say, you know, Neil  
3 Albert for President. Tyrone Garrett for Vice  
4 President. Kenneth Slaughter for Attorney  
5 General.

6 This lady should be the chairwoman. I  
7 mean, you should be the -- she never leaves for  
8 real. I mean, because she is -- just, I had to say  
9 that, you know.

10 And then some of these building owners,  
11 some of these buildings owners, won't live in their  
12 same old -- they won't live in the same building.

13 Some of these people who own these  
14 buildings, they wouldn't live the same building.  
15 And I've learned the young people and the poor  
16 people and the homeless people, and sad to say the  
17 sick people, the low income senior citizens and the  
18 poor and homeless veterans, are the easiest people  
19 to take advantage of.

20 And there is no accountability. The  
21 last three years I didn't testify but too many times  
22 before City Council at published hearings.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           For the poor people and the homeless  
2 people. And he's going in for these young people.

3           And then I want to say one thing,  
4 homelessness here in Washington, D.C., it's a  
5 disgrace. It's a total disgrace.

6           And I hope that we can do more to lift  
7 up the eight thousand people with public  
8 assistance.

9           Try to lift these people up. I think  
10 the Chief said over a year ago, said lift these  
11 people out of -- lift these eight thousand people  
12 up.

13           And then we -- I think there's 11  
14 thousand people in the Housing Choice Voucher  
15 Program. Fifty thousand people on the waiting  
16 list.

17           And there's 100 thousand people below  
18 the poverty level. Now like I say, a professional  
19 property manager. Professional property  
20 management.

21           A professional building. And none of  
22 you all who sit up there, nobody at the D.C. Housing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Authority could live in my building.

2 I've lived there for seven years.  
3 Couldn't live there, you know. Okay. And we must  
4 do a better job of your own residence, your own  
5 citizens, own veterans.

6 And then I'll say, with the Department  
7 of the Jus -- the Department of Justice, this is  
8 disgusting.

9 With Department of Justice, Department  
10 of Health and Human Services, Department of Labor,  
11 Department of Housing and Urban Development.

12 And Ben Carson said when he was running  
13 for President, the system is rotten to the core.  
14 I said, the Department of Justice, the Department  
15 of Health and Human Services, the Department of  
16 Labor, the Department of Housing and Urban  
17 Development, this is disgusting.

18 And I still think this lady should be  
19 the Chairwoman. Ms. -- and eight thousand people  
20 -- public assistance. Eleven thousand people on  
21 Housing Choice Voucher Program.

22 Try to lift these people up. And try

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 to fine tune some of these programs. My goal is  
2 to have the perfect position's office and holy  
3 holiday center.

4 And maybe also possibly to build two new  
5 townships. For Jerusalem, for Israel. I would  
6 say also, Jesus Christ was born on the Sabbath.

7 We have pagan holidays and pagan  
8 calendars. All boils down to Christ was born on  
9 the Sabbath.

10 One again, everybody talking about the  
11 holiday. No one's talking about holy day. This  
12 is a very, very serious, serious problem in our --  
13 and then -- and too, some of these people, we have  
14 some people who are struggling with their  
15 addictions.

16 Substance abuse, the wine, and the  
17 weed, the drinking and drugs, it's killing us on  
18 the front end and the rear end. And  
19 accountability, this is -- this is a -- I mean, it's  
20 kind of -- I mean, I'll just say God, Lord, Jesus  
21 Christ, the spirit of God and the Holy Ghost.

22 But holding people accountable, I don't

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 know. And then with the Department of Defense, the  
2 Department of Homeland Security, this makes no  
3 sense.

4 With Department of Defense for me, with  
5 the United States Congress, the United States  
6 Senate and the House of Representatives, this makes  
7 no -- it makes no sense whatsoever.

8 The Congressional Homeless Caucus, if  
9 you're in the -- if you was the President today and  
10 she was the Vice President, you were in the White  
11 House today, how can you justify going to another  
12 state if you can help seven thousand homeless  
13 people.

14 It doesn't make no sense. So anyway,  
15 and then Public Health and Safety, and Public  
16 Safety and Security.

17 So, I'm still very, very thankful for  
18 my voucher. But still, with the Department of  
19 Defense, with Department of Homeland Security, we  
20 are helping with the Department of Defense, the  
21 Department of Homeland Security, this makes no  
22 sense.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           And I'll still say the eight thousand  
2 people with public assistance, 11 thousand -- these  
3 -- just exploiting these people.

4           These people should, you know, make  
5 life better for them. The eight thousand. And  
6 peace be with the -- you now, five hundred people  
7 sleeping in the streets. Homeless and not  
8 healthy.

9           How come we can't help? I don't  
10 understand this. But we going to talk about  
11 intelligence, leadership, communication,  
12 management, education, research, supervision,  
13 instruction, professional responsibility,  
14 professional accountability, I learned that when  
15 Janet Reno was the Attorney General.

16           So, but thank you.

17           CHAIRMAN ALBERT: Thank you Mr. Lee.

18           MR. GARRETT: Thank you Mr. Lee.

19           COMMISSIONER COUNCIL: Lisa Barnett?  
20 Barnes? Lisa Barnes?

21           (No response)

22           COMMISSIONER COUNCIL: Rhonda

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 Hamilton?

