

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY  
October 10, 2018

+ + + + +

The Board of Commissioners met at the Highland, 662 Atlantic Street, S.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
- TYRONE GARRETT, Executive Director
- KEN GROSSINGER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- ANTONIO TALIAFERRO, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- ALTHEA MCNAIR, Board Liaison

COMMISSIONER ABSENT:

- BRIAN KENNER, Commissioner

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

2 1:07 p.m.

3 CHAIRMAN ALBERT: All right. Good  
4 afternoon, everyone. We're going to start our  
5 Board of Commissioners meeting. My name is Neil  
6 Albert. And I'm going to call this meeting to  
7 order.

8 This is a regular monthly meeting of the  
9 District of Columbia Housing Authority being held  
10 today, October 10, 2018 right here at the Highland.

11 As a reminder, please silence your  
12 phones and other devices. I recognize that we  
13 don't have a lot of room. So, first of all, my  
14 apologies for that.

15 There's still some seats in the middle  
16 for folks who are standing in the back and looking  
17 for seats. So, please take advantage of the seats  
18 that are available. And we're bringing some more  
19 chairs in as quickly as possible.

20 Thank you all so much. So, at this time  
21 as is our custom, we will observe a moment of  
22 silence.

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1 (Moment of silence.)

2 CHAIRMAN ALBERT: Thank you. Madam  
3 Secretary, can you establish a quorum?

4 MS. McNAIR: Thank you. Commissioner  
5 Slover?

6 VICE CHAIRMAN SLOVER: Present.

7 MS. McNAIR: Commissioner Council?

8 COMMISSIONER COUNCIL: Present.

9 MS. McNAIR: Commissioner Grossinger?

10 COMMISSIONER GROSSINGER: Here.

11 MS. McNAIR: Commissioner Kenner?  
12 Commissioner Neal Jones?

13 COMMISSIONER NEAL JONES: Present.

14 MS. McNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Here.

16 MS. McNAIR: Commissioner St. Jean?

17 COMMISSIONER ST. JEAN: Present.

18 MS. McNAIR: Commissioner Taliaferro?

19 COMMISSIONER TALIAFERRO: Present.

20 MS. McNAIR: Commissioner  
21 Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: Present.

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1 MS. McNAIR: Chairman Albert?

2 CHAIRMAN ALBERT: Present.

3 MS. McNAIR: We have nine  
4 Commissioners present. You have a quorum.

5 CHAIRMAN ALBERT: Thank you. At this  
6 time, I'd like to introduce our newest Commissioner  
7 here today, Mr. Antonio Taliaferro, who is a D.C.  
8 native, moved to public housing in 2011, upon  
9 moving into public housing began serving in the  
10 capacity of Secretary of the Resident Council  
11 Executive Board for a number of years.

12 Although he moved from one property to  
13 another, he continued to extend himself to assist  
14 in whatever capacity that was necessary. He's a  
15 very -- well, he described himself as very  
16 determined, very strong-willed, but very dedicated  
17 to the work of improving the quality of life for  
18 all residents.

19 He is very supportive of the mission and  
20 vision of the D.C. Housing Authority. And I want  
21 you to join me in welcoming him to the Board at this  
22 time.

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1 (Applause.)

2 COMMISSIONER TALIAFERRO: Thank you  
3 very much.

4 CHAIRMAN ALBERT: As a reminder, every  
5 Board meeting we do give the public an opportunity  
6 to speak once on the resolutions that are going to  
7 be voted on during the day. And then at the end  
8 of the meeting, at the end of that, non-residents  
9 have an opportunity to speak also.

10 There are three sets of minutes for  
11 approval today. The first is the September 12,  
12 2018. And then we had the September 19th Board  
13 meeting. And then we had a September 24, 2018  
14 Board meeting.

15 I would entertain a motion to approve  
16 those three meetings en bloc at this time. Is  
17 there a motion?

18 UNIDENTIFIED PARTICIPANT: So moved.

19 CHAIRMAN ALBERT: So moved. Is there  
20 a second?

21 UNIDENTIFIED PARTICIPANT: Second.

22 CHAIRMAN ALBERT: All in favor say aye.

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1 (Chorus of aye.)

2 CHAIRMAN ALBERT: Aye. Any opposed?  
3 Great. At this time, we're going to turn it over  
4 to our Executive Director for his report.

5 EXECUTIVE DIRECTOR GARRETT: In  
6 addition to the report, Commissioners, I'm going  
7 to do the Employee Excellence Awards for this  
8 month.

9 So it's customary for us to, you know,  
10 to have this opportunity to recognize employees who  
11 have given stellar customer service or in general  
12 represented the Housing Authority in a manner that  
13 shows a spirit of excellence.

14 And as Executive Director, you know  
15 that we've tried to work on some clear initiatives,  
16 especially with our customer service with our  
17 residents and our stakeholders.

18 So, in recognition of this exemplary  
19 service and performance, I have the honor of  
20 recognizing two employees this afternoon for their  
21 service to our customers in demonstrating on a  
22 daily basis an impressive combination of strong

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1 work ethics, tenacity, and success.

2 Our employee of the month for September  
3 2018 is Rashard Campbell.

4 (Applause.)

5 EXECUTIVE DIRECTOR GARRETT: So  
6 everyone saw him smile. That's one of the things  
7 that we noted about him. He has an infectious  
8 smile. He's always -- it's contagious, and his  
9 enthusiasm about coming to work on a daily basis,  
10 he's rubbing off on people. Although he's, you  
11 know, getting new and acclimated to his job duties,  
12 he's performing at a stellar pace.

13 And what we want to do is recognize.  
14 When we have the opportunity to recognize an  
15 individual with an organization, we like to do so  
16 because we want them to continue on and provide  
17 service, not only for the residents, but also help  
18 as a coworker among the organization.

19 So he's done certain things. When the  
20 system went down, he went around on his own and  
21 basically collected and issued the rent statements  
22 as best as he possibly could throughout the

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1 department along with letters and other business  
2 things that we needed to have done on a particular  
3 day.

4 So his interaction with us was stellar.  
5 I've had the opportunity to work with him on a  
6 couple of things. And he keeps me in line whenever  
7 I need to be kicked in the butt. So he keeps me  
8 on time. So that's one big plus to have him around.  
9 And I would like to congratulate him again. So --

10 (Applause.)

11 EXECUTIVE DIRECTOR GARRETT: Now, the  
12 next --

13 (Off mic comments.)

14 EXECUTIVE DIRECTOR GARRETT: On a  
15 quarterly basis what we do is recognize our  
16 quarterly customer service employee, and Mr.  
17 Proctor, John Proctor.

18 (Applause.)

19 EXECUTIVE DIRECTOR GARRETT: --  
20 because he didn't know this was going on.

21 (Laughter.)

22 EXECUTIVE DIRECTOR GARRETT: But he

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1 was recommended by Ron McCoy. And what Ron has  
2 said about him is that, you know, he's at the front  
3 desk. He's our first line of defense when  
4 residents come to the Housing Choice Voucher  
5 Program.

6 And if he's not smiling, then no one's  
7 going to smile for the rest of the day, so everyone,  
8 not only the residents that come through the door  
9 in need of assistance, but also the employees that  
10 have to walk by him.

11 So he's that gatekeeper for us. He  
12 reminds everyone exactly what they're supposed to  
13 be doing on that particular day, which is smile and  
14 offer that type of customer service that we want  
15 to have and we want to extend to everyone. So, Mr.  
16 Proctor, thank you for everything that you do.

17 (Applause.)

18 EXECUTIVE DIRECTOR GARRETT: And now,  
19 Commissioners, I have the responsibility, although  
20 -- and this isn't something that, this isn't a  
21 joyous occasion, so to speak, because we have to  
22 take the opportunity to recognize Commissioner

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1 Frank Lancaster, who's no longer on our Board. But  
2 we wanted to acknowledge his service.

3 So I'm going to read a proclamation that  
4 was created on his behalf. And then at the  
5 opportunity when he can come back to us, we'll  
6 present him with something formally for the public  
7 to participate and also applaud him. But I wanted  
8 to do this today to ensure that we recognize his  
9 service.

10 Whereas, on July 31, 2001, Frank  
11 Lancaster was elected through a special election  
12 by the DCHA residents of the senior mixed housing  
13 to serve as a voice for the population of the  
14 residents with the DCHA Board of Commissioners.

15 And whereas, Frank Lancaster, with a  
16 background in business and finance served as a  
17 longtime Chair of the Committee of Audit and  
18 Finance and served with honor and distinction.

19 And whereas, Frank Lancaster has an  
20 illustrious history and experience in the service  
21 of others.

22 And whereas, Frank Lancaster served 25

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1 years in the automotive industry, as well as worked  
2 as a computer coach with the senior citizens class  
3 of the University of the District of Columbia and  
4 the Jewish Council on Aging.

5 And whereas, Frank Lancaster provided  
6 exemplary service to the Board of Commissioners as  
7 a member of the Committee on Education and the  
8 Committee of Resident Services.

9 Whereas, Frank Lancaster demonstrated  
10 dedication to the quality of life for the senior,  
11 for the DCHA senior and disabled residents through  
12 impartial consideration of policies brought before  
13 the Board.

14 And now, therefore, dearly proclaim  
15 that the DCHA Board of Commissioners through the  
16 adoption of this proclamation is honored to  
17 recognize and sincerely thank Commissioner Frank  
18 Lancaster for his support, dedication, and  
19 commitment to the work of the District of Columbia  
20 Housing Authority and its residents.

21 Adopted by the Board of Commissioners  
22 and signed this 10th day of October, 2018 signed

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1 by Chairman Neil Albert.

2 (Applause.)

3 COMMISSIONER VANN-GHASRI: And I would  
4 also like to say this about Commissioner Frank  
5 Lancaster. Commissioner Lancaster, contrary to  
6 what anybody believed, when it came to the senior  
7 buildings and the policy, Commissioner Lancaster  
8 advocated viciously.

9 Commissioner Lancaster is one of the  
10 Commissioners that advocated viciously for the  
11 senior communities. Your bricks get cleaned on a  
12 regular, policy was placed in there with his  
13 advocacy.

14 Commissioner Lancaster, in all  
15 honesty, he was a mover and a shaker of this Board.  
16 He was an inspiration to the rest of us who are  
17 Resident Commissioners. We're going to miss his  
18 calculating mind. We never had to count anything.  
19 We depended on his mind to give us the number, and  
20 he never was wrong.

21 CHAIRMAN ALBERT: Yes, indeed.

22 EXECUTIVE DIRECTOR GARRETT: I have

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1 one last thing. I'm sorry --

2 CHAIRMAN ALBERT: Yeah.

3 EXECUTIVE DIRECTOR GARRETT: -- Mr.  
4 Chair, if you don't mind.

5 Commissioners, just from our last  
6 meeting, I just wanted to point out Greenleaf  
7 residents came to us at the last meeting. And they  
8 were discussing some of the conditions in terms of  
9 a rodent infestation.

10 We committed to going back out there to  
11 that site and being very visible and diligent in  
12 trying to remedy the problem.

13 And we also talked about with the Board  
14 overall that we were going to engage a private  
15 entity from Cornell University, the Stop Pest In  
16 Housing. They have an actual program at Cornell  
17 which works with housing authorities throughout  
18 the country on a grant that's I think approximately  
19 \$250,000 per agency. So they come in and do an  
20 in-depth study.

21 So what they've done for us is we met  
22 with them on September 17th through 19th. They did

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1 a clear site visit with us. We've actually visited  
2 with other housing authorities. Baltimore, we've  
3 gone there to discuss some of the remedies.

4 What we found was that our infestation  
5 and some of our issues at our housing authority  
6 aren't just, hasn't just been created over a day.  
7 There have been an infestation in some cases over  
8 some time. And it's going to take a clear method  
9 and some creativity to actually remedy and abate  
10 the situation.

11 So what we've done is we have a clear  
12 path of recommendations from this organization and  
13 this group who are going to continue to work with  
14 us through this process.

15 I know that when we did go out to  
16 Greenleaf immediately after the Board meeting, we  
17 have done some drill and dust in certain instances.  
18 But there are other things that we're going to be  
19 able to do to deal with the pest infestation, the  
20 rodent infestation that's at Greenleaf and at some  
21 of our other properties, because we have three  
22 other, two other properties that we're piloting

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1 with some new initiatives also.

2 So I just wanted to let you know that  
3 the voices of the residents did not go unheard.  
4 And we jumped on it as quickly as we possibly could.  
5 And actually when we found that it was somewhat  
6 beyond our capabilities, we brought in another  
7 group to work with us.

8 CHAIRMAN ALBERT: Thank you, Mr.  
9 Director.

10 I just wanted to also add my words about  
11 Frank Lancaster. So I've known Frank for about 11  
12 years. Just to echo what Commissioner Vann-Ghasri  
13 said, he had a sharp mind for anything  
14 mathematical. But he also was very dedicated to  
15 serving the residents that he served.

16 So we're going to miss him on this  
17 Board. But as I said, we want to welcome Antonio  
18 to our Board. And we look forward to working with  
19 him just as closely as we worked with Frank.

20 (Applause.)

21 CHAIRMAN ALBERT: We're going to move  
22 to resolutions. The first resolution is

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1 Resolution 18-27, which is to approve the use of  
2 local subsidies to support the creation of  
3 affordable housing in the District of Columbia for  
4 fiscal year 2018.

5 And I'm going to turn it over to our  
6 Executive Director to give a brief synopsis of what  
7 this resolution is before we take action on it.

8 EXECUTIVE DIRECTOR GARRETT: So,  
9 Commissioners, the Housing Authority has been  
10 working with DHCD, which issued a consolidated  
11 request for proposals to build affordable housing  
12 throughout the District.

13 And it was, the guise was to also use  
14 the Housing Production Trust Fund, the Home Fund  
15 Investment Partnerships Program, Department of  
16 Behavioral Health grant funds, and nine percent  
17 low-income tax credits, along with the rental,  
18 Local Rent Supplement Program.

19 And that's where we fall in line.  
20 Because the Local Rent Supplement Program is being  
21 utilized, the Housing Authority was asked to  
22 participate in the consolidated NOFA based on the

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1 RFP and assisted in selecting the potential  
2 developers to build new units throughout the  
3 District utilizing the LRSP funding.

4 If you have any further questions,  
5 we're available to do so, to answer them.

6 CHAIRMAN ALBERT: Any questions from  
7 any of our Commissioners?

8 VICE CHAIRMAN SLOVER: I have a  
9 question unless someone else --

10 CHAIRMAN ALBERT: Commissioner  
11 Slover?

12 VICE CHAIRMAN SLOVER: This comes up  
13 every year, correct?

14 EXECUTIVE DIRECTOR GARRETT: Yes, sir.

15 VICE CHAIRMAN SLOVER: This  
16 resolution?

17 EXECUTIVE DIRECTOR GARRETT: Yes.

18 VICE CHAIRMAN SLOVER: And last year I  
19 remember asking whether DCHA or any of our  
20 affiliates had applied for any of these funds on  
21 behalf of our own projects. And I think there was  
22 a suggestion that might be a possibility. Did we

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1 apply for any?

2 CHAIRMAN ALBERT: Could you identify  
3 yourself?

4 MR. SMITH: Hi, good afternoon. It's  
5 Alastair Smith. I'm with the Office of Capital  
6 Programs. So I serve as DHCD's, I'm sorry, DCHA's  
7 representative on the selection panel.

8 So, in the last funding round,  
9 Kenilworth did apply for LRSP. They were not  
10 awarded in the prior round. I believe they have  
11 submitted an application in this funding round as  
12 well for LRSP as well as Housing Production Trust  
13 Funds.

14 VICE CHAIRMAN SLOVER: So we applied  
15 and did not make the cut.

16 EXECUTIVE DIRECTOR GARRETT: Correct.

17 MR. SMITH: That's correct.

18 VICE CHAIRMAN SLOVER: When you don't  
19 make a cut in this process, do they tell you why?  
20 Do they tell you if you were lacking? Did they tell  
21 you if it didn't fit the criteria? I mean, was  
22 there an explanation given?

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1                   MR. SMITH:     The project team did  
2 receive a debrief from DHCD after the selection  
3 process.

4                   VICE CHAIRMAN SLOVER:   Any thoughts on  
5 what we may have done wrong or --

6                   MR. SMITH:     It's a very competitive  
7 process. I think it's -- they encouraged us to  
8 apply again. They said it was a very strong  
9 proposal. They identified a few places where we  
10 could add a couple of points.

11                   I don't recall in the last funding round  
12 how many project applied. But in this past round,  
13 they made 9 awards out of 19 projects. So it is  
14 very competitive.

