

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
MARCH 14, 2018

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

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

TYRONE GARRETT, Executive Director
ALETHEA MCNAIR, Acting Board Liaison

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

(1:08 p.m.)

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

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

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

As I ask every Board meeting, I'd ask that you be respectful of these deliberations, particularly when people are presenting testimony.

And I'm really serious about, failure to adhere to that will lead to you being removed from the room.

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

At this point in time I'm going to ask

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1 for a motion to approve the minutes of the February
2 14, 2018 Board of Commissioners meeting, after we
3 do a roll call.

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

6 CHAIRMAN ALBERT: Here.

7 BOARD LIAISON MCNAIR: Commissioner
8 Council?

9 COMMISSIONER COUNCIL: Present.

10 BOARD LIAISON MCNAIR: Commissioner
11 Grossinger?

12 COMMISSIONER GROSSINGER: Here.

13 BOARD LIAISON MCNAIR: Commissioner
14 Kenner?

15 COMMISSIONER KENNER: Here.

16 BOARD LIAISON MCNAIR: Commissioner
17 Lancaster?

18 COMMISSIONER LANCASTER: Here.

19 BOARD LIAISON MCNAIR: Commissioner
20 Lopez?

21 COMMISSIONER LOPEZ: Here.

22 BOARD LIAISON MCNAIR: Commissioner

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1 Neal Jones?

2 COMMISSIONER NEAL JONES: Present.

3 BOARD LIAISON MCNAIR: Commissioner
4 Ortiz Gaud?

5 COMMISSIONER ORTIZ GAUD: Here.

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

9 COMMISSIONER ST. JEAN: Here.

10 BOARD LIAISON MCNAIR: Commissioner
11 Vann-Ghasri?

12 COMMISSIONER VANN-GHASRI: Here.

13 BOARD LIAISON MCNAIR: Commissioner
14 Slover?

15 COMMISSIONER SLOVER: Present.

16 BOARD LIAISON MCNAIR: And, Chairman
17 Albert?

18 CHAIRMAN ALBERT: Here, again.

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

22 CHAIRMAN ALBERT: Thank you.

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1 COMMISSIONER LANCASTER: Chair, if I
2 may just a moment?

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

7 COMMISSIONER VANN-GHASRI: I move that
8 there is a motion to the minutes of the District
9 of Columbia Housing Authority February the 14th,
10 2018 be moved and accepted into the record.

11 CHAIRMAN ALBERT: Is there a second?

12 COMMISSIONER SLOVER: Second.

13 CHAIRMAN ALBERT: All in favor say aye?

14 (Chorus of ayes)

15 CHAIRMAN ALBERT: Any opposed?

16 Great. Commissioner Lancaster?

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

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

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1 Commissioner Lancaster.

2 (Laughter)

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

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

9 (Moment of silence)

10 CHAIRMAN ALBERT: Thank you all.

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

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

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

22 In addition I would like, there is an

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1 employee recognition that we're going to be doing
2 this afternoon, if we can get started with that.

3 If we're ready.

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

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

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

16 COMMISSIONER VANN-GHASRI: Just one
17 thing I would like to add in the minutes on that.

18 I would like to add that this is a product that
19 came out of the Resident Service Resident
20 Initiative Committee.

21 Any programs that come under Resident
22 Service comes to that committee and that committee

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1 navigated into the family enhancement center. So
2 that's a win for us.

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

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

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

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

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

21 CHAIRMAN ALBERT: Good afternoon.

22 MS. MALLOY: And Executive Director

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1 Garrett. Today I am here to speak on Resolution
2 17-32.

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

5 Why is it taking so long to take down
6 33 units?

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

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

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

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1 Also, last week, DCHA did a training
2 for DCHA residents and Section 3 participants.
3 There was no flyers put out on the Lincoln Heights
4 property.

5 The day before the program, which was
6 March 7th, 2013, I received an email from Mr. Tyler
7 in Resident Services. Attached was the flyer in
8 regard to the program that started March the 8th,
9 2018.

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

14 To the Housing Authority, please give
15 us the same respect that you want us to give you.

16 We, the residents, did not create the lack of
17 maintenance, communication nor support by
18 ourselves, you had a hand in this too. Thank you
19 for your time.

20 COMMISSIONER VANN-GHASRI: Ms.
21 Malloy, you are absolutely correct. And my
22 recommendation has been that, number one, being

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1 that Lincoln Heights is a very difficult property
2 up and down.

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

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

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

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

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1 by email.

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

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

14 CHAIRMAN ALBERT: Thank you,
15 Commissioner.

16 MS. MALLOY: Can I comment?

17 CHAIRMAN ALBERT: Yes.

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

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

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

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

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

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

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

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

8 CHAIRMAN ALBERT: Brian.

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

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

16 CHAIRMAN ALBERT: Okay.

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

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

21 Paulette Matthews?

22 MS. MATTHEWS: Wow.

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1 CHAIRMAN ALBERT: I know, we saved you
2 for first. For early this time.

3 MS. MATTHEWS: Wow.

4 CHAIRMAN ALBERT: Are you surprised?

5 MS. MATTHEWS: Yes.

6 (Laughter)

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

9 (Off microphone comment)

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

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

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

15 CHAIRMAN ALBERT: Debra Frazier?

16 MS. FRAZIER: Greetings.

17 CHAIRMAN ALBERT: Greetings, Ms.
18 Frazier.

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

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

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

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

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

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1 provide one-to-one replacement in the build first
2 model is built on our success at returning our
3 residents to date.

4 Our Hope VI project began in the year
5 1999, we were promised at that time it would take
6 two years. In 2011 our first residents returned.

7 Here in 2018 we have now 430 units already
8 delivered and occupied from the 707.

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

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

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

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1 It's all market rate units except for
2 39 units of ACC replacement housing for Arthur
3 Capper/Carrollsborg. They are brilliant at this.

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

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

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

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

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1 delicate negotiations in process now.

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

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

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

14 Please allow those people who know how
15 to do it, to do it and get it done. That may mean
16 --

17 CHAIRMAN ALBERT: Thank you so much.

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

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

22 COMMISSIONER VANN-GHASRI: Mr. Chair?

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1 CHAIRMAN ALBERT: Hold on one second.

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

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

8 MS. FRAZIER: That remains to be seen.

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

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

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

19 (Off microphone)

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

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1 Authority.

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

5 MS. FRAZIER: Thank you.

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

8 MS. EDWARDS-HINES: Good afternoon.

9 CHAIRMAN ALBERT: Good afternoon.

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

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

15 CHAIRMAN ALBERT: Yes.

16 MS. EDWARDS-HINES: Then --

17 CHAIRMAN ALBERT: So you have five
18 minutes.

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

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

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1 into five minutes.

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

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

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

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

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

15 (Off microphone comment)

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

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

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

22 MS. MATTHEWS: But if the people are

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1 willing to --

2 (Simultaneously speaking)

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

5 CHAIRMAN ALBERT: Yes.

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

8 CHAIRMAN ALBERT: Yes.

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

13 CHAIRMAN ALBERT: Are you --

14 MS. MATTHEWS: -- every day --

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

17 MS. MATTHEWS: -- willing to do it
18 because most of the people might be able to profit.

19 The other ones who are not on the clock who want
20 to discuss this, you all should allow us to --

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

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1 who want to --

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

4 CHAIRMAN ALBERT: Okay, come on
5 forward.

6 MS. MATTHEWS: Hello everybody.

7 COMMISSIONER LANCASTER: Good
8 afternoon.

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

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

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

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

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

10 You all say, one-for-one replacement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21 (Off microphone comment)

22 CHAIRMAN ALBERT: Thank you, Ms.

1 Frazier.

2 PARTICIPANT: That's not Ms. Frazier.

3 BOARD LIAISON MCNAIR: Matthews.

4 CHAIRMAN ALBERT: Ms. Matthews, sorry.

5 Alberta Walker.

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

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

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

16 CHAIRMAN ALBERT: Thank you.

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

22 And I got that we need it done, but why

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

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

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

14 CHAIRMAN ALBERT: So have --

15 MS. MATTHEWS: Anything can be
16 changed.

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

19 MS. MATTHEWS: Excuse me?

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

22 MS. MATTHEWS: I just made one just

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1 now, if I didn't before.

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

5 MS. MATTHEWS: You all stack the deck.

6 CHAIRMAN ALBERT: -- is there.

7 MS. MATTHEWS: You all stack the deck.

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

10 (Simultaneously speaking)

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

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

15 CHAIRMAN ALBERT: But --

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

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

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

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

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

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

7 (Off microphone comments)

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

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

15 CHAIRMAN ALBERT: How long ago?

16 MS. MATTHEWS: It's dark and I'm
17 scared. Since the first winter. But then March
18 the 1st, they went out that day and I informed her.

19 And then I called her and I told her about it.

20 And then by Friday I called her again,
21 she said they're working on it and I never saw no
22 work truck, no work, nothing, no nothing.

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

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

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

10 MS. MATTHEWS: You all can --

11 (Off microphone comment)

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

14 MS. WALKER: Hello everyone.

15 CHAIRMAN ALBERT: Hello.

16 COMMISSIONER LANCASTER: Good
17 afternoon.

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

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1 When I moved there the house was okay.

2 And then like, I say probably like two or three
3 months later I start seeing mouse issues. Okay?

4 The first issue was, I was mopping in
5 my kitchen and so a mouse come out of my bucket.

6 Okay, so I also took pictures of those.

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

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

14 CHAIRMAN ALBERT: Sure.

15 MS. WALKER: Okay.

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

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

21 COMMISSIONER VANN-GHASRI: Go back to
22 the mic so you're in the mic.

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

4 So she said that, what do I want to do.

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

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

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

19 Here I caught another mouse on the trap.

20 And it's sad. And to be honest, my house, you
21 can smell the mouse urine and the droppings in my
22 living room, in my closet, the pantry, my room where

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1 me and my son sleep.

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

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

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

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

11 CHAIRMAN ALBERT: But you will?

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

18 CHAIRMAN ALBERT: Okay. So --

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

21 CHAIRMAN ALBERT: So we'll follow-up.
22 The Executive Director is going to make sure he

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1 follows up with you.

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

4 MS. WALKER: Wow.

5 CHAIRMAN ALBERT: Go ahead, ma'am.

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

9 As, of course, you remember last time
10 we was here she was in a rodent infestation house.

11 She moved from --

12 MS. WALKER: And --

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

15 MS. WALKER: Last year.

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

18 MS. WALKER: On Raymond's.

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

21 MS. WALKER: Oh, in Greenleaf.

22 MS. WATSON: -- in Greenleaf so she can

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1 move up that unit.

2 MS. WALKER: Yes.

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

9 MS. WALKER: The whole property.

10 MS. WATSON: -- property.

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

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

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

21 I don't understand why they won't move
22 her to a decent unit somewhere. They keep moving

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1 her around Woodland, it's the same problem in one
2 house to another.

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

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

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

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

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

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

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

18 MS. WALKER: Yes.

19 CHAIRMAN ALBERT: Right.

20 MS. WATSON: Okay, and I'm going to
21 turn to you ED. You're the new ED, I need to talk
22 to you personally too. If I can get a meeting with

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1 you.

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

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

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

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

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

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

13 CHAIRMAN ALBERT: And thank you so
14 much.

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

17 MS. WATSON: With who?

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

21 MS. WATSON: I just want to say one
22 thing before --

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1 CHAIRMAN ALBERT: Sure.

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

6 (Applause)

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

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

16 COMMISSIONER VANN-GHASRI: Correct.

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

20 (Simultaneously speaking)

21 MS. WATSON: Do you remember that?

22 PARTICIPANT: Mr. Council --

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1 MS. WATSON: Do you remember that?

2 COMMISSIONER VANN-GHASRI: No. No.

3 MS. WATSON: Okay.

4 COMMISSIONER VANN-GHASRI: Mr.
5 Council doesn't remember them.

6 MS. WATSON: Okay.

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

9 MS. WATSON: But you remember?

10 COMMISSIONER VANN-GHASRI: Of course.

11 MS. WATSON: So --

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

14 MS. WATSON: Well, I'm endorsing it.

15 And let me say this, if I had to get a bunch of
16 ANC Commissioners together to fight you about this
17 --

18 COMMISSIONER VANN-GHASRI: She will.

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

21 CHAIRMAN ALBERT: Appreciate that.

22 MS. WATSON: All right.

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1 CHAIRMAN ALBERT: Thank you so much.

2 MS. WATSON: You welcome.

3 COMMISSIONER LANCASTER: Thank you.

4 CHAIRMAN ALBERT: Mychelle McDonald.

5 Welcome, Ms. McDonald.

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

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

12 MS. MCDONALD: Oh, okay.

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

15 MS. MCDONALD: Is that better?

16 CHAIRMAN ALBERT: Yes.

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

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

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1 record as well.

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

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

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

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

20 COMMISSIONER VANN-GHASRI: Resident
21 Services.

22 MS. MCDONALD: -- Resident Services,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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1 We have done that before.

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

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

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

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

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

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1 one thing you can look forward to.

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

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

9 COMMISSIONER VANN-GHASRI: Go ahead.

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

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

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

15 CHAIRMAN ALBERT: Continue.

16 MS. MCDONALD: We've done been through
17 this before and I'm not going to hear that again.

18 I am tired of the empty promises that I keep getting
19 from ORS. I don't want to hear it anymore.

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

22 MS. MCDONALD: Either they going to

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1 help us or --

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

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

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

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

9 CHAIRMAN ALBERT: No, you're not.

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

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

14 MS. MCDONALD: -- but either they're,
15 either they are going to help us or they're not.

16 We come to Housing Authority for the reason of
17 you helping them.

18 I'm tired of sitting around and you keep
19 saying you're going to do it or you're going to.

20 Either you're going to do it or you're not. That's
21 the way that a part of this, please, stop it.

22 CHAIRMAN ALBERT: Ms. McDonald, let me

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1 just --

2 MS. MCDONALD: Thank you.

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

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

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

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

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

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

18 MS. MATTHEWS: Michelle?

19 CHAIRMAN ALBERT: Yes.

20 MS. MITCHELLE: I thought he said --

21 (Off microphone comment)

22 MS. MITCHELLE: Hello everybody.

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1 CHAIRMAN ALBERT: Hello.

2 MS. MITCHELLE: I'm Ms. Michelle.

3 CHAIRMAN ALBERT: Hi, Ms. Michelle.

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

7 CHAIRMAN ALBERT: Happy Birthday.

8 COMMISSIONER VANN-GHASRI: Happy
9 Birthday Ms. Michelle.

10 (Applause)

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

13 CHAIRMAN ALBERT: Hello, Ms. Michelle

14 --

15 MS. MITCHELLE: Hold --

16 CHAIRMAN ALBERT: -- there is a --

17 MS. MITCHELLE: Hold on a minute.

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

20 COMMISSIONER SLOVER: The Chair.

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

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1 COMMISSIONER SLOVER: Mr. Chairman is
2 going to sing Happy Birthday.

3 CHAIRMAN ALBERT: All together now.

4 (Off record comments)

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

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

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

10 EXECUTIVE DIRECTOR GARRETT:
11 Executive Director.

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

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

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

19 (Off microphone comment)

20 MS. MITCHELLE: Operation on Parker.

21 EXECUTIVE DIRECTOR GARRETT: Yes.

22 MS. MITCHELLE: Yes. But you called

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1 me and told somebody to tell me don't call you,
2 don't give the people your number. That's why I
3 gave it because this is what you wanted of this,
4 okay?

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

7 (Off microphone comment)

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

10 COMMISSIONER LANCASTER: I'm here.

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

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

15 MS. MITCHELLE: No. When?

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

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

20 COMMISSIONER LANCASTER: Yes, I have.

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

22 COMMISSIONER LANCASTER: I've been

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1 there in less than two years.

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

4 COMMISSIONER LANCASTER: I had --

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

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

9 MS. MITCHELLE: You got that?

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

13 MS. MITCHELLE: Now, to you.

14 CHAIRMAN ALBERT: Uh-oh.

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

17 (Laughter)

18 CHAIRMAN ALBERT: Are you proposing?

19 MS. MITCHELLE: Umm.

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

22 (Laughter)

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1 COMMISSIONER VANN-GHASRI: He got you
2 real good. I've finally met your match.

3 (Laughter)

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

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

12 CHAIRMAN ALBERT: We will.

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

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

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

19 (Laughter)

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

22 MS. MITCHELLE: And him. What?

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1 CHAIRMAN ALBERT: We can talk about our
2 upcoming date.

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

5 (Laughter)

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

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

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

13 MS. HAYWORTH: Hayworth.

14 MS. MITCHELLE: Okay.

15 MS. HAYWORTH: Good afternoon,
16 everyone.

17 CHAIRMAN ALBERT: good afternoon.

18 COMMISSIONER LANCASTER: Good
19 afternoon.

20 MS. HAYWORTH: As you can tell, Ms.
21 Mitchelle is a pistol here. And the reason why
22 she brought me here is, first off, I work with United

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1 Healthcare. It's a health insurance company.

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

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

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

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

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1 CHAIRMAN ALBERT: Can you give an
2 example of the type of resources you provide?

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

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

10 And basically --

11 CHAIRMAN ALBERT: You can continue.

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

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

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

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

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

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

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

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

19 MS. HAYWORTH: Yes.

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

22 EXECUTIVE DIRECTOR GARRETT: Can I get

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1 your information for Resident Services.

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

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

6 CHAIRMAN ALBERT: Yes.

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

10 MS. HAYWORTH: Just giving
11 information.

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

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

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

21 MS. HAYWORTH: Yes.

22 COMMISSIONER SLOVER: -- and just to

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

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

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

8 CHAIRMAN ALBERT: All right.

9 MS. MITCHELLE: She's good.

10 CHAIRMAN ALBERT: We appreciate that.

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

13 CHAIRMAN ALBERT: Yes.

14 MS. MITCHELLE: Okay.

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

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

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

21 COMMISSIONER VANN-GHASRI: Ms.
22 Mitchelle.

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1 CHAIRMAN ALBERT: Ms. Michelle.

2 Yes, it's how it's written here. It's my accent.

3 And thank you so much for the proposition, it's
4 the first proposition I've had in 30 something
5 years.

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

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

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

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

14 EXECUTIVE DIRECTOR GARRETT: Yes.

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

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

19 (Laughter)

20 CHAIRMAN ALBERT: Thanks so much.

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

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1 MS. MITCHELLE: I'm already spoken
2 for.

3 CHAIRMAN ALBERT: Oh no.

4 MS. MITCHELLE: Are you married?

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

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

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

11 MS. MITCHELLE: Well get some.

12 (Laughter)

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

15 (Laughter)

16 CHAIRMAN ALBERT: Thank you so much.

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

20 MS. MITCHELLE: You better.

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

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1 MS. MITCHELLE: Okay. You know my
2 apartment.

3 COMMISSIONER LANCASTER: I sure do.

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

7 MS. MCNEIL: Good afternoon,
8 everybody.

9 COMMISSIONER LANCASTER: Good
10 afternoon.

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

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

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

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

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1 let you hear it.

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

4 (Beeping)

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

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

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

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

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

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1 for --

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

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

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

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

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

21 So when they come, somebody is standing
22 in that corner right by my door watching. So they

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1 holler out.