2 MS. HAMILTON: Good afternoon.

3 COMMISSIONER COUNCIL: Good  
4 afternoon.

5 COMMISSIONER VANN-GHASRI: Good  
6 afternoon Commissioner Hamilton.

7 MS. HAMILTON: Good afternoon. So I  
8 work with you and members of the Commission, I thank  
9 you for the time.

10 First of all, I'd like to applaud the  
11 efforts of the Director in getting the inspections  
12 done for the variety of units.

13 I know that they have been working hard  
14 to address the concerns that the residents have,  
15 and the conditions of the units.

16 I know that you all and our management  
17 staff are working hard as well to assist the  
18 families. In fact they are helping to assist a  
19 family that's here today.

20 And so I applaud the efforts of Mr. Owen  
21 and Ms. Punter. I'm here today, and one of the  
22 reasons in addition to getting help for a family

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 that really needs it, that's going to be helped,  
2 and I'm thankful for that.

3 We also, as you are aware, have a number  
4 of families that also need help and assistance.  
5 I'm concerned with Greenleaf as with Syphax and  
6 James Creek.

7 My primary concern is understanding  
8 that we are clear for what supports are needed to  
9 help the residents. And to help us to get to a  
10 better of life within our units and within our  
11 environments that we reside in.

12 There is a lot of work that needs to be  
13 done. And I know that Greenleaf is slighted for  
14 redevelopment.

15 One of the things that I want to make  
16 sure, and I know that you all are working on, is  
17 that during the interim period, that we maintain  
18 the condition of those units. Including  
19 addressing rodent concerns.

20 I know that you all are working on the  
21 lead. And I'm sure asbestos. Because these are  
22 aging infrastructures.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           But as I always say, when you think  
2 about the homes that you all reside in, and what  
3 you would tolerate, and what you would accept, and  
4 what you would expect, think about the Greenleaf  
5 residents.

6           Think about us as public housing  
7 residents. Because we are still living in these  
8 units that are in dire need of repair. And we are  
9 still looking at our children and wondering what  
10 effect it is having on their health. We are  
11 getting regular communications from you all,  
12 letters.

13           And that is a good thing. However,  
14 what does that mean when I'm living in a condition  
15 that is in need of repair?

16           What does that mean when I have control  
17 numbers and the repairs aren't made? What does  
18 that mean when I'm concerned about my health  
19 because I feel like I'm getting sick?

20           And I think that this unit is  
21 contributing to that. I know that we have to work  
22 together as resident council leaders, as community

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 members, as residents in housing, and as you being  
2 a housing authority.

3 But, we need to know what you all are  
4 doing to help these residents. We need a level of  
5 transparency. We are not there yet.

6 And we have the burden and we have the  
7 privilege of serving our residents. But, when you  
8 feel like you cannot do anything to help, when you  
9 go into a unit and you know that it's contributing  
10 to their health because they can't breathe, we need  
11 to be clear how we do that.

12 And I think today I feel really  
13 encouraged. Because I think we've -- that my  
14 family has received help.

15 And that I feel like we could just have  
16 better communications together in helping these  
17 families. Because we -- some of them cannot wait  
18 for this process to unfold. They need help right  
19 way, like the families getting help right away.

20 But we also need to know what are you  
21 going to do for our maintenance? We still need  
22 additional maintenance.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   We need overall cleanings for some of  
2 these units. Not just fresh paint.

3                   CHAIRMAN ALBERT: Right.

4                   MS. HAMILTON: But we need overall  
5 cleanings. We need people like Sears to come in,  
6 and vacuum the basements out.

7                   You know to do the power washes. We  
8 need -- at Syphax we need our Laundromat open.  
9 It's just a lot of work to be done.

10                  And it's a lot of people that are still,  
11 like I said, they are living in units that are  
12 making them sick.

13                  COMMISSIONER TALIAFERRO: Excuse me.  
14 Are you Greenleaf Senior or family?

15                  MS. HAMILTON: I'm sorry, my name is  
16 Rhonda Hamilton. I represent Greenleaf midrise  
17 and senior building. I represent James Creek and  
18 Syphax Gardens.

19                  So I advocate on behalf of all of the  
20 properties.

21                  COMMISSIONER TALIAFERRO: I  
22 understand.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 MS. HAMILTON: And so --

2 COMMISSIONER VANN-GHASRI: Could you  
3 give your hat so that this Board could understand  
4 that when you generalize, when you are with your  
5 single member -- when you are speaking of your  
6 single member district and when you are speaking  
7 as the President of Syphax?

8 MS. HAMILTON: Yes. I'm on Advisory  
9 Neighborhood Commission. So I'm a local elected  
10 official that represents these properties.

11 I'm also the President of Syphax  
12 Gardens. So that's just my request before the  
13 Board. Is that we know what your plan is.

14 We know how we can best assist the  
15 families that need immediate help. And we just  
16 realize how do we work together.

17 And how do we get just a better degree  
18 of transparency. Because we don't know what the  
19 letters mean all the time.

20 And we don't know why they translate  
21 into helping us as residents. And what is the plan  
22 for Greenleaf? I get asked that every week.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   We're in a hold. And so we need to  
2 know, Director Garrett, what you're envisioning?  
3 How to prepare the residents?

4                   And what supports we can get to best  
5 help them? Because we want to help. And we need  
6 the help.

7                   But we can't just sit and just wonder  
8 and wait. We need some updates. And I speak for  
9 the residents. I speak for the community that is  
10 concerned.