15                   So the Kenilworth did pass threshold.  
16 It scored well. But it was not selected. And part  
17 of that I know is just matching up kind of the large  
18 dollar amounts with some of the projects.

19                   So there's roughly \$100 million in  
20 Housing Production Trust Funds each year. I  
21 believe Kenilworth asked for about \$19 million.  
22 So it's -- you know, it can be tough when there is

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1 four or five projects each asking for something in  
2 that range of \$19 to \$20 million.

3 So it scored well. We're very  
4 optimistic in this funding round that it will be  
5 awarded funding.

6 VICE CHAIRMAN SLOVER: Okay. And also  
7 in the notes you gave us, it says that DCHA will  
8 work with DHCD and other agencies providing the  
9 funding. What other agencies with the city would  
10 you be working with?

11 MR. SMITH: The two other agencies are  
12 the Department of Human Services and the Department  
13 of Behavioral Health. They provide the referrals.  
14 Department of Behavioral Health provides some  
15 capital funds as well. The other main agency is  
16 D.C. Housing Finance Agency. So they provide the  
17 four percent tax credits as well as the tax-exempt  
18 bonds.

19 So typically we try and align our  
20 approvals with DHCD's and with DCHFA so that we're  
21 all going to council roughly about the same time  
22 for approval. So each of the agencies has to go

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1 to council to get their funding approved.

2 So, after this resolution is improved,  
3 we'll go project by project to the city council to  
4 request approval for the local rental supplement  
5 authorization for that specific project for that  
6 specific number of units.

7 VICE CHAIRMAN SLOVER: Also, one final  
8 question, it says DCHA's staff will work with each  
9 developer to ensure the project is viable. How  
10 much staff time does it take to review these? And  
11 follow-on question to that is, do we get a fee for  
12 this work? Do we get -- how does this -- how do  
13 we get compensated for this?

14 MR. SMITH: There is an administrative  
15 portion we take from the LRSP program to administer  
16 it.

17 There is -- I spend some staff time kind  
18 of doing underwriting for the projects. The  
19 Housing Choice Voucher Program staff, they do spend  
20 time putting together the contracts. They are  
21 very similar to the HCVP voucher contracts. The  
22 Office of General Counsel spends time on it.

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1           It's more the volume I'd say. Given  
2 seven or eight projects per funding round, it does  
3 take some time. We sit in on the closing calls.  
4 So it's not a, you know, it's not a nominal amount  
5 of time.

6           We do make sure that their projects are  
7 viable and that we know we're allocating the  
8 resources, you know, the right way and that these  
9 are going to be successful projects.

10           So we do spend time. And especially it  
11 takes, you know, 12 to 18 months from the time the  
12 project is awarded to closing. So the closing  
13 process we do, you know, make sure we're at the  
14 table and it goes well.

15           VICE CHAIRMAN SLOVER: Is the  
16 compensation sufficient?

17           MR. SMITH: Is it sufficient? I'm not  
18 sure I can answer that.

19           VICE CHAIRMAN SLOVER: Okay. Think  
20 about it.

21           MR. SMITH: Ron McCoy might be able to.

22           VICE CHAIRMAN SLOVER: And then once

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1 they're awarded -- I know I said that was my last  
2 question, but I have one more.

3 Once they're awarded, is there ongoing  
4 responsibilities from DCHA in terms of these 106  
5 subsidized units? Does that go sort of into our  
6 voucher program?

7 EXECUTIVE DIRECTOR GARRETT:  
8 Commissioner Slover, yes, that just flows into the  
9 administration of the LSRP, LRSP. I said that  
10 wrong.

11 VICE CHAIRMAN SLOVER: Okay.

12 CHAIRMAN ALBERT: Questions from any  
13 other Commissioners?

14 COMMISSIONER VANN-GHASRI: I would  
15 like my question for the record. Would you explain  
16 why DCHA is the initial underwriter?

17 MR. SMITH: So we are not the -- why is  
18 DCHA the initial underwriter?

19 COMMISSIONER VANN-GHASRI: Yeah, DCHA  
20 has performed the initial underwriting.

21 MR. SMITH: Oh, I see. So we are  
22 serving on a panel with the other District

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1 agencies. When the projects are selected, I look  
2 through the projects for their financials to make  
3 sure that, you know, we've done our own due  
4 diligence and we're not putting District resources  
5 into projects that are not going to be successful.

6 The main thing for the part we do is to  
7 make sure that the rents and the amount of subsidy  
8 that they're requesting is in line with the  
9 sub-market rents for the neighborhoods and that  
10 it's not an excessive amount for what they need to  
11 make the project financially feasible.

12 COMMISSIONER VANN-GHASRI: And could  
13 you explain a little more in layman talk the process  
14 receiving the operating subsidy once the units are  
15 completed?

16 MR. SMITH: Sure. So it's very  
17 similar to the Federal HUD's Housing Choice Voucher  
18 Program.

19 So, when we provide a commitment for  
20 operating subsidy, you know, for example for ten  
21 units, before the project goes to closing so that  
22 they have that commitment in their pocket when they

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1 go to closing and get all their financial  
2 commitments, they have that in their hand during  
3 construction.

4 Once the units are complete, they get  
5 their certificate of occupancy from DCRA. Then  
6 they come to DCHA and say we're ready. Ron McCoy's  
7 office sends out his inspectors to make sure they  
8 pass the housing quality standards.

9 Once they've passed those inspections  
10 we make sure that the residents that they are  
11 providing qualify at 30 percent of AMI for the units  
12 and the other criteria.

13 And then at that point, we execute the  
14 subsidy contract, which is good for 15 years. And  
15 they receive the subsidy similar as they would for  
16 the Federal Housing Choice Voucher Program.

17 COMMISSIONER VANN-GHASRI: So the  
18 development projects that's in the recommendation  
19 for this resolution are not necessarily the  
20 projects that we're actually voting on. Is that  
21 a yes -- that's a yes or no answer.

22 MR. SMITH: These are the projects.

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1                   COMMISSIONER VANN-GHASRI:    So these  
2                   are the projects.

3                   CHAIRMAN    ALBERT:            Thank    you,  
4                   Commissioner.    Commissioner St. Jean?

5                   COMMISSIONER ST. JEAN:    So does --

6                   COMMISSIONER VANN-GHASRI:    One last  
7                   one.    How are they determined by ward?    How are  
8                   they determined?    How are these projects  
9                   determined?

10                  MR. SMITH:    So, for example, in this  
11                  funding round there were 19 applications.    They  
12                  are -- there is a scoring criteria in the RFP that  
13                  goes out.    So they're ranked by scoring.

14                  You know, generally in looking at the  
15                  projects, we do try and give a little bit both  
16                  geographic diversity around the city, as well as  
17                  to have some balance of preservation and new  
18                  construction, because there are, you know,  
19                  competing projects for both.

20                  We'd like both to see new units and to  
21                  make sure the existing projects are able to, you  
22                  know, keep their residents and stay in good

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1 condition.

2 COMMISSIONER VANN-GHASRI: Thank you.

3 CHAIRMAN ALBERT: Thank you.

4 Commissioner St. Jean?

5 COMMISSIONER ST. JEAN: All right. So  
6 does five percent of those LRSP comes from DHS and  
7 the rest goes to our waiting lists?

8 MR. SMITH: So, in the RFP, there's a  
9 minimum that five percent of all of the units in  
10 a project, unless they're 100 percent occupied  
11 preservation, need to be permanent supportive  
12 housing.

13 We have a scarce amount of LRSP. And  
14 those permanent supportive housing units are  
15 housing very low-income households. So they  
16 really need to operate in subsidy to serve those  
17 households.

18 So kind of as a first priority, we've  
19 allocated our LRSP to the permanent supportive  
20 housing units. So, in this RFP, pretty much all  
21 of the units we're providing subsidy for are for  
22 permanent supportive housing.

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1           So it's 106 units out of, you know, a  
2           few hundred units are going to be built ultimately  
3           as part of the projects.

4           CHAIRMAN ALBERT:     Thank you.     Any  
5           other questions from Commissioners?

6           VICE CHAIRMAN SLOVER:    I'm sorry,  
7           Neil.   I got one more question.

8           Last month we were shut out of a deal  
9           because there was a joint venture with the city.  
10          How is this -- this is not a question for you, maybe  
11          for the Executive Director or for the attorneys.

12          How is this relationship different from  
13          that relationship in terms of an interaction with  
14          the city?   I'm just trying to get my head around  
15          what happened last month and why these things are  
16          different than the other things.

17          EXECUTIVE           DIRECTOR           GARRETT:  
18          Commissioner Slover, I can't comment on the  
19          legality of our actual position.   And I can ask Mr.  
20          Slover, I mean, Mr. Slaughter to come up and  
21          possibly comment on that differential.

22          But I believe that we're volunteering

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1 more so than anything else, administering the  
2 program and being compensated. It is not a -- I  
3 think one of the other pieces to the proposal was  
4 whether or not we had the ability to use other  
5 organizations to actually participate.

6 In this particular instance, we aren't  
7 using any other organization. It is clearly the  
8 Housing Authority as an entity being compensated  
9 or being compensated for the administration of the  
10 local rent supplement.

11 VICE CHAIRMAN SLOVER: Is that how you  
12 see it?

13 MR. SLAUGHTER: All right. Ken  
14 Slaughter, General Counsel.

15 The key difference between the  
16 transaction you're referring to and the  
17 participation in the NOFAs is that in the  
18 transaction you're referring to the city would be  
19 leasing from the entity that would be created.

20 And that's not the case in these NOFAs.  
21 These are participation by our subsidy through the  
22 LRSP program. The city is not actually in the

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1 transaction. It would be between the developer  
2 and, among other subsidy, there would be our funds  
3 put in.

4 VICE CHAIRMAN SLOVER: So the city as  
5 the tenant is the problem?

6 MR. SLAUGHTER: The city as what?

7 VICE CHAIRMAN SLOVER: As a tenant is  
8 the problem.

9 MR. SLAUGHTER: Yes, that is the  
10 problem.

11 VICE CHAIRMAN SLOVER: And what does  
12 the tenancy create? What's the problem it  
13 creates?

14 MR. SLAUGHTER: The problem is that the  
15 entity that we would create to operate if we had  
16 joined as a joint venture is challenged by the city.  
17 We think we cleared it up. But at that time, they  
18 took a position that they couldn't lease from an  
19 entity created by us.

20 VICE CHAIRMAN SLOVER: So it's about  
21 the lease, because we have other entities where --

22 MR. SLAUGHTER: That's right. It's a

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1 different --

2 VICE CHAIRMAN SLOVER: We have other  
3 situations where as in Barry Farm we got a \$10  
4 million grant from the city to an entity.

5 MR. SLAUGHTER: Right, exactly.

6 VICE CHAIRMAN SLOVER: That doesn't --  
7 it's all about the lease.

8 MR. SLAUGHTER: It's all about the  
9 lease and the relationship in the transaction as  
10 it goes forward with the city as an economic  
11 participant paying a rent to this enterprise that  
12 we would be in.

13 VICE CHAIRMAN SLOVER: And you think  
14 you've solved that problem?

15 MR. SLAUGHTER: We're -- we want  
16 written confirmation. But we certainly have  
17 talked it through with them.

18 VICE CHAIRMAN SLOVER: Well, why are we  
19 not -- I mean, the other deal has not closed yet.

20 MR. SLAUGHTER: Well, it's --

21 VICE CHAIRMAN SLOVER: So why are we --  
22 can I finish? So why are we foreclosing ourselves

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1 on that transaction?

2 MR. SLAUGHTER: It has --

3 VICE CHAIRMAN SLOVER: It's a  
4 lucrative, potentially very lucrative transaction  
5 to the Authority, which we basically left on the  
6 table.

7 MR. SLAUGHTER: I got it.

8 VICE CHAIRMAN SLOVER: So why are we  
9 not moving faster?

10 MR. SLAUGHTER: Because we haven't  
11 finalized our negotiations with the OAG.

12 VICE CHAIRMAN SLOVER: Well, who's not  
13 moving fast?

14 MR. SLAUGHTER: It is an ongoing  
15 conversation.

16 VICE CHAIRMAN SLOVER: Well, why is it  
17 taking so long?

18 MR. SLAUGHTER: Well, because there  
19 are lawyers at the OIG who are making, OAG who are  
20 making decisions, who are analyzing and making  
21 decisions for the implications across other  
22 transactions.

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1 VICE CHAIRMAN SLOVER: This is a very  
2 costly time delay for us. I just --

3 MR. SLAUGHTER: Well --

4 VICE CHAIRMAN SLOVER: It's very  
5 frustrating to sit on the Board --

6 MR. SLAUGHTER: It's been a --

7 VICE CHAIRMAN SLOVER: -- and watch  
8 these things happen month after month after month.

9 MR. SLAUGHTER: We certainly agree  
10 with your frustration.

11 CHAIRMAN ALBERT: So, at this time, I  
12 am going to ask for a motion to approve Resolution  
13 18-27. Is there such a motion?

14 UNIDENTIFIED PARTICIPANT: So moved.

15 CHAIRMAN ALBERT: Is there a second?

16 MS. McNAIR: Second.

17 CHAIRMAN ALBERT: All in favor say --  
18 oh, roll call.

19 MS. McNAIR: Chair, thank you.  
20 Commissioner Grossinger?

21 COMMISSIONER GROSSINGER: Yes.

22 MS. McNAIR: Commissioner Neal Jones?

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1 COMMISSIONER NEAL JONES: Yes.

2 MS. McNAIR: Commissioner Ortiz Gaud?

3 COMMISSIONER ORTIZ GAUD: Yes.

4 MS. McNAIR: Commissioner St. Jean?

5 COMMISSIONER ST. JEAN: Yes.

6 MS. McNAIR: Commissioner Taliaferro?

7 COMMISSIONER TALIAFERRO: Yes.

8 MS. McNAIR: Commissioner

9 Vann-Ghasri?

10 COMMISSIONER VANN-GHASRI: Yes.

11 MS. McNAIR: Commissioner Slover?

12 VICE CHAIRMAN SLOVER: Present.

13 MS. McNAIR: Commissioner Council?

14 COMMISSIONER COUNCIL: Yes.

15 MS. McNAIR: Chairman Albert?

16 CHAIRMAN ALBERT: Yes.

17 MS. McNAIR: You have eight yes, one  
18 abstention. The resolution approves.

19 CHAIRMAN ALBERT: So, before we move  
20 on, thank you, to Resolution 18-28, I'm just going  
21 to ask, people, we have a very small room. If you  
22 must speak, feel free to excuse yourself so you can

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1 have your conversation outside. But it's a little  
2 disruptive to do it in here. We do have a smaller  
3 room today. So just be respectful to people who  
4 are speaking. If you can't do that, please leave.

5 So Resolution 18-28 is to approve the  
6 District of Columbia Housing Authority's fiscal  
7 year 2018 Capital Fund. Again, I'll turn it over  
8 to our Executive Director.

9 EXECUTIVE DIRECTOR GARRETT: Okay.  
10 Commissioners, the Capital Fund plan includes  
11 approximately \$21 million that is being given to  
12 us by the Department of Housing and Urban  
13 Development.

14 And the planned sources and uses  
15 identifies exactly how it would be broken down,  
16 which would include demolition and disposition,  
17 Replacement Housing Factor money, in addition to  
18 other capital programs that we would be executing  
19 under, on behalf of the Housing Authority.

20 Also, your backup documentation  
21 clearly shows that after, the net capital funds for  
22 my organization will be roughly around \$2.8 million

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1 after debt service, public safety, administrative  
2 fees, and other operational components,  
3 specifically the environmental site assessments  
4 that we're actually doing.

5 Mr. Brown, Michael Brown from OCP is  
6 here to answer any questions that you might have  
7 for us. And as he walks up, I just want to remind  
8 everyone we're using this as our roadmap for  
9 capital initiatives in conjunction with a newly  
10 drafted physical needs assessment of all of our  
11 entire portfolio where we denote. And we're  
12 trying to identify exactly what the next steps will  
13 be for capital improvements for those properties.

14 CHAIRMAN ALBERT: All right. Mr.  
15 Brown, I think we may have a few questions for you.  
16 So my first question is what's the source of the  
17 funding.

18 MR. BROWN: The source of the funding  
19 is all from --

20 CHAIRMAN ALBERT: You have to put the  
21 mic a little closer.

22 MR. BROWN: The source of funding is

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1 all from the national HUD organization.

