

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

**FINAL**

**MINUTES**

**Wednesday, September 14, 2016**

(Full minutes will be published once approved)

The Board of Commissioners of the District of Columbia Housing Authority (“DCHA”) held its monthly meeting at 1133 North Capitol St., NE, Washington, DC 20002

**I. CALL TO ORDER**

**COMMISSIONERS PRESENT**

Terri Thompson, Chairman  
Ken Grossinger, Vice Chairman  
Kenneth Council  
William Slover  
Shelore Fisher  
Aquarius Vann-Ghasri  
Jose Ortiz Gaud  
Clarence Mobley  
Nakeisha Neal Jones  
Brian Kenner

**COMMISSIONERS ABSENT**

Frank Lancaster

Chairman Thompson called the meeting to order at 1:45 pm. She asked for a moment of silence, this was followed by a roll call to determine a quorum.

**II. ROLL CALL**

Commissioner Kenneth Council – “Present”  
Commissioner Shelore Fisher – “Here”  
Commissioner Brian Kenner – no response  
Commissioner Clarence Mobley – “Here”  
Commissioner Nakeisha Neal Jones – “Present”  
Commissioner Jose Ortiz Gaud – “Here”  
Commissioner William Slover – “Present”  
Commissioner Aquarius Vann-Ghasri – “Present”  
Commissioner Ken Grossinger - “Here”  
Chairman Terri Thompson – “Present”

A quorum was recognized with nine Commissioners present. Commissioner Kenner was present after the roll call.

### **III. APPROVAL OF MINUTES OF JULY 13, 2016 BOC MEETING AND THE AUGUST 18, 2016 EMERGENCY BOARD MEETING**

Chairman Thompson asked the Commissioners to consider the minutes of the July 13, 2016 Board of Commissioners' meeting as well as the August 18, 2016 Emergency Board Meeting Minutes.

It was moved and properly seconded that the minutes be approved. The Board accepted the minutes for both July 13, 2016 and August 18, 2016.

### **IV. EXECUTIVE DIRECTOR'S REPORT**

**Director Todman** highlighted the following activities that occurred during the month of August:

Director Todman announced that given the late start of the meeting a written monthly report was provided to the Commissioners and she requested to move back to the business of the resolutions on the agenda. She also informed everyone of a scam. A letter to residents has been circulating claiming they would receive a \$150 Visa gift card from the Housing Authority. The letter asked for the residents Social Security number and asked for other personal information. This letter is not from the District of Columbia Housing Authority and is a fraud.

Director Todman asked that Kimberly Black-King and Janice Burgess of the Office of Capital Programs come forward to provide a PowerPoint presentation to the Board and the audience regarding predevelopment plans for Barry Farm. Ms. King and Ms. Burgess provided an overview of the phases of redevelopment and the relocation process.

### **V. RESOLUTIONS**

#### **PUBLIC COMMENT**

#### **PRESENTATION AND BOARD DISCUSSION OF THE RESOLUTIONS**

Chairman Thompson announced the start for public comment regarding the resolution 16-14 and resolution 16-23.

*[At this point in the meeting, those members of the public who signed up to speak were given the opportunity to address the Board on the resolutions under consideration.]*

The Residents and Nonresident who signed up to speak are as follows:

**Terri Acker** – Ms. Acker is an HCVP participant and stated that she feels that the HCVP process is difficult and that vouchers are not the solution for Barry Farm residents. She said that she feels the searching process is difficult and there are several out of pocket fees such as security deposits and other hurdles that participants have to

face. She said she felt that finding housing is difficult but that slum lords are eager to accept vouchers.

**Nora Leccese** – Ms. Leccese, a nonresident stated that she was speaking on behalf of SURJ *Showing Up for Racial Justice*. She stated that she stands with the Barry Farm tenant association and asked the Board to vote “No” on Resolution 16-14 and is in favor of the right to community control.