11                  We need to know what your vision is for  
12 Greenleaf for now. Getting the buildings up to  
13 par. You know the water, the heat, the repairs  
14 that need to be done.

15                  We also need to know how do we better  
16 work with you? You know, can we meet regularly  
17 with you?

18                  How can we achieve this and build a team  
19 and work together? Because we're just going  
20 through a lot as you know.

21                  And people are distressed. They're  
22 fearful. They don't know what their housing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 situations are in.

2 We need to know what your plan is to help  
3 the residents? And what supports that you're  
4 going to put and help us as leaders?

5 And how you're going to best help the  
6 residents to help to improve our living conditions?

7 COMMISSIONER VANN-GHASRI: We going to  
8 answer that for you in 2019. But in the meantime,  
9 I'm going to open that door with my transparency  
10 and be real.

11 As a Commissioner and have traveled  
12 throughout the city, as well as throughout the  
13 country talking to other Commissioners, I have a  
14 problem with the challenge.

15 The challenge is if I'm a commissioner  
16 and I'm for preserving traditional, conventional  
17 public housing, the moment I say that to an  
18 intelligent group, if I said to Congress, this is  
19 the first thing they know.

20 Oh, so you want to preserve a housing  
21 market in the District of Columbia that has lived  
22 over its 30-year life cycle.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           You have residents that comes up here  
2           and they telling you that your -- that their  
3           community is condemned. Why would you put money  
4           in a condemned neighborhood?

5           Because when you -- because the first  
6           thing a business person is thinking when they see  
7           me, Aquarius, we're not preserving no affordable  
8           public housing. You crazy.

9           You talking about put something  
10          something in this, that and the other. You got 109  
11          units here.

12          You got people coming up saying they  
13          advocating for at least 100 of them. Okay, so we  
14          just need to close it down.

15          Then when they want to close it down,  
16          the same people that's coming up here with this  
17          discussion about what we're going to do, I'm  
18          telling residents as your Commissioner for 12  
19          years, I've said design and plan your own  
20          community.

21          When you sit in that chair, don't come  
22          up here telling us what we going to do. You come

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 up here and you tell us, you tell us, use D.C. agenda  
2 alumni for you.

3 Because I can't use it for me. Because  
4 it's a -- it would be a conflict of interest.

5 But you can have that focus group. So  
6 that when you coming before us, you're going to  
7 sound like the developer, because you're going to  
8 say in 203, there's a vacancy rate going on.

9 And when you have a vacancy rate going  
10 on, you're getting ready to have not  
11 gentrification. In the day it was called  
12 demolition, because you have a vacancy rate going  
13 on.

14 That's how the receiver got here in the  
15 beginning. First of all, the residents of the  
16 District of Columbia, being Presidents of your  
17 community, you know and your community need to  
18 know. Tell the truth.

19 If you want it to come down -- I want  
20 it to come down. When is it coming down? How long  
21 will the Federal government will be giving out  
22 these Federal Vouchers?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           Because the District of Columbia  
2 Housing Authority is not the only housing authority  
3 giving vouchers. And being that you're not a  
4 state, don't think that you're the top on the list.

5           Your congressional representative, she  
6 is one of the highest paid legalized lobbyist and  
7 paralegal, because they stripped her of chairing  
8 committees. And she never had a vote on the floor.

9           So where are we going at in the District  
10 of Columbia when we say on one hand, as resident  
11 council leadership, we need to start in 2019  
12 telling this Board how much money you going to  
13 spend.

14          You speaking to all of these  
15 professionals who are getting paid and pimping us  
16 too. And it's called pro bono.

17          I'm talking to you pro bono. You still  
18 don't get no action there. And we still here.

19          All we asking have past. And we can  
20 start now. Because we starting with you in Ward  
21 Six.

22          MS. HAMILTON: Thank you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER VANN-GHASRI:    Keep the  
2 work going Commissioner.

3                   MS. HAMILTON:    Thank you Commissioner  
4 Vann-Ghasri.    And that brings another thing to my  
5 mind.

6                   Is being as those conditions in  
7 Greenleaf are such, my request to this Board is that  
8 you consider halting the eviction's agreement.

9                   I know that there have been evictions  
10 that are going on.    And I'm not sure what the  
11 circumstances or why.

12                  But it's to me a disgrace to evict  
13 somebody out of the housing conditions that some  
14 of these families are living in.    They need  
15 support.

16                  CHAIRMAN ALBERT:    So we'll definitely  
17 look into that and see what we can do about it.

18                  MS. HAMILTON:    I appreciate that.  
19 Because they need support not to be kicked out.

20                  CHAIRMAN ALBERT:    I agree.

21                  MR. GARRETT:    Ms. Hamilton, I'll be  
22 there in January to have a meeting with the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 residents. And we can talk about all the things  
2 that you brought up.

3 MS. HAMILTON: Thank you.

4 MR. GARRETT: Not a problem.

5 COMMISSIONER VANN-GHASRI: Now you got  
6 what you need. Are you going to meet individually?  
7 Because I'm going to still promote this.

8 And if you going to meet with Greenleaf,  
9 203, you only meeting with 203. When you're  
10 meeting with James Creek, you're meeting with James  
11 Creek.

12 When you meet with the family of  
13 seniors, you meet with the seniors. Because you  
14 can also have manipulation among us.