2 CHAIRMAN ALBERT: Great. And so, in  
3 looking at the breakdown of the funding, of how the  
4 funding is going to be used, there is a large  
5 amount, \$5.4 million for debt service. There is  
6 \$2.1 million for administrative fee. And then  
7 there is \$2.1 million for public safety. Could you  
8 explain those amounts for us?

9 MR. BROWN: Yes. Starting with public  
10 safety, the \$2.1 million that is noted is for the  
11 supplemental funding for the Office of Public  
12 Safety for the District of Columbia Housing  
13 Authority. That is a partial funding for the, what  
14 we call DC Housing Police.

15 EXECUTIVE DIRECTOR GARRETT: And we  
16 combine that, Commissioners, with the \$4.2 million  
17 from the District.

18 CHAIRMAN ALBERT: So this is not the  
19 only source of funding for public safety within the  
20 Housing Authority.

21 MR. BROWN: Correct. This is only one  
22 supplemental source.

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1                   CHAIRMAN ALBERT: Right. And what's  
2 included in the administrative fee?

3                   MR. BROWN: It has the officers that  
4 are located within the 1133 headquarters, as well  
5 as administrative distribution throughout the city  
6 for various projects.

7                   CHAIRMAN ALBERT: So does that include  
8 project management? Does that include  
9 consultings? Does it include fees?

10                  MR. BROWN: Yes, it does.

11                  CHAIRMAN ALBERT: Great. And then,  
12 you know, for laypeople like me, what is debt  
13 service and why should that be coming out of the  
14 \$21 million?

15                  MR. BROWN: Debt service is the ability  
16 or the responsibility of paying back where the  
17 Housing Authority goes out and procures loans to  
18 do advancement or capital improvements on various  
19 properties so that we're able to go back and pay  
20 off those loans over time. And that is the debt  
21 service that is identified in the capital program.

22                               EXECUTIVE                   DIRECTOR                   GARRETT:

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1 Commissioners, there's a specific program called  
2 the Capital Fund Finance Program, which the DCHA  
3 took part in some years ago. And that still has  
4 a debt service that we are still paying off.

5 CHAIRMAN ALBERT: So, in the memo to  
6 the Board on page 1, you say that DCHA anticipates  
7 having approximately \$2.833 million available for  
8 modernization and activities. Could you talk to  
9 us a little bit about the list of sites that will  
10 benefit from this fund?

11 MR. BROWN: Yes. The sites that are  
12 identified for capital investment are Horizon  
13 House, the James Apartments, Judiciary House,  
14 Montana Terrace, Regency House, Stoddert Terrace,  
15 and Woodland Terrace.

16 CHAIRMAN ALBERT: Great. Those are my  
17 questions. Questions from any other  
18 Commissioners?

19 COMMISSIONER VANN-GHASRI: Why were  
20 those the only family communities selected and how  
21 were they selected?

22 MR. BROWN: They were selected based

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1 upon the physical needs assessment that are  
2 generated for the Housing Authority every five  
3 years. And we go through and identify those needs  
4 and associate dollars to those in our request for  
5 funding.

6 COMMISSIONER TALIAFERRO: Okay.  
7 Well, I got a question. What about the senior  
8 properties?

9 MR. BROWN: There are senior  
10 properties --

11 COMMISSIONER TALIAFERRO: I mean, you  
12 named some, but you got other properties that need  
13 the assistance too.

14 MR. BROWN: That is correct. And we  
15 would move to those properties within the next  
16 capital fiscal year.

17 CHAIRMAN ALBERT: Questions? Mr.  
18 Slover?

19 VICE CHAIRMAN SLOVER: What was the  
20 amount last year at that bottom line there?

21 MR. BROWN: For the net capital --

22 VICE CHAIRMAN SLOVER: Yeah.

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1 MR. BROWN: -- available for  
2 properties?

3 VICE CHAIRMAN SLOVER: For whatever 20  
4 -- whatever last year's year was.

5 MR. BROWN: For properties, 4.713.

6 VICE CHAIRMAN SLOVER: 4.71?

7 MR. BROWN: Um-hmm.

8 VICE CHAIRMAN SLOVER: And what was the  
9 total budget? Was it less than 21?

10 MR. BROWN: Yes, it was.

11 VICE CHAIRMAN SLOVER: Look, the  
12 bottom line is, if we start off with 21 and we end  
13 up with 2.8 going to the property from 21 million,  
14 something's not right. I mean, we have 8,000  
15 units. We need more than 2.8. We need more than  
16 21. But I just, I don't see how we can put forward  
17 a \$2.8 million capital budget. I just have a hard  
18 time with that.

19 EXECUTIVE DIRECTOR GARRETT:  
20 Commissioner Slover, let's take into consideration  
21 that \$5.2 million of that particular budget is  
22 going to the environmental assessment that we're

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1 doing throughout the --

2 VICE CHAIRMAN SLOVER: No, I get that.

3 EXECUTIVE DIRECTOR GARRETT: --  
4 portfolio.

5 VICE CHAIRMAN SLOVER: I get that,  
6 Commissioner Garrett.

7 EXECUTIVE DIRECTOR GARRETT: So that's  
8 the chunk. That's a larger chunk than -- we didn't  
9 do that last year. That was an initiative that we  
10 didn't take on.

11 VICE CHAIRMAN SLOVER: No, I  
12 understand that. But sometimes we need to move  
13 things around a little bit. Maybe we don't take  
14 our administrative fee. You know, maybe we find  
15 a different place for the public safety money.

16 I just think it's not a responsible  
17 thing for us to be talking about \$2.8 million when  
18 we're looking at \$1.3 billion in deferred  
19 maintenance. Just the numbers are, they're hard  
20 to swallow. And so I think we need to find more  
21 money.

22 EXECUTIVE DIRECTOR GARRETT:

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1 Commissioners, also take into account for capital  
2 improvements. We do have money coming from the  
3 District. There is another approximately between  
4 \$10 to \$15 million that, \$10 to -- it's 5 now, but  
5 we're still looking for another \$10 million to come  
6 from the District for capital improvements  
7 throughout the portfolio also. So we've  
8 identified what my position needs from that  
9 particular budget also.

10 VICE CHAIRMAN SLOVER: But the issue  
11 that I'm trying to point out is we can't sustain.  
12 We have -- just something's got to break here. We  
13 can't sustain with \$2.8 million or with 7. So I  
14 don't know what we do. But we got to do something.

15 CHAIRMAN ALBERT: Well, I think what we  
16 do is -- and every year we do this. We ask the city  
17 to increase its funding of our capital dollars. We  
18 will continue to do so this year. And all of you  
19 in the audience can help us with this effort. But  
20 I agree. The amount of funds we have is never  
21 sufficient to meet our needs. Commissioner St.  
22 Jean?

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1                   COMMISSIONER ST. JEAN: Yes, I know  
2 this resolution is not part for the rent  
3 (phonetic). But for our own rent next month, I  
4 want to talk about the discussion on what waiting  
5 lists are we going to pull the families from on the  
6 lists and the funded and what lists are we pulling  
7 the families from rent.

8                   CHAIRMAN ALBERT: We will do that.  
9 So, at this time, I will entertain a motion to  
10 approve Resolution 18-28. Is there such a motion?  
11 Anybody?

12                   COMMISSIONER ST. JEAN: So moved.

13                   CHAIRMAN ALBERT: So moved. Is there  
14 a second?

15                   UNIDENTIFIED PARTICIPANT: I'll  
16 second.

17                   CHAIRMAN ALBERT: Seconded. All  
18 those in -- roll call.

19                   MS. McNAIR: Thank you. Commissioner  
20 Ortiz Gaud?

21                   COMMISSIONER ORTIZ GAUD: Yes.

22                   MS. McNAIR: Commissioner St. Jean?

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1 COMMISSIONER ST. JEAN: Yes.

2 MS. McNAIR: Commissioner Taliaferro?

3 COMMISSIONER TALIAFERRO: Yes.

4 MS. McNAIR: Commissioner  
5 Vann-Ghasri?

6 COMMISSIONER VANN-GHASRI: No.

7 MS. McNAIR: Commissioner Slover?

8 VICE CHAIRMAN SLOVER: No.

9 MS. McNAIR: Commissioner Council?

10 COMMISSIONER COUNCIL: No.

11 MS. McNAIR: Commissioner Grossinger?

12 COMMISSIONER GROSSINGER: Yes.

13 MS. McNAIR: Chairman Albert?

14 CHAIRMAN ALBERT: Yes.

15 MS. McNAIR: You have five --

16 COMMISSIONER NEAL JONES: You didn't  
17 call me.

18 MS. McNAIR: I'm sorry. Commissioner  
19 Neal Jones?

20 COMMISSIONER NEAL JONES: Yes.

21 MS. McNAIR: You have six yes and three  
22 no. The resolution is approved.

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1 CHAIRMAN ALBERT: Thank you. Thank  
2 you, Mr. Brown.

3 MR. BROWN: You're welcome.

4 CHAIRMAN ALBERT: Next is Resolution  
5 18-31, which is to authorize the execution of a  
6 contract for consulting services to facilitate the  
7 agency's strategic planning process. And once  
8 again, I'll turn it over to our Executive Director.

9 EXECUTIVE DIRECTOR GARRETT:  
10 Commissioners, this is actually what I consider to  
11 be a continuation of what we've started over the  
12 last year. I believe that we've had some great  
13 analysis of our organization overall. As you can  
14 see from our dashboard, we're starting to drill  
15 down into some of the real specifics that drive our  
16 organization, and from some of the other  
17 initiatives that I mentioned, such as the  
18 environmental initiative led and the risk  
19 assessment initiative that we produced.

20 And even starting with our rodent  
21 infestation, our program that we're going to be  
22 implementing, I think we've gotten off and turned

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1 the corner and are moving in a different direction.

2 But with saying that, we still need  
3 assistance and help in devising a clear strategic  
4 plan for the organization that will move us forward  
5 over the next five to ten years.

6 So what I've done is I have created a  
7 team. It began with Mr. Ken Slaughter from OGC  
8 beginning the initiative. And we now have handed  
9 it over to Kim Cole who's going to talk to you more  
10 and be able to answer a few of your questions in  
11 reference to our strategic plan and our process for  
12 engaging McKinsey and Company.

13 I believe this will be beneficial for  
14 us. Although McKinsey and Company has not worked  
15 extensively with organizations, with housing  
16 authorities so to speak, they do have a wealth of  
17 knowledge and experience with working with other  
18 government entities that resemble us.

19 And they have worked peripherally with  
20 the, with various cities and their housing  
21 authorities' consolidated programs and  
22 consolidated plans that have been created to

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1 develop affordable housing.

2 I believe this is an initiative that is  
3 important to our organization. And as I said, Kim  
4 will take it from here. But I believe it's  
5 something that is necessary for us to take on as  
6 an endeavor.

7 CHAIRMAN ALBERT: So, before Kim  
8 speaks, why do you think it's important?

9 EXECUTIVE DIRECTOR GARRETT: Because  
10 we need to -- we've drill down and we've identified  
11 where we are. Now we need to clearly point out  
12 where we need to go and how we need to get there  
13 and also identify exactly what metrics we need to  
14 put in place to assure we accomplish those actual  
15 goals.

16 It's very hard, as we've been saying  
17 around the office when we've been dealing with this  
18 particular issue, it's very hard and difficult to  
19 fly the plane at 30,000 feet and try to repair it  
20 at the same time. And that's what we've been doing  
21 to some extent.

22 We've had a great team. And I really

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1       applaud them for all the hard work they've done over  
2       the last 12 months. But we do need some, an outside  
3       viewpoint of exactly what we're doing and how we  
4       can actually become more efficient and provide the  
5       proper service to our residents.

6                   CHAIRMAN ALBERT: Okay. Kim?

7                   MS. COLE: Good afternoon. So I'm  
8       going to provide some context where this  
9       arrangement of the resolution just as some  
10      additional information to back up with what the  
11      Executive Director has already shared to the  
12      importance of this activity.

13                  In terms of us selecting McKinsey and  
14      Company, we did a scan, a research of those  
15      organizations, companies that operate in the  
16      financial consulting space that focus on public  
17      housing authorities.

18                  And in thinking about what we wanted to  
19      get out of this process, the importance of the  
20      process, there was a decision made that we wanted  
21      to go beyond just those entities, those  
22      organizations, those companies that focus on

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1 management consulting and strategic planning just  
2 for public housing authorities.

3 The idea is we want to be able to think  
4 outside the box. We want to engage a company  
5 that's agile, that understands the best practices  
6 across a number of different arenas. That's the  
7 local government, federal government, state  
8 government, in addition to private non-profits  
9 and corporations.

10 So we selected McKinsey given their  
11 wealth of experience across those different areas  
12 as it relates to strategic management and  
13 management consulting.

14 In terms of the procurement process,  
15 you may be familiar with the purchasing cooperative  
16 approach. We've done this before, most notably  
17 earlier this year with the procurement of a  
18 company, companies, excuse me, for supplies and  
19 maintenance for our public housing sites. We did  
20 something similar in procuring McKinsey.

21 They are a vendor that's a part of what  
22 they call the National Cooperative Purchasing

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1 Alliance. And we were able to become a member of  
2 that alliance.

3 The way that the cooperative works is  
4 that they will actually put out a national  
5 competitively bid RFP. Entities or vendors  
6 that are a part of the alliance will bid or submit  
7 proposals to do the work.

8 McKinsey submitted a proposal for a  
9 nationally competitively bid RFP that went out  
10 with a focus on strategic planning. And we  
11 selected McKinsey based on their performance in  
12 that competitive bidding process.

13 Mr. Garrett touched on the fact that  
14 McKinsey has a breadth of experience and I did also.  
15 I want to give you a few examples of the entities  
16 that they've worked with.

17 They were the lead entity,  
18 organization, company that led the comprehensive  
19 city planning process in the city of New York, which  
20 included engaging over 70 different agencies in the  
21 community. So they have experience with engaging  
22 a multitude of stakeholders. And that process

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1 also included the New York Housing Authority.

2 At a federal level, they have a large  
3 amount of experience with HUD. They've actually  
4 had about 25 engagements at HUD across various  
5 departments with a focus on change management,  
6 strategic management, and management consulting.

7 In the District of Columbia, I think  
8 it's important to note that they have a presence  
9 here even though they are an international firm.  
10 They've worked with D.C. public schools. They've  
11 worked with LaMotta (phonetic), again, providing  
12 them with strategic management and strategic  
13 planning support in putting together a vision for  
14 their organizations.

15 With respect to our Section 3  
16 compliance, which is extremely important to us as  
17 a housing authority in terms of providing  
18 opportunities for our residents as we engage with  
19 contractors, McKinsey has put forth a  
20 three-pronged plan that includes holding five  
21 computer literacy classes for our residents,  
22 holding a, or excuse me, hosting a business plan

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1 development workshop, and conducting a company  
2 professional clothing drive, all in support of our  
3 first development efforts as an agency.

4 This contract will be up, will be for  
5 a year. The initial work that's going to be  
6 performed will happen over the course of a  
7 six-month period.

8 We are in a position, in a unique  
9 position, in a special position where we need to  
10 take action with respect to providing a strategic  
11 vision and a course for the Agency, not just  
12 something that sits on a shelf, but something that  
13 is actionable.

14 And we believe that this process and the  
15 level of engagement we plan on taking with respect  
16 to our residents, our stakeholders, our Board of  
17 Commissioners, and our staff, that we'll get the  
18 buy-in that we need to make this a successful  
19 project. Are there any questions?

20 CHAIRMAN ALBERT: Any questions?

21 COMMISSIONER ST. JEAN: I have --

22 CHAIRMAN ALBERT: Yes, Commissioner

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1 St. Jean.

2 COMMISSIONER ST. JEAN: Thank you, Kim  
3 Cole. So I have two. Thank you, Mr. Garrett, for  
4 your vision.

5 If we can run an agency like a corporate  
6 business, it would be a good thing. It's  
7 expensive, but I hope they can give us enough to  
8 know how we can do it.

9 I think that Edie (phonetic) knows HCVP  
10 is the only department that aggressively makes  
11 non-government money and grows the business within  
12 the local and federal government. And we need to  
13 know how to do it in other areas so we won't be  
14 dependent on HUD.

15 And my other thing is Section 3. Is it  
16 going to be public housing and HCVP?

17 MS. COLE: Yes, ma'am.

18 COMMISSIONER ST. JEAN: Okay.

19 MS. COLE: Yes, ma'am.

20 CHAIRMAN ALBERT: Great. Any other  
21 questions?

22 COMMISSIONER VANN-GHASRI: Yeah, I

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1 just want to go on record making this statement that  
2 this is not the first time that we have had a  
3 consulting group to -- I don't know what we want  
4 to say, re-do us or a revisionary, so to book it  
5 to another move.