2 The little girl's mother, the little
3 child's mother, was smoking and she hollered out,
4 mommy, mommy, police.

5 CHAIRMAN ALBERT: Oh, wow.

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

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

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

20 CHAIRMAN ALBERT: Right.

21 MS. MCNEIL: If I had these issues
22 before I came, I knew this. The same way I'm not

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1 supposed to be on the 3rd floor, but I'm thankful
2 and grateful to have a place to stay.

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

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

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

17 CHAIRMAN ALBERT: Yes.

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

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

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1 do.

2 CHAIRMAN ALBERT: No.

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

8 CHAIRMAN ALBERT: Yes.

9 MS. MCNEIL: I can understand that for
10 some. Because they were living there.

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

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

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

22 CHAIRMAN ALBERT: Right. So I know

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1 you raised this issue the last time you were here.

2 Interested in hearing from our executive director
3 what steps have been taken since you've raised it.

4 And specifically on addressing the
5 issue outside of policies and around smoking and
6 other things in public housing properties.

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

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

14 COMMISSIONER VANN-GHASRI: Yes. It's
15 not legal to smoke in any of the District of Columbia
16 Housing Authority --

17 CHAIRMAN ALBERT: So I'm going to ask
18 our General Counsel.

19 COMMISSIONER VANN-GHASRI: It's
20 against the law.

21 CHAIRMAN ALBERT: Mr. Bovellet, do you
22 know the answer to that question, is it legal to

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1 smoke in --

2 MS. MCNEIL: In the hallways.

3 MR. BOVELLE: Currently marijuana is
4 not legal in any of our units. Whether it's
5 medicinal or otherwise --

6 COMMISSIONER VANN-GHASRI: You need
7 this.

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

12 COMMISSIONER VANN-GHASRI: Tobacco.

13 MR. BOVELLE: -- drugs in our
14 properties.

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

21 MS. MCNEIL: So are they going to be,
22 from this point on when you enter into the process

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1 of getting into the place, are they going to start
2 having smoking buildings and non-smoking
3 buildings?

4 COMMISSIONER VANN-GHASRI: I hope.

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

13 MS. MCNEIL: That's going to be some
14 years.

15 COMMISSIONER VANN-GHASRI: So, Mr.
16 Bovellev, we'll be evicted for smoking cigarettes
17 in the unit because we're still dealing with the
18 addiction of tobacco?

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

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

22 MR. BOVELLE: We are going to work with

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1 our residents on how to stop smoking and we are
2 going to have a process, when we implement it, that
3 allows us to have that outreach, have those classes,
4 have those resources available to our residents
5 before we actually start taking action.

6 CHAIRMAN ALBERT: So it seems as though
7 --

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

12 MR. BOVELLE: That's correct.

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

15 (Off microphone comment)

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

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1 MR. BOVELLE: That's good.

2 MS. MCNEIL: Okay, thank you.

3 CHAIRMAN ALBERT: Thank you so much for
4 your time.

5 MS. MCNEIL: Thank you.

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

13 MS. MCNEIL: But it also has --

14 CHAIRMAN ALBERT: Commissioner
15 Slover.

16 MS. MCNEIL: -- supersedes that.
17 That's a federal law. So you have to take and
18 consider that.

19 COMMISSIONER SLOVER: Can I ask a
20 clarifying question about our current rules around
21 smoking?

22 MR. BOVELLE: Yes.

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1 COMMISSIONER SLOVER: Is it, allowed
2 to smoke in the common area? I think that was the
3 core question.

4 I understand that smoking is allowed
5 in our buildings at the moment and that's going
6 to sunset, but as we speak today, could we start
7 an enforcement around smoking in the common area
8 or not?

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

11 COMMISSIONER SLOVER: Correct.
12 That's why I'm asking that.

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

17 COMMISSIONER SLOVER: That's the
18 question --

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

20 COMMISSIONER SLOVER: -- do we have
21 anything --

22 MS. MCNEIL: And downstairs it's the

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1 same way because it rises to the top.

2 COMMISSIONER SLOVER: We understand.

3 I understand your issue, I'm trying to get it
4 clarified.

5 MR. BOVELLE: The lease right now does
6 not reference smoking in common areas. We have
7 our sort of community living standards that are
8 senior properties where that's part of the
9 community living standards so they have that there.
10 But in our family sites, there is no reference
11 to smoking.

12 COMMISSIONER SLOVER: There's no
13 reference to smoking in the unit or no reference
14 to smoking at all in the units?

15 MR. BOVELLE: Reference to smoking at
16 all in our family sites.

17 COMMISSIONER SLOVER: So how is it
18 allowed because it's not allowed?

19 MR. BOVELLE: I'm not sure I'm
20 understanding --

21 COMMISSIONER SLOVER: I'm wondering
22 how it's, I mean, it's not allowed because it's

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1 not referenced at all?

2 MR. BOVELLE: It's not regulated in our
3 lease right now.

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

6 CHAIRMAN ALBERT: It is allowed.

7 COMMISSIONER SLOVER: -- you're
8 allowed to do it anywhere you want?

9 MR. BOVELLE: Yes. Basically yes.

10 COMMISSIONER SLOVER: That seems like
11 a easy fix. Before we, like tomorrow. It seems
12 to me like smoking in a common area is something
13 we can eliminated tomorrow. With a lease
14 amendment.

15 MR. BOVELLE: Well, the lease
16 amendment has a certain process that it has to go
17 through. You know, the public comment period, the
18 changing of regulations. And all of this is
19 actually being rolled into our no smoking policy
20 that HUD is enforcing.

21 COMMISSIONER SLOVER: And when is that
22 going to be? Like six months?

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1 MR. BOVELLE: It goes into full effect
2 July 30th.

3 COMMISSIONER SLOVER: July 30th.

4 MR. BOVELLE: Yes.

5 COMMISSIONER SLOVER: So the process
6 is currently underway.

7 MR. BOVELLE: It's currently underway.
8 We've been meeting with the General Counsel's
9 Office, the American Lung Association, Department
10 of Health, to roll out this process to our
11 residents.

12 COMMISSIONER SLOVER: I can't believe
13 it.

14 CHAIRMAN ALBERT: Thank you.

15 MR. BOVELLE: Thank you.

16 CHAIRMAN ALBERT: Thank you very much.

17 COMMISSIONER LANCASTER: Mr.
18 Chairman, before Mr. Nathan leaves the table,
19 please, if I may --

20 CHAIRMAN ALBERT: Yes.

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

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1 CHAIRMAN ALBERT: Yes, go right ahead.

2 COMMISSIONER LANCASTER: Mr. Bovelleville,
3 will you step up to the mic again please. I know
4 you were speaking as you were approaching the mic,
5 but for the record, state who you are and what office
6 you're with.

7 MR. BOVELLE: Nathan Bovelleville, the
8 Deputy Executive Director for Operations.

9 COMMISSIONER LANCASTER: Thank you,
10 sir.

11 MR. BOVELLE: Thank you.

12 CHAIRMAN ALBERT: Thank you so much.
13 Next up is Oleanga Oliphant.

14 MS. OLIPHANT: Good afternoon,
15 everyone, it's good to see everybody. I always
16 have y'all in my prayers because y'all really have
17 a task, it's a journey, you know.

18 And, my name is Oleanga Oliphant and
19 I am a resident of Capital Quarters, presently known
20 as Arthur Capper Carrollsbury.

21 Six, seven years, 17 years, I was --
22 let's go back 17 years of struggling to get back

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1 into our property. Pray, cried, meetings.

2 We're back there, we want to stay there.

3 Then there's 239 residents that's not back there.

4 Now, I'm hearing that the ones that
5 promised us, that got rid of us, promised us to
6 come back. They're leaving. So, who do we hold
7 accountable for our residents to come back if David
8 and the other young man is getting ready to leave?

9 Are we going to hold y'all accountable
10 for our 230-some people that's supposed to come
11 back?

12 EXECUTIVE DIRECTOR GARRETT: Yes.

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

15 EXECUTIVE DIRECTOR GARRETT: Yes, me.
16 You hold us accountable.

17 MS. OLIPHANT: Okay, okay, in black and
18 white, it's in black and white that our residents
19 are coming.

20 EXECUTIVE DIRECTOR GARRETT: Yes, it
21 is a great plan.

22 MS. OLIPHANT: Yes, online.

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1 PARTICIPANT: It's in black and white.

2 MS. OLIPHANT: Okay, okay.

3 PARTICIPANT: You make sure you bring
4 it, too.

5 MS. OLIPHANT: I want to make sure that
6 when they come back, we know. And, the ones that's
7 in there, stay in there.

8 We're having problems with manager, our
9 janitors, our seniors. They're not doing what they
10 need to do to keep our common areas the way it's
11 supposed to be. And then, the residents get blamed
12 for it.

13 I'm not going to get blamed for
14 something -- I have a beautiful apartment, lovely.
15 And, I want to keep it.

16 Smoking, they need to put signs out,
17 no smoking on the property. No dumping in our area.

18 They had dumping signs in our area. For all of
19 a reason something, they're gone. Why?

20 We have mix people that's in there like
21 the homeowners, then we have the residents there.

22 But, the homeowners sometimes dump their trash

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1 over in ours. And, we've tried to figure out why
2 y'all dumping y'all's big bulk trash in our area
3 when we can't put our big bulk trash in there.

4 So, it's -- all we want to do is make
5 sure that our residents that's in our community
6 stay in our community. We want our seniors to have
7 a safe and clean environment. I pray for my seniors
8 all the time because I'm a senior now.

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

12 I just want the residents that's not
13 back on our property to come back. I want to hold
14 y'all to y'all promise that our residents is going
15 to come back and keep the ones that's there on top
16 of things like our children, our playground, our
17 common area, like our schools, our --

18 The -- I mean, I just -- I don't ask
19 for much --

20 CHAIRMAN ALBERT: You have our
21 commitment on that.

22 MS. OLIPHANT: Say again?

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1 CHAIRMAN ALBERT: I said, you have our
2 commitment in that. You asked for it, you -- we're
3 giving you our commitment --

4 MS. OLIPHANT: Okay.

5 CHAIRMAN ALBERT: -- that they will be
6 back.

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

9 CHAIRMAN ALBERT: Yes.

10 MS. OLIPHANT: Okay.

11 CHAIRMAN ALBERT: Absolutely.

12 MS. OLIPHANT: Thank you.

13 CHAIRMAN ALBERT: Thank you so much.

14 I saw -- Rhonda, are you back? Come
15 on up.

16 If you want to spend a few minutes
17 talking on the resolutions first and then because
18 we're going to try and vote on the resolutions.

19 And then, I know you'll have additional
20 time after that.

21 MS. EDWARDS-HINES: Okay, good
22 afternoon.

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1 CHAIRMAN ALBERT: Good afternoon.

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

6 CHAIRMAN ALBERT: Sure, sure.

7 MS. ARCHER: Good evening, my name is
8 Patricia Archer.

9 I've been living at Barry Farms for four
10 years. You have a lot of Barry Farms residents
11 that have mental health, depression and living on
12 your property.

13 We need help also with case workers and
14 stuff coming to the home. Some of us is not
15 communicating with the management who had
16 depression because management talks down to you
17 instead of helping you.

18 People with depression, you already do
19 not want to talk to anyone. So, when you do go
20 to talk to someone, you expect a little kindness
21 and a little ears to listen because you're dealing
22 with mental depression. You don't want to

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1 communicate.

2 So, for you to go to someone that's
3 talking down to you and belittling you, I'm so
4 confused in my life right now because I cannot
5 communicate with the people at Barry Farms I need
6 to communicate with because I'm depressed.

7 They are showing me their job is
8 important and I'm not important. And, I'm not
9 getting the word out like I want to.

10 I'm the last -- second to last person
11 on my block to move. I went to three locations
12 to move, for 508 Coral Street, Northeast.

13 That property look like y'all have
14 never touched it. It's dirty, it have graffiti
15 writing on each wall. The doors is hanging on the
16 hinge.

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

21 My building I'm living in right now,
22 not even the dog wants to live there and I have

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1 depression.

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

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

8 And, my rent is high right now. I can't
9 pay my rent. I don't know what my rent is because
10 I cannot communicate with my management because
11 my management belittle me. They don't grab me and
12 embrace me and help me out.

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

16 My floors look horrible. I don't have
17 rats and mice because I make sure I clean up. But,
18 the house is so depressing, you don't want to be
19 there.

20 My 17-year-old is so depressed. He
21 have emotional disorder, ADHD, mental health of
22 other stuff, PTSD.

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1 But, we're still there, we not
2 communicating with nobody. I went to three
3 properties. I told them I cannot live in a
4 property. I took pictures, I write exactly why
5 I'm not taking the property because I don't them
6 to think I'm refusing it and I don't want a home.

7 I want a home, but not a home where graffiti,
8 condoms wrappers.

9 I'm already live in a derogatory home
10 to go to another derogatory home, I can't do it.

11 I can't do it and I'm depressed, I don't sleep.

12 I'm not eating. I want to go back to work. I
13 want somebody to help me figure out what I need
14 to do to keep up with housing and your rights, I'm
15 following your rules, I know all that.

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

18 CHAIRMAN ALBERT: Ms. Archer, thanks
19 for sharing you situation with us. I'm asking our
20 Executive Director to personally connect with you
21 on this and not delegate this to some staffer that's
22 given your comments about the management there at

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1 Barry Farms.

2 So, Mr. Garrett, this is the guy to the
3 left, will connect with you. So, just stick
4 around.

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

6 EXECUTIVE DIRECTOR GARRETT: Someone
7 from my office will get your information, okay?

8 MS. ARCHER: Thank you.

9 COMMISSIONER VANN-GHASRI: Mr. Chair?

10 CHAIRMAN ALBERT: Yes?

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

16 Some of those target groups have case
17 managers that when they applied for their unit,
18 and I'm going to use the example like Community
19 Connection, and I'm going to use my property,
20 Potomac Gardens.

21 I know for a fact with assets
22 management, whenever a person is suffering from

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1 the disease of mental health, they have options
2 and choices.

3 Their choices are, if they're already
4 have a mental provider, that provider who had
5 already assigned you a case manager, that case
6 manager goes to the property manager, if and only
7 if that resident want their case manager to do.

8 Then, the property manager has a list
9 of -- a name of who your case manager is. And,
10 that case manager intervenes.

11 I don't, you know, I'm just wanting this
12 on the record.

13 And, I've asked numerous times in
14 operation if not that we get a name, but based on
15 per ward, per community, per written permission,
16 per number of how many of those individuals they
17 have actually given their mental health providers
18 that type of authority with us.

19 I am more than sure once the Housing
20 Authority have that type of authority that the
21 manager has the right to call some of these case
22 managers who do not come into my constituent homes,

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1 that do get paid and they lie on the phone with
2 their provider.

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

5 So, the question is whether or not the
6 Housing Authority is going to provide under
7 resident service a serious mental health component?

8 Is that the role of the Housing Authority?

9 I'm asking that question for it could
10 be answered somewhere with the Housing Authority
11 needs to look at that.

12 Because, mental health is a totally
13 different program. And, whether or not those who
14 suffer from the disease of mental health, only and
15 if only that type of information is given to the
16 property manager can the Housing Authority can ask
17 for that.

18 EXECUTIVE DIRECTOR GARRETT: Yes,
19 ma'am.

20 COMMISSIONER VANN-GHASRI: So, I think
21 that's something that surely needs to be looked
22 into like ASAP.

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1 EXECUTIVE DIRECTOR GARRETT: Yes,
2 ma'am, that's something that we've been discussing
3 internally, especially with the relocations at
4 Barry.

5 MS. EDWARDS-HINES: Well, I asked Ms.
6 Archer to speak because she is listed to testify.
7 So, I wanted -- if you're finished with her, then
8 I would like to --

9 CHAIRMAN ALBERT: Yes, you can go right
10 ahead.

11 MS. EDWARDS-HINES: Okay.

12 CHAIRMAN ALBERT: Thank you, Ms.
13 Archer, but don't disappear.

14 MS. EDWARDS-HINES: And, that's just
15 one of about ten residents that have come to me
16 with their issues of what they see when they go
17 to look at these units for relocation, which is
18 unacceptable.

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

22 And, we talk highly --

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

5 MS. EDWARDS-HINES: Because the
6 voucher --

7 PARTICIPANT: They're being
8 discriminated against.

9 MS. EDWARDS-HINES: Exactly.

10 CHAIRMAN ALBERT: Can we just have her
11 finish?

12 MS. EDWARDS-HINES: Well, let me
13 finish because someone has came up to the table
14 and I want to introduce who she is and why she's
15 here.

16 I have spoken many a times that this
17 relocation is not only a physical aspect, but it's
18 a mental aspect. And, this is my community support
19 worker because I'm under mental health because of
20 this project.

21 And, I needed her to be here with me
22 to speak because when I speak in front of y'all,

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1 I don't speak for me, I speak for the residents,
2 my constituents that I stand for.

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

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

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

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

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

21 And then, when I have my residents, my
22 neighbors that state that I get favoritism from

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1 Housing and I'm working with Housing, they just
2 don't know what's going on in the back.

3 My community support worker went with
4 me to look at this unit. That's why she's here
5 and to be my moral support because I have anxiety
6 attacks and I don't want an ambulance to come and
7 get me.

8 And, I just think that I'm not being
9 treated fairly and I'm supposed to go see a unit
10 in Greenleaf where Greenleaf is under
11 redevelopment, too. You're sending the residents
12 of Barry Farms to locations that's under
13 redevelopment, Lincoln Heights, Richardson
14 Dwellings, Park Morton. And, we have a few over
15 at Greenleaf.

16 So, I'm not understanding because I
17 remember when in 2001 where this first kicked off
18 for new communities in Barry Farms.

19 Now, back in 2012, they started
20 sending, you know, doing the one on one replacement
21 which supposed to have been Sheraton Terrace and
22 Matthew Terrace. Okay?

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

3 So, with that being said, is that once
4 they moved out and went to the those units, they
5 filled those units back up again.

6 So, is that what the process is with
7 the other properties that's being relocated under
8 redevelopment? That, you're going to move some
9 of them, because my understanding is that the tenant
10 that moved into unit 28 Riggs Road, Southeast came
11 from Lincoln Heights. Okay?

12 And, that if -- and I don't have the
13 full story because it's what is coming to me as
14 I do my investigation that it was an emergency move.

15 But, you have -- you divided the family up into
16 one unit and another unit when it was a unit around
17 the corner from 28 Riggs Road that they could have
18 went into that five bedroom that they qualified
19 for that they should have been move into in the
20 first place.

21 Now, I might have some people that don't
22 like me and put me on the hit list, I don't care.

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1 I need to speak up for myself today because I have
2 hair coming out of my hair. I'm losing hair. This
3 is stressful to me.

4 And, I have to also listen to my
5 residents come to me with their issues about
6 relocation.

7 So, you know, y'all don't see on the
8 forefront what we go through. And, I'm just tired
9 and that's all I say is how tired and we're human
10 beings, too.

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

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

16 But, I'm tired and I've been wrongly
17 just -- I don't even -- you want me to move into
18 a little unit. But, then, you want me to go to
19 Greenleaf and I've seen for myself ten rats running
20 around in that back yard. They don't even have
21 a dumpster. You have to put your trash in your
22 own back yard.

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1 I done talked to some of the residents.

2 I even talked to the president of the resident
3 council there. And, she was supposed to come and
4 testify today, too, on the issues there with the
5 rodents.