15 We manipulate each other too. So, we  
16 take the group by itself. And you in that meeting  
17 you don't want nobody in that meeting unless you  
18 on the lease.

19 MS. HAMILTON: Okay.

20 CHAIRMAN ALBERT: That's good advice.

21 COMMISSIONER VANN-GHASRI: And then  
22 when you got somebody on the lease, and you have

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 a panel, don't set them up.

2 And their coordinator is going to be  
3 there whether they're on the lease or not. And  
4 have the right panel there. And be transparent.  
5 And be honest.

6 MR. GARRETT: Yes, ma'am.

7 CHAIRMAN ALBERT: Great. Thank you.  
8 Thank you so much.

9 COMMISSIONER TALIAFERRO: I have a  
10 question for Mr. Garrett. Mr. Garrett, when you  
11 go down there, why don't you have some of the  
12 Commissioners come with you? Because we need to  
13 know this too.

14 CHAIRMAN ALBERT: I think we're  
15 invited.

16 COMMISSIONER VANN-GHASRI: Actually,  
17 I'm going to be honest. I would decline because  
18 I would be putting myself in a conflict of interest.

19 CHAIRMAN ALBERT: Okay. All right,  
20 let's move on. Brenda Marionfield? Did I say  
21 your name right Brenda? Thanks for your patience  
22 and for waiting.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MS. MARIONFIELD: Hi with you.

2 CHAIRMAN ALBERT: Hey, how are you?

3 MS. MARIONFIELD: I'm fine. I'm here  
4 because I want to -- I have some mold in my house.  
5 But, -- and I have hard time breathing and stuff.

6 CHAIRMAN ALBERT: We care.

7 MS. MARIONFIELD: And I have my  
8 daughter and my grandson in my unit. But, they  
9 said they was going to try to move me and such.

10 And I want to know if, just to have it  
11 on the record so they will.

12 CHAIRMAN ALBERT: Yeah. When did they  
13 promise to move you? How long ago?

14 MS. MARIONFIELD: I just -- I don't  
15 know. I just met with somebody over here.

16 CHAIRMAN ALBERT: So can I ask you to  
17 meet with Mr. McCoy? I promised not to do that to  
18 him.

19 But he can sort of help you navigate.

20 MS. MARIONFIELD: Yeah. And I have a  
21 another question. My daughter is like 33. And  
22 she went to sign up for the voucher when she had

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 her son in '09. He's nine now.

2 And I want to know why she can't get her  
3 own house? They tell her as long as I got a house  
4 they can't give her her place.

5 CHAIRMAN ALBERT: Okay.

6 MR. GARRETT: Well, we can refer you.  
7 And we can discuss it with you. I know Ms. Punter  
8 is here.

9 And we can also talk about the concept  
10 of the use of a voucher with Mr. McCoy. So, I have  
11 two people that can talk to you right now.

12 MR. MARIONFIELD: Yeah. And like I  
13 said, I have mold in my house. And it's hard for  
14 me to speak.

15 My grandson has asthma. And my  
16 daughter had asthma. And we all have -- had to go  
17 to the emergency room for this and that.

18 MR. GARRETT: So we have staff right  
19 behind you. They can take you out and talk to you  
20 about it right now. Okay?

21 MS. MARIONFIELD: Okay.

22 CHAIRMAN ALBERT: Thank you so much.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: It's right there. Right  
2 behind you.

3 MS. MARIONFIELD: Thank you.

4 CHAIRMAN ALBERT: Thank you so much.  
5 Corliss Morey?

6 COMMISSIONER VANN-GHASRI: She  
7 already testified. She lives on Ontario Road.

8 CHAIRMAN ALBERT: All right. Theora  
9 Hawkins? Ms. Hawkins, thanks for waiting  
10 patiently.

11 MS. HAWKINS: Hi, that's fine.  
12 Forgive me if I don't sit down. I'm fine with  
13 standing up.

14 CHAIRMAN ALBERT: Okay.

15 MS. HAWKINS: Okay. I want to bring to  
16 your attention --

17 COMMISSIONER VANN-GHASRI: Talk in  
18 your mic.

19 MS. HAWKINS: Oh, okay. I see that.  
20 I want to bring to your attention, I guess so here  
21 I am, Theora Hawkins.

22 Let me know I get a little bit loud.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I'm used to living in a house and yelling from floor  
2 to floor. I apologize of that.

3 But what I wanted to bring to your  
4 attention is that I live in China Square  
5 Apartments. And it's not all bad.

6 I've got to give it to you, I met Mr.  
7 Garrett. He don't remember me. I was sitting in  
8 the lobby.

9 He was minding his own business. He  
10 saw me sitting there. He stepped in, he helped me.  
11 And I was out of there.

12 I had been sitting there. So it's not  
13 all bad. It's give and take on situations. But,  
14 when I -- and also Mr. Moon and Ashia Gore  
15 (phonetic).

16 Ashia Gore, I can understand, she's  
17 overloaded. But, I have my phone records, I pull  
18 them. And you can see numerous calls I've made to  
19 both.

20 And emails to both. But Mr. Moon, like  
21 I said, his plate is full. And he did do me a  
22 justice.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 I give people credit. But this is so  
2 serious right here. I live in China Square. And  
3 the problem is that I have a two-bedroom voucher.

4 I have a heart condition. I'm  
5 originally from Maryland. I did this to D.C.  
6 because my surgeon that I have is at Washington  
7 Adventist Hospital.