6 It's a waste that we're not keeping up  
7 with the information so that this Board would be  
8 able to do a comparison and analyzation of the  
9 trends.

10 So, even with this particular group, it  
11 would be highly recommended that beginning now that  
12 this agency, who wants to look like corporate  
13 America, learn to, A, keep up with numbers, be able  
14 to make contrast of a contract five years ago and  
15 a contract now that has the same mission, pretty  
16 much the same goal, and the deliverables so that  
17 we can see what is the deliverables and how many  
18 other companies that a company has done, because  
19 other than that, I don't understand what we're  
20 doing, because we're not practicing good business  
21 practice when they look at, when we're going to look  
22 at those Fortune 500 companies.

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1 MS. COLE: And I think this will take  
2 us in that direction.

3 CHAIRMAN ALBERT: So I will entertain  
4 a motion for approval of this resolution.  
5 Anybody? Again, is there a motion to approve?

6 COMMISSIONER ST. JEAN: Yes, so moved.

7 CHAIRMAN ALBERT: Is there a second?

8 EXECUTIVE DIRECTOR GARRETT: Second.

9 CHAIRMAN ALBERT: Second. Roll call.

10 MS. McNAIR: Thank you. Commissioner  
11 Neal Jones?

12 COMMISSIONER NEAL JONES: Yes.

13 MS. McNAIR: Commissioner Ortiz Gaud?

14 COMMISSIONER ORTIZ GAUD: Yes.

15 MS. McNAIR: Commissioner St. Jean?

16 COMMISSIONER ST. JEAN: Yes.

17 MS. McNAIR: Commissioner Taliaferro?

18 COMMISSIONER TALIAFERRO: Yes.

19 MS. McNAIR: Commissioner  
20 Vann-Ghasri?

21 COMMISSIONER VANN-GHASRI: No.

22 MS. McNAIR: Commissioner Slover?

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1 VICE CHAIRMAN SLOVER: Yes.

2 MS. McNAIR: Commissioner Council?

3 COMMISSIONER COUNCIL: Yes.

4 MS. McNAIR: Commissioner Grossinger?

5 COMMISSIONER GROSSINGER: Abstain.

6 MS. McNAIR: Chairman Albert?

7 CHAIRMAN ALBERT: Yes. So that --

8 MS. McNAIR: You have seven yes, one  
9 abstention, and one no. The resolution is  
10 approved.

11 CHAIRMAN ALBERT: Thank you so much.  
12 Sorry to be crossing you so often today.

13 So next on our agenda is our public  
14 comment period. As is our custom, we will provide  
15 residents with five minutes to bring comments to  
16 the Commissioners and non-residents three minutes.

17 We have a lot of people signed up.  
18 We'll call you in order. We're going to have  
19 strict adherence to the five-minute timeline  
20 today.

21 Again, I'm going to ask you  
22 respectfully as others are speaking please listen.

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1 If you must have a conversation, please go outside  
2 and have that conversation. If you can't refrain  
3 from doing that, I'm just going to ask that you be  
4 removed today. We do have a very small and tight  
5 room. So please be respectful.

6 First on our list is Rhonda  
7 Edwards-Hines, Rhonda, Jodie Baker.

8 (Off mic comments.)

9 CHAIRMAN ALBERT: Okay. Rhonda is  
10 coming.

11 MS. EDWARDS-HINES: Good afternoon.

12 CHAIRMAN ALBERT: Good afternoon.

13 GROUP: Good afternoon.

14 MS. EDWARDS-HINES: My name is Rhonda  
15 Edwards-Hines. And I am coming before you today  
16 --

17 CHAIRMAN ALBERT: Rhonda, can you just  
18 move the mic closer to you?

19 MS. EDWARDS-HINES: Can you hear me  
20 now?

21 CHAIRMAN ALBERT: I can hear you.

22 MS. EDWARDS-HINES: Okay. I come in

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1 front of the Commissioners today as I gave this a  
2 lot of thought to speak today. The reason is, the  
3 reason I'm speaking today is that I always speak  
4 for the community, but I don't barely speak for  
5 myself.

6 And as I have relocated over here on  
7 this property of Highland, I have been going  
8 through some issues with my neighbors. And my unit  
9 has been vandalized on the outside, the front and  
10 the back.

11 And I gave my property manager a  
12 ten-page statement on August 6th of this year. I  
13 haven't heard anything back from that. And as of  
14 Monday, bleach was thrown on my threshold of my  
15 doorway.

16 Now, I have gave DCHA service from me  
17 for over 26 years. And to relocate was not only  
18 physically but mentally a draw on me where I have  
19 to go to my doctor. I don't even get to sleep that  
20 much, because I don't know if someone is going to  
21 put something through my mailbox, because I'm  
22 having problems with my neighbor because they

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1 wanted to attend, to be in front of my doorway to  
2 smoke their drugs. And that's -- I'm not -- you're  
3 not going to bully me.

4 And this is -- and I talked to my  
5 property manager about it. And she's aware of it.  
6 And there's not much that she can do, because she  
7 told me that she was going to turn it over to the  
8 attorneys. But I haven't heard anything as of  
9 today.

10 CHAIRMAN ALBERT: Who is your property  
11 manager?

12 MS. EDWARDS-HINES: I think her first  
13 name is Laurie Brocker, if I'm pronouncing her name  
14 properly.

15 But when I came to her, she was very  
16 forthcoming and, you know, because I came to her  
17 several times. But I just don't even bother about  
18 going to her anymore, because the more that I say  
19 something the worse it gets. And this little girl,  
20 I don't have to deal with a 20-year-old. I really,  
21 really don't. And I don't want to have to have it  
22 escalate to where my family get into it.

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1           And I shouldn't have to, you know, live  
2           in fear. I don't even come home until like 9:00,  
3           10:00 at night. I don't even know why I say a home.  
4           It's not my home. It's just a place where I lay.  
5           And that's how I look at it. And if I can barely  
6           get any sleep, and I shouldn't have to go through  
7           all that.

8           And I'm probably being redundant  
9           because I'm trying not to have an anxiety attack.  
10          But I really want the Board to understand that the  
11          things that I'm going through. And I wanted to be  
12          on record as to what I'm going through.

13          And I have asked in the conclusion of  
14          my letter for a transfer. And I haven't heard  
15          anything. And --

16          CHAIRMAN ALBERT: Well, we definitely  
17          are going to follow up with you. I see our director  
18          making notes here. Thanks for putting that on the  
19          public record. Mr. Executive Director, who will  
20          be following up with her and when?

21          EXECUTIVE DIRECTOR GARRETT: It should  
22          be Carolyn Punter.

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1 MS. EDWARDS-HINES: I just want to note  
2 that I do have pictures and I took video, because  
3 someone is trying to break into my back door. And  
4 it's obvious. And they done carve graffiti on my  
5 back door, and some black stuff is on the back of  
6 my porch if I didn't already say that. I'm just  
7 trying to make sure that I'm covering everything.

8 CHAIRMAN ALBERT: So Ms. Carolyn  
9 Hunter will be --

10 EXECUTIVE DIRECTOR GARRETT: Punter  
11 with a P.

12 (Off mic comments.)

13 CHAIRMAN ALBERT: Thank you so much for  
14 sharing.

15 MS. EDWARDS-HINES: Thank you. Oh,  
16 and by the way, I just wanted to say thank you,  
17 because I come up here and talk about the safety  
18 of the redevelopment and how it wasn't no lighting  
19 over there. And I notice -- I want to thank  
20 whomever is responsible on record that I do see the  
21 spotlights and there's a lot of lighting over  
22 there.

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1 CHAIRMAN ALBERT: Thank you very much  
2 for saying that.

3 MS. EDWARDS-HINES: Thank you.

4 (Off mic comments.)

5 CHAIRMAN ALBERT: And Ms. Baker.

6 MS. BAKER: Good afternoon.

7 CHAIRMAN ALBERT: Good afternoon, Ms.  
8 Baker.

9 MS. BAKER: My name is Jaclyn Baker.  
10 And I'm from Greenleaf family property. Okay. I  
11 know we had a meeting with them, 1133. I know they  
12 went and came. They did the dust and drill. But  
13 nothing else has been done. Then I had --

14 CHAIRMAN ALBERT: When was that  
15 meeting? Do you remember?

16 MS. BAKER: I don't remember. And  
17 then when I got home I had a call DCHA, a 30-day  
18 notice about my dog when you got everybody right  
19 here in Greenleaf property has a dog. And I watch  
20 the property every day and see the dog.

21 And I don't like that, because I'm a  
22 hard worker and I still clean up even though I don't

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1 work for Housing anymore, but I still keep that area  
2 clean. And if you're going to give me a 30-day  
3 notice, you need to send everybody else a 30-day  
4 notice about their dog.

5 And then my stuff has not been fixed  
6 yet, just a dust and drill. And I'm still having  
7 problems with the monsters eating up everything in  
8 my house, stealing everything. And I think that's  
9 not fair to me. I can't speak on everybody else.  
10 But I can speak for me.

11 And then when we had that meeting, a  
12 resident council meeting with Ms. Hartdale, we had  
13 another tenant call a tenant a bitch. And that's  
14 not right. I don't know why she did it. I don't  
15 know if it was because we went to the meeting. But  
16 she called this lady a B, a bitch. And that's not  
17 right.

18 CHAIRMAN ALBERT: Right.

19 MS. BAKER: That's not right. So the  
20 lady called her a B back. That's not right. And  
21 I don't feel that it's not right to me that I haven't  
22 got my windows. She took me to court about my rent.

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1 I didn't get my windows yet. My windows are still  
2 messed up.

3 They're doing the work really actually  
4 clean the property like they should anyway because  
5 if you're going in unit, your windows should be  
6 cleaned anyway. I shouldn't have to come in here  
7 and clean no windows, because I worked with Housing  
8 so I know what can be done.

9 So you're not getting a dumb dumbbell  
10 from me, because I know when you go in the unit,  
11 the unit is supposed to get cleaned all the way  
12 through. Windows, everything should be clean.

13 I shouldn't have to go in there and wipe  
14 my cabinets out. They should have been cleaned  
15 before I moved into the unit.

16 I've worked for Housing 17 years, and  
17 I know how a unit should be cleaned. And I think  
18 that's not fair to me.

19 CHAIRMAN ALBERT: For the record --

20 MS. BAKER: And it's stressing me out  
21 because of the monsters in my bed and everything.  
22 And I'm not going to keep going through that.

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1 EXECUTIVE DIRECTOR GARRETT:

2 Commissioners --

3 MS. BAKER: Eating up all my food and  
4 stuff, cereal, bread, and everything. I got to put  
5 it in a container to keep them from eating it up.

6 EXECUTIVE DIRECTOR GARRETT:

7 Commissioners --

8 MS. BAKER: That's not right.

9 EXECUTIVE DIRECTOR GARRETT:

10 Commissioners, as I --

11 MS. BAKER: Enough is enough --

12 CHAIRMAN ALBERT: Thank you.

13 EXECUTIVE DIRECTOR GARRETT:

14 Commissioners, as I pointed out at the beginning  
15 during my Executive Director report, the first  
16 initiative or the first step with the rodent  
17 infestation at Greenleaf was to do the dust and  
18 drill.

19 That doesn't mean that it's over. And  
20 that's why we engaged the Cornell group to come in  
21 and give us some remedies and give us some insight  
22 as to how we can address the problem.

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1           One thing that was pointed out to me,  
2           Commissioners, again as I said in the very  
3           beginning, was that this isn't a problem that just  
4           occurred over the last 12 months. The infestation  
5           that's in some of the, at some of our complexes has  
6           been building up over years.

7           So it's going to take a minute and some  
8           very aggressive approaches that we're going to  
9           implement to rid ourselves of the rodent  
10          infestation throughout, not just at Greenleaf but  
11          throughout many of the properties in our portfolio.

12          CHAIRMAN ALBERT: Thank you. Latrice  
13          Belt?

14          VICE CHAIRMAN SLOVER: Could I ask just  
15          one quick question? Can you give us an update on  
16          the Greenleaf development? I mean, it's -- I  
17          haven't heard much about it recently.

18          EXECUTIVE DIRECTOR GARRETT: No, the  
19          only thing that we can say, Commissioner Slover,  
20          is that we did put out our RFP. There were  
21          responses. We did support those responses. We  
22          have yet to notify the developers who have made the

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1 short list.

2 VICE CHAIRMAN SLOVER: And what's the  
3 timeline for all that?

4 EXECUTIVE DIRECTOR GARRETT: We look  
5 to probably do that within the next 30 to 45 days.

6 VICE CHAIRMAN SLOVER: Is there a  
7 reason why we're not doing it faster?

8 EXECUTIVE DIRECTOR GARRETT: I just  
9 made the decision that we were going to look at it  
10 from a broad point of view to see exactly how we  
11 can actually address the Greenleaf initiative. It  
12 had been developed in a certain manner already. I  
13 thought it was good to take a step back and look  
14 at it from a different perspective.

15 VICE CHAIRMAN SLOVER: I appreciate  
16 that. Thank you.

17 CHAIRMAN ALBERT: Ms. Belt?

18 MS. BELT: My name is Latrice Belt.  
19 And I'm the chair of the Barry Farm Tenants and  
20 Allies Association, BFTAA.

21 Today, I'm sharing this statement on  
22 behalf of our tenants association regarding the

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1 redevelopment of our community. Barry Farm is a  
2 sacred place for D.C.'s black residents. It was  
3 the first place in D.C. where black residents had  
4 the right to own the land. The early residents  
5 bought their land and building supplies and built  
6 their homes. Their homes were later taken by  
7 eminent domain as lump clearance..

8 In honor of the early residents of Barry  
9 Farm and all black residents of D.C. struggling to  
10 maintain our place in our city, our home, we call  
11 on you to work with us to create a community that  
12 is worthy of our ancestors and the struggles they  
13 endured.

14 We are committed to using all resources  
15 available to us for as long as it takes to shape  
16 the future of Barry Farm in this manner. We call  
17 on you to work with us and together we can make this  
18 a proud example of community, at the community land  
19 equitable development, not another failed  
20 privatization project.

21 We have no confidence in the New  
22 Communities Initiative, NCI. NCI is a failure.

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1 The D.C. Council authorized the redevelopment of  
2 Barry Farm, Park Morton, Lincoln Heights,  
3 Richardson Dwellings, and Northwest One over ten  
4 years ago. None of these projects have been  
5 completed. Most are barely started. But  
6 throughout this time, residents have suffered. We  
7 have suffered from neglect of our properties and  
8 conditions that harm our health. We have suffered  
9 under the persistent and unknown threat of  
10 displacement. We have suffered through dozens of  
11 meetings at which we were spoken down to, misled,  
12 and ignored.

13 We call on the D.C. Housing Authority  
14 to end its partnership with the New Communities  
15 Initiative. We call on you to instead partner with  
16 us, the residents. The development approach of  
17 NCI led by the Deputy Mayor for Planning and  
18 Economic Development emphasizes the privatization  
19 of public housing and development of density that  
20 serves largely new and wealthier residents. This  
21 development model does nothing to change the  
22 economic conditions of public housing residents.

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1           After the Appeals Court ruled in favor  
2 of BFTAA, and DCHA announced that the redevelopment  
3 plan would be amended, we were lead to believe that  
4 BFTAA would be consulted and play a major role in  
5 the exchanges. This has not been the case.  
6 Instead, every meeting held by NCI, people who do  
7 not live in Barry Farm, are asked to decide our  
8 fate, voting on important issues like return  
9 criteria. At these meetings, we have not learned  
10 anything new about the plan for our home. Our  
11 concerns continue to be ignored. This process  
12 will only lead to another failed plan, subject to  
13 another appeal. This is not what we want.

14           Therefore, we have contracted with our  
15 own community planner and architect to support the  
16 residents with creating our own redevelopment  
17 plan, one that centers on the needs of residents  
18 and the vision for uplifting community  
19 development.

20           We request a meeting with members of the  
21 Board of Commissioners to discuss this at greater  
22 length. Thank you.

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1 CHAIRMAN ALBERT: Thank you.

2 (Applause.)