**Schyler Pondexter** – a Highland resident and member of Empower DC stated that this is an issue about people being displaced. Families want to stay in Barry Farm and do not want to be relocated. She asked the Board to vote against resolution 16-14.

**Paulette Matthews** – a resident of Barry Farm stated that Barry Farm residents want to have their houses fixed and want redevelopment in place. She also stated that she had concerns about costs, moving and storage. She asked the Board to vote against resolution 16-14.

**Michelle Hamilton** – a Barry Farm stated that the Barry Farm Resident Council has never had a full Resident Council. She also stated that someone called her home and asked if she wanted a voucher in which she replied “No” and said she wanted to stay at Barry Farm. She stated that she did not want the Board to vote in favor of resolution 16-14.

**Chris Otten** – Mr. Otten, a nonresident stated that residents are being displaced, vouchers aren’t viable and there are no guarantees. He also stated that Barry Farm zoning approval is still in the Court of Appeals and the action on 16-14 should not be considered without a final determination from this court.

**Brook Hill** – Mr. Hill, a nonresident stated that he is an attorney and asked the Board to vote against resolution 16-14. He stated that DCHA must address uninhabitable conditions and hold to the New Communities principles. He stated that repairs are essential. He also stated that he has had a FOIA request in with DCHA since March and has not received a response.

**Erin Shields** – Ms. Shields a nonresident stated that she is a community organizer with Bread for the City. She urged the Board to vote against resolution 16-14 until there is a commitment regarding resolution 16-06 with a resident’s right to return. She stated that DCHA is using scare tactics and were calling residents directly to gain support for resolution 16-14.

**Brett Williams** – A nonresident stated that she is an Urban Anthropologist and was a HUD monitor on the Ellen Wilson project. She stated that social networks are important in public housing and many residents rely on each other for support. She warned of displaced and that the redevelopment of Barry Farm could severely disrupt these very important social networks. She asked the Board to table the vote on resolution 16-14.

**Brendan Orsinger** – A nonresident stated that his shirt said it all pointed to his shirt that read “People over money”. He asked the Board to please vote “No” on resolution 16-14.

**Joseph Trimboli** – A nonresident came before the Board to read a statement from Councilmember Bonds in part which requested that this resolution refer back to the previous resolution about NCI communities.

**Rhonda Edwards-Hines** – Ms. Hines is a resident of Barry Farm and the Resident Council President. She stated that she was glad to see the Resident Commissioners present at the Board meeting and that the presentation shown today should also be shown at Barry Farm and presented to residents there. She also stated that residents need to be better informed.

**James Shulman** – Mr. Shulman, a nonresident came before the Board to speak regarding resolution 16-23 but also added that he was against resolution 16-14. For resolution 16-23 he stated that he thought that it was unfair to move individuals to the top of the waiting list for vouchers due their condemnation status and stated that he felt it was politicizing the pecking order.

**Resolution 16-14                      To Authorize Pre-Development Financing for Barry Farm  
Redevelopment**

Director Todman gave an overview of Resolution 16-14. Director Todman explained that the resolution allows the Executive Director to enter into a Memorandum of Understanding with the Deputy Mayor of Planning and Economic Development (DMPED) to receive \$13 million for predevelopment action and relocation for Barry Farm. She also stated that the Deputy Mayor's office and DCHA is committed to large bedroom sizes and there will be a special consultation with each household for relocation and any cost associated. Commissioner Vann-Ghasri stated that she door knocked at Barry Farm the night before and put a flyer on every door at Barry Farm. She stated that she wanted to get the input of Barry Farm residents on their specific concerns about Barry Farm. Director Todman further stated that per a Commissioner request, DCHA is ensuring the re-occupancy and relocation rights committed as per resolution 16-06. Commissioner Slover stated that in July 2013 the Board gave the right to the Executive Director for master planning and development for the redevelopment of Barry Farm. Commissioner Slover also expressed concerns regarding the resolution as being presented as just to approve \$13 million in pre-development money, but actually it says that the authority includes the creation and capitalization of a joint venture or similar arrangement. Commissioner Slover further stated that his comfort level was to vote only on relocation funds. Commissioner Kenner stated that Barry Farm as part of the New Communities Initiatives (NCI) had an opportunity to hear from residents and nonresidents about NCI, this, in an effort to be open about what is planned; one for one replacement and affordable levels overall. He also stated its' about planning better for how people live today. Commissioner Grossinger asked Ms. Todman to address the joint venture language in resolution 16-14 and asked what the status was on the FOIA request that was mentioned in earlier testimony. Director Todman stated that language can be stricken from the resolution regarding the joint venture. She asked the General Counsel to address the status of the FOIA request in which he replied that DCHA has been in contact with the requestor, and a meeting was scheduled for next week to complete the request.