8 This would have been my third heart  
9 surgeon in August. I moved in in July. So the  
10 young lady was Ms. Renee.

11 They then changed management now. But  
12 it still doesn't change the fact of the ownership.

13 She gave the two-bedroom to one of her  
14 friends so that my assistant, and I won't take long  
15 -- much of your time. So I didn't have room.

16 So the young lady that was going to stay  
17 with me, because I couldn't afford to pay for  
18 healthcare, says she want her own room, because she  
19 didn't want to feel like she was walking on  
20 eggshells around me when I was sick.

21 So to make a long story short, I went  
22 in there and I've had surgery set for this month.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 And I asked them about the two-bedroom under new  
2 management.

3 They want me to pay another -- they want me to pay  
4 one month's rent. Now, I'm not able to work.

5 I am a project manager. I'm very  
6 highly educated. I have four degrees. I'm  
7 pre-law. And that's why I said this is very  
8 important to your knowledge. To your knowledge  
9 because I'm speaking to all of you. Because it's  
10 not just me that got this in the building. You do  
11 not get a certified mail just delivered. You get  
12 a notice first. You get notices and then you go  
13 to the post office to pick it up.

14 Anything legal, you don't just get it  
15 left in your box. It's against the law. And then  
16 the process, what was in there, I didn't know D.C.  
17 law the way I know Maryland law. And you can check  
18 my credentials. I have a degree in Maryland side.

19 But I had a friend when I needed to move  
20 into D.C. to be closer to my surgeon. I called him  
21 up. He owned a building.

22 I said, I really need a place. And he

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 says, Thea, I sold mine. But it's been in hold up  
2 for two years because two tenants won't move and  
3 we can't force them. They have their rights.  
4 They had a lease.

5 So the reason they did this, this -- God  
6 don't make no mistakes. Yes, I'm a god-fearing  
7 person. I'll throw his name up. I don't care  
8 where I go.

9 So the whole thing about it is that they  
10 happened to give it to a person that knew their  
11 rights. A whole building of people being there 30  
12 and I don't know how many years, didn't even know  
13 their rights.

14 And let me tell you something, sir and  
15 madams, I would not even gave this contract a  
16 thought. I couldn't want for my year to be up.

17 Please don't take the rudeness. I just  
18 wanted to get back to my home base in Maryland.

19 Giving me to do my project management.  
20 Doing -- just doing me. Just get over the heart  
21 surgery and do me.

22 But they forced me, because I had to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 fight for myself to get a two-bedroom. And then  
2 you want me to pay you again.

3 And I can't pay you another. It's like  
4 paying another security deposit. And social  
5 services, even though I have colleagues and  
6 connections, says Thea, you only get it once a year.

7 You can't get it again. So we came to  
8 a conclusion to meet 50/50. Meaning I pay half.  
9 But it shouldn't have been done that way.

10 Even though it's new management, it's  
11 same ownership. But I want you to understand why  
12 they did all the residents like this.

13 They were taking out of their rights.  
14 And they don't even know that their rights were  
15 stripped out of them.

16 They have a right to get paid. They  
17 have a right too subjective. So that didn't go  
18 through, they could have held it up.

19 They could have gotten all kind of  
20 benefits. But they did it this a way so that the  
21 people would not have access.

22 And -- Lord my mother, she's deceased

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 one year now, but I bless her, because she always  
2 told me, you're going to go to school.

3 You're going to know your rights. You  
4 ain't going to count on somebody else to know it.  
5 And she said, I'll give you one, but the rest of  
6 them is yours.

7 And pre-law is my first one. And I  
8 walked away from it. But I'm here to tell you that  
9 you have a lot of tenants that has been ripped of  
10 their rights.

11 And something needs to be done. I know  
12 how to protect myself. But I pick and choose my  
13 battles. But those people in there could have used  
14 that money who can barely make it.

15 CHAIRMAN ALBERT: Thank you so much.  
16 We're going to call up nonresidents. Daniel?

17 COMMISSIONER VANN-GHASRI: Before you  
18 can do that, I would like to acknowledge a colleague  
19 sitting in the audience. And she's done wonderful  
20 work in her single member district.

21 And I believe that's India sitting back  
22 there. And I would like to say happy birthday,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 India on behalf of Ward Six, your constituents that  
2 you have organized from Potomac Gardens to Hopkins  
3 to Syphax to Greenleaf to James Creek.

4 Thank you, India.

5 CHAIRMAN ALBERT: Thank you. Go ahead  
6 Daniel.

7 MR. DEL PIELAGO: Good afternoon  
8 Commissioners. My name is Daniel Del Pielago.  
9 I'm with Empower DC.

10 As we close out another year, I want to  
11 urge this Board to reflect on the New Communities  
12 Initiative. What has it really done to improve the  
13 lives of public housing residents? And is it a  
14 relationship that the Housing Authority really  
15 benefits from? Does it really need it?

16 I was heartened to hear that the  
17 Director is saying that you guys are looking at  
18 self-development in the future. I think that's a  
19 move in a positive direction.

20 I also urge you to consider how  
21 effective this program has been, or will be in  
22 lifting public housing residents out of poverty.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           None of the residents that we worked  
2 with are aware of how their economic situation will  
3 benefit from the redevelopment of their property.  
4 It's basically a shift from one unit to another.