3 VICE CHAIRMAN SLOVER: Can I ask a  
4 quick question, Chairman?

5 CHAIRMAN ALBERT: Yes.

6 VICE CHAIRMAN SLOVER: Can you come  
7 back up for a second? Thank you.

8 You all engaged a vendor to do a plan?  
9 Or you're engaging someone to do a plan?

10 MS. BELT: Yes.

11 VICE CHAIRMAN SLOVER: When would you  
12 anticipate that plan being completed?

13 MS. BELT: We'll put present it on the  
14 22nd.

15 VICE CHAIRMAN SLOVER: The 22nd of?

16 MS. BELT: Of this month.

17 VICE CHAIRMAN SLOVER: This month to  
18 where?

19 MS. BELT: At the meeting that they're  
20 having at Barry Farm at the Rec.

21 VICE CHAIRMAN SLOVER: Who's they?

22 (Simultaneous speaking)

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1 MS. BELT: -- and the meeting with the  
2 community.

3 VICE CHAIRMAN SLOVER: Okay, so you're  
4 going to present an alternative plan, I assume,  
5 something that will be participated in by the  
6 residents and you'll have buy in.

7 MS. BELT: Yes.

8 VICE CHAIRMAN SLOVER: Do you have any  
9 notion of the size of your development or --

10 MS. BELT: Yes. We're going to  
11 present the start of something. We'll be  
12 presenting what we have on the 22nd.

13 VICE CHAIRMAN SLOVER: Okay. I  
14 thought your presentation was very thoughtful. So  
15 thank you for bringing that position to the board.

16 (Applause.)

17 CHAIRMAN ALBERT: Nicole Odom.

18 MS. ODOM: Hello, everyone. My name  
19 is  
20 Nicole Odom. I live in Barry Farm and I'm with  
21 Empower D.C.

22 I want to start by saying thank you so

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1 much to Mr. McCoy and Ms. Jefferson for working with  
2 me so diligently with this voucher to find a home.  
3 Hopefully, everything turns out the way we want and  
4 occupy a home. But a lot of the other residents  
5 who have a voucher are having a difficult time.

6 I know that they go through  
7 orientation. I went through one, too. And  
8 sometimes that information we get in such a short  
9 time period doesn't really click in our heads. It  
10 doesn't really stick. So we're out here doing  
11 this, looking for a home. A lot of time is wasted  
12 because of the information we were given didn't  
13 stick. So we have a lot of residents who are going  
14 out looking for homes, going through the process,  
15 only to find out when it comes to application  
16 process or even getting approved that the voucher  
17 doesn't cover it. And so they're forgetting that  
18 the areas -- there are different areas that take  
19 different amounts in the city. So they're having  
20 a difficult time with things like that.

21 Inspections are failing. And so I'm --  
22 there's a lot of ideas and input I have to this

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1 process, me going through it myself. I've trained  
2 myself from the knowledge Mr. McCoy and Ms.  
3 Jefferson gave me when going out looking for a home,  
4 you know, things that they should be looking at  
5 themselves to maybe keep moving because the house  
6 just doesn't have everything it should. There's  
7 peeling paint. There's exposed wires, things that  
8 maybe wouldn't be fixed in such a timely fashion.  
9 They need to just move on. These are all things  
10 I've learned in a very short time period.

11 And so I would like to sit down with  
12 someone and offer some kind of help with this  
13 process, with the residents that are in Barry Farm  
14 and also moving forward because I'm pretty sure  
15 this isn't going to be the only property that's  
16 going to go through this. And I think it's very  
17 important for everyone to be successful, DCHA and  
18 the resident. We all want the same things, so we  
19 need to work together.

20 I'm not saying the information you gave  
21 was wrong. It's just an intense, short period of  
22 time of information. We're already going through

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1 a lot of emotion, especially for me. I had a week  
2 from signing my voucher to having to get a home.  
3 That was intense for me. And I have an inspection  
4 on the home on Friday, so my fingers are crossed  
5 tight. So I just wanted to let you know.

6 CHAIRMAN ALBERT: First of all, thank  
7 you so much. I am going to ask if the Executive  
8 Director to get her generous offer of public  
9 service.

10 MS. ODOM: And I'm very serious about  
11 that.

12 CHAIRMAN ALBERT: How do you receive  
13 and who receives that?

14 EXECUTIVE DIRECTOR GARRETT: What  
15 we're doing, Commissioners, is creating a  
16 relocation team among the various departments to  
17 deal with mobility counseling for residents. So  
18 that will be something that's is going to be across  
19 between ORS, OCP, and Housing Choice Voucher  
20 Program. But we haven't formulated the team just  
21 yet. Once we do, once we finalize it, then we'll  
22 be able to bring in resident input and stakeholder

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1 input to how we approach it.

2 CHAIRMAN ALBERT: What's your time  
3 frame for doing that?

4 EXECUTIVE DIRECTOR GARRETT: Because  
5 we have possible relocations coming up within the  
6 next few months, it will be within the next 30 days.  
7 And we've already started the process. I tasked  
8 Chelsea Leedstrom (phonetic) from OCP to discuss  
9 with Mr. McCoy.

10 MS. ODOM: Okay, well, I'd really like  
11 to be a part of whatever so that I can give my input.

12 CHAIRMAN ALBERT: Everything you're  
13 saying --

14 MS. ODOM: It's very true. Thank you.

15 CHAIRMAN ALBERT: Thank you so much.  
16 Paula Matthews.

17 MS. MATTHEWS: Hello, everybody. How  
18 are you doing today?

19 CHAIRMAN ALBERT: Hello, I'm all  
20 right, how are you?

21 MS. MATTHEWS: I'm here today to  
22 address several issues about the relocation

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1 process and the New Communities Initiative.

2 First of all, I'll start off by saying  
3 a lot of residents have lived in Barry Farm for some  
4 years, 20, 50 years, things of that nature. And  
5 to be given seven days to do something is crazy,  
6 to be given seven days to move out, whatever the  
7 case may be. Seven days is ridiculous.

8 I had a girlfriend that moved, signed  
9 her lease, and everything. I really didn't know  
10 that she had did that already. I just so happened  
11 to have been walking to the store and coming back  
12 and normally I don't even walk that way and I saw  
13 her. I saw the stuff outside, but I still wasn't  
14 aware it was her. What I saw first was one of the  
15 resident staff at Barry Farm. And I saw another  
16 individual, but I couldn't tell from the back, but  
17 come to find out as I got closer, it was a lady that  
18 works at the front desk.

19 Now she had all these boxes and things.  
20 That's what was blocking her because she was  
21 sitting on the walk so I couldn't see who it was  
22 until I approached. To find out that she had

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1 already moved to Woodland. She still had some  
2 stuff in her unit and they had called her and told  
3 her that she needs to come and get her stuff out  
4 because they were going to put a padlock on her  
5 door.

6 What I don't understand is that nobody  
7 else is going to move in. So why was there a dire  
8 need for them to tell her that she needs to get all  
9 her stuff out? Why her stuff didn't go out on the  
10 first run, I am clueless. But what I do know is  
11 that she had no vehicle to remove any of her stuff  
12 and she was crying and her daughters was coming.  
13 And they was trying to move stuff in Ubers.

14 So I got concerned and I'm now crying  
15 with her because it doesn't make any sense. I'm  
16 like I'm going to run off. She said no, don't do  
17 that. I got them. I am going to deal with that.  
18 I called my council member. I told him what was  
19 going on because I had to go all the way home because  
20 my phone was dead. I ran home to get my phone and  
21 called him. He picked up and I explained to him.  
22 I went back up there. He spoke with her and

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1 everything.

2 Now I stayed up there and I lost track  
3 of time because we were talking and all of that.  
4 It's 5:30 when I leave her, but thank God, it's 5:30  
5 because they wasn't back at 4:30 to put the padlock  
6 on. And I never followed up because that was  
7 something that her and Tray were going to do. So  
8 that's one thing.

9 And that's not just one story. There's  
10 many stories of this. And I can't seem to wrap my  
11 head around why. We had a senior that was 85 years  
12 old. Her husband was 95 years old. They moved  
13 them out around Christmas time. Heck of a  
14 Christmas gift, but around Christmas time. And  
15 then after they moved, they was told that they need  
16 to come and turn in the key. For what? You know,  
17 different things like that. Why? And then you  
18 want people to relocate, why you all making it  
19 stressful for everybody.

20 You remember, I used to have long locks.  
21 My hair -- my sleeping pattern is off. It's a whole  
22 lot going on to this and what's so sad is it makes

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1 no sense that people don't seem to understand it  
2 because they're not going through it. And yes,  
3 it's no problem of relocating. It's how the  
4 relocation process is being done. That's the  
5 problem.

6 And then for everybody to claim all this  
7 land and own all this land, why didn't they must  
8 make something and people just move over to it? I  
9 mean why? Why are we going through this and why  
10 are you sending people into developments that are  
11 worse than where they came from? And then you've  
12 got to be ever mindful that it's people who live  
13 in Barry Farm and you know Barry Farm got some of  
14 a bad reputation or however. But just like the  
15 government want to claim stuff, to move a person  
16 from Barry Farm to somewhere in southeast or  
17 southwest might not be a good thing. It might be  
18 a relocation and it could be a death trap or a  
19 coffin. You all don't know what stuff is to  
20 happen.

21 So you -- people got to think about all  
22 things. Sitting on a bench and in these chairs,

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1 people don't think about that because they don't  
2 have to live through it and they don't have to deal  
3 with. But the individuals that live in these  
4 communities and neighborhoods -- see, the new  
5 community is not a neighborhood, nor is it a  
6 community because first of all, you've got to  
7 understand that they say honor your neighbor, honor  
8 your neighbor. How you going to honor -- you go  
9 out to a new community with parking garages,  
10 rooftop grills, telling people they can't do this  
11 or they can't do that. I mean how -- you've got  
12 people living together and then you want to walk  
13 about mixed communities.

14 Communities have already been mixed.  
15 God made it mixed from the beginning. He didn't  
16 need us to try to talk about some mixed community  
17 and money. All our needs are going to be provided,  
18 but why do people have to constantly throw doors  
19 or windows and cinderblocks in people's way.  
20 Everybody is here to try to find some type of  
21 pursuit of happiness.

22 How do you all sit on boards, benches,

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1 and chairs, wanting people to vote for you, say  
2 you're serving the people and then you have people  
3 doing stressful stuff, going out here looking for  
4 this and getting turned down, going into places  
5 where the wiring is all messed up and all of this.  
6 I mean then you've got people making \$20, \$30, \$40  
7 an hour to do what? Nothing. And it makes no  
8 sense and we need to change the way our thought  
9 process is because right now it's messed up.

10 CHAIRMAN ALBERT: Let me just ask you  
11 a question before you go.

12 MS. MATTHEWS: Yes, sir.

13 CHAIRMAN ALBERT: Are you involved in  
14 -- Ms. Belt spoke about the alternative plan. Are  
15 you providing your input into that?

16 MS. MATTHEWS: I'm with it all, Pilot  
17 D.C., all of that. I'm just trying to help because  
18 what I see, it ain't right. It ain't right. So  
19 I'm trying to do whatever I can to try to make a  
20 change, a better change for all people, not just  
21 a few.

22 CHAIRMAN ALBERT: Appreciate what

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1 you're doing. Thank you.

2 (Applause.)

3 COMMISSIONER ST. JEAN: Excuse me, to  
4 my understanding no Barry Farm residents that have  
5 vouchers only have seven days.

6 MS. MATTHEWS: Ma'am, it's not even  
7 seven day voucher, it's just seven days per  
8 whatever you do, however you do it. And it doesn't  
9 make any sense. Again, people have been there 50  
10 years. They got to pack. They got to go through  
11 papers. You just can't go throwing stuff away.  
12 You can't do that. You know what I'm saying?

13 And then you need to also, when they  
14 move to Highland, it was just crazy because they  
15 never even saw the units, so people had to throw  
16 their stuff away, but see, my thing is, even if I  
17 downsize, I want to be able to put my stuff in  
18 storage, whether D.C. Housing Authority pays for  
19 it or I do. Because you know what? I don't have  
20 money to keep going and buying stuff. If I want  
21 to change out my furniture, maybe I can go in my  
22 storage bin. You understand me?

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1 I have a girlfriend who moved here.  
2 She had new furniture. She wanted to give it to  
3 the moving people. And then she thought that they  
4 were going to give her the money, Ms. Burgess and  
5 them, before they retired, home, happy, probably  
6 sipping lemonade. She is still miserable and  
7 she's still got problems now with the credit  
8 bureau.

9 And what's so sad, just another thing  
10 and then I'm going to leave, it is so sad that you  
11 live somewhere as long as you live somewhere and  
12 it doesn't go to the credit bureau. I did not know  
13 that until time passed because you know what, when  
14 I was paying regular rent, it applied to my credit.

15 This mission statement they're talking  
16 about on helping people and all of that, this should  
17 be implemented. When you come in, they should say  
18 well, you need to be -- you can only be here five  
19 or ten years. And you have to do XYZ and ZYX within  
20 this time factor, especially now since they got  
21 this thing going on now where we've got to redevelop  
22 the system going on way before I was born, pushing

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1 people here and pushing people there.

2 When you've got a certain amount of  
3 money that goes over here, you pay a little bit of  
4 portion. Maybe that little portion that they pay  
5 go over there too, a little bit to yours, too, in  
6 assisting the rent. And then when you make a move  
7 like this, like we're going right now, you had  
8 something over here that was never touched, and it  
9 was to help out both parties, me, and this agency,  
10 but that's not how it goes. Because every penny  
11 I get, they want it and I can't establish nothing  
12 and then on top of that, I don't get -- it's no  
13 credit. Why? Why? That's a set up.

14 Just like I think sometimes these are  
15 a set up because it's like you say something, you  
16 hear something, and everybody say yeah, yeah.  
17 Pass it, pass it. Yes, pass it. It's like it's  
18 already established, just go through so we can  
19 check off the box. So for me for the pests, the  
20 rats and stuff, rats have homes, too. And as long  
21 as we're digging, they're going to be trying to find  
22 a new home, too.

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1 CHAIRMAN ALBERT: I went over my time.

2 MS. MATTHEWS: No, no, no, no. Hold  
3 on. The rat issue and D.C. Housing Authority and  
4 their pest control service, I remember we sat maybe  
5 not this room, but we sat in a room. They talked  
6 about bed bugs, rats, all of that. You know what  
7 you all on the board did? You all extended their  
8 contract and gave them more money.

9 CHAIRMAN ALBERT: Would you just stop  
10 -- hold on --

11 MS. MATTHEWS: No, no, no, no. This is  
12 what you all do and now people that lived in Barry  
13 Farm, they wouldn't have moved as fast as they moved  
14 if it wasn't for the rats eating all the cereal,  
15 droppings in their kids' beds and all of that.  
16 They will be still put giving you all a fight  
17 because it makes no sense to go to a place that's  
18 worse than we came from.

19 CHAIRMAN ALBERT: Thank you very much.  
20 Okay, so next up is Shantae Hight.

21 MS. HIGHT: Shantae.

22 CHAIRMAN ALBERT: Sorry, Shantae.

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1 MS. HIGHT: Good afternoon,  
2 Commissioners.

3 CHAIRMAN ALBERT: Good afternoon.

4 MS. HIGHT: Thank you for taking the  
5 time to hear me today. I'm just going to run  
6 through a couple of questions that I have  
7 pertaining to the redevelopment of Park Morton.

8 CHAIRMAN ALBERT: Could we just listen  
9 to Shantae, please?

10 MS. HIGHT: I am the resident council  
11 president of Park Morton and I'm also a 17-year  
12 resident. I recently found out that DCHA has  
13 applied for HUD vouchers to relocate people prior  
14 to the demo/dispo application being approved by  
15 HUD.

16 Has the demo/dispo application been  
17 filed with HUD for Park Morton? If not, will it  
18 be filed? If so, what is the status of it?

19 As far as the condition and the  
20 vouchers, what work has been done to abate the lead  
21 paint found in units at Park Morton? We recently  
22 went through this. It's almost two weeks now. We

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1 were given a one-day notice to leave our unit so  
2 that they can spend the weekend doing lead  
3 abatement in our apartment.

4 Now I'm going to tell you why I have a  
5 problem with that because in the 17 years I've been  
6 a resident at Park Morton, I've had money,  
7 clothing, other items like games, movies, even food  
8 stolen from me, when I got my apartment and DCHA  
9 has had keys on file.

10 (Laughter.)

11 I have made it my business to be home  
12 every time they schedule something like pest  
13 control, maintenance, housekeeping inspection,  
14 whatever. Having living under conditions has  
15 raised my anxiety. It has broken my trust and it  
16 has put me in a position where I don't want anybody  
17 in my house unless I'm there.

18 Now DCHA does not respect the fact that  
19 some of us live with mental health conditions and  
20 I am one of them. I only speak for myself when  
21 I'm talking about this. I have OCD. I have PTSD  
22 mainly from living at Park Morton with all the

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1 shootings that have happened and people touching  
2 my belongings. They've took the game out of the  
3 case, put it back on the shelf and when I was ready  
4 to play it, it was not there.