6 So, don't -- I don't have any rodents.

7 I don't have no rodents, I don't have no roaches.

8 I don't want to move to a residence that
9 has going on.

10 CHAIRMAN ALBERT: Rhonda, do you mind
11 sharing the name of your colleague with us? Do
12 you mind sharing her name?

13 MS. EDWARDS-HINES: She can say her
14 name.

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

17 CHAIRMAN ALBERT: Great, well, thank
18 you so much for supporting Rhonda.

19 We hear your concern and I am pretty
20 sure that our Executive Director and the team here
21 has heard it also.

22 So, thanks for sharing with us.

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

4 CHAIRMAN ALBERT: Yes.

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

7 CHAIRMAN ALBERT: Yes.

8 MS. EDWARDS-HINES: And, I, you know,
9 I'm not asking for no special privileges, I'm not.
10 Because this is the second unit that was taken
11 from me because unit 20 Riggs Road, Southeast was
12 originally my unit, but they moved someone into
13 that unit, so they offered me unit 28 Riggs Road,
14 Southeast.

15 Now, you want to offer me, what is it,
16 234 K Street, Southeast which is Greenleaf.

17 CHAIRMAN ALBERT: We will follow up on
18 that.

19 MS. EDWARDS-HINES: Okay.

20 CHAIRMAN ALBERT: Thank you so much.

21 I want to -- this is going to be last
22 witness before we vote on some of the resolutions

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1 and then we'll come back to the witness list.
2 There's still a few people.

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

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

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

9 CHAIRMAN ALBERT: Yes, Rick's going to
10 make a copy for me. Yes, thank you so much.

11 Daniel, do you want to come up and speak
12 on the resolution?

13 And then, we're going to --
14 Commissioners go into discussion and vote on these
15 resolutions.

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

19 We've been working with residents at
20 Barry Farm around the very same issues Ms. Rhonda
21 had just spoke about.

22 And, I just want to bring to the

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1 attention of the new Commissioners and the
2 Commissioners in general is, we're hearing stories
3 of these redevelopments not working well.

4 Ms. Oliphant just said, you know, where
5 are the rest of my residents? And, that's the very
6 concern that many residents, as Ms. Rhonda just
7 spoke and Ms. Paulette spoke to.

8 Those are the concerns that they deal
9 with day in and day out.

10 I want to bring to the attention of the
11 Commissioners, especially you new Commissioners,
12 the two resolutions that are going to be voted on
13 today, 1732 and 1724, were voted down last year.

14 At the end of last year, you all -- or
15 a majority of you all thought that it was not prudent
16 to move these forward with all of the plates or
17 balls or whatever that are up in the air with this
18 Barry Farm redevelopment.

19 We don't know, you know, the ownership
20 percentage that you all will have, the Housing
21 Authority will have, is nominal if not nonexistent.

22 We're not creating any new public

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1 housing. We, in fact, if you all are going to use
2 these public -- the project-based vouchers, we're
3 going to lose affordable housing because we're not
4 going to be able to create any more because you're
5 all throwing it into this pot which is driven by
6 the mayor. Right?

7 These are the mayor's projects. If I'm
8 -- I may be mistaken, but it was my understanding
9 that this is being driven through Commissioner
10 Kenner's office, the DMPED's office, who answers
11 to the mayor.

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

15 So, you know, we're very concerned
16 that, you know, this is actually not in the interest
17 of the Housing Authority.

18 You guys are not able to -- or it's in
19 our opinion that you're not able to meet the mandate
20 that you exist for to create and preserve public
21 housing, affordable housing.

22 I want to know, are there even enough

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1 project-based vouchers to cover the cost of the
2 mayor's pet projects? If not, where are you guys
3 going to get them from?

4 (OFF MICROPHONE COMMENTS)

5 MR. DEL PIELAGO: Yes, I'd love some
6 answers.

7 Have you all looked at any other way
8 to create more money for this instead of using a
9 pot of money that you all depend on for other
10 projects?

11 It seems to me that the Housing
12 Authority cannot do what they had planned to do
13 because the mayor wants to push these three new
14 community projects forward.

15 (OFF MICROPHONE COMMENTS)

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

18 So, I'm just very concerned that the
19 mayor's telling you all what to do. You all a
20 semi-independent organization, at least, if I'm
21 not mistake.

22 So, why is -- are the mayor's interests

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1 at hand right here? These three properties, Park
2 Morton, you know, there's other properties that
3 could be redeveloped that are in greater need for
4 redevelopment. Not to say that they don't need
5 it.

6 But, once again, we're just very
7 concerned that you all are going to be voting on
8 something where everything is still up in the air.

9 The only thing that's changed, that's going to
10 be voted on, is that there are new members to Board.

11 So, you guys have stacked the Board.
12 The mayor has stacked the Board to get the votes.
13 That's what it appears to us.

14 So, you know, we want some answers.

15 CHAIRMAN ALBERT: Mr. Del Pielago,
16 thanks for sharing your concerns with us.

17 And, we're about to discuss those
18 resolutions and vote on them.

19 (OFF MICROPHONE COMMENTS)

20 CHAIRMAN ALBERT: Yes, we're going to
21 call -- we're going to take a little break and vote
22 on these resolutions. And then, we'll come back

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1 to have comments, general comments of folks we
2 haven't called.

3 We wouldn't forget you.

4 (OFF MICROPHONE COMMENTS)

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

8 CHAIRMAN ALBERT: Okay, tell me. Tell
9 me.

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

12 CHAIRMAN ALBERT: Yes. What's your
13 name, please state --

14 MS. MAYO: Annie Mayo.

15 CHAIRMAN ALBERT: Okay, Annie.

16 MS. MAYO: All right, I was here, if
17 you remember, Mr. Lancaster, I was here, what, a
18 month or two ago? And, you promised me that you
19 would come to Garfield Apartments for me to hand
20 carry you around to see the neglect of these
21 resident managers and area managers who are the
22 really cause of the problem here because, they're

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1 not doing their jobs.

2 I wanted you to come, but they said,
3 did you come? Did you come there one day, because
4 they said it was a lot of important people in the
5 lobby. But, did you come?

6 COMMISSIONER LANCASTER: Truthfully,
7 on your concern, no, I did not. And, the reason
8 why I did not come, because we had a retreat on
9 that day that I wanted to come in that I had to
10 go to.

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

13 COMMISSIONER LANCASTER: But, I will
14 come.

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

18 COMMISSIONER LANCASTER: No.

19 MS. MAYO: Now, I'm sitting here
20 waiting on you because of these resident managers
21 which is the problem today of these apartments and
22 these area managers.

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1 Just like I said before, you know what
2 they do? The area managers come in and do? They
3 go in our apartment, go to the resident where
4 they're supposed to view the whole apartment, look
5 out for the whole apartment, they go in the resident
6 manager's office and come right back out.

7 They do not survey that whole -- the
8 whole apartment. They're not doing their jobs.

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

11 COMMISSIONER LANCASTER: I will make
12 a date to go there Monday coming because that'd
13 be the earliest time --

14 MS. MAYO: What time? You didn't give
15 me a time.

16 COMMISSIONER LANCASTER: What time to
17 do you want? What time do you want me to be there
18 Monday?

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

20 COMMISSIONER LANCASTER: I'll be there
21 early. But, let me also make this known at the
22 moment.

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

4 MS. MAYO: Okay.

5 COMMISSIONER LANCASTER: Now, when it
6 comes to that property, you have a resident
7 counselor who we cannot interfere with to represent
8 you on that property between you and the management.

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

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

12 MS. MAYO: Okay, okay, okay.

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

15 MS. MAYO: Okay.

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

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

20 COMMISSIONER LANCASTER: I'll come in
21 and speak with you --

22 MS. MAYO: Please.

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1 COMMISSIONER LANCASTER: -- but when
2 I speak with you, it'll be on issues that management
3 and the Housing Authority --

4 MS. MAYO: Exactly.

5 COMMISSIONER LANCASTER: -- concerned
6 with.

7 Because, too many times, people want
8 me to come back and settle personal issues with
9 the resident council --

10 MS. MAYO: Oh no.

11 COMMISSIONER LANCASTER: -- and things
12 of that sort.

13 MS. MAYO: No.

14 COMMISSIONER LANCASTER: I'll make it
15 know, I'm won't come to any meeting unless I'm
16 invited. And, when I am invited and I can't get
17 there, I make it known later.

18 Now, so --

19 CHAIRMAN ALBERT: So, Monday?

20 COMMISSIONER LANCASTER: Monday,
21 that's for sure.

22 MS. MAYO: But, wait a minute, can I

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1 say something else? Can I pick another person to
2 come with you?

3 COMMISSIONER LANCASTER: No.

4 MS. MAYO: Why?

5 COMMISSIONER LANCASTER: I don't need

6 --

7 MS. MAYO: Okay, all right.

8 COMMISSIONER LANCASTER: Well, you
9 asked me to come.

10 MS. MAYO: Yes, I did, but you didn't
11 come.

12 COMMISSIONER LANCASTER: I'm going to
13 be there Monday.

14 MS. MAYO: What time?

15 COMMISSIONER LANCASTER: I'll be there
16 Monday at 10:00 at Garfield and I will be upstairs
17 in the community room.

18 CHAIRMAN ALBERT: You heard it here
19 first.

20 MS. MAYO: In the community room on the
21 9th floor?

22 COMMISSIONER LANCASTER: Yes,

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1 upstairs in the community room. I will be there.

2 COMMISSIONER VANN-GHASRI: Is it going
3 to be open?

4 COMMISSIONER LANCASTER: I'll be there
5 at 10:00.

6 MS. MAYO: I'm going to make sure it's
7 open.

8 Excuse me, one more thing I wanted to
9 ask you that you brought up about the insurance
10 and people coming to our senior citizen apartment
11 about certain insurance and everything. I'm glad
12 you brought that up.

13 Because, something happened really bad
14 to us some while ago. I think Ms. Mitchell was
15 probably there.

16 Insurance people and a few other people
17 was coming to our meeting room with these fake
18 insurance, getting our Social Security numbers and
19 using them.

20 So, you've got to be careful. But
21 we've been up to date, some of us streetwise and
22 whatever, we caught it and told them. So, that

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1 was a good point.

2 Now, they don't like me, the resident
3 managers in there don't like me. I'm getting ready
4 to go. They don't like me because, see I used to
5 for --

6 COMMISSIONER SLOVER: I know the
7 feeling.

8 MS. MAYO: -- the Department of Human
9 Resources narcotic treatment administration.
10 See, what I'm saying?

11 COMMISSIONER SLOVER: I hear it.

12 MS. MAYO: So, I'm up to date on them.
13 They think we're dumb. They don't know. But,
14 I'm here to tell you that I do know because I worked
15 with narcotic treatment and mental health, forensic
16 psychiatry.

17 So, I do know. And now, the resident
18 manager behind y'all for -- oh, behind y'all going
19 and telling the resident managers who talked about
20 them, they're mad at me.

21 And, you know what I got for that? A
22 30-day notice.

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1 COMMISSIONER SLOVER: Oh no.

2 (OFF MICROPHONE COMMENTS)

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

9 So, that's --

10 CHAIRMAN ALBERT: Okay, thank you so
11 much.

12 COMMISSIONER LANCASTER: Thank you for
13 that, and you'll be there. I'll be there and I
14 want you to take this with you when you leave.

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

19 And so, can the staff follow up with
20 that to --

21 CHAIRMAN ALBERT: Absolutely.

22 COMMISSIONER NEAL JONES: -- make sure

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1 that --

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

4 (OFF MICROPHONE COMMENTS)

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

8 CHAIRMAN ALBERT: All right, thank you
9 so much.

10 COMMISSIONER LANCASTER: And, I'm 82.

11 MS. MAYO: Well, good for you.

12 CHAIRMAN ALBERT: Today's not your
13 birthday, right?

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

16 The first resolution is Resolution
17 17-24 which is to authorize a First Amendment to
18 a MOU for Pre-development and Demolition Financing
19 for Barry Farm Redevelopment.

20 I want to ask our Executive Director
21 to succinctly talk about it, particularly the
22 changes that we requested as a Board following the

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1 last vote we had on this resolution.

2 EXECUTIVE DIRECTOR GARRETT: Okay,
3 Commissioners, I'm going to defer to Ed Kane from
4 OGC. He handled our changes to the Memorandum of
5 -- the Master Developer Agreement. And, Kim King
6 is present, too, to answer any other questions that
7 might come up.

8 Ed, just hit the four areas in which
9 we made the changes.

10 MS. KANE: Okay.

11 Good afternoon, Commissioners.

12 CHAIRMAN ALBERT: Good afternoon.

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

17 We went back and some conversations
18 with the developer and have gotten agreement to
19 a few things, among them that DCHA would have the
20 option to take over the management of the property
21 after the general partners guarantees burn off,
22 a period which we estimate to be about three to

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1 five years based on the terms of the actual deal.

2 And, also, at that time, to acquire the
3 general partners' interest in the property.
4 There's some detail that can really can fill in
5 with respect to why -- how that structure works.

6 In addition, in the meantime, in that
7 -- during that three to five year period, we have
8 gotten agreement to sort of enhanced reporting and
9 coordination of the day to day management of the
10 property with DCHA, so it's another way for DCHA
11 to influence and help to keep the management of
12 the property accountable even when DCHA's not the
13 responsible manager during the early part of the
14 project.

15 And, in addition, we've sort of
16 negotiated a path to exercising at DCHA option to
17 purchase the affordable part of the project. Once
18 we get to the end of the tax credit period. So,
19 that's a 15-year period.

20 But, this is, again, this is a feature
21 of a tax credit deal where DCHA would have an option
22 to purchase it.

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1 And so, what we've done is sort of
2 fleshed that out a little bit to ensure that DCHA
3 would be able to credit the financial value that
4 it has put into the deal up front against its
5 acquisition price.

6 And, in particular, the land value and
7 also sort of enhance the terms of that right of
8 first refusal.

9 CHAIRMAN ALBERT: Great.

10 And, I want to open it up for questions
11 from the Commissioners. And, please make your
12 questions really succinct.

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

16 So, the -- first of all, I want to put
17 in for the record why we are authorizing an
18 amendment and it's being called the first
19 amendment.

20 And, I understand that we are doing
21 pre-development financing. So, I want to make sure
22 that all the steps were followed like the

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1 preliminary analysis, the proposed alternative
2 solutions, the cause, the benefits, the
3 understanding of the risk, the diligence of the
4 research and to explain how my constituents are
5 going to benefit from your pre-development
6 financing.

7 Or whether they will benefit from it
8 at all? And, as far as your brief on master
9 developer, whether or not that master developer
10 in their RFP made any type arrangement whatsoever
11 to hire, train or apprentice or to hire full-time
12 a resident from Barry Farm or residents from Barry
13 Farm who is more qualified than just being
14 construction workers?

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

17 COMMISSIONER VANN-GHASRI: Last, but
18 not least, is to explain why there is a
19 pre-development loan agreement and what are those
20 terms.

21 And, as far as the \$10,004,000.00 of
22 demolition funds, how is that going to benefit my

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1 constituents as well?

2 CHAIRMAN ALBERT: Thank you.

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

5 So, technically, this is a first
6 amendment, this would authorize an amendment to
7 a Memorandum of Understanding that you also
8 authorized.

9 So, you authorized the original, that's
10 an MOU with DMPED to do the initial tranches of
11 pre-development financing to find some of the site
12 work and planning that's been done on the property
13 to date.

14 This would extend and amend that
15 existing MOU that you've already authorized to do
16 the additional funding for demolition work, et
17 cetera.

18 With respect to the last question which
19 had to do with -- the last, but not least was, the
20 \$10.4 million of demolition work that's in this
21 current MOU.

22 So, this is a separate authorization

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1 for the extension of the first document. I may
2 have lost part of your last point in there.

3 COMMISSIONER VANN-GHASRI: Would the
4 pre-development finance it?

5 MR. KANE: So, the -- I'm sorry, right.

6 So, the loan, the pre-development loan, so there
7 is an existing pre-development loan agreement that
8 was the instrument that the Authority used to
9 finance the initial part of the pre-development
10 work, the work that was already -- that's already
11 been going on at the property.

12 So, again, that is planning for
13 infrastructure redevelopment and other planning
14 for site work.

15 Largely, it's funding all of their
16 redevelopment -- relocation services, et cetera
17 that are happening now.

18 There would be a new agreement or an
19 amendment to that agreement to deliver the rest
20 of this funding for purposes of doing the demolition
21 work and some parts of that are -- will flow to
22 pay for those services.

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1 It will be -- the loan agreement will
2 be set up so we can capture that -- those
3 contributions to the project when we do the later
4 financing and benefit the Housing Authority that
5 way.

6 Does that answer your question?

7 CHAIRMAN ALBERT: Thank you.

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

10 COMMISSIONER VANN-GHASRI: I think in
11 your piece with the jobs, someone to include the
12 pre-development stages like the requirement, the
13 specification, the architect, the construction,
14 the design and the effective plan that impact my
15 constituents.

16 MS. KING: Sure, absolutely.

17 COMMISSIONER VANN-GHASRI: And, what
18 roles did they play, if any, in the pre-development
19 stages?

20 MS. KING: Okay.

21 So, our master plan is what we are
22 attempting to implement overall. So, the master

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1 plan for up to 1,400 new units of housing at Barry
2 Farm.

3 We selected the development partners
4 in 2013 and the most of -- we spent the majority
5 of 2014 having community meetings with the
6 residents to get their input to update our master
7 plan, the plan that we --

8 COMMISSIONER VANN-GHASRI: How many
9 were present that attended in 2014? There were
10 --

11 MS. KING: I would have to look, we had
12 over 30 meetings in 2014. So, I'd have to look
13 at the sign in sheets for those.

14 COMMISSIONER VANN-GHASRI: So, what
15 was trend, approximately, what was the trend of
16 the members?

17 MS. KING: We had good participation.
18 We had very good participation.

19 (OFF MICROPHONE COMMENTS)

20 MS. KING: Towards the end of that year
21 and that's very important.

22 (OFF MICROPHONE COMMENTS)

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

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

5 So, the plan -- so, what's in
6 pre-development right now is Stage 1, I mean Phase
7 1.

8 So, Phase 1 will include approximately
9 500 units of which will include 170 replacement
10 units. So, a significant number of replacement
11 units.

12 Our goal now is to, with Board authority
13 with this resolution, is to move forward quickly
14 so that we can get units under -- get the site clear,
15 get demolition done, get underground and
16 construction in 2019 and bring units online two
17 years from now in 2020 so residents can start moving
18 back to the site.

19 The \$10.4 million will support the
20 demolition. For the first phase of demolition,
21 our contractor has committed to hiring five new
22 employees and they would -- that would be a priority

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1 for Barry Farm and then Section 8 residents, I mean
2 Ward 8 residents.

3 COMMISSIONER VANN-GHASRI: Well, you
4 know, this is my position, and no disrespect to
5 Council Member White, when it comes to Barry Farm
6 or any other public housing residents, public
7 housing residents are to get first choice.

8 And, any time that a resident of public
9 housing cannot fulfill that position, then look
10 at other members in the Ward. Remember, in that
11 Ward, you have Barry Farms as the new community.

12 However, you also have Woodley and
13 Highland who both have qualified residents who may
14 can do the work that someone out of Barry Farms
15 doing.