5           It maybe a new unit. But, there's no  
6 economic opportunities or uplift that is -- that  
7 we can see from this program.

8           None have been made aware of employment  
9 opportunities, small business opportunities, or  
10 home ownership opportunities.

11          I know the Housing Authority has its own  
12 programs. But it seems that New Communities is not  
13 availing anybody of these programs.

14          As the Federal Government moves to rid  
15 itself of public housing stock, we need to consider  
16 how we're going to ensure that public housing  
17 residents are able to move out of poverty. And not  
18 just moved into some other housing program.

19          As we're closing out the year, just  
20 something for folks to think about.

21          CHAIRMAN ALBERT: Yeah. And Daniel, I  
22 know last time you and I talked, I think it was over

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 at Barry Farm. Or maybe somewhere before that.

2 You were sort of thinking through  
3 strategies for Barry Farm Development.

4 MR. DEL PIELAGO: Yeah.

5 CHAIRMAN ALBERT: You don't have to  
6 talk about it right now. But I'd love to get your  
7 thoughts at some point in time.

8 And that may inform how we do other new  
9 communities moving forward.

10 MR. DEL PIELAGO: Sure. We'd love to  
11 do that. And you know, we've actually been calling  
12 through our list of contacts at Barry Farm. And  
13 there's many people that are interested in home  
14 ownership opportunities. Especially voucher  
15 holders.

16 People that want jobs. You know, this  
17 redevelopment is going to create jobs  
18 theoretically.

19 CHAIRMAN ALBERT: Right.

20 MR. DEL PIELAGO: It should go to Barry  
21 Farm residents. And they're talking about  
22 building retail, you know, let's --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   CHAIRMAN ALBERT:  There's jobs there  
2                   too.

3                   MR. DEL PIELAGO:  Exactly.  There's  
4                   jobs and opportunities for Barry Farm residents to  
5                   have those jobs.

6                   So, we are continuing to work on that  
7                   plan.  And I'd love to share that with you  
8                   sometime.

9                   CHAIRMAN ALBERT:  I'd love that.

10                  COMMISSIONER VANN-GHASRI:  And maybe  
11                  there's opportunity while you're talking to him,  
12                  you would incorporate with residents who have their  
13                  own business would be able to take some of that  
14                  retail that's down below.

15                  CHAIRMAN ALBERT:  Exactly.

16                  COMMISSIONER VANN-GHASRI:  Because we  
17                  have a lot of residents, and especially already in  
18                  Barry Farms.  Where they by the time Barry Farms  
19                  is built up, most of them will be finished with  
20                  their -- really of their credentials, the  
21                  internship.

22                  And not only should DCHA, maybe this is

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 something we should look at. Maybe we just like  
2 you can give residents vouchers and up money and  
3 seed money for houses, et cetera, maybe you can do  
4 the same thing.

5 And we could set up something where  
6 residents, public housing and Housing Choice  
7 Voucher residents own their business. And their  
8 own within -- in our own community that's now  
9 gentrified.

10 That has now been called a new  
11 community. Or even in some of the last three Hope  
12 Six. Even with Capers. Because that's one thing  
13 we don't have.

14 And we had that situation up on East  
15 Capitol. Where we had a resident that was actually  
16 in a unit doing salon with elderly residents.

17 And that had created a problem under  
18 Assets Management trying to show a model. And  
19 where residents can own their own business. And  
20 we can have some of that retail spot. That's what  
21 could be in it for us.

22 MR. DEL PIELAGO: Yeah. And --

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER VANN-GHASRI: One of the  
2 incentives.

3 MR. DEL PIELAGO: I know we're going  
4 long, but for example, you know, residents at Barry  
5 Farm from new communities were asked, oh, what  
6 business -- what supermarket do you want here?

7 Do you want a Whole Foods? A Harris  
8 Teeter?

9 COMMISSIONER VANN-GHASRI: Mm-hmm.

10 MR. DEL PIELAGO: But it's like they  
11 weren't asked like as Commissioner Vann-Ghasri is  
12 saying, who has a business? Who wants, who is  
13 aspiring to own a business?

14 What can we do? Or what local  
15 businesses exist in Ward Eight that can come into  
16 here?

17 So that's, you know, as we move into a  
18 new year, and I'm sure, you know, this seems like  
19 we talk about the same thing every year, every  
20 meeting.

21 Hopefully we start to change a little  
22 bit. And I'm heartened to hear that the Board is

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 listening to that. So thank you.

2 CHAIRMAN ALBERT: Thank you so much.

3 COMMISSIONER VANN-GHASRI: Thank you  
4 Daniel.

5 CHAIRMAN ALBERT: And finally Chris  
6 Wallace.

7 MR. WILLIAMS: Williams.

8 CHAIRMAN ALBERT: Williams.

9 MR. WILLIAMS: It's Williams, yes.

10 CHAIRMAN ALBERT: It says Wallace  
11 here.

12 MR. WILLIAMS: Yeah. I wrote poorly.

13 CHAIRMAN ALBERT: That's okay.

14 MR. WILLIAMS: So it was I did poorly,  
15 but I appreciate it.

16 CHAIRMAN ALBERT: Well, welcome.

17 MR. WILLIAMS: Thank you. Before I  
18 sort of talk about my prepared remarks, I will say  
19 that I'm a resident in Southwest.