5 Now I've been chastised for wanting my  
6 privacy. I have paid my rent for 17 years, always  
7 on time and I can't have a little bit of privacy?

8 Also, why have you applied for these  
9 vouchers and why wasn't the resident council of  
10 Park Morton notified?

11 Now I have two pages more of questions.  
12 I actually sent a copy to Commissioner Vann-Ghasri  
13 and our Executive Director, Mr. Garrett. Remind  
14 him to check email. But we're not going to get to  
15 all of these questions today, but I do expect some  
16 answers to all of my questions, not just some of  
17 them, all 26 of them. And that includes the  
18 breakdowns of the if so and why not.

19 CHAIRMAN ALBERT: I was just asking the  
20 Executive Director when you can expect a response  
21 to your questions.

22 EXECUTIVE DIRECTOR GARRETT: As soon

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1 as possible. As soon as we can go through them,  
2 Commissioners. I'm sorry, I said as soon as we can  
3 go through them. One thing, Commissioners, I just  
4 want to answer the question about the D&D  
5 application, the demolition and disposition  
6 application. Normally, as you recall, there is  
7 from the Environmental Initiative and Risk  
8 Assessment Initiative, what we did do was we asked  
9 HUD to expedite their review of our D&D application  
10 so that possibly relocation vouchers could be  
11 obtained early because there is a process in which  
12 we have to abate based on risk assessment, we have  
13 to abate the property.

14 What we were trying to do is offer an  
15 opportunity possibly for residents to be actually  
16 be relocated as quickly as possible, especially the  
17 units that have children.

18 Ms. Johnson, Chelsea Johnson can talk  
19 about the relocation effort, the temporary  
20 relocation effort that was managed about a week or  
21 so ago where we moved residents out so we could  
22 offer interim controls in the various units, based

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1 on the risk assessment findings. So that was the  
2 initiative that took place last week. I think it  
3 was 26 families that we relocated temporarily to  
4 hotel units so we could do interim controls in their  
5 particular apartment.

6 MS. HIGHT: In that process, I've had  
7 several residents come back to me and let me know  
8 that items in their homes were damaged because they  
9 were mishandled. One of our residents that live  
10 in 611 on the third floor let me know that because  
11 they didn't take care and the way they placed  
12 things, they broke the rods to her TV that mounted  
13 to the wall. So I was present when they were  
14 handling my things and I could see how -- they threw  
15 everything on top of the bed. My apologies.

16 But in regards to the redevelopment,  
17 the relocation people, when is DCHA going to  
18 actually put a relocation plan in writing?

19 And how will we know that we will not  
20 be displaced? So those questions are on these two  
21 sheets.

22 EXECUTIVE DIRECTOR GARRETT: Can I

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1 have a copy of that?

2 MS. HIGHT: Yes, you can have this  
3 copy.

4 COMMISSIONER VANN-GHASRI: Excuse me,  
5 Ms. Hight, you're doing very well on your own.

6 Let me say this, Question 27, which you  
7 left off and that question was who's handling your  
8 human capital piece and you wanted to know since  
9 the days Honorable Marie Lithfield was the  
10 president of Park Morton. You want to see some of  
11 those documents of her previous handling of the  
12 human resource. And then you need to also find out  
13 in 2018 who will, if anyone, will be handling your  
14 human capital piece. So you want a per line item  
15 budget.

16 MS. HIGHT: Y'all got that on the  
17 record?

18 COMMISSIONER VANN-GHASRI: They have  
19 it on the record.

20 CHAIRMAN ALBERT: So Shantae --

21 MS. HIGHT: You have to listen --

22 CHAIRMAN ALBERT: So Shantae, wait,

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1 wait, before you go --

2 MS. HIGHT: You have to listen to me.  
3 I have get my baby from school now.

4 CHAIRMAN ALBERT: So Shantae, while  
5 you go get your baby, the Executive Director got  
6 the email this morning and he will respond to you  
7 in a timely manner.

8 So coming up it's Queen South?

9 MS. SOUTH: Hello, how are you all  
10 doing?

11 CHAIRMAN ALBERT: Good, how are you?

12 MS. SOUTH: I've been dealing with an  
13 on-going issue with D.C. Housing Authority, the  
14 work ethic. Paid in a timely manner.

15 First, my voucher was -- I have two  
16 children. My youngest son has cerebral palsy, so  
17 they took my voucher in 2003 and gave me a \$2500  
18 check and I signed my voucher away and I didn't  
19 know.

20 Ms. Shirley Smith and a mom, there's  
21 like 20 of us, Shirley Smith, along with other  
22 people -- there's been so many that I forgot that

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1 the check was basically just a piece of the pie  
2 because we was not living in a handicap accessible  
3 unit. They went through all the files and found  
4 out who was all the constituents that was under D.C.  
5 Housing Authority and they gave us the checks, as  
6 well as moved us into a home which is project based,  
7 a dressed up garbage can, because my son had a  
8 handicap. He has cerebral palsy and he was given  
9 an elevator. It was very beautiful and things like  
10 that.

11 Now that I'm dealing with my neighbor  
12 who does not live at 3213, Ms. Caroline Green, we  
13 was then aware of four guys who came at gunpoint  
14 with me and my neighbors and our kids was outside  
15 playing because her daughter's baby father sell PCP  
16 and the PCP blew up in somebody's face. So we went  
17 to the rental office. We reported this, but  
18 because Ms. Caroline Green had family that worked  
19 in the rental office, it got brushed under the rug.

20 We reported this to Chief Moffet at D.C.  
21 Housing for the safety. They had got a security  
22 guard on the property who was messing with one of

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1 the constituents on the property, so he was not at  
2 his job at the time that the gunshots rang out.  
3 They hit everything but Ms. Caroline's daughter's  
4 baby father. My son in a wheelchair, he was not  
5 able to move as fast, so we've been dealing with  
6 this, and they told us to call the police. The  
7 police responded and an hour and 12 minutes later  
8 --

9 CHAIRMAN ALBERT: An hour and 12  
10 minutes?

11 MS. SOUTH: Yes, because they had other  
12 emergency phone calls at the time. And plus they  
13 didn't understand the dispatch because people was  
14 cussing at the dispatcher and so they didn't  
15 respond to -- because somebody was not very  
16 articulate on how to speak, but we was just saying,  
17 please help, help, help.

18 Since then, I've been locked up at CTF  
19 for three months because of the report of him  
20 selling PCP. He has pulled a gun on me and robbed  
21 me, so I don't have my phone. I can show you the  
22 emails to Mr. McCoy. Someone spoke very highly of

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1 him, but I beg to differ.

2 Mr. McCoy is not professional. He's  
3 not diligent, because if you offend somebody's work  
4 ethic, you are pushed back. You are hung up on  
5 and because if you change everything as far as  
6 coming in, you can't do no more walk ins. You have  
7 to do everything by appointment. So if you have  
8 a problem with a constituent, you would not get an  
9 appointment.

10 Mr. Warmley, who is never at work, who's  
11 always passing the cases to whomever, he thinks he  
12 is the man. So nobody is really reporting him.  
13 And I reported him to everybody. I could not get  
14 to Mr. Ty Garrett because he's the man now. And  
15 everybody is getting, needing to try to make an  
16 appointment with him. I made an appointment with  
17 him. I have not heard anything.

18 I wrote an email. I also cc'd the  
19 mayor. I cc'd the ANC. I cc'd the Chief of Police  
20 at 7th District where I reside. My kids have been  
21 removed from my home because of the safety issues  
22 as well as -- I've been trying to move, but they

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1 told me to pick my house up and move. I asked them  
2 -- excuse me. It's hard. It's hard getting your  
3 point across when you're emotional. You missed  
4 the facts of the initial complaint.

5 I believe in God. I'm a true believer,  
6 but I'm just crying out for help because I live in  
7 a beautiful home where I am the community president  
8 which was snatched away from me because I was  
9 arrested because I defended myself.

10 I lived there for some time -- I lived  
11 there for some time, and the judge denied my  
12 restraining order because I was so emotional and  
13 angry when I was telling him, but because I had two  
14 simple assaults that I agreed to which I didn't do,  
15 but it was like damn if you do, damn if you don't  
16 in a court of law, you go sit at the jail for 45  
17 or 60 days before trial or you take the simple  
18 assault so you can get out. You plead to  
19 something.

20 So because my kids need me the most, I  
21 had to plead to something I didn't do.

22 CHAIRMAN ALBERT: Do you mind

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1 remaining a little bit after, so we can address your  
2 issues before you go today?

3 MS. SOUTH: I'm fine, but I just want  
4 to finish what I have to say.

5 CHAIRMAN ALBERT: Yes, please do.

6 MS. SOUTH: Ms. Caroline Green had a  
7 restraining order with her daughter Keyana Green  
8 and Brandon (phonetic). They don't live there,  
9 but because they have the orders, I have to stay  
10 100 feet away from them and they live right next  
11 door. I cc'd everyone. I came in last week.  
12 Talked to LaTia Moore. She was my kids' manager  
13 for six months before I could hear from her.

14 Mr. Warmley told me to have a seat and  
15 he was very aggressive because I cc'd everybody  
16 about his behavior. He told LaTia Moore if I get  
17 it signed to remove my kids' from me so I can move  
18 faster. I had remove my child who has cerebral  
19 palsy. They denied me the move before because they  
20 said I could not take my kids. Ms. Yvette Voss told  
21 me do not take my son off the lease.

22 At this point I felt like I had no other

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1 choice. I want a beautiful home, but I don't want  
2 to be demoted where we came from. They offered to  
3 put me in a real abandoned home because I took my  
4 kids off the lease. Mr. Warmley told me if I didn't  
5 take them off the lease and sign the papers right  
6 in front of the Ms. LaTia Moore then I will be kicked  
7 out of the program. And then I'll have to fill out  
8 the paperwork all over again.

9 Ms. LaTia Moore witnessed his threats  
10 and he pushed me to sit down. She said she was  
11 going to be here today, but she's not to verify what  
12 happened.

13 I also -- plus the young lady in the  
14 white shirt. She was very nasty because of the  
15 level of complaints I had against D.C. Housing  
16 Authority.

17 Ms. Thomas is no longer here, so a lot  
18 of things have changed internally and I know it's  
19 frustrating for the workers and it's even  
20 frustrating for the constituents. I really  
21 appreciate how they're housing me and my children.  
22 I don't work. I quit to be my son's full-time aide.

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1 I'm very thankful that I'm here today to be able  
2 to speak.

3 He still lives there. I asked Housing  
4 to send a cruiser by because he comes every day to  
5 taunt me because I don't have a restraining order.  
6 I don't feel safe in my home, so I stay wherever  
7 because I don't like staying with my family.  
8 Everybody do not have the same agenda on the way  
9 of living. I cannot be around any drugs and D.C.  
10 Housing Authority has not given me no other choice  
11 to not going home. I have to go home because that's  
12 the only place I feel safe as far as my clothing  
13 and my house. My house got broken into the night  
14 before last and I have no proof that it was them.

15 CHAIRMAN ALBERT: As I mentioned  
16 earlier, if you don't mind staying behind for a  
17 little bit, after this meeting, I'll convene as  
18 many of our team here as possible so we can address  
19 your issues.

20 MS. SOUTH: Okay.

21 EXECUTIVE DIRECTOR GARRETT: Mr. McCoy  
22 can start talking to her now.

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1 MS. SOUTH: I do not like to Mr. McCoy.  
2 He is going to talk to me because you guys are here.  
3 He's going to put on his poker face.

4 Mr. Garrett, I would like to talk to  
5 you. I sent you several emails. I don't have a  
6 problem with you or anything. I just -- the call  
7 center dropped calls.

8 CHAIRMAN ALBERT: If you can just stick  
9 around after this, I'd appreciate it.

10 EXECUTIVE DIRECTOR GARRETT: I'm here.

11 MS. SOUTH: Thank you so very much.

12 (Applause.)

13 CHAIRMAN ALBERT: Michelle Hamilton.  
14 Michelle, you don't have to move from there. We'll  
15 give you the mic.

16 MS. HAMILTON: Good afternoon. My  
17 name is Michelle Hamilton. I'm here on a couple  
18 of issues. The first issue I addressed to you guys  
19 in July about the Bixby. Okay? Somehow, I went  
20 through you all. It didn't work. But then when I  
21 went downtown, it kind of worked because we got rid  
22 of the maintenance and the rental office lady,

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1 didn't do nothing in the new apartment building  
2 that's been there for two years.

3 Okay, now we're now under Edgewood  
4 Management, oh, Lord, it's going to be out, out dog,  
5 whoever out. Okay, they came in and it's the same  
6 issue. The lady told me she got to read the lease.  
7 They come and see what need to be done. Shouldn't  
8 she have been doing that when they were campaigning  
9 them to be our new management? Because the  
10 building was managed for three months. Then when  
11 I saw Ms. Bowser out there trying to do a press  
12 conference because the senior building burned  
13 down. I told her I had to actually put it on tape  
14 to bring it to you all what I had told her. Come  
15 over here, Ms. Bowser, and they all sh, sh, sh, sh.  
16 I said back up, back up. Because she need to come  
17 over here and talk to me because I can't even get  
18 in this building to take my trash out or we're next.  
19 It's no lock on the building. We're next. And  
20 there's a lot of issues.

21 So I'm telling the lady, excuse me,  
22 ma'am, we had a big storm coming and it's a storm

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1 coming this week. Every time it rains, it pours in  
2 my house. Guess what she had the nerve to tell me?  
3 Ain't no screen doors in the budget. You got to go  
4 to Housing. I said let me tell you something. I'm  
5 a go get an estimate and you all can work it out.  
6 You all can give me my money back because I don't  
7 paid but once a month, okay?

8 I don't get paid but once a month and  
9 I hear I go back and buy a screen door and all the  
10 rest of the residents. So I'm glad I'm -- what's  
11 your name, ma'am?

12 MS. FRASIER: Ms. Frasier.

13 MS. HAMILTON: Ms. Frasier and I'm  
14 going to find a tenants association to try to help  
15 us get somebody in that building for the 48 to 50  
16 people that live in there under HUD because they  
17 still haven't got a HUD key to get in. They haven't  
18 still haven't done that for the HUD families that  
19 live in the building. And it's ridiculous that the  
20 lady next door father died in her house and she had  
21 to go up there and pay them to use the rec, but she  
22 used the rent because there wasn't nobody there to

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1 take the money. But we don't pay that much for our  
2 rent. Daggone if we're going to pay \$150 an hour  
3 to use that place. What do you all pay? I want  
4 to know right now today, what do you all have  
5 invested in this place and where do our boundaries  
6 stand at this place because the big screen TV, it's  
7 football season and ain't no big screen TV on for  
8 me to look at the game. Okay? We need to get this  
9 stuff straight with you all.

10 Today, I don't know who Mr. Griffin is.  
11 I don't know who he is, but I got Fox 5 on speed  
12 dial. I got the black civil rights lawyers coming  
13 to me on Friday. They have to read my lease to me.  
14 I did not sign it again because I don't know what  
15 I'm signing.

16 You all need to get me somebody today  
17 so I can get in touch with, the black lawyers can  
18 get in touch with because it's a mess up at that  
19 building already.

20 CHAIRMAN ALBERT: Are you finished?

21 MS. HAMILTON: No, I'm not finished.

22 Then I want to know -- I want to know, I have anxiety

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1 at night, can't sleep looking at that senior  
2 building come down, down, down.

3 I want to know if that was a HUD building  
4 or Housing Authority building, all these  
5 developments, ya'll got coming up around the same  
6 area where the seniors is at. Can those seniors get  
7 in those places because they need not to be  
8 displaced because that's a beautiful area and they  
9 had it going on over there. They cannot be put back  
10 in across the bridge and end up in a worse  
11 neighborhood.

12 You see how LaRonn (phonetic) has stood  
13 up here and told you all, she don't get the time  
14 of day doing her house like that. But see, the ANC  
15 and tenants association, whatever she was at Barry  
16 Farm, when you don't have your community out like  
17 police officers and you corrupt duty and they send  
18 you somewhere else, you got to go and protect the  
19 custody and this was with all our residents. She  
20 should not be standing up here and going on and on  
21 that long to talk about somebody doing that to her  
22 place.

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1 She need a mandatory training for -- I'm  
2 not going nowhere because I'm going to get the  
3 people. I'm getting somebody to talk to somebody  
4 to talk to somebody. I've been down here in July  
5 and begged you all please look into these people.  
6 They would have done got rid of them. You all can  
7 see what too far from the tree that they was messing  
8 up.