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

18 MS. KING: Sure.

19 COMMISSIONER VANN-GHASRI: Even
20 though Section 3 is more homeless, underemployed,
21 you live in public housing or the Housing Choice
22 Voucher Program.

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1 And, in that single member district of
2 Barry Farms, there's several Housing Choice Voucher
3 Programs that their constituents need to be able
4 to reap the benefits of DCHA.

5 And so, how would resident service go
6 about finding that 8CBP qualified individuals?
7 The qualified individuals that would also include
8 Sheridan Station, would also include, who else,
9 we have Sheridan Station at incomplete Hope 6 over
10 there, Matthew Memorial, you have seniors who can
11 also do certain types of jobs.

12 But, you have to look out first for my
13 constituents.

14 MS. KING: Absolutely, we'll be
15 working very close with resident services and the
16 enhancement center.

17 CHAIRMAN ALBERT: Any questions from
18 any other Commissioners?

19 Commissioner Slover?

20 COMMISSIONER SLOVER: So, this amends
21 existing MOU. What is the status of that existing
22 MOU?

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1 MR. KANE: The status of --

2 COMMISSIONER SLOVER: 16-14?

3 MR. KANE: The status of the existing
4 MOU with -- I think we're still operating under
5 that one.

6 COMMISSIONER SLOVER: It's expired?
7 Was it extended?

8 MR. KANE: Yes.

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

11 So, why is it that -- how was this
12 originally going to be funded? Like, why are we
13 going this path? Like was this the original
14 intention of how to fund pre-development through
15 this mechanism?

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

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

22 COMMISSIONER SLOVER: We're saying we

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1 did this in 2016, we're now in 2018, we're doing
2 an MOU extension, an MOU from 2016.

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

7 Because, we're basically funding an
8 entity without a joint venture. So, to me, we're
9 extending this project, not helping it. We're
10 extending the lack of ability to come to an economic
11 deal by continuing to fund it.

12 MR. KANE: Well, I don't know that we
13 -- I don't think we've gotten to the point of --
14 I'm not sure we're able to say at this point that
15 we don't have an economic deal to do, for example,
16 vertical construction of Phase 1.

17 So, at this stage, I think this
18 mechanism for funding the site work and the
19 infrastructure was probably the -- it's certainly
20 in the last couple of years is the only thing that
21 has been considered, at least for doing that
22 particular part of the work.

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1 I'm not sure that -- I'm certain that
2 there's planning to get it out to the next phase,
3 but I'm not sure that one could evaluate that as
4 having not come to an economic deal, certainly not
5 from the perspective of what we've seen at my level
6 yet.

7 COMMISSIONER SLOVER: From my level
8 what I'm seeing is, that we don't have a joint
9 venture agreement. In other words, we're funding
10 a master developer. Do we have a master developer?
11 Is there actually a master developer?

12 MR. KANE: We have a --

13 COMMISSIONER SLOVER: Hired by whom?

14 MR. KANE: We have a procured -- we
15 procured -- DCHA procured a master developer that
16 is undertaking the -- that is undertaking the site
17 prep work and the site work and infrastructure
18 development.

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

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

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1 COMMISSIONER SLOVER: So, I just feel
2 like we're, as I said this last time around and
3 then in 2016, I just feel like we're perpetuating
4 the problem by not coming to an economic terms on
5 our joint venture.

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

10 EXECUTIVE DIRECTOR GARRETT: We have
11 come to economic terms on the overall deal.

12 COMMISSIONER SLOVER: Where are they?

13 CHAIRMAN ALBERT: Much of it was
14 discussed with you earlier today.

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

17 MR. KANE: But, the master development
18 agreement provides sort of an overall super
19 structure, right. And then, each phase of
20 development is essentially going to have a new set
21 of economic terms determined in a general sense
22 by what's in the master development agreement.

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1 But, for how the first phase economics
2 will work in specific and how the whatever the
3 participation in the joint venture is going to look
4 like specifically for that phase will play out as
5 we move into that phase.

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

10 Each phase will have a sort of
11 self-contained smaller version of that which is
12 not different from how all the phase three
13 developments we've done are set up.

14 CHAIRMAN ALBERT: Thank you.

15 Any other comments or questions?

16 Commissioner Kenner?

17 COMMISSIONER KENNER: Just a question
18 which is --

19 CHAIRMAN ALBERT: Excuse me, I'm
20 chairing the meeting.

21 Commissioner Kenner?

22 COMMISSIONER KENNER: Sorry, just a

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1 question -- actually, maybe a few questions.

2 One, as I understand, and tell me if
3 I'm right or wrong, that the -- it's the -- who's
4 funding? This is an amendment for additional
5 money, but who's actually funding that? Who's
6 money is it?

7 MS. KING: So, we originally received
8 the money from -- well, the first MOU, we -- the
9 Board gave us the authority to accept the money
10 DMPED, the Deputy Mayor's office.

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

13 COMMISSIONER KENNER: And, the -- I
14 think one of the questions that we had previously
15 was around sort of where we were with the sort of
16 the first MOU in terms of spending it.

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

19 MS. KING: Sure.

20 We've spent about, of the \$13 million
21 that the Board approved, we spent about \$3.5
22 million.

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1 COMMISSIONER KENNER: About \$3.5
2 million? And, total demolition for the project
3 is how much?

4 MS. KING: \$10.4 million.

5 COMMISSIONER KENNER: \$10.4 million?
6 And so, with the original amount sort of minus
7 the \$3 million plus the new city funded money,
8 what's sort of the -- what are the major milestones
9 in terms of when will you expand that entire
10 \$20-however much money?

11 MS. KING: Yes, so, a good chunk of it
12 is for master planning. So, the \$12.6 would take
13 us up to about \$20, \$25 million.

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

19 COMMISSIONER KENNER: Got you.

20 And, one final question which is, so,
21 if this gets approved, that enables the next
22 milestone to be met.

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1 And, you said that, right now, assuming
2 the schedule that we have, that residents will be
3 able to return when again?

4 MS. KING: 2020.

5 COMMISSIONER KENNER: 2020.

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

10 COMMISSIONER KENNER: Thank you.

11 COMMISSIONER SLOVER: So, I want to ask
12 a clarifying question.

13 CHAIRMAN ALBERT: So one second. So,
14 I just want to make sure that every Commissioner
15 has an opportunity to ask a question if they want
16 to ask a question.

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

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

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1 COMMISSIONER SLOVER: Did
2 Commissioner Kenner ask where the original money
3 came from? You signed the resolution.

4 COMMISSIONER KENNER: I was trying to
5 confirm that the money is city money and --

6 CHAIRMAN ALBERT: It's getting on the
7 record.

8 COMMISSIONER KENNER: -- that make
9 sure that it's clear because it was never stated
10 in any of the, I think, testimony that you all put
11 forth that this is city money going to the Housing
12 Authority, not Housing Authority money that's being
13 spent.

14 MS. KING: That's exactly right.

15 COMMISSIONER SLOVER: I would just
16 like to point out that, if we do pass this
17 resolution, that one of our own Board members will
18 signing on behalf of the city which, I would offer,
19 again, I think is a conflict of interest.

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

22 COMMISSIONER SLOVER: Well, I haven't

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1 seen any officials opine, Mr. Albert.

2 COMMISSIONER KENNER: Can I respond to
3 that, Chairman?

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

6 COMMISSIONER KENNER: Chair, can I
7 respond to that?

8 CHAIRMAN ALBERT: Yes, one second.

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

12 MS. MATTHEWS: I know you are.

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

16 MS. MATTHEWS: I will sit quietly.
17 Can I come up and --

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

20 MS. MATTHEWS: Thank you, that's all,
21 thank you.

22 CHAIRMAN ALBERT: Commissioner

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1 Kenner?

2 COMMISSIONER KENNER: You know, just
3 this -- I know that issue is sort of conflict of
4 interest has, I think, been raised at least by
5 Commissioner before.

6 And, you know, the statute is fairly
7 clear about the participation of the Deputy Mayor
8 specifically as it relates to the Housing
9 Authority. And, that has been in law effectively
10 in the District of Columbia for many years before
11 I even started this.

12 I started my term, as an example, I know
13 that when Neil Albert was the Deputy Mayor, going
14 back now, I would say, infinity, but that would
15 -- that probably wouldn't be the right way to say
16 that.

17 CHAIRMAN ALBERT: And beyond.

18 COMMISSIONER KENNER: You know, many
19 years ago, and even before him, the Deputy Mayor
20 has been a member of the Housing Authority in that
21 way.

22 Something else just to add on to that,

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1 you know, I've heard this comment around funding,
2 too. And, I always want to make sure that I remind
3 some Commissioners as well as just put it on the
4 record that, the majority of the subsidy, again,
5 for many of the new communities projects, it's
6 coming from the city, that the Housing Authority
7 and the city participate on lots of different
8 projects, not just new community projects.

9 If you talk about the Kenilworth
10 project or Parkway Overlook or the Headquarters
11 project which are producing important replacement
12 units for public housing as well as what the city
13 cares about additional affordable housing, we
14 partner on that every single day.

15 We have been and we will continue to
16 do so. So, this is, certainly from my perspective,
17 this is a situation that we have been doing before
18 and I think doing successfully, and hopeful that
19 we can continue to do that.

20 CHAIRMAN ALBERT: Thank you,
21 Commissioner Kenner.

22 Commissioner Vann-Ghasri, 15 seconds.

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1 COMMISSIONER VANN-GHASRI: As far as
2 the 20 units, I'm going to do it in less than 15
3 --

4 CHAIRMAN ALBERT: Thank you.

5 COMMISSIONER VANN-GHASRI: Twenty
6 units, who will they be? Will they be public
7 housing units first? Will they be Housing Choice
8 units first? Will they be market to market? Or,
9 will they be a combination?

10 MS. KING: The units that come online
11 in 2020? So, we expect the first building to come
12 online will be the senior building. And, it's a
13 combination, it has market rate, public housing
14 and affordable units in it.

15 COMMISSIONER VANN-GHASRI: Those are
16 going to be the first 20 units?

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

21 CHAIRMAN ALBERT: Thank you.

22 So, at this time, I'm going to call for

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1 a vote of approval of the Resolution 17-24 as
2 described -- but, first of all, someone has to move
3 a motion for approval. Is there a motion?

4 COMMISSIONER KENNER: So moved.

5 CHAIRMAN ALBERT: Is there a second?

6 COMMISSIONER VANN-GHASRI: Second.

7 CHAIRMAN ALBERT: So, all those in
8 favor, say aye.

9 (CHORUS OF AYES)

10 CHAIRMAN ALBERT: Opposed?

11 COMMISSIONER VANN-GHASRI: Opposed.

12 COMMISSIONER KENNER: Opposed. Roll
13 call, please?

14 CHAIRMAN ALBERT: I guess we'll roll
15 call.

16 BOARD LIAISON MCNAIR: Thank you.

17 Commissioner Vann-Ghasri?

18 COMMISSIONER VANN-GHASRI: Opposed.

19 BOARD LIAISON MCNAIR: Commissioner
20 St. Jean?

21 COMMISSIONER ST. JEAN: Aye.

22 BOARD LIAISON MCNAIR: Commissioner

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1 Ortiz Gaud? Commissioner, are you there?
2 Commissioner?

3 COMMISSIONER ORTIZ GAUD: Yes.

4 BOARD LIAISON MCNAIR: Okay.

5 COMMISSIONER ORTIZ GAUD: I had it on
6 mute, yes.

7 BOARD LIAISON MCNAIR: Okay, I'm
8 sorry.

9 For the record, he said yes.

10 Commissioner Neal Jones?

11 COMMISSIONER NEAL JONES: Yes.

12 BOARD LIAISON MCNAIR: Commissioner
13 Lopez?

14 COMMISSIONER LOPEZ: Yes.

15 BOARD LIAISON MCNAIR: Commissioner
16 Lancaster?

17 COMMISSIONER LANCASTER: Yes.

18 BOARD LIAISON MCNAIR: Commissioner
19 Kenner?

20 COMMISSIONER KENNER: Yes.

21 BOARD LIAISON MCNAIR: Commissioner
22 Grossinger?

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1 COMMISSIONER GROSSINGER: Yes.

2 BOARD LIAISON MCNAIR: Commissioner
3 Slover?

4 COMMISSIONER SLOVER: It's not so
5 simple as a yes or no. Given the fact that this
6 resolution has not changed one word since December
7 when it was voted down by this Board, and nothing
8 that I'm aware of in writing has changed since then,
9 I certainly can't support it now. And, I've --
10 so, no.

11 BOARD LIAISON MCNAIR: Commissioner
12 Council?

13 COMMISSIONER COUNCIL: No.

14 BOARD LIAISON MCNAIR: Chairman
15 Albert?

16 CHAIRMAN ALBERT: Yes.

17 BOARD LIAISON MCNAIR: You have eight
18 yes, three no, the resolution is approved.

19 CHAIRMAN ALBERT: So, moving to
20 Resolution 17-32 to Authorize the Amendment to DCHA
21 Section 8 Administrative Plan to --

22 Ms. Matthews, I can't do my job if you

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1 continue to interrupt me. I'm going to ask you
2 to be respectful. I mean, people are giving of
3 their time here and in the audience.

4 MS. MATTHEWS: We all are.

5 CHAIRMAN ALBERT: So, please.

6 MS. MATTHEWS: We all are.

7 CHAIRMAN ALBERT: So, I digress.

8 To Authorize the Amendment to DCHA
9 Section 8 Administrative Plan to Allow the
10 Allocation of Project Based Vouchers without
11 Competitive Process, and to Authorize Allocation
12 of Not More than 270 Units of Project Based Voucher
13 Operating Subsidy for the Redevelopment of Barry
14 Farm, Kenilworth Courts and Park Morton.

15 I am going to ask the staff that's here
16 to, again, quickly, give us a description of the
17 resolution and then we'll have comments for two
18 minutes from the Commissioners and then we'll vote
19 on it.

20 MS. KING: Thank you.

21 So, with the decreased funding that we
22 see and our public housing funding and our capital

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1 funding, we have looked at our pipeline for deals
2 that we are preparing to close in the next 18 months.

3 Those deals include Barry Farm, the
4 first phase or the next phase of Park Morton, which
5 is Bruce-Monroe, the offsite property and
6 Kenilworth.

7 So, we looked at those projects. They,
8 together, are delivering a total of 859 units, of
9 which 724 would be affordable. So, that is a good
10 chunk of it, 84 percent of those units are
11 affordable.

12 And even beyond that, 378 of those units
13 would be replacement units with 170 at Barry Farm,
14 118 at Kenilworth and 90 at Bruce-Monroe.

15 So, we have looked at the capacity of
16 vouchers that the Agency has to allocate a number
17 of vouchers across those projects.

18 This resolution would allow us to
19 allocate 102 vouchers to help produce the 170
20 replacement units at Barry Farm, 78 vouchers to
21 Kenilworth to help produce the 118 units at
22 Kenilworth replacement units and 90 replacement

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1 units at Bruce-Monroe funded with vouchers.

2 And, I'll turn it over to Ed to briefly
3 speak about the changes to the admin plan.

4 MR. KANE: Commissioners, as Kimberly
5 alluded, the generally the award of project based
6 vouchers is done through a competitive process.
7 That's according to HUD law and regulation. There
8 are few exceptions to that.

9 That existed, for example, if you award
10 them pursuant to somebody else's competitive
11 process, the process that went through the process
12 of applying for bonds, for example, and tax credits.

13 We have -- some of these projects have
14 not been through a process. Federal law has been
15 amended in the last couple of years to allow for
16 us to award them on a noncompetitive basis.

17 But, in order to do that, we have to
18 amend our existing set of regs, our HCBP admin plan
19 to be able to do that and provide for those project
20 based vouchers being awarded to those projects in
21 the actual reg.

22 So, in addition to your approval of the

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1 PBV's allocation to these projects that are
2 specified in the resolution, the rest of this
3 resolution would also provide your authorization
4 for making the changes to the admin plan which is
5 effectively promulgating a set of regulations to
6 do this.

7 CHAIRMAN ALBERT: Does any
8 Commissioners have any questions?

9 COMMISSIONER VANN-GHASRI: Oh, yes, I
10 have questions.

11 CHAIRMAN ALBERT: Anyone?

12 COMMISSIONER VANN-GHASRI: Yes, I do.
13 First and foremost, what target group
14 would this impact? Why it will impact it? And,
15 tell us more specifically whether you could tell
16 me, because I went to the law library and I couldn't
17 find the Congress enacted changes to the Housing
18 Opportunity Through Modernization Act of 2016.

19 So, explain how does that actually
20 incorporate within this resolution? How it
21 impacts that target population?

22 MR. KANE: How do the -- so, taking the

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1 last part first --

2 COMMISSIONER VANN-GHASRI: Okay.

3 MR. KANE: -- HOTMA, which you've read
4 the whole name of it, the Housing Opportunity
5 Through Modernization Act of 2016, what that allows
6 for is, and we can get you a copy or a cite, if
7 you want, after the meeting.

8 What that allows for is, under certain
9 instances for the Authority to be able to award
10 project based vouchers without competition is
11 subject to the restrictions that would be
12 applicable to your project based vouchers.

13 So, in terms of your target group, I'm
14 not -- I don't think there's anything that you're
15 doing in this particular reg or admin plan change
16 that would have any impact on who would be eligible
17 for the type of vouchers, it's not going to change
18 the character of them. It will just allow you award
19 them without competition.

20 COMMISSIONER VANN-GHASRI: Is this
21 standard practice or are we able to do that because
22 we're the Work Housing Authority?

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1 MR. KANE: HOTMA doesn't have a
2 specific application to MTW.

3 COMMISSIONER VANN-GHASRI: Any other
4 Housing Authority have done this? Are we the
5 first?

6 MR. KANE: I'm not certain of the
7 answer to that. I don't think -- our office didn't
8 do that research.

9 CHAIRMAN ALBERT: Thank you,
10 Commissioner Vann-Ghasri.

11 Commissioner Neal Jones or
12 Commissioner Slover, whoever was first?

13 COMMISSIONER NEAL JONES: Mine will be
14 quick.

15 CHAIRMAN ALBERT: He's going to defer
16 to Neal Jones.

17 COMMISSIONER NEAL JONES: Mine will be
18 quick.

19 COMMISSIONER SLOVER: Ladies first.

20 COMMISSIONER NEAL JONES: We've heard
21 the project based vouchers referred to as a very
22 valuable and even the most valuable resource of

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1 the Housing Authority.

2 Can you talk about why you're
3 recommending that we use this resource to fund these
4 projects right now?

5 MS. KING: Yes, so, again, we looked
6 at our immediate pipeline, immediate calling that
7 the projects that we are trying to close within
8 the next 18 months and, our goal to move those
9 projects.

10 And, we sat down with our partners at
11 the Deputy Mayor's office to look at all of our
12 resources and the actual cost of all of those
13 projects.

14 And, we -- when we did that, we thought
15 it would be best to allocate a portion of the project
16 based vouchers to these projects to help make them
17 actually feasible -- financially feasible, not just
18 on the development side to construct them, but on
19 the long-term operating side.

20 What we see in our Housing Authority
21 stock is that our ACC operating subsidy is sporadic.
22 It's been reduced.

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1 If you compare 2010 to 2016, there is
2 a \$1.6 billion reduction in operating costs across
3 the country.