Chairman Thompson called for a roll call vote on the resolution as amended, after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Kenner – “Aye”  
Commissioner Neal Jones – “Yes”  
Commissioner Mobley – “Yes”  
Commissioner Fisher – “No”  
Commissioner Grossinger – “Yes”  
Commissioner Vann-Ghasri – “No”  
Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “No”  
Commissioner Council – “No”  
Chairman Thompson – “Yes”

There were six yes, four no, the resolution was approved.

**Resolution 16-18                      To Approve the District of Columbia Housing Authority Operating Budget for Fiscal Year 2017**

Director Todman announced that resolution 16-18 was to approve DCHA’s operating budget for the 2017 fiscal year in accordance to HUD regulations. Director Todman asked the Board to approve the budget.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Neal Jones – “Yes”  
Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “Yes”  
Commissioner Vann-Ghasri – “Yes”  
Commissioner Grossinger – “Yes”  
Commissioner Council – “Recuse”  
Commissioner Fisher – “Yes”  
Commissioner Kenner – “Aye”  
Commissioner Mobley – “Yes”  
Chairman Thompson – “Yes”

There were nine votes in favor and one abstention, the resolution was approved.

**Resolution 16-19                      To Authorize a Memorandum of Understanding with the District of Columbia Department of Housing and Community Development for Demolition**

**Resolution 16-20                      To Authorize a Memorandum of Understanding with the District of Columbia Department of Housing and Community Development for Vacant and Abandoned**

## **Property Maintenance Services**

Chairman Thompson requested that resolution 16-19 and 16-20 be considered collectively. Director Todman gave an overview of resolutions 16-19 and 16-20 stating that the Memorandum of Understanding with the Department of Housing and Community Development (DHCD) are to maintain vacant properties and demolition services where required. Section 3 participants will also be utilized. It was asked how many Section 3 participants will be involved. Director Todman stated that she would provide the report back to the Board. It was also asked if the \$950,000 were for expenses or labor. Director Todman confirmed that the \$950,000 is for all expenses associated with the work performed and asked the Board to approve the two resolutions.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “Yes”  
Commissioner Vann-Ghasri – “Yes”  
Commissioner Grossinger – “Yes”  
Commissioner Council – “Yes”  
Commissioner Fisher – “Yes”  
Commissioner Kenner – “Yes”  
Commissioner Mobley – “Yes”  
Commissioner Neal Jones – “Yes”  
Chairman Thompson – “Yes”

There were ten votes yes, resolutions 16-19 and 16-20 were approved.

### **Resolution 16-21                      To Approve DCHA Insurance Policies with the Housing Authority Insurance Group**

Director Todman stated that each year DCHA must maintain general liability, property, and automobile insurance. She also stated that this year HUD has a new requirement for flood insurance. There was a question regarding where DCHA properties are located in flood zones. Director Todman advised that part of southwest DC, where there are several DCHA properties, are in considered flood zones. Commissioner Slover applauded the staff for good work and a good policy. Director Todman asked the Board to approve the resolution.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Vann-Ghasri – “Yes”  
Commissioner Grossinger – “Yes”  
Commissioner Council – “Yes”

Commissioner Fisher – “Yes”  
Commissioner Mobley – “Yes”  
Commissioner Neal Jones – “Yes”  
Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “Yes”  
Chairman Thompson – “Yes”

There were nine votes yes, the resolution was approved.