9 You all talk about New Communities. I  
10 don't even know if there's a doctor or lawyer or  
11 Indian chief in the building I can go and get the  
12 seniors some help or some water in case of a  
13 blackout. I took 16 seniors up to the building and  
14 she is going to say she had to think about it.

15 How you going say you can't take them  
16 seniors in here? I would let the people in my  
17 house, too. I worry about them seniors and I'm  
18 worried about my -- I need somebody to talk to me  
19 today.

20 CHAIRMAN ALBERT: Okay, we'll have  
21 someone talk to you today.

22 MS. HAMILTON: Who? What's their name?

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1 CHAIRMAN ALBERT: The young man, Ken,  
2 standing in the back of the room.

3 MS. HAMILTON: What's his name? He's  
4 looking at you like he -- he's looking at you, sir,  
5 like he wasn't even ready to work. What is his name  
6 on the record.

7 EXECUTIVE DIRECTOR GARRETT: Kenneth  
8 Slaughter is right here.

9 MS. HAMILTON: Who? Who?

10 CHAIRMAN ALBERT: If you will listen  
11 for a second. So Ken Slaughter is your general  
12 counsel. The young man over there.

13 MS. HAMILTON: I thought he was a lawyer.

14 CHAIRMAN ALBERT: So you can have a  
15 conversation with him.

16 MS. HAMILTON: I got the black civil  
17 rights lawyers.

18 CHAIRMAN ALBERT: Thank you very much.  
19 We've got to move on.

20 Ken, can you please talk to Ms.  
21 Hamilton? Appreciate it.

22 So we're going to move to our

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1 nonresidents. Nonresidents have three minutes.  
2 You don't get the luxury of going over your three  
3 minutes, however.

4 First, we're going to call Daniel. I  
5 saw Daniel earlier in the room.

6 Welcome, Daniel.

7 MR. DEL PIELAGO: My name is Daniel Del  
8 Pielago with Empower DC. I just want to start off  
9 by saying you all just approved the strategic plan.  
10 I hope that includes the review of your  
11 partnerships as Latrice very astutely said, New  
12 Communities Initiative is not working. It's not  
13 working for residents. The very last meeting that  
14 occurred at the Barry Farm Rec Center that was open  
15 to the community, there were four Barry Farm  
16 residents that were voting on what we want to see  
17 at Barry Farm. One of them was a minor. There  
18 were two people that were not residents, so you know  
19 the question that evening was we're moving forward  
20 with the input of four residents? Because we  
21 started all over again. It's back to zero. So I  
22 don't think the Barry Farm residents coming up with

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1 their own plan is -- it's not out of the -- not  
2 a crazy idea. What's been proposed isn't working.  
3 So we do need to listen to Barry Farm residents and  
4 once again, this relationship with NCI is not  
5 benefitting the Housing Authority and most  
6 importantly its residents.

7 I wanted to raise up that Barry Farm  
8 residents are getting 90-day notices now. Many of  
9 those residents will -- the 90-day notice  
10 terminates on the 20th of December, so you know,  
11 Merry Christmas Barry Farm residents. This is  
12 what you get from the Housing Authority.

13 Meanwhile, residents are being offered  
14 places that are just not comparable. They're not  
15 comparable. Moving to Woodland is not comparable.  
16 Moving to Greenleaf is not comparable and that's  
17 not to speak -- James Creek -- that's not to speak  
18 ill of those communities, but it just isn't  
19 comparable.

20 I know you all have access to more  
21 vouchers. You all have been saying the federal  
22 vouchers have expired. I was looking at your notes

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1 from -- what is this -- emergency meeting that  
2 happened on the 24th. I know you all averaged a  
3 return of about 300 vouchers a year. Those need  
4 to go to some Barry Farm residents, those that want  
5 it and need it because they are in an emergency  
6 situation.

7 So I would really hope that you would  
8 consider that because being moved to Woodland  
9 Terrace, which I also in your Moving to Work Plan  
10 for 2019, you guys are considering for  
11 redevelopment at some point. Why are we moving  
12 residents from a property that's not going to be  
13 redeveloped for years. Let's just be honest about  
14 that. At least the way you all want to do it.  
15 You're going to move them to properties that are  
16 also being targeted for redevelopment, Greenleaf  
17 more specifically.

18 So I want to at least -- what's the word?  
19 I want to speak to your humanity. Residents are  
20 going to be displaced from Barry Farm on Christmas.  
21 By New Year, you know, they're going to be taken  
22 to court if they are not accepting these places that

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1 being offered.

2 Just lastly, I want to put on these  
3 environmental inspections. Like what's going on?  
4 People are being mandatory transferred to where?  
5 Where are they being mandatory transferred to  
6 that's any better than where they are?

7 So there's a lot of questions and not  
8 a lot of answers, but once again, these are human  
9 beings we're talking about and they deserve a lot  
10 better.

11 CHAIRMAN ALBERT: Thank you, Daniel.  
12 Robert Warren.

13 VICE CHAIRMAN SLOVER: Can I just ask  
14 a quick question here?

15 The meeting you reference that had four  
16 people, can you talk about that?

17 MR. DEL PIELAGO: Let me be clear.  
18 There were more Barry Farm residents there.  
19 However, they know what the deal is. They've been  
20 through this before. They've been through the  
21 putting the stickers on the choices. They decided  
22 not to participate because it's not worth their

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1 time. They've been through it and it didn't work  
2 out for them. So there were four people who did  
3 participate in the process. And as I mentioned,  
4 one of them was a minor.

5 VICE CHAIRMAN SLOVER: Who called that  
6 meeting? Is the same meeting we were talking about  
7 earlier?

8 MR. DEL PIELAGO: That's the New  
9 Community Initiative. They opened up meetings to  
10 the community and you know when I questioned them  
11 about why are people out of the community, Angie  
12 Rogers said well, Daniel, you're one of the ones  
13 that have been asking for -- we wanted to see what's  
14 going on. We wanted to be able to support the  
15 people who are working. We don't want to make  
16 decisions for Barry Farm residents.

17 VICE CHAIRMAN SLOVER: So is Empower  
18 D.C. and others participating in the work that Ms.  
19 Belt --

20 MR. DEL PIELAGO: We're partnering  
21 together to develop an alternative vision because  
22 you know, there's already been a strike one.

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1 VICE CHAIRMAN SLOVER: Right.

2 MR. DEL PIELAGO: We're not going to  
3 wait for the strike two because it's the exact same  
4 process.

5 VICE CHAIRMAN SLOVER: So I'm trying to  
6 get to an end here which is that as we try to restart  
7 this or revision this or whatever you want to call  
8 it, is there going to be a voice coming forth on  
9 the community that's in concert? In other words,  
10 all of the parties have continued to come up and  
11 advocate for a particular vision for the site. Is  
12 everybody working together to bring that vision  
13 forward?

14 MR. DEL PIELAGO: As much as possible.  
15 As you know, it's increasingly hard to do that.

16 VICE CHAIRMAN SLOVER: Sure.

17 MR. DEL PIELAGO: People are relocated  
18 off the properties. We are putting resources  
19 towards this. We move our people back and forth  
20 to meetings. We make calls every day reaching out  
21 to people to see where they are, letting them know  
22 about what's happening. So yes, the effort is

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1 going to be to include --

2 VICE CHAIRMAN SLOVER: But I would  
3 encourage strongly participating in a solution  
4 finding and being collaborative which I know you  
5 guys are in trying to get this to move forward  
6 however it might be and just so when you come  
7 forward, hopefully it can be in a unified front as  
8 best possible.

9 MR. DEL PIELAGO: With who though?

10 VICE CHAIRMAN SLOVER: To the 22nd  
11 meeting. In other words, there's a discussion about  
12 hiring some visioning firm, coming forward with a  
13 vision from within. So my request is that  
14 everybody try to get input into that vision so that  
15 when you come forward, there's not ten of them.  
16 Try to work together.

17 MR. DEL PIELAGO: Sure.

18 CHAIRMAN ALBERT: Thank you, Daniel.

19 COMMISSIONER VANN-GHASRI: I just have  
20 one question for Daniel. Daniel, I just have one  
21 question.

22 I want to make sure I'm understanding

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1 this. And my question is the residents of Barry  
2 Farm are all the residents, they are given federal  
3 vouchers?

4 MR. DEL PIELAGO: As we learned about  
5 two to three meetings ago, yes. They were offered  
6 vouchers. People were told first by Housing  
7 Opportunities Unlimited to make the choice, where  
8 would you like to be relocated? You have to score  
9 that. What was your preference? Relocated to a  
10 public housing property or a voucher? We learned  
11 a couple months ago from Director Garrett that  
12 those federal vouchers now had an expiration date  
13 which residents didn't know before that.

14 So now residents are getting 90-day  
15 notices that just show Woodland Terrace, that just  
16 show Greenleaf, so people are like wait a sec, those  
17 are not options for me. I need a voucher. So  
18 although those federal vouchers have expired, what  
19 we are saying is Housing Authority, find a way to  
20 get these people another option because what  
21 they're being offered is just not comparable.

22 If you look at the letter of the Uniform

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1 Relocation Act or HUD or whatever that's called,  
2 comparability is not just moving from a two-bedroom  
3 unit to another two-bedroom unit. So Woodland has  
4 a higher incidence of violence, of real violence.  
5 Once again, this is not to speak ill of the people  
6 at Woodland that are a beautiful community, but why  
7 would you move from Barry Farm to Woodland, knowing  
8 that there's also beefs between those two  
9 communities, right?

10 So that's the argument that we're  
11 trying to make is that people are not being given  
12 real options so other options have to be provided  
13 now.

14 COMMISSIONER VANN-GHASRI: My  
15 question is because I didn't research this, my  
16 question would be once a federal voucher has  
17 expired based on the situation, is there a way for  
18 the federal voucher to be extended and if so, has  
19 anybody took that road? And if not, why not, if  
20 you already know that the burden is on DCHA and not  
21 the resident.

22 MR. DEL PIELAGO: And just like you're

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1 asking for vouchers before --

2 COMMISSIONER VANN-GHASRI: -- can  
3 somebody from DCHA get up and put that --

4 EXECUTIVE DIRECTOR GARRETT:  
5 Commissioner Vann-Ghasri, this particular voucher  
6 cannot be extended.

7 COMMISSIONER VANN-GHASRI: They cannot.

8 EXECUTIVE DIRECTOR GARRETT: And  
9 remember, Commissioner Vann-Ghasri, this  
10 particular voucher because I also recall early on  
11 in the earlier than May when we discussed the  
12 voucher, you had a conversation with Daniel also  
13 in regards to the voucher because you asked him  
14 directly whether or not we would utilize federal  
15 vouchers. And that time, we were able to answer  
16 that particular question at that time and that was  
17 back, it had to be right around March, February,  
18 March, you had that direct conversation with him  
19 at another board meeting. So everyone was fully  
20 aware that it was a federal voucher and the voucher  
21 was actually initiated over a year ago, it was put  
22 out there.

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1           The problem that came -- residents did  
2 not partake of the opportunity to use the voucher.  
3 So when we put on the issue, when we put out the  
4 call saying that the voucher would actually -- let  
5 me finish, please.

6           Please let me finish, Ms. Matthews. I  
7 didn't speak over you when you were talking.

8           One of the other important factors is  
9 that we did extend the opportunity for residents  
10 and even residents who came in at the last minute  
11 to obtain a voucher, we did provide the opportunity  
12 and tried our best to lease the month as quickly  
13 as possible. We can't extend the deadline past  
14 September 30th which has passed.

15           MR. DEL PIELAGO: I mean all we're  
16 saying is find another solution. Like I'm saying,  
17 people are being offered one choice. If they  
18 refuse that, they're given something else. If  
19 not, they're going to be taken to court either on  
20 Christmas or shortly after New Year. So Happy New  
21 Year to you also Barry Farm residents. And  
22 residents are going to most likely -- it's a reality

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1 that residents will end up on the street.  
2 Residents will end up out of the housing program  
3 because they firstly can't accept a place to go and  
4 they have no other options. And you guys, let's  
5 put federal vouchers aside. You guys have local  
6 vouchers. You guys have other ways, you know.  
7 You're creating affordable housing around the  
8 city. Find other ways to do right by Barry Farm  
9 residents.

10 COMMISSIONER VANN-GHASRI: And how  
11 many residents are we speaking of?

12 MR. DEL PIELAGO: Right now, it appears  
13 that there's at least over 60 families on the  
14 property that are short on choices. That's why  
15 they're still there.

16 COMMISSIONER VANN-GHASRI: Sixty  
17 families in the capacity of the units will vary by  
18 three and four bedrooms, four or five bedrooms.

19 MR. DEL PIELAGO: Exactly.

20 COMMISSIONER VANN-GHASRI: So the  
21 Housing Authority already has a breakdown of those  
22 units, how many bedrooms are needed. So what are

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1 we doing?

2 MR. DEL PIELAGO: Exactly. It's just  
3 a plain example, there's one resident --

4 COMMISSIONER VANN-GHASRI: We're  
5 getting ready to do something. Since now that is  
6 on the minutes and now that we have it really clear,  
7 we got some clarification here. The burden is on  
8 the Housing Authority so we can't have my  
9 constituents put out on the street. Some of them,  
10 they're going to do so, correct. Is that right?

11 MR. DEL PIELAGO: And just for both --  
12 both for Commissioner Taliaferro who is new,  
13 Commissioner Vann-Ghasri, there's still one  
14 resident left on Sumner Road where they are  
15 demolishing actively.

16 COMMISSIONER VANN-GHASRI: Yes.

17 MR. DEL PIELAGO: She lives just a row  
18 of homes from where they're demolishing. She's a  
19 senior resident. She's fenced in. She can't  
20 access Sumner Road from the sidewalk.

21 COMMISSIONER VANN-GHASRI: That's true.

22 MR. DEL PIELAGO: So this is what

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1 people are dealing with and we're making it seems  
2 like, whoa, you guys are pushing redevelopment,  
3 pushing relocation, trying to force people out of  
4 there when there is no real plan still. There's  
5 no funding.

6 I look at your Moving to Work Plan and  
7 you guys are considering RAD to fund Barry Farm just  
8 like they're doing it at Park Morton. So there's  
9 all of these question marks up in the air, but  
10 ultimately residents are suffering, like literally  
11 suffering. Ms. P's hair is falling out. There's  
12 a woman who is fenced in. She can only access you  
13 know the rest of the world through an alley. This  
14 is a reality of what's happening at Barry Farm.  
15 That's why residents are saying forget New  
16 Communities, forget all this planning that you guys  
17 have been doing because it's not benefitting us.

18 CHAIRMAN ALBERT: Thank you so much,  
19 Daniel. Robert Warren.

20 MR. WARREN: Good afternoon. I'd just  
21 like to thank you guys for all your service to  
22 District residents and just looking at Highland

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1 Dwellings, I haven't been up here in years. And  
2 I'd like to thank the Housing Authority for the job  
3 you did up here for refurbishing Highland Dwellings  
4 and the improvements you all made up here. I think  
5 it's really wonderful.

6 I hope something like that could occur  
7 at Barry Farm also. I'm here as the director of  
8 an organization called People for Fairness  
9 Coalition and --

10 CHAIRMAN ALBERT: Can you say the name  
11 of the organization again?

12 MR. WARREN: People for Fairness  
13 Coalition. And we truly believe that there are a  
14 number of residents in the District of Columbia who  
15 are -- who we believe have the right to universal  
16 housing rights and those are residents, you know,  
17 there's a report out that we have 100,000 residents  
18 in the District of Columbia under the poverty  
19 level. We have over 4,000 residents who are senior  
20 citizens or disabled who receive just \$780 a month  
21 to live on. We have over 24,000 people on the  
22 waiting list for actually to get into the Housing

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1 Authority housing. We have over 42,000 people  
2 waiting to have some form of housing assistance.

3 So as Cory Booker stated in the recent  
4 National Alliance Conference that one in four  
5 individuals who qualify for some form of housing  
6 assistance actually receive it. I don't know what  
7 that is in the District of Columbia, but I'm sure  
8 it's probably higher.

9 We also truly believe that what you call  
10 the New Community Initiative is something that's  
11 highly racist and discriminatory against District  
12 residents. That's my opinion personally. I  
13 believe, you know, to take the last land in the  
14 District of Columbia and to say that you're going  
15 to bring us something, bring in -- and tier it into  
16 three tiers of residents and to try to improve the  
17 environment.