4 So, as we look at that, we have to
5 consider how do we build properties that don't just
6 look nice day one, but they're stabilized for the
7 foreseeable future. So, that was one of the
8 reasons we recommended it.

9 CHAIRMAN ALBERT: Commissioner
10 Slover?

11 COMMISSIONER SLOVER: Did the Agency
12 apply for the local rent supplement program to fund
13 this project?

14 MS. KING: We did not for Barry Farm
15 and Park Morton. We did -- we have the application
16 that is pending for Kenilworth.

17 COMMISSIONER SLOVER: And, when was
18 the decision or let me rephrase this.

19 The original intent in as early as
20 January 20th of 2017 was to fund this with ACC
21 contract. When was the decision made to project
22 based vouchers and who made that request?

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1 MS. KING: So, you're referring to the
2 demolition approval that we got from HUD that
3 references replacement units being supported by
4 ACC.

5 We submitted the demolition
6 application in the summer of 2015. At that time,
7 we were still contemplating how we would solve for
8 the gap on this project.

9 So, that's been an ongoing live
10 conversation. I don't know that there was ever,
11 at least not in my tenure, here or at the Deputy
12 Mayor's office a decision made that we were
13 absolutely using one source or the other for these
14 projects.

15 COMMISSIONER SLOVER: I would argue
16 with that position. It had never been contemplated
17 that we use PBV for this.

18 When this RFT was won by A&R, how did
19 they propose to finance this deal? I mean, there
20 must have been financial -- there must have been
21 some financial position they took to fund this.
22 What was it?

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1 MS. KING: So, they did submit a
2 proposal. As you'll recall in my testimony from
3 the last resolution, we went through a -- we
4 selected the team based on their capacity, not
5 necessarily their proposal. And, we went through
6 a planning process with the community for over a
7 year.

8 So, we came up with a totally different
9 plan. So, it's not necessarily looking at the plan
10 that was submitted in their proposal.

11 COMMISSIONER SLOVER: So, A&R made no
12 proposal in terms of how to pay for the project?

13 MS. KING: They made -- they presented
14 a full proposal. They talked about things that
15 we could do on the site and sources that we could
16 pursue for those, yes.

17 COMMISSIONER SLOVER: Was project
18 based voucher a part of it?

19 MS. KING: I don't recall.

20 COMMISSIONER SLOVER: Does anybody
21 recall?

22 And, by allocating these project based

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1 vouchers to this project, does that reduce our
2 capacity to create net new housing?

3 MS. KING: So, I'm going to say,
4 Commissioner, I'm going to answer that in this way.

5 We -- this is a way of -- a way for us to move
6 these three projects forward.

7 We also have additional projects in our
8 pipeline that we fully plan to move forward that
9 will create new units for the Housing Authority.
10 And, we will continue to work diligently on those.

11 CHAIRMAN ALBERT: Director?

12 EXECUTIVE DIRECTOR GARRETT:
13 Commissioner Slover, just one other point.

14 I recall the Commissioners having
15 concern about ownership of the actual property and
16 the use of the PBV is another component in which
17 we've utilized in order to ensure that within 15
18 years we have the equity in order to repurchase
19 the property and refinance it.

20 That was another reason for the use of
21 the PBV.

22 COMMISSIONER SLOVER: I was getting

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1 there. So, I want to say the same thing I said
2 of that last resolution which is, as I sit here
3 today, I've heard a lot of fundamental nuance
4 changes like there's been some noodling around of
5 the edges in trying to get to where we want to get.

6 But, I don't see any firm commitments
7 from the developer. I don't see anything in
8 writing. I don't see anything affirmed. And so,
9 I wonder how, as a Board, we can have a position
10 in December and then change our position or affirm
11 to do something we didn't do before based on the
12 fact that, while it seems like we're moving in the
13 right direction, which is a great thing and I
14 applaud you for doing that because this deal was
15 in a really bad place before, we're getting better.

16 But, it seems like we can still get a
17 lot better. And, I have a hard time honoring my
18 fiduciary responsibility by saying, giving with
19 a hope and a prayer hoping that this all works out
20 without it in writing.

21 So, I'm getting really nervous about
22 it.

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1 CHAIRMAN ALBERT: Thank you,
2 Commissioner Slover.

3 COMMISSIONER KENNER: So, based upon
4 the information that you all have now with -- for
5 all three of these projects, so not just Barry Farm
6 and Park Morton, but also for Kenilworth Courts,
7 do you believe that, with the allocation of these
8 projects now that this will -- do you have them
9 fully financed? Will you -- do you have confidence
10 that this project will be able to move forward to
11 be able to provide either replacement public
12 housing units or additional affordable housing
13 units? What is your answer to that?

14 MS. KING: That's a great question.

15 So, our strategy is to fund these with
16 4 percent tax credits. So, we are proposing to
17 use 4 percent tax credit equity that we raise with
18 bond debt.

19 So, we do not anticipate being anywhere
20 near the District's cap. So, we are very confident
21 that we would be able to fund the debt and equity
22 on these projects.

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1 COMMISSIONER KENNER: Another
2 question which is sort of similar to the, I guess,
3 the previous resolution.

4 You said that residents could start to
5 move into the Barry Farm units in 2020. What about
6 residents being able to move into units for Park
7 Morton time wise as well as for Kenilworth Courts?

8 MS. KING: So, Park Morton, I believe
9 the goal is to start construction, and this is on
10 the Bruce-Monroe site, at the end of this year or
11 early 2019. So, those units should be coming
12 online late 2020 to early 2021 as well.

13 For Kenilworth, 2019 and those units
14 would come online in 2021 most likely.

15 COMMISSIONER KENNER: Okay, thank you.

16 CHAIRMAN ALBERT: Thank you.

17 So -- Commissioner?

18 COMMISSIONER SLOVER: Important stuff
19 here.

20 Mr. Kenner asked a question that's has
21 interesting follow up which is, what if we didn't
22 approve these project based vouchers? Would you

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1 be able to fund the project and what would happen
2 then?

3 MS. KING: If this resolution was not
4 approved, then we would have an additional gap on
5 these projects.

6 CHAIRMAN ALBERT: Thank you.

7 COMMISSIONER SLOVER: And, when --
8 well, how was -- I mean, what was -- getting back
9 to my original question which was, was it ever
10 intended that the Housing Authority was going to
11 fill that gap when we started these projects ten
12 years ago?

13 MS. KING: Oh, I can't speak to ten
14 years ago.

15 COMMISSIONER SLOVER: Five years ago?
16 You've been involved a long time.

17 MS. KING: I have, but not ten years,
18 five years, that's --

19 COMMISSIONER SLOVER: When you were on
20 the city side, who did you think was going to fill
21 the gap?

22 MS. KING: So, I can tell you that, five

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1 years ago, we were having conversations about how
2 we would use pool the best resources to get the
3 project together -- to get the project done.

4 So, again, we didn't have any decision
5 made about what operating subsidy we would use.
6 There was no decision made. We had many
7 conversations about multiple ways to do the
8 project.

9 At one point, we were applying for --
10 considering applying for a Choice Grant,
11 implementation grants.

12 So, the project has seen many, many
13 different scenarios and has had quite the
14 evolution. And, this is where we are today.

15 COMMISSIONER SLOVER: And, the
16 evolution, unfortunately, has not resulted in a
17 what I would call a better position for DCHA. And,
18 that's where it falls down for me.

19 And, I know there's a lot of talk and
20 there's a lot of potential movement on that front,
21 but it is not affirmed in any way, shape or form
22 to the point where this Board should be comfortable

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1 with proceeding with giving up this amount of
2 subsidy without getting something in return. Just
3 as we decided in December.

4 CHAIRMAN ALBERT: So, I'm going to move
5 to Board action on this resolution. Again, just
6 for folks in the audience, this was a resolution
7 that was discussed in December.

8 We've had between December and now a
9 number of briefings by the staff, including today,
10 particularly today.

11 The Executive Director identified and
12 made some of the changes that we asked him to make
13 in this and other resolutions. I'm confident that,
14 even though we may not have the perfect solution
15 here, that we are presenting a plan that is
16 reasonable and takes into account that there are
17 other public housing properties that need to be
18 developed.

19 We're appreciative of the partnership
20 that we have with the Deputy Mayor's office. They
21 continue to provide resources for our public
22 housing facilities. And, this is one of those

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1 projects that has been on the drawing board for
2 too long. And, we've got to move it forward.

3 And, this is a way of moving it forward.

4 I heard earlier today that we've been talking about
5 new communities since 2006. If we continued at
6 this rate, well, I'd be married to Ms. Mitchelle
7 by that time.

8 (LAUGHTER)

9 CHAIRMAN ALBERT: But, we would be
10 celebrating our 50th anniversary before
11 construction on this project.

12 And so, I move approval of Resolution
13 17-32. Well, I will ask for a motion, I'm being
14 told to approve the resolution.

15 COMMISSIONER VANN-GHASRI: Why was
16 Park Morton actually -- why was --

17 CHAIRMAN ALBERT: Commissioner, can we
18 get a motion to approve and then we'll come back
19 to you? Is there a motion to approve?

20 COMMISSIONER LANCASTER: So moved.

21 CHAIRMAN ALBERT: Is there a second?

22 COMMISSIONER KENNER: Second.

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1 CHAIRMAN ALBERT: Okay, before you
2 take the roll call, Commissioner Vann-Ghasri has
3 a question.

4 COMMISSIONER VANN-GHASRI: A question
5 on this, why was Park Morton a part of this with
6 this resolution? How come you sometimes like
7 grouping? Have you ever thought that maybe if you
8 separate some of them sometimes, they could get
9 passed?

10 Because, in new communities, I'm going
11 to put this on the record, because I've been around
12 a long time, and what I don't understand is, if
13 I have Park Morton, I have a president that's
14 working with me. I have 89 or 99 percent of the
15 residents going along with me.

16 Why are you always grouping them with
17 projects that have -- that are controversial? You
18 have Park Morton by itself, you can vote, that can
19 be rolling.

20 I mean, I'm just asking.

21 CHAIRMAN ALBERT: That's because we
22 talking about the allocation of the PBV is not

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1 across the projects, not --

2 COMMISSIONER VANN-GHASRI: Yes, but --

3 CHAIRMAN ALBERT: So, this is a vote

4 --

5 COMMISSIONER VANN-GHASRI: But why are
6 they grouped?

7 CHAIRMAN ALBERT: -- on the --

8 COMMISSIONER VANN-GHASRI: I'm saying
9 if you took Park Morton -- I'm just -- if you took
10 Park Morton by itself, you probably get the whole
11 Board to vote on it.

12 CHAIRMAN ALBERT: Right, I got you.

13 COMMISSIONER VANN-GHASRI: Because
14 it's different. Because each new community is
15 seriously different.

16 So, when you group them together,
17 you're not going to always get a yes vote from me.

18 CHAIRMAN ALBERT: That's a good point.

19 Commissioner Kenner?

20 COMMISSIONER VANN-GHASRI: You said
21 so, that's something to look at.

22 COMMISSIONER KENNER: I appreciate

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1 that, Commissioner. I know when we even in the
2 fall of last year, I know one of the questions,
3 significant question from the Board at that time
4 was sort of the totality of the project based
5 vouchers to actually not look at them so much
6 individually but to think about all of them.

7 And, I think this is an attempt to try
8 to say, these are the three that are most ready
9 right now, and so, these are three they're going
10 to move forward with.

11 CHAIRMAN ALBERT: Okay. So, it's been
12 moved and seconded. All those in favor say aye.

13 (CHORUS OF AYES)

14 CHAIRMAN ALBERT: Opposed?

15 (CHORUS OF OPPOSED)

16 CHAIRMAN ALBERT: Let's do a roll call.

17 BOARD LIAISON MCNAIR: Okay, thank
18 you.

19 Commissioner St. Jean?

20 COMMISSIONER ST. JEAN: Aye.

21 BOARD LIAISON MCNAIR: Commissioner
22 Ortiz Gaud?

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1 COMMISSIONER ORTIZ GAUD: Aye.

2 BOARD LIAISON MCNAIR: Let the record
3 reflect he said aye.

4 Commissioner Neal Jones?

5 COMMISSIONER NEAL JONES: Yes.

6 BOARD LIAISON MCNAIR: Commissioner
7 Joshua Lopez?

8 COMMISSIONER LOPEZ: Yes.

9 BOARD LIAISON MCNAIR: Commissioner
10 Frank Lancaster?

11 COMMISSIONER LANCASTER: Yes.

12 BOARD LIAISON MCNAIR: Commissioner
13 Brian Kenner?

14 COMMISSIONER KENNER: Yes.

15 BOARD LIAISON MCNAIR: Commissioner
16 Ken Grossinger?

17 COMMISSIONER GROSSINGER: Yes.

18 BOARD LIAISON MCNAIR: Commissioner
19 Aquarius Vann-Ghasri?

20 COMMISSIONER VANN-GHASRI: No.

21 BOARD LIAISON MCNAIR: Commissioner
22 Bill Slover?

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1 COMMISSIONER SLOVER: Given the fact
2 that not one word, again, has changed in Resolution
3 17-32 from what we voted down in December, again,
4 not one word has changed in the resolution.
5 Nothing has changed in the two months I vote no.

6 And, I understand there's a desire to
7 move forward, but you have to move forward
8 intelligently and not just for the sake of moving
9 forward.

10 BOARD LIAISON MCNAIR: Commissioner
11 Ken Council?

12 COMMISSIONER COUNCIL: No.

13 BOARD LIAISON MCNAIR: Chairman
14 Albert?

15 CHAIRMAN ALBERT: Yes.

16 BOARD LIAISON MCNAIR: You have eight
17 yes, three no, the resolution is approved.

18 CHAIRMAN ALBERT: Thank you.

19 We're going to move to Resolution 18-01
20 to Adopt a Fiscal Year 2018 Payment Schedule for
21 All Programs by the Housing Choice Voucher Program.

22 Real quickly, Mr. Executive Director,

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1 do you want to give us a top line on that?

2 EXECUTIVE DIRECTOR GARRETT: Mr. McCoy
3 will just briefly go over it again with you,
4 Commissioners.

5 But, this is the payment standard in
6 which we're going to be introducing for this year.

7 We do also understand that you would like for us
8 to monitor and come back to you with a formal report.

9 And, we didn't give a time frame on
10 that. Is six months acceptable?

11 COMMISSIONER SLOVER: It says
12 biannually I think in there.

13 EXECUTIVE DIRECTOR GARRETT: Right,
14 but we wanted -- you wanted to -- but you wanted
15 something more interim to address it, correct, in
16 our earlier discussion after we talked about it?

17 So, six months? Is six months acceptable?

18 (OFF MICROPHONE COMMENTS)

19 EXECUTIVE DIRECTOR GARRETT: Okay.
20 So, if you have any further questions for Mr. McCoy?

21 CHAIRMAN ALBERT: Any further
22 questions for Mr. McCoy?

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1 (NO RESPONSE)

2 CHAIRMAN ALBERT: Hearing none, I
3 would entertain a resolution.

4 COMMISSIONER SLOVER: Sorry, I'm
5 sorry, Neil.

6 CHAIRMAN ALBERT: Yes?

7 COMMISSIONER SLOVER: I'm sorry, I
8 just can't help myself.

9 The concern about the getting the
10 reporting is that, you know, the 175 is a big jump
11 from 125 which is what we approved before.

12 PARTICIPANT: 130.

13 COMMISSIONER SLOVER: Can you just
14 talk about sort of the adoption of as is in the
15 first six months of people moving into that range
16 of the 175?

17 Because, our concern is that we have
18 a finite amount of money to produce vouchers from
19 and we're worried about people -- you had mentioned
20 earlier there wasn't a big adoption to the 175.

21 MR. MCCOY: Yes, so, since the Board
22 has gone to 175 percent, number one, the 175 percent

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1 up from the 130 percent that the Board adopted
2 allows our voucher program participants to access
3 neighborhoods they otherwise would not.

4 Other neighborhoods that are low
5 poverty. In fact, there are six different
6 neighborhoods as a result of the going to the 175
7 that our vouchers can now access.

8 Since that time, because these are
9 newer neighborhoods to our voucher clients, less
10 than 1 percent of our mover families have actually
11 taken advantage of that.

12 The Housing Authority, the voucher
13 program is, number one, we have a halo program that
14 is absolutely designed for search assistance to
15 help families to move to those opportunity areas.

16 But, also, we do an educational
17 component every time we do a voucher briefing for
18 transfers to allow our program participants to know
19 that they have the option to move into those
20 opportunity areas.

21 What the Board has expressed is that
22 they want to know, at least every six months, what

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1 is the progress of that. I guess the thought
2 process would be whether or not when those families
3 move into those areas, what -- how much more in
4 assistance would be used as a result of them moving
5 into that higher rent area?

6 COMMISSIONER SLOVER: Thank you.

7 CHAIRMAN ALBERT: Commissioner Lopez,
8 you had a question?

9 COMMISSIONER LOPEZ: Yes, if you could
10 just quickly explain to me how -- so, these numbers
11 that we see on here, this is the maximum that we
12 can pay?

13 MR. MCCOY: Correct.

14 COMMISSIONER LOPEZ: How do we go about
15 making the determination on what we pay per
16 neighborhood?

17 MR. MCCOY: Absolutely. Several
18 fronts, from October through December of each
19 fiscal year, the voucher program does a market
20 analysis in several ways.

21 We actually do a canvas of the
22 neighborhoods and ask residents of market

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1 buildings, what do you pay in rent?

2 We collect from our landlords, we have
3 upwards of 6,000 landlords and agents in the system.

4 So, we collect market rates annually from those
5 landlords who represent market rents that they're
6 renting, not assisted with local or federal money.

7 And, the last is that we have access
8 to the MRIS realtor database where market -- where
9 realtors throughout the city, not only submit that
10 they have units for rent, but also what it actually
11 rented for.

12 The combination of the three is what
13 we compile and we sort that by submarket or
14 neighborhood. And, that's where we come up with
15 our average with and without utilities.

16 COMMISSIONER LOPEZ: As a follow up,
17 how many residents do we currently have through
18 the voucher program in Ward 2 and Ward 3?

19 MR. MCCOY: I'd have to get you those
20 exact numbers, but the numbers are low.

21 COMMISSIONER LOPEZ: Okay. And, do
22 you know why?

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1 MR. MCCOY: The numbers are low, number
2 one, because there's the education of that those
3 opportunity -- what's available there.

4 Before the Board adopted the 175
5 percent, those payment standards wouldn't even get
6 you a unit into Wards 1 and 2 and 3. But now that
7 the Board has approved 175 percent, our voucher
8 fund does now have an opportunity to move there.

9 It's just now that the voucher program needs to
10 better educate its voucher participants to allow
11 them to go out to those areas to see what's available
12 to them.

13 COMMISSIONER LOPEZ: That's great to
14 hear. I think one of my concerns, and I will be
15 supporting this, but one of my concerns is that
16 voucher holders are disproportionately on the east
17 end of the city. And, I think every Ward should
18 carry their fair share.

19 And so, whatever we can do to increase
20 opportunities for residents to get into Ward 3,
21 I know our Commissioner, Bill Slover, will be
22 helpful in this capacity.

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1 But, in other Wards, we'd love to see
2 that.

3 MR. MCCOY: Absolutely.

4 EXECUTIVE DIRECTOR GARRETT: And, also
5 Commissioners, we did do our meet and lease program
6 last Friday and which that was trying to connect
7 landlords with -- or new landlords with our
8 recipients. So, that program is going on through
9 the Housing Choice Voucher Department.