20 And we have engaged with housing  
21 directors from across the United States. And  
22 there are a lot of creative solutions to our

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 problems.

2 CHAIRMAN ALBERT: And who is we?

3 MR. WILLIAMS: The use of -- I'm with  
4 NeRAC. So, we work with housing. I work with  
5 Rhonda. Housing conditions, environmental  
6 conditions, as well as redevelopment.

7 The creative solutions include the use  
8 of land trusts. So you can sort of put the value  
9 of the property in a trust.

10 And then use that money as that land  
11 continues -- the value of that land accrues. You  
12 could use it for building self-sufficiency for the  
13 residents in terms of being business owners.

14 In other ways, those residents that you  
15 displace as a result of your redevelopment.  
16 Giving those moneys to children to help with their  
17 education.

18 But again, to get to those creative  
19 solutions, we have to really think outside the box.

20 So my background is I'm a public health  
21 practitioner and researcher. And I'm really  
22 disgusted about how Housing residents are treated

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 as second class citizens.

2 Many people talked about Housing  
3 conditions today. I was in a two-hour meeting  
4 where a resident had mold.

5 And it really, really bothers me to my  
6 core about how these residents are subjected to  
7 these conditions.

8 I actually spoke with one of your  
9 employees yesterday who volunteered information  
10 about the culture at the agency. How employees,  
11 your own employees say awful things about families  
12 who are in public housing.

13 It is a disgrace. And on the other end  
14 of the phone I could hear a voice of someone who  
15 was deeply offended by what goes on.

16 The culture has got to be addressed  
17 within this agency so that you're in a better  
18 position of helping those that you seek to help.

19 Another change that I'd like to see, are  
20 new approaches to redevelopment. I mentioned one  
21 and the use of trusts.

22 Other housing agencies are looking at

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 this option. You've displaced 172 households, 113  
2 at Barry Farm used vouchers. Where did they go?

3 We know that most of them are not going  
4 to come back. That's the reality. Once you give  
5 them a voucher and they go away, they're not going  
6 to come back.

7 Where did they go? Did they have  
8 better, healthier communities? Did their kids go  
9 to better schools?

10 Are they even still in D.C.? Did they  
11 go to Baltimore? Did they go to Atlanta? We don't  
12 know these questions. Your agency does not track  
13 this.

14 There -- now you have your eye on  
15 Greenleaf. Greenleaf right now, those residents  
16 have access to lots of parks, grocery stores,  
17 farmers markets.

18 I know because I live there. I know  
19 because my background is public health. It's  
20 safe.

21 I see the kids in the summer playing at  
22 the basketball courts. It's a wonderful

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 neighborhood.

2 It's rapidly redeveloping. You have  
3 no good plan to ensure those residents are able to  
4 stay in their community.

5 In fact you are sabotaging all of your  
6 efforts. Why? Because you are seeking to rebuild  
7 from the highest density of Greenleaf, the senior  
8 center.

9 Rather than starting with the lowest  
10 density. When we talk about and engage with  
11 housing directors from across the country, they do  
12 not understand why you are doing the very opposite  
13 to minimize displacement.

14 You start with the lowest density.  
15 Then put a high density building and then move those  
16 residents into the high density building.

17 You do not have the interest of these  
18 residents in Greenleaf first and foremost. The  
19 second is that you made a promise to work with the  
20 City in good effort to use a public site for Build  
21 First.

22 Well, this summer we go the opposite

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 news. Is that you're going to look to private  
2 developers.

3 Why is that a problem? That's a  
4 problem because you lose leverage. We know that  
5 one-third of our units in Greenleaf are  
6 three-bedrooms or more.

7 But you're telling the developer, we  
8 want to use your property that you had not intended  
9 for Greenleaf. You lose leverage.

10 You are doing the opposite of what you  
11 need to do to minimize displacement. I also want  
12 to talk about --

13 CHAIRMAN ALBERT: Chris, I'm not sure  
14 you have all your facts right. But I'm going to  
15 let you continue.

16 MR. WILLIAMS: I do have all of my facts  
17 right. Because Carrie Smizer (phonetic), who I  
18 notice is not here, came to ANC 6D meeting. You  
19 can read the notes. I'm happy to forward you the  
20 notes.

21 Where she said that you all will not  
22 look to the City for an agreement. Instead she

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 said --

2 CHAIRMAN ALBERT: Chris --

3 MR. WILLIAMS: Again, I'm happy to  
4 forward you the notes.

5 CHAIRMAN ALBERT: Chris, shouting  
6 doesn't mean it's the facts. We can --

7 MR. WILLIAMS: So you're saying that  
8 your representative your senior staff is telling  
9 the public something that is not true?

10 Are you saying that, sir?

11 CHAIRMAN ALBERT: I am telling you that  
12 you don't have all the facts.

13 MR. WILLIAMS: I am telling you I do  
14 have the facts. Or we are being told facts that  
15 are not true.

16 Anyway, I'd like to continue with my  
17 remarks. You set up an advisory committee for  
18 Greenleaf.

19 You have not engaged that committee  
20 because we've talked to those people on the  
21 advisory committee. You have not sought feedback  
22 from them about this forthcoming RFP.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1           That is a problem. Again, you are  
2 positioning yourself not to minimize displacement  
3 because you are doing everything you can the  
4 opposite of what we hear from other developers in  
5 terms of what you need to do to engage the resident  
6 and to engage the community.