18 I understand a lot of folks are probably  
19 hearing some of the stories you heard. I know a  
20 lot of you probably buy into that we can't have this  
21 concentration of poverty. But I know as a former  
22 resident of public housing, me and my other four

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1 siblings, that folks do raise up out of poverty.  
2 I have sisters that have moved into beautiful homes  
3 in outlying Maryland. I have a brother who has a  
4 beautiful home here in Washington, D.C. So it is  
5 possible. So please don't buy into that myth of  
6 concentrated poverty and that folks can't raise  
7 themselves out of poverty with the right support  
8 from folks like yourself sitting at this table.  
9 People can raise themselves out of poverty, so we  
10 don't need what you call that New Communities  
11 Initiative in order to improve our community.

12 So I would hope that you would listen  
13 to the Barry Farm Resident and Tenant and  
14 Association Allies and work with them to develop  
15 a plan.

16 And also I have a quote today from  
17 Malcolm X. It says "When the tell the truth, it  
18 can get you killed." And I also know that some of  
19 the real gangsters in this city reside in the City  
20 Council. So with that said, you know what I'm  
21 saying? I really hope that folks would really  
22 think about what they're doing because you might

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1 gain the world, but did it cost you? What do you  
2 get if you lose your should, Mr. Garrett? What  
3 will it get you?

4 MR. GARRETT: I haven't lost my soul.

5 MR. WARREN: That's all I'm asking.

6 CHAIRMAN ALBERT: Thank you so much,  
7 Mr. Warren.

8 MR. WARREN: Thank you for your time.

9 CHAIRMAN ALBERT: You're welcome.

10 (Applause.)

11 CHAIRMAN ALBERT: Margaret Dwyer.

12 MS. DWYER: Good afternoon. My name is  
13 Margaret Dwyer. I'm here speaking on behalf of  
14 SURJ, Showing Up for Racial Justice, 2,000 members  
15 across the entire District who are invested in  
16 traditional public housing and its success.

17 We are standing here today in complete  
18 solidarity with the Barry Farm Tenants and Allies  
19 Association. We support their process. We  
20 support their proposal and we want to see it taken  
21 seriously.

22 We agree that the DCHA, NCI, DMPED

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1 triangle provides ample opportunities for buck  
2 passing and we're here to call out a lack of  
3 accountability because of that triumvirate.

4 We went and perhaps we were being naive.  
5 We listened at the roundtable when the City Council  
6 Committee on Housing and Neighborhood Improvement  
7 asked to hear from DCHA about what was going on at  
8 Barry Farm and we were hopeful that, in fact, the  
9 promises of transparency, the promises of  
10 accountability, the promises of reports and  
11 updates every two weeks to that committee, we  
12 thought that this was really going to help. And  
13 now this many weeks later when five of those  
14 bi-weekly reports should have been filed, exactly  
15 zero have been filed.

16 And the committee says, I spoke to Joey  
17 Trumbolli this week who says they feel extremely  
18 frustrated by the lack of responsibility and  
19 communication.

20 Also, a number of us contacted DCHA  
21 directly. I contacted you, Executive Director  
22 Garrett in July with some questions about the

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1 process. My email was absolutely ignored as were  
2 everybody else's. So I contacted your assistant,  
3 Rick White, who asked me to send it to him. That  
4 was a month later. And now a month later, still  
5 no response.

6 So we are the public. The residents  
7 and the citizens of the District of Columbia, we  
8 are the public. This is public housing. We want  
9 to know what's going on and we want to have a say  
10 in what's going on. And we want the residents to  
11 be heard and we want our questions answered.

12 So these are some of our questions.  
13 Where does the buck stop when there's DCHA and NCI  
14 and DMPED? It's like a shell game. You can't your  
15 eye on where the pea is underneath the shell.

16 And why do we need NCI at all? Their  
17 money is gone. They don't finish anything, and it  
18 just seems to make everything impossible to pin  
19 down.

20 And finally, what is the DCHA policy for  
21 responding to public and resident queries? I  
22 cannot understand, really, after 30 years of

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1 working in public service, I cannot understand why  
2 it can take more than 24 or 48 hours to respond to  
3 an email? Thank you very much.

4 CHAIRMAN ALBERT: Before you go, you  
5 talked about successful public housing. What does  
6 that look like to you?

7 MS. DWYER: Really?

8 CHAIRMAN ALBERT: Yes. You said  
9 you've been working 30 years or so in this --

10 MS. DWYER: So I think that if we're  
11 serious about a strategic plan for the Housing  
12 Authority and for public housing, we need to start  
13 with what it is that we're trying to accomplish,  
14 what do the residents really need?

15 I've been here at these meetings where  
16 I've seen these contracts approved for a half a  
17 million dollars for checking for this, and a half  
18 a million dollars for checking for that. And then  
19 roofs go unfixed and people come back month after  
20 month -- I've been at like three years of these  
21 meetings. Month after month after month people  
22 raise the same concerns.

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1           So I guess what I want is what Ms. Belt  
2 already outlined for true responsiveness to  
3 residents and a more coherent vision that is  
4 resident centered, not developer centered.

5           CHAIRMAN ALBERT: I appreciate that.  
6 Thank you, Ms. Dwyer.

7           VICE CHAIRMAN SLOVER: Can I get in a  
8 quick question, Mr. Chairman. This is more directed  
9 towards the Authority and to the testimony.

10           We've heard a lot about New Communities  
11 today and we haven't actually gotten an update on  
12 the New Communities projects and questions on.  
13 Could we get one for the board? Maybe have New  
14 Communities come in and present to us, but really  
15 a drill down on where things stand on each of the  
16 properties, status of them, progress, lack  
17 thereof, so we can have a better understanding  
18 about where they are.

19           EXECUTIVE DIRECTOR GARRETT: Yes,  
20 Commissioner Slover.

21           VICE CHAIRMAN SLOVER: And maybe next  
22 time when people come up and testify, we'll be

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1 better informed.

2 EXECUTIVE DIRECTOR GARRETT: Not a  
3 problem.

4 MS. DWYER: Can I have an answer to my  
5 two questions about why there haven't been those  
6 biweekly reports filed and shared with the public  
7 and what the policy is for responding to emails and  
8 phone calls from the public?

9 EXECUTIVE DIRECTOR GARRETT: DCHA  
10 supplied the proper information that we were  
11 supposed to.

12 MS. DWYER: They said that they didn't  
13 receive anything.

14 EXECUTIVE DIRECTOR GARRETT: Our  
15 information wasn't going to the Council. Our  
16 information was going to DMPED if you recall.

17 MS. DWYER: This is my point. It's  
18 like this shell game.

19 EXECUTIVE DIRECTOR GARRETT: No, what  
20 I'm saying to you, Ms. Dwyer is what the DCHA  
21 committed to is what we did. That's what I'm saying.

22 MS. DWYER: That is not the

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1 understanding of the clerk of that committee.

2 EXECUTIVE DIRECTOR GARRETT: I  
3 understand, but I remember what my testimony was  
4 and I know what I said.

5 MS. DWYER: And what is the policy for  
6 responding for emails?

7 EXECUTIVE DIRECTOR GARRETT: There is  
8 no policy --

9 MS. DWYER: So there's no expectation  
10 that this Commission will reply to queries from the  
11 public?

12 EXECUTIVE DIRECTOR GARRETT: No.  
13 Your question was what is the policy in response  
14 to emails. There is no policy in responding to  
15 emails being met. There is no time frame.

16 MS. DWYER: So you're just going to  
17 ignore people?

18 EXECUTIVE DIRECTOR GARRETT: No,  
19 ma'am. No, ma'am.

20 MS. DWYER: Seriously --

21 CHAIRMAN ALBERT: Hold on one second.  
22 Only one person can talk at a time.

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1 EXECUTIVE DIRECTOR GARRETT: And Ms.  
2 Dwyer, we've had our one-on-one meeting. So if you  
3 want to have another one of those I can answer many  
4 of your questions in that manner, if you want to  
5 come in and personally talk to me again.

6 CHAIRMAN ALBERT: Just so you know, Ms.  
7 Dwyer, at the District Government level, we require  
8 that people respond to emails and voicemails with  
9 -- is it 24 or 48 hours? I think we still have that  
10 expectation.

11 MS. DWYER: So it's been about ten  
12 weeks since my email.

13 CHAIRMAN ALBERT: Things fall through  
14 the cracks.

15 MS. DWYER: And that's it? They fall  
16 through the cracks with no accountability?

17 CHAIRMAN ALBERT: I'm not saying  
18 there's no accountability. I just told you what  
19 the city's policy is which is accountability.

20 Mr. Garrett had a one-on-one meeting  
21 with you. I'm sure he would respond to your email.

22 MS. DWYER: I'm sorry, you said he will

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1 respond?

2 CHAIRMAN ALBERT: He will respond to  
3 your email.

4 Darryl Ross. Mr. Ross sat here and  
5 listened to everyone so please listen to him. Give  
6 him an opportunity.

7 MR. ROSS: Good afternoon.

8 CHAIRMAN ALBERT: Good afternoon, Mr.  
9 Ross.

10 MR. ROSS: More attention is needed to  
11 improve the conditions on the Condon Terrace side  
12 of this property or site. There are two water  
13 discharge pipes that dump water onto the road and  
14 when it ices over in the wintertime creating a road  
15 hazard.

16 The staff should be more observant and  
17 call in responsible agencies or employ the  
18 necessary resources to ensure that the grounds are  
19 in good condition and trash, abandoned cars, and  
20 litter are removed.

21 Better descriptions are needed on the  
22 Housing Choice Voucher Program inspection

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1 checklist comments section.

2 CHAIRMAN ALBERT: What do you mean by  
3 that? Can you explain that a little bit more?

4 MR. ROSS: I'm going to give you a for  
5 instance. One description was that a GFI outlet  
6 was defective. Well, it was actually operating as  
7 designed, but it was not up to code. So the  
8 description should say it's not up to code. Be  
9 more commonplace in doing that because there's a  
10 difference between the two things.

11 Similar to DMV, the Department of Motor  
12 Vehicles, at Half Street Southwest, client parking  
13 should be made available at the D.C. Housing  
14 Authority headquarters. This could be accomplished  
15 by paving over the existing grassy areas. There's  
16 a huge amount of grassy areas. You can pave it  
17 over, allow for the parking and you wouldn't even  
18 have to keep cutting that grass.

19 CHAIRMAN ALBERT: That's it?

20 MR. ROSS: That's it.

21 CHAIRMAN ALBERT: Thank you so much.

22 So Commissioners, any questions,

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1 comments, inquiries?

2 COMMISSIONER ORTIZ GAUD: Yes, I have  
3 one. I have one for Ms. Gray regarding the senior  
4 on Sumner Street. This one came up last month and  
5 I'm just wondering what's the status or if somebody  
6 has helped her?

7 CHAIRMAN ALBERT: Commissioner, could  
8 you say that again?

9 VICE CHAIRMAN SLOVER: The one lady  
10 that's still living at Barry Farm on Sumner Road  
11 that was just testified about, who is fenced in.

12 I just want to know if anything has been  
13 done -- are we going to handle that?

14 EXECUTIVE DIRECTOR GARRETT: Yes, sir.  
15 We've been trying to work on the relocation.

16 VICE CHAIRMAN SLOVER: And she's been  
17 relocated?

18 CHAIRMAN ALBERT: So we have one other  
19 person who I overlooked. Could you state your name  
20 for the record?

21 MS. ARMSTEAD: Hi. I'm Commissioner  
22 Kay Armstead. I'm the ANC Commissioner for this

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1 area. My concerns are the safety of the tenants  
2 that live on the property. I reached out to  
3 Housing Authority police to ask if they would come.  
4 I called three days ago and I've not gotten a  
5 response from them as well. I've been greatly  
6 relying on MPD to secure and make sure that the  
7 property is safe. My concerns are there's been a  
8 great deal of shootings. The visibility is not  
9 here. MPD comes, but if you have a Housing  
10 Authority Police Department, then I think they  
11 should be visible as well.

12 My other concern is --

13 CHAIRMAN ALBERT: Just make sure you  
14 connect with the Chief before you --

15 MS. ARMSTEAD: I'll reach out to him  
16 again. My other concern is the conditions and the  
17 repairs of Highland Additions. We've talked about  
18 that before. Okay, I know that you're moving  
19 tenants out because as they're moving, you're  
20 relocating them for smaller unit and you're moving  
21 the larger families back in.

22 My concern is until you move the tenants

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1 out or you find someplace smaller for them to go  
2 to, what is the living conditions that they're  
3 supposed to endure? There's no grass. The places  
4 look terrible. The concrete is broken. There  
5 should be some kind of beautification. They  
6 should not have to live like they're living in World  
7 War III because they're waiting to move to another  
8 smaller unit, inside as well as the outside are my  
9 concerns.

10 I know that they're doing patch repair,  
11 but this is just kind of makeshift patch repair.  
12 It should be up to the tenant that they're satisfied  
13 as opposed to what you're slapping together and  
14 saying that it's being done.

15 My other concern was the fact that the  
16 property that you have that's on Condon Terrace  
17 around in that area, there's a lot of traffic that  
18 goes on there. Mr. Ross spoke about it, but I've  
19 also talked to WASA. They're coming in to do an  
20 evaluation and DDOT about the water that's coming  
21 through the concrete area. But the property  
22 that's adjacent to 9th Street, Wheeler, and Valley

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1 Avenue, that needs to be completely cut. Somebody  
2 is doing a job on it, but you still have a lot of  
3 areas that you can't see through and it's very  
4 dangerous. So it's a safety issue. You know what  
5 I'm talking about?

6 So it's high grass. They're just mowing  
7 in the middle of the circle. So all on the other  
8 part that's coming in and out of that -- right  
9 behind Condon that's coming off of 9th Street, that  
10 space up there needs to be visible because people  
11 can hide there and that's a safety concern. That's  
12 what I had. That's about it.

13 My main concerns are the conditions and  
14 the safety.

15 Oh, no. There was another issue.  
16 Tenants who want to come off -- who want their  
17 children to come off the lease, that was another  
18 concern. That tenants who have children that they  
19 want them to come off the lease. That they're  
20 having difficulty of getting the children removed.  
21 So whose decision is it that makes that final  
22 decision? Is it the resident manager or is it that

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1 once they put in the paperwork how does that process  
2 happen?

3 The other concern is that tenants are  
4 complaining that they've gone back and saying that  
5 they're being charged for years after being  
6 reevaluated, that they're finding that their fees  
7 that they've had to come up with that have been  
8 astronomical. They've gone back three and five  
9 years and saying that they're owing monies, that  
10 they're now being held hostage and saying if you  
11 don't sign this, then we are going to have reasons  
12 to have you evicted off the property. So they're  
13 making them sign these promissory notes of paying  
14 back money when they're saying that the back money  
15 is not owed. And yet, they still come back every  
16 month or every year for reevaluation. Where is the  
17 breakdown of who's losing it? There's something  
18 that's being lost in the process.

19 CHAIRMAN ALBERT: Commissioner, thank  
20 you so much. Thank you for your patience.

21 So the next Board of Commissioners  
22 meeting will be held --

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1 COMMISSIONER VANN-GHASRI: Before we  
2 get to the Board of Commissioners meeting, Mr.  
3 Chair, you have to acknowledge someone.

4 CHAIRMAN ALBERT: So I want to  
5 acknowledge Ms. Renee Patterson. Where is Renee?

6 COMMISSIONER VANN-GHASRI: Is Renee  
7 Patterson here?

8 CHAIRMAN ALBERT: No.

9 COMMISSIONER VANN-GHASRI: Well, let  
10 me say this. Renee Patterson is the president of  
11 Highland. Renee has been here for a long time and  
12 Renee has been the type of president has advocated  
13 real viciously for some of the things that you see  
14 here today. And Ms. Patterson was in the room  
15 earlier this morning, but I commend her and I love  
16 her leadership. She works very, very hard for this  
17 community. So can we give her a hand even though  
18 she's not here?

19 CHAIRMAN ALBERT: Absolutely.

20 COMMISSIONER VANN-GHASRI: Thank you.

21 (Applause.)

22 CHAIRMAN ALBERT: First, thank you so

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1 much for reminding me. My pea brain is not that  
2 big and can't hold a lot of information, but our  
3 next Commissioners Meeting will be held on  
4 Wednesday, November 14, 2018 at 1 p.m. at the Barry  
5 Farm Rec Center which is at 1230 Sumner Road,  
6 Southeast, Washington, D.C. And our meeting is  
7 adjourned.

8 (Whereupon, the above-entitled matter  
9 went off the record at 3:25 p.m.)

DRAFT