10 CHAIRMAN ALBERT: Okay, great.

11 So, I would now entertain --

12 COMMISSIONER LANCASTER: Mr. Chair, if
13 I may?

14 CHAIRMAN ALBERT: Yes, sir.

15 COMMISSIONER LANCASTER: Mr. McCoy,
16 you're speaking of communities, I know a lot of
17 times people ask and when you do these kind of
18 surveys, you know, versus the east of the river,
19 west of the river, so is the majority of the people
20 that's being affected by this, is east or west of
21 the river versus like 1 through 8 Wards, I
22 understand.

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1 And, we're speaking of Wards 3 and up
2 at the moment. But, what about the other Wards
3 like say west of the river that hadn't been involved
4 in this. Is there any concentration of the Wards
5 west of the river to your knowledge?

6 MR. MCCOY: Well, when you apply the
7 payment standards, you apply them throughout the
8 entire city, the max. Where those additional
9 neighborhoods were with that, they are -- we are
10 now being able to access. Those are not east of
11 the river.

12 And so, now, a majority of our program
13 participants actually reside east of the river,
14 Ward 7 and 8. And, there is a de-concentration
15 effort that not only the Housing Authority is doing,
16 but also -- but HUD also encourages the
17 de-concentration to allow our families to be spread
18 out throughout the District.

19 COMMISSIONER LANCASTER: And, one
20 other thing I want to say at this particular time.
21 Congratulations to you and your staff on the
22 wonderful program you had past Friday called the

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1 Hello Program.

2 MR. MCCOY: Yes.

3 COMMISSIONER LANCASTER: And, it was
4 a great program and I was proud to be there to see
5 what was going on with what you all are doing for
6 the citizens across the city and this new program
7 that you have.

8 And also, the help that you gave to a
9 resident over at Starlight Terrace that was in need,
10 and also, the one that we spoke of earlier today
11 at 16th Street. I thank you very much for that.

12 MR. MCCOY: Thank you.

13 CHAIRMAN ALBERT: Thank you,
14 Commissioner.

15 I will now entertain a motion to approve
16 Resolution 18-01. Is there a motion on the floor?

17 (NO AUDIBLE RESPONSE)

18 CHAIRMAN ALBERT: Is there a second?

19 (SEVERAL BOARD MEMBERS SECOND)

20 CHAIRMAN ALBERT: All those in favor
21 say aye.

22 (CHORUS OF AYES)

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1 CHAIRMAN ALBERT: Any opposed?

2 (NO RESPONSE)

3 They ayes have it.

4 We'll move to Resolution 18-02. Oh,
5 we still have to do a roll call is what I'm told.

6 BOARD LIAISON MCNAIR: Thank you,
7 Commissioner.

8 Commissioner Ortiz Gaud?

9 COMMISSIONER ORTIZ GAUD: Yes.

10 BOARD LIAISON MCNAIR: Let the record
11 reflect that he said yes.

12 Commissioner Neal Jones?

13 COMMISSIONER NEAL JONES: Yes.

14 BOARD LIAISON MCNAIR: Commissioner
15 Joshua Lopez?

16 COMMISSIONER LOPEZ: Yes.

17 BOARD LIAISON MCNAIR: Commissioner
18 Frank Lancaster?

19 COMMISSIONER LANCASTER: Yes.

20 BOARD LIAISON MCNAIR: Commissioner
21 Brian Kenner?

22 COMMISSIONER KENNER: Yes.

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1 BOARD LIAISON MCNAIR: Commissioner
2 Ken Grossinger?

3 COMMISSIONER GROSSINGER: Yes.

4 BOARD LIAISON MCNAIR: Commissioner
5 Ken Council?

6 COMMISSIONER COUNCIL: Yes.

7 BOARD LIAISON MCNAIR: Commissioner
8 Vann-Ghasri?

9 COMMISSIONER VANN-GHASRI: Yes.

10 BOARD LIAISON MCNAIR: Commissioner
11 St. Jean?

12 COMMISSIONER ST. JEAN: Yes.

13 BOARD LIAISON MCNAIR: Commissioner
14 Bill Slover?

15 COMMISSIONER SLOVER: Yes, as amended.

16 BOARD LIAISON MCNAIR: And, Chairman
17 Albert?

18 CHAIRMAN ALBERT: Yes.

19 BOARD LIAISON MCNAIR: You have 11 yes,
20 the resolution is approved.

21 CHAIRMAN ALBERT: Resolution 18-02 --

22 MS. FRAZIER: Excuse me, Mr. Albert,

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1 has something changed because this Authority has
2 had a history of allowing residents to comment on
3 each resolution. That's not being done. Is this
4 in the interest of time or has something changed?

5 CHAIRMAN ALBERT: No, so, if you heard
6 me earlier, I said if you have specific questions
7 or comments on the resolutions, you can do so.
8 We were combining general comments for comments
9 and resolutions.

10 If you have further comments on the
11 resolutions after we go through this, there'll be
12 plenty of time.

13 MS. FRAZIER: So, do all the residents
14 chose and then we'll comment?

15 CHAIRMAN ALBERT: No, no, no, no, no.
16 So, we have commented, we had a period of time
17 to comment on the resolution. In the interest of
18 time today, we consolidated the resolution
19 commentary and general public commentary.

20 We're going to get through these
21 resolutions. We're going to go to people who just
22 wanted to have general comments. And then, if you

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1 still have additional comments, we'll stay here
2 all night with you. Okay? At least I will, I can't
3 speak for the rest of my colleagues.

4 So, Resolution 18-02 which is to
5 Authorize the Allocation of Local Subsidies to
6 Support the Creation of Affordable Housing in the
7 District of Columbia for FY 2017.

8 Mr. Executive Director?

9 EXECUTIVE DIRECTOR GARRETT:
10 Commissioners, in conjunction with DHCD, we
11 performed the RFP process and have identified
12 property owners, properties which the local
13 supplement -- local rent supplement program can
14 be utilized.

15 These units, as you see on your back
16 page, equal 435 units in which we would like your
17 permission to allocate for funding to.

18 And, remember, this is a competitive
19 process through our RFP process in which these
20 individual organizations and developers were
21 scrutinized and vetted.

22 CHAIRMAN ALBERT: Any questions or

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1 comments on this resolution?

2 Mr. Slover?

3 COMMISSIONER SLOVER: Is this a
4 program that DCHA is allowed to apply for?

5 EXECUTIVE DIRECTOR GARRETT: No, sir.

6 COMMISSIONER SLOVER: So, DCHA is --

7 EXECUTIVE DIRECTOR GARRETT: Oh, I'm
8 sorry, I'm sorry, I apologize. This is my novel,
9 yes, they can.

10 COMMISSIONER SLOVER: And, why,
11 historically, have we not?

12 EXECUTIVE DIRECTOR GARRETT: I can't
13 speak to the historical.

14 COMMISSIONER SLOVER: Why would -- is
15 it your position that we should?

16 EXECUTIVE DIRECTOR GARRETT: I will
17 look at it in the future if there's an opportunity
18 for us.

19 COMMISSIONER SLOVER: Well, we have --
20 we've just gone through multiple opportunities and
21 we have, you know, we're diverting our project based
22 vouchers and there's other opportunities available

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1 it appears.

2 So, I would encourage this Authority,
3 as Mr. Kenner has offered, we're great partners
4 here, that we should take advantage of every
5 opportunity we have.

6 And so, I think it's a big miss and it's
7 not your miss, it's a miss of this Authority to
8 have not applied for this program.

9 CHAIRMAN ALBERT: And, I would like to
10 highly encourage that.

11 Any other question or comments on this
12 resolution?

13 COMMISSIONER LANCASTER: Yes, I have,
14 Mr. Chair, if I may, when you say apply for this
15 program, so this is a simple entity of sorts of
16 which funds are coming in from where?

17 COMMISSIONER SLOVER: Excuse me, Mr.
18 Lancaster, the program is funded by the city. We
19 are the administrator, we simply administrate their
20 funds.

21 COMMISSIONER LANCASTER: Oh, okay,
22 thank you.

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1 COMMISSIONER SLOVER: For a fee.

2 COMMISSIONER LANCASTER: I'm with you
3 now. Thank you.

4 CHAIRMAN ALBERT: Great.

5 COMMISSIONER VANN-GHASRI: I would
6 just like for the minutes -- I want the minutes
7 to reflect to explain --

8 CHAIRMAN ALBERT: Turn your mic on.
9 Is your mic on?

10 COMMISSIONER VANN-GHASRI: I want the
11 minutes to reflect and just to explain why are we
12 doing an underwriting by DHCD?

13 COMMISSIONER SLOVER: For a fee.

14 COMMISSIONER VANN-GHASRI: For a fee?
15 If we don't know the answer, just say we don't
16 know the answer.

17 COMMISSIONER SLOVER: We're --

18 COMMISSIONER VANN-GHASRI: The
19 question is --

20 COMMISSIONER SLOVER: We manage the
21 program for the city for a fee just like the --

22 CHAIRMAN ALBERT: We get money from it.

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1 COMMISSIONER SLOVER: -- the whole --

2 COMMISSIONER VANN-GHASRI: So, I want
3 that to be in the minutes so that if someone reads
4 the minutes, they would understand of the
5 underwriting by DHCD because people may not
6 understand that.

7 CHAIRMAN ALBERT: Okay, thanks for the
8 clarification.

9 So, is there a motion to approve this
10 resolution?

11 COMMISSIONER VANN-GHASRI: I have one
12 other question. So, how does this -- will this
13 impact my constituents? Will they offer any type
14 of opportunities for them or this project -- on
15 these projects?

16 CHAIRMAN ALBERT: That's a good
17 question.

18 EXECUTIVE DIRECTOR GARRETT: I'm
19 sorry, when you say offer opportunities, are you
20 talking about housing opportunities or are we --

21 COMMISSIONER VANN-GHASRI: It could be
22 housing opportunities, it could be employment

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1 opportunities, are there any opportunities
2 whatsoever?

3 EXECUTIVE DIRECTOR GARRETT: Kim, are
4 there -- do we handle this the same way we would
5 handle the point of our Section 3?

6 COMMISSIONER VANN-GHASRI: Are there
7 any opportunities? Here's a good example, we have
8 three locations where people can have vouchers who
9 may be A, B and C. I don't know whether someone
10 could move in at 1445 or Palmary Road, it's that
11 in the square, that would be an opportunity for
12 your constituents.

13 The District of Columbia Housing
14 Authority constituents are Housing Choice voucher
15 program customers and public housing customers.

16 So, when someone asks you whether or
17 not their constituents can benefit from it, I'm
18 the family Commissioner, so therefore, any of the
19 family properties, and I'm looking at Lincoln
20 Heights, Richardson Dwelling, Park Morton which
21 is a new communities and whether or not their
22 residents could take advantage of this. And, that

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1 would be a yes or no answer.

2 And, if there are any opportunities for
3 public housing residents or the Housing Choice
4 voucher residents to even be employed, that's a
5 yes or no answer.

6 MS. KING: So, first source will apply,
7 so, there are --

8 COMMISSIONER VANN-GHASRI: First
9 source?

10 MS. KING: First source will apply.

11 COMMISSIONER VANN-GHASRI: Will you
12 explain to us what is first source?

13 MS. KING: Yes.

14 COMMISSIONER VANN-GHASRI: And, why
15 are we using first source?

16 MS. KING: Because they are District
17 funds, so any time there's District funds, first
18 source is required which basically says that the
19 low is 451 percent of new hires to be District
20 residents.

21 So, there is an opportunity for
22 employment for your constituents there. So, as

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1 the Director mentioned, there are a total of 435
2 units that will be produced, only 76 of those will
3 be LRSP based, and those are project based.

4 For the difference, a voucher resident
5 could certainly take advantage of one of these new
6 unit opportunities and move into a new unit with
7 their tenant based voucher.

8 COMMISSIONER SLOVER: So,
9 clarification from a Section 3 perspective, this
10 is not our money, so therefore, we can't dictate
11 that. This is the city's money and that first
12 source and all the city programs will take place
13 and it's not -- we can't dictate.

14 COMMISSIONER LANCASTER: Mr. Chair, if
15 I may, I want to speak. That's exactly what I want
16 to speak on because when you mentioned first choice
17 and all and vouchers, we've got two sets of
18 vouchers, the federal and the city. So, the city's
19 using their voucher, yes, but that doesn't apply
20 to the federal vouchers.

21 MS. KING: Not the federal project
22 based voucher, but if a tenant has a tenant based

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1 voucher that they can take from unit to unit, then
2 they could certainly pursue one of these units.

3 COMMISSIONER LANCASTER: No, no,
4 you're speaking about project based. I'm --

5 (OFF MICROPHONE COMMENTS)

6 COMMISSIONER LANCASTER: I understand
7 that, tenant based. But, if I've got a voucher
8 from federal voucher, tenant voucher, continental
9 USA, Puerto Rico, Hawaii, I can travel with.

10 And, if I decide I want to use it in
11 this program with the city, will the city accept
12 my federal voucher in place of their city voucher?

13 MS. KING: Yes, yes.

14 COMMISSIONER LANCASTER: That's what
15 I want to make clear. Thank you.

16 MS. KING: Yes.

17 CHAIRMAN ALBERT: Thank you.

18 So, is there a motion to approve
19 Resolution 18-02?

20 COMMISSIONER KENNER: There's a
21 motion, yes.

22 CHAIRMAN ALBERT: Is there a second?

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1 COMMISSIONER VANN-GHASRI: Second.

2 CHAIRMAN ALBERT: All those in favor
3 say aye.

4 (CHORUS OF AYES)

5 CHAIRMAN ALBERT: Any opposed?

6 (NO RESPONSE)

7 CHAIRMAN ALBERT: Let's do a roll call.

8 BOARD LIAISON MCNAIR: Thank you.

9 Commissioner Neal Jones:

10 COMMISSIONER NEAL JONES: Yes.

11 BOARD LIAISON MCNAIR: Commissioner
12 Lopez?

13 COMMISSIONER LOPEZ: Yes.

14 BOARD LIAISON MCNAIR: Commissioner
15 Lancaster?

16 COMMISSIONER LANCASTER: Yes.

17 BOARD LIAISON MCNAIR: Commissioner
18 Kenner?

19 COMMISSIONER KENNER: Yes.

20 BOARD LIAISON MCNAIR: Commissioner
21 Grossinger?

22 COMMISSIONER GROSSINGER: Yes.

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1 BOARD LIAISON MCNAIR: Commissioner
2 Council?

3 COMMISSIONER COUNCIL: Yes.

4 BOARD LIAISON MCNAIR: Commissioner
5 Vann-Ghasri?

6 COMMISSIONER VANN-GHASRI: Yes.

7 BOARD LIAISON MCNAIR: Commissioner
8 Ortiz Gaud?

9 COMMISSIONER ORTIZ GAUD: Yes.

10 BOARD LIAISON MCNAIR: Let the record
11 reflect that Ortiz Gaud said yes.

12 Commissioner Slover?

13 COMMISSIONER SLOVER: Yes.

14 BOARD LIAISON MCNAIR: Chairman
15 Albert?

16 CHAIRMAN ALBERT: Yes.

17 BOARD LIAISON MCNAIR: You have 10 yes,
18 the resolution is approved.

19 CHAIRMAN ALBERT: We'll move to
20 Resolution 18-03 to Authorize the Execution of a
21 Contract for Maintenance, Repair and Operation
22 Supplies.

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1 Laurie, if you could do this in two
2 minutes or less, we'll give you an award.

3 (LAUGHTER)

4 MS. BONDS: I'm already married,
5 though.

6 (LAUGHTER)

7 MS. BONDS: Good afternoon.

8 CHAIRMAN ALBERT: Good afternoon.

9 MS. BONDS: Resolution 18-03 is to
10 Authorize the Execution of a Contract for
11 Maintenance, Repair and Operation Supplies.

12 The Housing Authority is working
13 through our U.S. Communities Cooperative Agreement
14 in order to execute a contract with HD Supply and
15 Home Depot, both for one year with two one year
16 options.

17 Again, not just to receive supplies,
18 but through HD Supply, it will be not only to order
19 based on the work orders, but also for the supplies
20 to be delivered to each property under a just in
21 time program.

22 So, again, the benefit is that we will

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1 have supplies delivered directly to the property
2 to be able to help the staff to be able to work
3 on the actual sites quicker and efficiently as well
4 as the fact that, again, it's a cost savings with
5 regard to the amount of supplies being ordered.

6 CHAIRMAN ALBERT: Do you have a sense
7 as to how much money we'll save by doing this process
8 rather than working with local vendors directly?

9 MS. BONDS: I don't have a sense of how
10 much money will be saved, but I know as far as
11 efficiency that that time will definitely be saved.

12 Because, again, instead of staff having to go
13 actually pick up, purchase actual supplies, they
14 will be delivered. They can spend more time on
15 the property actually making repairs as opposed
16 to actually traveling to buy supplies.

17 CHAIRMAN ALBERT: Questions or
18 comments on this resolution?

19 Commissioner Lopez?

20 COMMISSIONER LOPEZ: Yes, so, I wanted
21 to just commend the team. I know you guys are
22 responding to concerns, not only from the Board

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1 but from the constituents on timely responsiveness
2 to maintenance and repair.

3 So, I acknowledge the work that you guys
4 are doing around this.

5 But, I won't be supporting this
6 resolution. I cannot, in good conscience, support
7 an expenditure spending of up to \$2 million and
8 not include small businesses, not include women
9 owned businesses, not include minority owned
10 businesses.

11 And so, I think we can still accomplish
12 the same goal and still create an opportunity for
13 some of the smaller businesses in our area to
14 participate in this.

15 Thank you.

16 CHAIRMAN ALBERT: Thank you.

17 Commissioner Council?

18 COMMISSIONER COUNCIL: My question to
19 you, it's one thing for us to have good service
20 and next day service, but what the residents need
21 is good quality materials. Are we looking into
22 that? Is that what they're going to guarantee as

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1 well next day service?

2 MS. BONDS: Yes, operations staff have
3 responded that, in addition to obviously getting
4 feedback from the residents with regard to the
5 supplies that are being used, obviously, the
6 maintenance staff will also be paying special
7 attention to make sure they're not having multiple
8 trips for the same item, for the same issue so that,
9 again, if there is a particular item that has shown
10 that has issues that it will be replaced so that
11 we can be above grade and make sure that there are
12 not issues.

13 In addition, I know that there are
14 opportunities for surveys after the fact for
15 quality control to be able to ask residents how
16 did the actual service go as far as work orders
17 were concerned. And, that information would be
18 included as well.

19 COMMISSIONER COUNCIL: That's
20 something we're going to implement or that's
21 something that's being done?

22 MS. BONDS: Combination of both.

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1 Working with the staff, working and checking with
2 the residents as well as quality control.

3 COMMISSIONER COUNCIL: It's not being
4 done now.

5 MS. BONDS: My understanding is it is.

6 COMMISSIONER COUNCIL: It's not.

7 MS. BONDS: Okay, so we will -- I will
8 definitely make sure, operations is here, that
9 they're hearing you so that they can be able to
10 make a better effort to increase that and make sure
11 that the residents are aware of this.