7           The ANC 6D meeting two months ago asked  
8 to speak, demanded to speak with Tyrone Garrett  
9 because your agency failed to update them on what  
10 was going on with Greenleaf.

11           And now you're getting defensive with  
12 me because I've outlined all the things that your  
13 agency has done wrong with regards to these  
14 residents?

15           Shame on you Mr. Albert. Shame on you.

16           (Off-microphone comments)

17           MR. WILLIAMS: I also want to say one  
18 last thing. Which is that --

19           CHAIRMAN ALBERT: would you -- could  
20 you not shout?

21           MR. WILLIAMS: You were contractually  
22 obligated, a developer in Southwest was

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1 contractually obligated to give you public housing  
2 units on their property.

3 You went against this Board. Went  
4 against the advice of your own senior staff, and  
5 they subsequently moved those public housing units  
6 east of the river in Ward Eight.

7 COMMISSIONER VANN-GHASRI: That's  
8 correct. Because I voted it down.

9 CHAIRMAN ALBERT: That is a  
10 minority/majority district. Is that what you  
11 wanted to do?

12 To move public housing out of Southwest  
13 and into Ward Eight? Because that's what you did.

14 And why you did not follow through on  
15 your contractual obligation with that developer,  
16 I think that reveals your intention.

17 And thank you for your time Mr. Albert.

18 COMMISSIONER VANN-GHASRI: Sir,  
19 before you leave, a land trust is not a new model  
20 for the District of Columbia.

21 A land trust, and one of the best person  
22 I know who do it well, is Ms. Pamela Jones. And

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the other person was Bob Moore.

2 And you see their work all through  
3 Columbia Heights. Mostly all of the communities  
4 through there, has that 99 land trust lease.

5 And not only that, I have brought to the  
6 attention to the Board, and maybe you can look at  
7 this too, in the District of Columbia, there was  
8 once upon a time that most of the people in the  
9 District of Columbia bought their houses, because  
10 they had the right to purchase, rent to purchase.

11 I look at James Creek as a place where  
12 you can rent to purchase. Based on the -- based  
13 on Greenleaf they're now 203.

14 I'm going on record to say this, with  
15 all I've heard on 203, you're going to have to make  
16 a decision. And this is the truth.

17 And I live in public housing. And I'm  
18 from Potomac Gardens. And this is how I'm looking  
19 at it. I would shut it down.

20 (Off-microphone comments)

21 COMMISSIONER VANN-GHASRI: Because I  
22 would save -- and I may pay the build first. And

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 the reason why I may cannot build first because of  
2 the -- if a public housing apartment building, 203  
3 already with almost looking like a vacancy rate.

4 Every month you hearing about rats,  
5 rats, rats, rats, rats. Okay, so the residents,  
6 you have to make a choice.

7 And the choice is, do I build first? Or  
8 do I give you all federal vouchers for your life?

9 Now that's the real reality of life of  
10 being. So what do you do? When you look at one  
11 hand, you want to preserve affordable housing.

12 Then you have your organizers going in  
13 and saying, preserving affordable housing. Now  
14 your organizers are saying, let's try to get some  
15 people some houses.

16 Okay, everybody need to go back to the  
17 table and revamp yourself. And realize this about  
18 the District of Columbia, you going to have three  
19 layers.

20 I'm not talking about the layers. I'm  
21 looking at the economically wholly disadvantaged  
22 individuals. Because everybody have a problem

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 with me because I'm economically challenged.

2 Because my pay rate, I'm poverty  
3 stricken. And I'm not ashamed of it. I'm the only  
4 person that can compete with the rich.

5 The middle class is who have the  
6 problem. You have a problem what neighborhood you  
7 want to live in.

8 I live at 700 12th Street S.E. I live  
9 between two subways. I have to get them two  
10 subways there.

11 I live between two CVS. I can go to  
12 Harry Teeters. I have a Safeway that's going to  
13 be built on time based on the economical people that  
14 live in my single member district, and a group of  
15 other individuals that wants affordable housing  
16 there, and another group don't.

17 So you between two rocks. And you're  
18 only dealing with look what public housing has  
19 built. Most of us was built near a Ward. There  
20 was a reason.

21 But we was in high-rise when before we  
22 could get in high-rise, it was called luxury

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 living. The moment they built high-rise for me,  
2 now they're calling it warehousing.

3 We can't have it both ways in the  
4 District of Columbia. I think it's residents who  
5 come from public housing who's lived with rats, who  
6 live the roaches who afford to keep their land.  
7 And that's why we're all here arguing about it  
8 today.

9 Let us make our own decisions. And  
10 then what you do is advocate on the best interest  
11 of what we say.

12 If we make a mistake, we're going to  
13 have to live with that mistake. Just don't make  
14 the same mistake. Always make a new one.

15 (Off-microphone comments)

16 CHAIRMAN ALBERT: All right. Thank  
17 you so much. Thank you Chris.

18 MR. WILLIAMS: Thank you.

19 CHAIRMAN ALBERT: So, our next Board of  
20 Commissioners meeting will be held on Wednesday,  
21 February 13, 2019 at 1:00 p.m. right here, at the  
22 1133 North Capitol Street.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1                   And our meeting is adjourned. Thank  
2 you all for coming. Happy Holidays.

3                   (Whereupon, the above-entitled matter  
4 went off the record at 4:20 p.m.)

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15

DRAFT