**Resolution 16-22                      To Authorize Execution of a Contract for Appliance Services**

Director Todman gave a brief overview on resolution 16-22 stating that the resolution is for appliance supply, delivery and removal for DCHA housing properties. Director Todman stated that this contract covers appliances for all public housing properties owned and managed directly by DCHA.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Council – “Yes”  
Commissioner Fisher – “Yes”  
Commissioner Mobley – “Yes”  
Commissioner Neal Jones – “Yes”  
Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “Yes”  
Commissioner Vann-Ghasri – “Yes”  
Commissioner Grossinger – “Yes”  
Chairman Thompson – “Yes”

There were nine votes in favor, the resolution was passed.

**Resolution 16-23                      To Adopt Final Regulations to Increase the Allocation Of Condemnation Vouchers**

Director Todman explained that when the City takes action to condemn a unit or property, they may come to DCHA for Condemnation Vouchers to ensure the residents of the condemned property are not left homeless. DCHA must still deem the family eligible under program requirements. It was asked who has the right to the Voucher. Director Todman replied by saying the City is the referral source but DCHA makes the final determination regarding deeming a family eligible for the voucher. It was asked if *Local Rent Supplement Program* (LRSP) funds could be used to fund Condemnation vouchers. Director Todman stated that if that is what the Board agrees to do, staff will review the steps it will take to make the necessary changes to the relevant regulations and statutes. Commissioner Grossinger suggested the Board act on the resolution to ensure there are enough Vouchers for Condemnation but asked to revisit the issue. Director Todman asked the Board to approve the resolution.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Fisher – “Yes”  
Commissioner Mobley – “Yes”  
Commissioner Neal Jones – “Yes”  
Commissioner Ortiz Gaud – “Yes”  
Commissioner Slover – “Yes”  
Commissioner Vann-Ghasri – “Yes”  
Commissioner Grossinger – “Yes”  
Commissioner Council – “Yes”  
Chairman Thompson – “Yes”

There were nine votes in favor, the resolution was passed.

## **VI. PUBLIC COMMENT**

### **RESIDENTS**

**Rhonda Edwards-Hines** – Ms. Edwards-Hines stated that she is a Barry Farm resident as well as the Barry Farm Resident Council President. She stated that the Barry Farm Resident Council has always been in compliance and had a full Council. She also stated that she has met with Ms. Watson, the property Manager at Barry Farm and knows that all of the units that have had ceiling damage are now repaired.

**Tiffany Wooding-** A resident of Greenleaf stated that she came to the Board meeting two months ago and requested a larger unit. She wanted to thank the Board for the quick response by those involved in assisting her to be transferred to a 3 bedroom unit. She also asked if she could volunteer with DCHA. Director Todman thanked Ms. Wooding and asked her to see the Resident Services director regarding working with DCHA.

**Corlis Lawry** – A resident of Hopkins apartments stated that she has a disability and because of her disability she is requesting assistance to meet her needs. She also wanted to thank the Board for helping residents. She said that she felt there are still many residents that DCHA is helping.

### **NONRESIDENTS**

**Deborah Washington - Ms.** Washington, a nonresident stated that she is a Housing provider and a Ward 5 resident as well as a former HCVP participant. She stated that she knows of participants who were terminated from the HCVP program for violations who may now back in the program. She stated that there needs to be more accountability and she would like to assist in facilitating this compliance. Chairman Thompson thanked Ms. Washington for her comments.

## **VII. ADJOURNMENT**



Chairman Thompson announced that the next DCHA Board of Commissioners meeting will be held on Wednesday, October 12, 2016 at Potomac Gardens, 1225 G Street, SE, Washington, DC 20025

Meeting adjourned at 4:01 pm.