12 COMMISSIONER COUNCIL: All right,
13 thank you.

14 MS. BONDS: You're welcome.

15 CHAIRMAN ALBERT: Thank you.

16 Commissioner Slover?

17 COMMISSIONER SLOVER: Is there an
18 estimate on what this might save in terms of time
19 and purchase costs?

20 MS. BONDS: No, I'm sorry, when you
21 were out, the Commissioner asked the same question.

22 Don't have any as far as actual costs, but I talked

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1 about the efficiency as far as actually picking
2 up supplies.

3 Definitely, as far as this U.S.
4 Communities Contract, because of the fact that it
5 is part of a national contract, there's a 20 percent
6 savings on each particular supply we are ordering.

7 So, as opposed to having to go to a
8 store, waiting for some special sale, thinking that
9 we're getting a special deal for something, there
10 are special deals on every item that we get. And,
11 it's 15 and 20 percent which we would not be able
12 to get from other dealers, other participants in
13 addition to an actual delivery which is not an
14 additional cost.

15 COMMISSIONER SLOVER: And, that's
16 available because of their volume of purchase?

17 MS. BONDS: It's because of their size.

18 COMMISSIONER SLOVER: Right, their
19 volume that they're dealing with.

20 MS. BONDS: Again, our volume is,
21 again, one per --

22 COMMISSIONER SLOVER: Right, correct,

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1 that's because they're buying a 1,000, we get a
2 discount versus going to someone who may procure
3 20 for us.

4 MS. BONDS: That's correct.

5 COMMISSIONER SLOVER: Thanks.

6 EXECUTIVE DIRECTOR GARRETT: And,
7 Commissioner Slover, briefly, I just want to let
8 you know that we've started something new with our
9 resolutions, especially dealing with contracts.

10 On the last page, there's a
11 certification of funds behind the resolution which,
12 going forward, we'll be able to track each year
13 what our actual annual expenditure has been
14 previously.

15 What we did was we were able to put
16 together our dollar amount for last year, going
17 forward, we'll be able to monitor in that manner
18 which is something different that we haven't done
19 in the past.

20 COMMISSIONER SLOVER: No, I think this
21 is great. I mean, look, I wish we could support
22 small businesses as well, but we also have to keep

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1 our eye on our dollars and make sure we're being
2 as efficient as possible.

3 COMMISSIONER VANN-GHASRI: I would
4 just like to go on the record and state that for
5 it to be in the minutes that, in the future with
6 Home Depot, that you will revisit, and you may can
7 revisit sooner than later with the amount of money
8 we're spending, and especially where HCBVP and PH
9 customers, there -- and maybe we can come up with
10 a type of code.

11 Because many public housing residents
12 do paint their own apartments and they're cost
13 effective. And, can you imagine if we could go
14 to Home Depot and give our code and get a discount
15 for DCHA customers.

16 Many of the Housing Choice voucher
17 residents who live HCV homes, they don't wait for
18 the landlord to paint every five years, they do
19 it, too.

20 So, that way, the public housing
21 residents could benefit from this as well because,
22 in overall, we never discuss how cost effective

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1 residents are, they paint and plaster their own
2 units.

3 And, unlike the private market who will
4 paint and plaster their own units and keep the
5 receipts and then they give it to the landlord and
6 tell them to deduct it from the rent.

7 Public housing residents or HCV
8 residents, but I can't speak on HCVP, but public
9 housing residents, we don't do that. So, that may
10 be a nice door opening.

11 And, with Home Depot doing classes,
12 this is what I'm calling pop-up and I want to hold
13 resident leadership accountable. So, with a
14 pop-up, Home Depot may decide they want to pop-up
15 in one of our communities and they would bring their
16 little supplies like the do in their stores and
17 show us how to do things.

18 We used to that with our partnership
19 with UDC. So, that would be a good idea to revisit
20 and to report back whether or not -- what it would
21 like from their position.

22 CHAIRMAN ALBERT: Thank you,

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1 Commissioner.

2 COMMISSIONER LANCASTER: Mr. Chair, if
3 I may?

4 CHAIRMAN ALBERT: Yes, you may.

5 COMMISSIONER LANCASTER: My question,
6 again, how do you track the defective material when
7 we order like this? And, do we have a recall
8 program? And, what kind of warranty are we given
9 on certain products that we order?

10 You know, if we order certain type of
11 faucet and we had the same problem with that faucet
12 losing time, do we let the manufacturer know so
13 they can have a recall on that particular item and
14 get a refund back on it or are we -- get a -- even
15 if it's out of warranty?

16 How is that playing apart in some of
17 the hardware that we buy whether it be toilets,
18 faucets, sinks, you name it, refrigeration and
19 otherwise?

20 MS. BONDS: So, Commissioner,
21 definitely, as you mentioned, obviously, the most
22 products and supplies do have a one year warranty.

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1 Under this program, if we do receive,
2 let's say, faucets that you mentioned, and if they
3 are faulty, we can go back to HD Supply and make
4 sure that they are aware of that so that they will
5 not only refund us, but again, upgrade us so that
6 we will be getting better supplies.

7 So, again, in response to that, we will
8 be working, and operations has already committed
9 to making sure that their using several prongs to
10 be able to make sure that the supplies are in good
11 quality and that they are being tracked and
12 monitored.

13 COMMISSIONER LANCASTER: And, are we
14 moving in a direction to make sure that all that
15 hardware is being uniform across our inventory,
16 even though we have a lot of property, might get
17 outdated stuff that still working right now, but
18 once it's default or breaks down, we're putting
19 in new -- reusing the same vendor for all the
20 savings, faucets, the same vendor or the same vendor
21 for the refrigeration, same vendor for the stoves
22 or are we multiple vendors?

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1 MS. BONDS: So, operations does have
2 a standard book of actual appliances and supplies
3 that they actually order so that the only variation
4 would be, obviously, if there's gas or there's
5 electric as far as stoves are concerned.

6 But, they actually have a standard book
7 that they actually look for as far as any of the
8 appliances, any of the things, major things, that
9 are purchased.

10 COMMISSIONER LANCASTER: And, one
11 other pipe, and I'm through.

12 Our water regulations, I'm wondering,
13 I thought years ago they told me they had some kind
14 of valve that it shuts down and when the water gets
15 too hot, especially in the senior building so nobody
16 gets scalded or anything like this.

17 But, I'm just wondering, because even
18 with me, you know, my tub, I have to run almost
19 a half tub of cold water before the water turns
20 hot.

21 So, what do we do about regulating this?

22 MS. BONDS: So, unfortunately, I can't

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1 speak to that. I would have to defer to operations.

2 CHAIRMAN ALBERT: Commissioner, can I
3 have you ask that conversation -- ask that question
4 offline --

5 COMMISSIONER LANCASTER: Okay.

6 CHAIRMAN ALBERT: -- to whoever's in
7 charge of operations?

8 COMMISSIONER LANCASTER: Thank you.

9 CHAIRMAN ALBERT: So, is there a motion
10 to approve Resolution 18-03?

11 COMMISSIONER KENNER: So moved.

12 CHAIRMAN ALBERT: It's moved by our
13 Deputy Mayor Kenner, is there a second?

14 COMMISSIONER ORTIZ GAUD: I've got to
15 say -- hello?

16 CHAIRMAN ALBERT: Yes, Mr. Ortiz?

17 COMMISSIONER ORTIZ GAUD: Yes, yes,
18 you know something? I do not agree with this.
19 I understand that procuring materials from HD
20 Supply and Home Depot, we should modify the contract
21 to include both small and Section 3 business
22 systems.

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1 I believe in not doing so borders
2 negligence. We have an inherent duty to the large
3 \$1.7 million being considered with HD Supply and
4 \$240,000.00 for Home Depot to include small
5 business.

6 We must not simply take the easy route
7 or procure materials from national chains under
8 the guise that it is cheaper and more readily
9 available.

10 Rather, we should engage in community
11 business. It is a responsibility, it is a
12 responsible action to take. We should work and
13 find value in our small business community and
14 members of the council, it is our responsibility.

15 And, that's my thought. You know, as
16 a small business, I can see that, you know, based
17 on our -- you see a big change in what we're doing,
18 I think that -- and based on what was spent last
19 year, this year's will completely -- I don't see
20 any way that small business will be used based on
21 the supplies.

22 I can understand the 24-hour, I

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1 understand that, but based on the amount of money,
2 I know that not everything is an emergency and I
3 know that small business can be very competitive
4 in any bulk product and the same time of delivery.

5 So, I just want to bring that up. So,
6 but I vote no.

7 CHAIRMAN ALBERT: So, Commissioner, we
8 haven't voted as yet, but just before we do so,
9 I just want to -- and from Laurie, because I asked
10 the same question earlier today. How do we
11 continue to -- if we continue to engage small, women
12 owned businesses, local business.

13 And, Laurie said that there is still
14 a lot of opportunities for the Housing Authority
15 to do business with local entities.

16 So, Laurie, you want to talk quickly
17 about that?

18 MS. BONDS: Yes, again, for FY '17 and
19 thus far in FY '18, we have used, again, several
20 local businesses for hardware, locks and supplies
21 including Blades, Central Safe and Lock, Air Gas
22 East, Atlantic Electric, Eastern Supply.

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1 So, we have a number of, again, District
2 companies in addition to other ones that are in
3 the local DMB area for, again, that are smaller
4 companies that we use for the supplies.

5 I did want to speak to, and again, I
6 spoke to before, that because we are federally
7 funded, we are restricted from having any set asides
8 or requirements that we can only be able to procure
9 locally and that we do outreach so we can be able
10 to encourage definitely any local companies to
11 respond to our solicitations.

12 However, we know sometimes with the
13 volume that we need and the time frames we're
14 requesting, it sometimes restricts the actual
15 companies from being able to respond based on the
16 needs that we have.

17 And also, I gave information with
18 regard to our current contractors. Currently, we
19 have 167 current contractors. Of those, 25 are
20 CBE companies, another 22 are minority owned and
21 16 are women owned.

22 So, that we are, again, based on our

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1 outreach, trying to make sure that we -- are making
2 sure that we do have companies that are diverse,
3 encouraging that as far as our procurement is
4 concerned.

5 COMMISSIONER ORTIZ GAUD: Well, I just
6 want to just kind of clarify that, based on that
7 , what was spent last year was \$1.7 million last
8 year, to be exact, \$1,722,592.00. So, I just want
9 to bring that up, that what was spent in supplies.
10 That's it, anyways.

11 CHAIRMAN ALBERT: Thank you,
12 Commissioner, for your comments.

13 So, it's been moved and seconded. All
14 those in favor say aye.

15 (CHORUS OF AYES)

16 CHAIRMAN ALBERT: Opposed?

17 PARTICIPANT: No.

18 CHAIRMAN ALBERT: Can we do a roll
19 call?

20 COMMISSIONER ORTIZ GAUD: No.

21 BOARD LIAISON MCNAIR: Thank you.

22 Commissioner Joshua Lopez?

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1 COMMISSIONER LOPEZ: No.

2 BOARD LIAISON MCNAIR: Commissioner
3 Frank Lancaster?

4 COMMISSIONER LANCASTER: Yes.

5 BOARD LIAISON MCNAIR: Commissioner
6 Brian Kenner?

7 COMMISSIONER KENNER: Yes.

8 BOARD LIAISON MCNAIR: Commissioner
9 Ken Grossinger?

10 COMMISSIONER GROSSINGER: Yes.

11 BOARD LIAISON MCNAIR: Commissioner
12 Ken Council?

13 COMMISSIONER COUNCIL: Yes.

14 BOARD LIAISON MCNAIR: Commissioner
15 Vann-Ghasri?

16 COMMISSIONER VANN-GHASRI: Yes.

17 BOARD LIAISON MCNAIR: Commissioner
18 Ortiz Gaud?

19 COMMISSIONER ORTIZ GAUD: No.

20 BOARD LIAISON MCNAIR: Let the record
21 reflect Ortiz Gaud said no.

22 Commissioner Neal Jones?

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1 COMMISSIONER NEAL JONES: Yes.

2 BOARD LIAISON MCNAIR: Commissioner
3 Bill Slover?

4 COMMISSIONER SLOVER: Yes.

5 BOARD LIAISON MCNAIR: Chairman
6 Albert?

7 CHAIRMAN ALBERT: Yes.

8 BOARD LIAISON MCNAIR: You have eight
9 yes, two no, the resolution is approved.

10 CHAIRMAN ALBERT: So, Commissioners,
11 there is another resolution on your docket today
12 that has been withdrawn, so we will not be
13 discussing that.

14 We do have some public witnesses that
15 have not had an opportunity, so I want to reopen
16 it at this time so we can hear from them.

17 Is Ms. Karen Settles still here? Come
18 on up.

19 And then, we'll have Benita White. Is
20 Ms. White still here?

21 And then, we're going to have Rayshawn
22 Douglas.

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1 MS. SETTLES: Hello everyone.

2 CHAIRMAN ALBERT: Hello, Ms. Settles.

3 MS. SETTLES: I'm Karen Settles,
4 citywide Advisory Board Chairperson.

5 I came to say several things, but today,
6 just before I came here, I went to the Anacostia
7 Museum where it was a feature speak about Barry
8 Farms and another name that they had for Barry
9 Farms, which I wrote down and I don't have it up
10 here with me.

11 What was very interesting about it was
12 that the first 100 years of Barry Farms and the
13 successful people who were there which they named.

14 (OFF MICROPHONE COMMENTS)

15 MS. SETTLES: So, that was Barry Farms
16 slash. They had a lot of interesting pictures
17 about it. And, my burning question was, is Barry
18 Farms registered with the Historical Foundation?

19 That is the Housing Authority's
20 business for several reasons --

21 EXECUTIVE DIRECTOR GARRETT: I do not
22 know, but I can investigate.

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1 MS. SETTLES: Well, the answer there
2 --

3 CHAIRMAN ALBERT: It's not on the
4 Historic Register.

5 COMMISSIONER VANN-GHASRI: It's not on
6 the Register.

7 MS. SETTLES: Let me give you the
8 answer that was there. And, the answer there is,
9 it's in the process.

10 So, that is the Housing Authority's
11 business, I'm going to say that again.

12 There are several ramifications
13 geographically that give the Housing Authority
14 plenty of leverage, that they should have been
15 registered with the Historical Foundation.

16 Several reasons, but particularly, the
17 book that's coming out, and I don't know when, about
18 Barry Farms and the success stories of the slaves,
19 a majority free slaves who came from Barry Farms
20 speaks to it today.

21 It's very profound, that presentation
22 as another resident will tell you what happened

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1 today because of the -- a couple of people from
2 Barry Farms who were present.

3 But, the most important part, again,
4 I'm going to repeat, is the first 100 years of its
5 existence and who it was named after.

6 The same importance that it has with
7 the existence of resident councils, which is very
8 profound law stuff and the citywide Advisory Board.

9 We have got to archive -- it's amazing
10 the pictures that I seen today at the Anacostia
11 Museum and what we don't take advantage of now with
12 the technology we have, utterly unacceptable.

13 We are committing many historical
14 things here. But, the unsung heroes, which is what
15 I will call the resident leaders who step forth
16 and give their valuable time, much of their valuable
17 time, to care better for their community. We've
18 got to get better at this.

19 I mean, I actually wish that you all
20 were there at that museum today because you would
21 have heard the passion that was given in the
22 presentation of Barry Farms.

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1 And, just by the way, there was a
2 resident that actually, Commissioner Vann-Ghasri
3 talked about a lack, that was the last person on
4 the presentation who died, I don't want to tell
5 the year, I can't remember the year, but it has
6 -- oh, 2001, that was another unsung hero from Barry
7 Farms, but it's a part of this book.

8 I'm going to wrap it up to say this,
9 it's not just about Barry Farms, the history of
10 public housing in the District of Columbia is very
11 historical.

12 To be very clear, in 1937, we led the
13 way for people moving out of alleys all over the
14 nation. This is where the alleys and dwellings
15 had started in 1937.

16 COMMISSIONER VANN-GHASRI: Southwest
17 D.C.

18 MS. SETTLES: In 1943 is when all of
19 this 100 track year -- well, 1843 is when the
20 tracking of the 100 years started and it ended up
21 in 1943 where today with that historical piece went
22 today.

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1 And, they're going to cut it off, but
2 another major opportunity for our Housing Authority
3 to pick up where they left off because that other
4 100 years or 50-some odd years that's attached to
5 Barry Farms belongs to all of us. We have all
6 inside, we do.

7 But, again, I'm going to go back and
8 say to you, I urge us to do our homework and hire
9 a historian that will work with residents. Because
10 it's out story, not the historian's.

11 It was urged today that it's too many
12 stories that has not been told from all of our very
13 historical communities in D.C.

14 And, you know what? The lost part is
15 that we can learn from what then to now. So, you
16 don't know the lessons you can learn until you see
17 them or hear them from those who struggle there.

18 And, that's mine.

19 CHAIRMAN ALBERT: Ms. Settles, thanks
20 so much. I really like the idea of the staff might
21 --

22 COMMISSIONER LANCASTER: Mr. Chair, if

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1 I may?

2 CHAIRMAN ALBERT: Wait, wait, wait,
3 can I just finish the sentence?

4 The idea of hiring a historian to sort
5 of preserve the history of Barry Farm.

6 I don't know, I need the staff to
7 investigate whether that's happening --

8 MS. SETTLES: It's not.

9 CHAIRMAN ALBERT: -- through the
10 Smithsonian Organization or some other entity --

11 MS. SETTLES: It's not.

12 CHAIRMAN ALBERT: -- but, if it's not,
13 it may be wise for us to do some of that on our
14 own, not saying we have to bring someone on staff.

15 There are people who do this on a part-time basis.

16 COMMISSIONER VANN-GHASRI: Ms.
17 Settles would be excellent for the job.

18 CHAIRMAN ALBERT: Ms. Vann-Ghasri, can
19 I just finish my thought, I allow you to finish
20 yours all the time and yours is pretty long.

21 So, yes, I would highly recommend that
22 we do that. So, Director, I don't want to put you

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1 on the spot, but, I mean, we get a lot of
2 recommendations at all these meetings and this --
3 and all of them are important, but this one is very
4 important preserving the history of Barry Farm.

5 EXECUTIVE DIRECTOR GARRETT: Yes.

6 MS. SETTLES: No, no, not Barry Farms,
7 public housing --

8 CHAIRMAN ALBERT: Public housing,
9 absolutely.

10 (SIMULTANEOUS SPEAKING)

11 EXECUTIVE DIRECTOR GARRETT: And,
12 Commissioners, we've already given some of our
13 documents to the Smithsonian in archives. I have
14 to just check what actual location. I think it
15 might have been Anacostia.

16 CHAIRMAN ALBERT: So, we'll have --

17 MS. SETTLES: We'll have conversation.

18 CHAIRMAN ALBERT: -- We'll have a
19 report for you next month.

20 MS. SETTLES: So, I want more than a
21 report because this requires hands on from
22 residents, involve residents who want to be

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1 involved.

2 See, this is not -- but this is also
3 a major opportunity for our young people.

4 CHAIRMAN ALBERT: Yes, I agree.

5 MS. SETTLES: They can get community
6 hours from this. And, they can learn and really
7 be able to appreciate their communities.

8 CHAIRMAN ALBERT: I know there's some
9 folks from DMPED here, so I'm going to enlist them
10 in that effort also.

11 MS. SETTLES: Okay.

12 CHAIRMAN ALBERT: So --

13 MS. SETTLES: Thank you, Mr. Albert,
14 for --

15 CHAIRMAN ALBERT: Thank you.

16 We'll go to Commissioner Vann-Ghasri
17 and then Commissioner Lancaster.

18 COMMISSIONER VANN-GHASRI: Well, what
19 I wanted -- what I was saying, let the record reflect
20 that I nominate Karen Settles really for that
21 position because of all the residents here, Ms.
22 Settles is the historian when it comes to the

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1 District of Columbia public housing and its
2 history.

3 And, she's one who has every document
4 in her house and all the documents she don't have,
5 I may have.

6 CHAIRMAN ALBERT: Okay, thank you,
7 Commissioner.

8 COMMISSIONER VANN-GHASRI: She would
9 be good at it.

10 CHAIRMAN ALBERT: Commissioner
11 Lancaster?

12 COMMISSIONER LANCASTER: Thank you,
13 Mr. Chair.

14 Ms. Settles, I been having this for
15 quite a few months, and my intention was to make
16 copies of it and give to everybody on this Board
17 so Mr. White, when he gets a chance, I want him
18 to make copies of these to see that all the
19 Commissioners have a copy of this.

20 Because it's something that touches my
21 heart for a long, long time. And, Hillsdale and
22 Mr. Barry's Farm is the title of it.

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1 CHAIRMAN ALBERT: Thank you so much.

2 COMMISSIONER LANCASTER: I want you to
3 make --

4 MS. SETTLES: It is Hillsdale, yes.

5 COMMISSIONER LANCASTER: Make about 20
6 copies, give it to everybody on the Board and --

7 MS. SETTLES: May I leave with one
8 today?

9 COMMISSIONER LANCASTER: -- make sure
10 that she gets a copy of it also.

11 MS. SETTLES: Because I'm trying to get
12 Louis Carter on this because I don't think the
13 presenter today, don't get me wrong, I think she
14 did a brilliant presentation, but in lieu of what
15 I know and what I picked up with the history, she
16 couldn't understand from my point of view where
17 it connects.

18 Because, they talk about mixed
19 communities in public housing, they're talking
20 about it now. This was a perfect example of a
21 gated, somewhat, mixed community of free slaves.

22 And, you can't take from what is already

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1 there. So, it's an example, there is -- it's very
2 amazing when you go into the history, it's not just
3 --

4 COMMISSIONER VANN-GHASRI: And, it's
5 interesting you said the, Ms. Settles, because as
6 a Commissioner and as the Chair, another thing that
7 we have to protect and make sure it doesn't happen
8 again is that Barry Farms keeps its name because
9 we're --

10 MS. SETTLES: That's correct.

11 COMMISSIONER VANN-GHASRI: --
12 allowing some of our names the residents fought
13 for to disappear, like Fred Douglas turned into
14 Henson Ridge.

15 MS. SETTLES: That's very true.
16 That's absolutely true.

17 CHAIRMAN ALBERT: Thank you so much.

18 COMMISSIONER LANCASTER: If I may, Mr.
19 Chair, one other comment. She was saying about
20 the different names that Barry Farm was known as.
21 Barry Farm was originally known as Barry Farm,
22 but later it was called Potomac City and then Howard

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1 Town and then Hillsdale.

2 And that's where Howard University got
3 its initially from because a lot of people here
4 went to Howard University, that's how Howard
5 University came to an existence from what they said.

6 CHAIRMAN ALBERT: So, we're going to
7 share that with everyone.

8 COMMISSIONER LANCASTER: For
9 everybody get a chance to have college.

10 CHAIRMAN ALBERT: Thank you.

11 MS. SETTLES: And, Mr. Albert, one more
12 point, it was very profound to see how many people
13 who, in the first 100 years, did not even come from
14 the District of Columbia.

15 I look at the native -- the barriers
16 for the native Washingtonians as opposed to people
17 who came from North Carolina, Pittsburgh and all
18 these other states, they could come on the grounds
19 of the District of Columbia.

20 I mean, I think it's a happy medium and
21 a common ground somewhere, but I think we need to
22 be very clear that we have a priority here and we

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1 should respect our space much differently.

2 CHAIRMAN ALBERT: I appreciate that.

3 Thank you so much.

4 Ms. Benita White? Ms. White? Not
5 here.

6 MS. OLIPHANT: She's not even asked --

7 CHAIRMAN ALBERT: Yes, we'll get to
8 you, don't worry.

9 MS. OLIPHANT: I know, I'm ready to
10 leave, I've already been --

11 CHAIRMAN ALBERT: Okay.

12 MS. OLIPHANT: I just want to say this
13 to the --

14 CHAIRMAN ALBERT: Executive Director?

15 MS. OLIPHANT: -- Director. I'm not
16 too much of a speaker, but I can write. And, I
17 haven't finished all that I had to say so, may I
18 leave this with you so you can know more about us
19 tenants?

20 CHAIRMAN ALBERT: Yes.

21 EXECUTIVE DIRECTOR GARRETT: Yes,
22 ma'am.

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1 MS. OLIPHANT: Okay, more about us
2 tenants, and I'm not going to lie, I did talk about
3 the resident manager. And, of course, they're
4 going to say bad things about me.

5 But, when a resident come at me ready
6 to harm me, I'm going to protect myself.

7 EXECUTIVE DIRECTOR GARRETT: Yes,
8 ma'am.

9 MS. OLIPHANT: Okay?

10 EXECUTIVE DIRECTOR GARRETT: If you
11 could hand it to Commissioner Slover right there,
12 right behind you.

13 MS. OLIPHANT: Right here?

14 EXECUTIVE DIRECTOR GARRETT: Yes, sir.
15 I mean, yes, ma'am, sorry.

16 CHAIRMAN ALBERT: Okay, Michael Lee?

17 MR. LEE: Dr. Albert?

18 CHAIRMAN ALBERT: Yes, sir?

19 COMMISSIONER SLOVER: That's such a
20 compliment.

21 (LAUGHTER)

22 MR. LEE: I don't know why I'm coming

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1 here, though, but 8,000 soldiers -- I'll use seven
2 points, 8,000 soldiers in Iraq against them, 6,023,
3 over 50,000 been wounded, number one.

4 Forty-five people died homeless last
5 year in 2017 and 79 people passed away shortly after
6 moving in. That's 179 people in 2017 died shortly
7 after moving in.

8 Then, number three, the D.C. public
9 schools, these schools have been so -- 42 percent
10 graduating, 15 percent official reading and 90
11 percent finish math. That's when Marion Barry was
12 mayor.

13 These schools have been like that for
14 the last 20 years. You know, so with 8,000 --

15 CHAIRMAN ALBERT: What do you
16 recommend?

17 MR. LEE: I'm sorry?

18 CHAIRMAN ALBERT: What do you
19 recommend we do? How do we change that?

20 MR. LEE: One thing, law school reform,
21 medical school reform, education reform and
22 government reform. Law school reform, medical

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1 school reform, education reform, government
2 reform.

3 But then, they're so much doggone
4 corrupt, if any of y'all was in my shoes the last
5 three or four years, you would be shocked.

6 And, I wonder about that line of
7 corruption between D.C. Housing Authority and the
8 Department of Human Services.

9 You know, if any of y'all was in my --
10 you know, 38 years, no tobacco, no alcohol, no
11 drugs, not one single drop.

12 And, in the last -- last December at
13 this meeting, I came to this meeting about a couple
14 years and I stopped. Then, a lady came up here
15 -- lady comes up, she comes in here crying. She
16 walks out crying.

17 Seemed like she was begging to
18 everybody for help. That's pitiful and pathetic.

19 And then, in 2017, we had 50 murders.

20 I was standing right with the office, 1-3-0, it's
21 amazing.

22 And, as I -- I'm Boo Boo the Veteran,

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1 to be these really general, Department of Justice,
2 the report on law, the IG, it's a huge
3 responsibility and you never know, Dr. Albert, sir,
4 you might just be saving someone's life.

5 And, to be the Secretary to Public
6 Health and Human Services, the federal government,
7 the report on health, the IG, it's a huge
8 responsibility, you never know, Dr. Albert, sir,
9 you might be -- the work you do might be saving
10 someone's life.

11 I've been communicating with the
12 Department of Health and Human Services for the
13 last 26 years. It's a very ugly game we play in
14 this town. And, the young people and the poor
15 people and the homeless people, they're the easiest
16 people to take advantage of.

17 My heart is with the poorest little
18 girls and the poorest little boys and the poorest
19 young people and the poorest families, it is very,
20 very, very --

21 But, you know, he have an attorney right
22 there, you're an attorney and you're an attorney.

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1 And, I was surprised that Agent Tom -- that Terry
2 Thompson, attorney, Howard University and who
3 speaks better than Agent Tom?

4 I was surprised that they let him.
5 But, you know, I felt before, stealing money, you
6 know, stealing money. He just stealing money.

7 So, anyway, you know, but then peace
8 be with -- we've got -- I've learned from coming
9 here, we've got 8,000 people in public housing,
10 may God and Jesus be with them.

11 We have, I think, 11,000 people with
12 public housing, may God and Jesus be with them.

13 We've got about 40,000 people who are
14 still homeless.

15 But, isn't amazing, 8,000 soldiers have
16 been killed in Iraq against them way over there
17 and we can't help 8,000 homeless people in D.C.

18 Then, you've got the World Bank,
19 International Money Fund, International Government
20 Bank, it's tens of folks --

21 But, you still have between 200 to 800
22 people sleeping on the streets. Some of these

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1 people are barely making it. They're not that
2 healthy.

3 There is Sam Robinson, I see her.
4 Doing Polly, this man crawling, it's very ugly.

5 But, United States Congress, United
6 States Senate, the House of Representatives,
7 there's standing committees, there's
8 subcommittees, president's document, your joint
9 committees, Department of Justice, Department of
10 Health and Human Services, Department of Labor,
11 Department of Housing and Urban Development,
12 Department of Education, Department of Veterans
13 Affairs and then all of a sudden the Treasury
14 Department.

15 The report on law, the report on health,
16 the world first report, pitiful. The report on
17 homes, the report on education --

18 CHAIRMAN ALBERT: I think we got the
19 drift of it.

20 MR. LEE: I don't know, Dr. Albert.
21 When you going to run, sir? You need to run, sir.
22 You need to run. Take your message to the 8 Wards,

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1 because you -- I knew you when I was homeless.

2 Do you remember over 70 -- I knew you
3 when I was homeless. It's very, very -- you know,
4 it's very, very, very sad because of young people
5 and poor people and the homeless people and low
6 income senior citizens and people have an easy
7 paying job.

8 Then these sad people going to talk
9 about intelligence, leadership, communication,
10 management, education, research.

11 CHAIRMAN ALBERT: So, Michael, we're
12 out of time, but thanks as always --

13 MR. LEE: Thank you, Dr. Albert.

14 CHAIRMAN ALBERT: -- for your
15 comments.

16 MR. LEE: Well, thank you. You know,
17 the report on law ain't no comment.

18 CHAIRMAN ALBERT: That's true.

19 MR. LEE: That ain't no comment.

20 CHAIRMAN ALBERT: For all that, could
21 you behave yourself?

22 MR. LEE: Report on security ain't no

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1 comment.

2 CHAIRMAN ALBERT: No, I'm just messing
3 with you.

4 MR. LEE: I understand.

5 CHAIRMAN ALBERT: All right, Rayshawn
6 Douglas? Is Mr. Douglas still here?

7 Paulette, your turn.

8 MS. MATTHEWS: Can he take my place?

9 CHAIRMAN ALBERT: Sure.

10 MS. MATTHEWS: Thank you.

11 CHAIRMAN ALBERT: Can you just state
12 your name?

13 MR. THERESA: My name's Ari Theresa.

14 CHAIRMAN ALBERT: Thank you, Ari.

15 MR. THERESA: My name's Ari Theresa,
16 I'm an attorney. I represent Barry Farm Tenants
17 and Allies Association before the Zoning
18 Commission.

19 And, I'm here just listening to you guys
20 and I haven't heard one mention of the case that
21 we have before the Court of Appeals.

22 And, I also wanted to introduce myself

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1 because one of my clients received a letter from
2 Kenner, Brian Kenner, I think, and she shouldn't
3 have because my client's represented. This letter
4 should have went through me.

5 So, my introduction, the letter can
6 come to me.

7 In the letter, it referenced the zoning
8 hold up and I wonder if reference of that was to
9 try and coerce my client into dropping her claims.

10 They're very serious claims at the
11 Court of Appeals right now. One of them was a
12 promise in the comprehensive plan not to displace
13 residents, to avoid displacement in the development
14 of the property. We know that has not been done.

15 People are being displaced right now
16 against court order. The court issued an order
17 saying not to displace residents, not to move them.

18 And, I know people have been going around the site
19 asking people to move, being disingenuous about
20 the status of whatever's going on, not letting them
21 know that there's pending litigation that may make
22 it so development without development in place is

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1 against the law.

2 And, I think that that should be
3 addressed by you guys, the fact that there is
4 outstanding litigation. It's been outstanding for
5 almost three years now that the court has been
6 pondering its decision, well, actually, since
7 September of 2016.

8 So, this isn't a frivolous matter or
9 a nuisance law suit as the mayor refers these zoning
10 appeals as. It's a very serious matter and it
11 affects residents at Barry Farm.

12 And, the letter that was sent to my
13 client, it referenced moving forward and ways we
14 could move forward.

15 And, I just want to offer up one way
16 we could move forward would be development in place.

17 And, that's all I have to say.

18 CHAIRMAN ALBERT: Thank you for your
19 comments. Obviously, you know I can't comment on
20 ongoing litigation. But, I really appreciate your
21 feedback and your thoughts here today.

22 MR. THERESA: Thank you.

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1 COMMISSIONER VANN-GHASRI: What an
2 honor to have you in our house today, attorney.

3 COMMISSIONER SLOVER: Can I -- Dr.
4 Albert, can I get a question?

5 CHAIRMAN ALBERT: Sure.

6 COMMISSIONER SLOVER: Are you a
7 doctor?

8 CHAIRMAN ALBERT: Sure, Dr. Slover.

9 CHAIRMAN ALBERT: Are you a doctor?

10 CHAIRMAN ALBERT: Apparently I'm one
11 today.

12 MR. LEE: Doctor of Law.

13 COMMISSIONER SLOVER: He's a doctor?

14 CHAIRMAN ALBERT: So, do you want to
15 --

16 COMMISSIONER SLOVER: No, I do want to
17 ask a question.

18 So, am I to understand that the Deputy
19 Mayor is sending tenants at Barry Farm letters?

20 MR. THERESA: Yes, yes.

21 CHAIRMAN ALBERT: I think someone else
22 addressed it today or -- yes.

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1 COMMISSIONER SLOVER: Someone else
2 addressed it?

3 CHAIRMAN ALBERT: I think someone else
4 mentioned it, maybe Paulette, you mentioned that
5 earlier today or someone --

6 MS. MATTHEWS: I believe I have, but
7 I have a letter.

8 MR. THERESA: It's a very friendly
9 letter, but it almost convinced me.

10 COMMISSIONER SLOVER: Can we look into
11 that, Director Garrett? I'm not sure that's
12 appropriate. I'm not sure if it's inappropriate,
13 it just seems that there are tenants and so we should
14 be aware of any letters --

15 MR. THERESA: It was hand delivers.

16 EXECUTIVE DIRECTOR GARRETT: Okay,
17 I'll --

18 (SIMULTANEOUS SPEAKING)

19 COMMISSIONER SLOVER: It seems odd to
20 me.

21 MR. THERESA: At the top of the page,
22 it said it was hand delivered.

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1 COMMISSIONER SLOVER: It seems out of
2 -- it seems odd, I don't understand it.

3 CHAIRMAN ALBERT: So, let's get to the
4 bottom of it.

5 (SIMULTANEOUS SPEAKING)

6 CHAIRMAN ALBERT: So, are they -- thank
7 you.

8 Any other public housing residents here
9 today who want to be heard that haven't been heard
10 today?

11 (NO RESPONSE)

12 CHAIRMAN ALBERT: Great.

13 So, hearing none others, we are going
14 --

15 COMMISSIONER SLOVER: Can I make -- I'm
16 sorry, can I make a comment?

17 CHAIRMAN ALBERT: Yes, you can make a
18 comment.

19 COMMISSIONER SLOVER: So, as the Board
20 may remember a long time ago, we often referred
21 to Resolution 16-06 that we passed which is the
22 right to return to public housing properties on

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1 redeveloped properties.

2 I'm working with the OGC and with the
3 Executive Director on presenting an amendment to
4 that resolution which expands that authority or
5 that request and then officially puts into the regs
6 which covers -- which, hopefully, if we get this
7 thing passed, will cover all of our redevelopment
8 properties so that we have uniformity, that they're
9 not just specific to new communities.

10 It seems odd at best that we would have
11 different return criteria for four properties and
12 not the rest of our properties.

13 And so, it's an attempt, I think, to
14 affirm and confirm what I think the Board was trying
15 to do in 2006 -- or '16.

16 So, I just want to put that on people's
17 radar. I want to get it done next time. I don't
18 want there to be an I didn't hear about this, I
19 didn't know about this. I want everybody here to
20 understand that I think it's a high priority as
21 we start moving forward with other projects.

22 That these tenants, at least in the

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1 beginning, have a feeling that they're going to
2 be protected through this resolution. And then,
3 to get it into the regs.

4 So, I just wanted to put that on the
5 record.

6 CHAIRMAN ALBERT: Thank you,
7 Commissioner Slover.

8 So, the next Board of Commissioners
9 meeting will be held on Wednesday, April the 11th,
10 2018, 1:00 p.m. at Greenleaf which is at 203 N
11 Street, Southwest, Washington, D.C.

12 COMMISSIONER LANCASTER: Mr. Chair,
13 before you adjourn --

14 CHAIRMAN ALBERT: One second, let me
15 finish my thought.

16 The ZIP Code is 20024.

17 Final comments from Mr. Lancaster, then
18 we will adjourn.

19 COMMISSIONER LANCASTER: First of all,
20 I'm going to hopefully get a report from Mr. Garrett
21 and his staff about the operation, development,
22 things that are going on on senior properties.

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1 Because, at my property, Mr. Brown is
2 doing a wonderful job and getting things
3 straightened out there. And, I'm hoping that it's
4 going across the city the same way.

5 So, I'd like to have a report on the
6 upkeep and the kind of stuff that's in the pipeline.

7 He's doing a wonderful job on our property and
8 I want to know if the other properties are getting
9 the same kind of treatment.

10 And also, I have -- as Commissioner
11 Vann-Ghasri said, you know, they paint their own
12 units. I want to know how we go about that because
13 I just got two letters the day before yesterday
14 for a couple individuals saying right now, they
15 live in a rental but their father live in our housing
16 and the place hasn't been painted for X number of
17 years. So, how do we go -- she wants to know if
18 she can buy the paint and do it herself or what?

19 So, that's what I would like to know.

20 CHAIRMAN ALBERT: So, we can --

21 COMMISSIONER VANN-GHASRI: Yes, she
22 can do -- she can buy the paint.

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1 CHAIRMAN ALBERT: We can certainly
2 talk to the operational team here.

3 So, at this time, our meeting is
4 adjourned. Thanks everyone for coming.

5 (Whereupon, the above-entitled matter
6 went off the record at 4:22 p.m.)

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DRAFT