

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
DECEMBER 13, 2017

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

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice Chairman
- KENNETH D. COUNCIL, Commissioner
- SHELORE FISHER, Commissioner
- BRIAN KENNER, Commissioner
- FRANK LANCASTER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

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

COMMISSIONER(S) ABSENT:

- KEN GROSSINGER, Commissioner

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

1:00 p.m.

CHAIRMAN ALBERT: Good afternoon, my name is Neil Albert, and I chair the Board of Commissioners of the D.C. Housing Authority. We're going to call this regular monthly meeting of the commissioners to order. Today is December 13, we're meeting at the D.C. Housing Authority headquarters, 1133 North Capitol Street, N.E.

I want to remind those of us on the dais and in the audience to silence our cell phones so that we can minimize any interruptions that could occur.

I'm also going to remind us in the audience that we would love for you to continue to follow the decorum required of these public meetings, meaning no loud protestations and being respectful of other people's comments.

Any violations of any of the rules of decorum could lead you to be ejected from this meeting. Hasn't happened in the past, and I don't want it to happen in the future, either. So thank

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1 you so much for continuing to be respectful of our
2 meetings.

3 And thank you for taking the time to come
4 to our board meeting. We really appreciate that
5 you would take time out from your busy schedule to
6 be here, particularly if you are a resident of
7 public housing here in Washington, D.C.

8 At this time I'm going to ask for a roll
9 call to determine a quorum.

10 MS. McNAIR: Thank you, Chairman.
11 Commissioner Council?

12 COMMISSIONER COUNCIL: Present.

13 MS. McNAIR: Commissioner Fisher?

14 COMMISSIONER FISHER: Here.

15 MS. McNAIR: Commissioner Grossinger?
16 Commissioner Kenner?

17 COMMISSIONER KENNER: Here.

18 MS. McNAIR: Commissioner Lancaster?

19 COMMISSIONER LANCASTER: Present.

20 MS. McNAIR: Commissioner Neal Jones?

21 COMMISSIONER NEAL JONES: Present.

22 MS. McNAIR: Commissioner Ortiz Gaud?

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1 COMMISSIONER ORTIZ GAUD: Here.

2 MS. McNAIR: Commissioner Vann-Ghasri?

3 COMMISSIONER VANN-GHASRI: Here.

4 MS. McNAIR: Commissioner Slover?

5 VICE-CHAIRMAN SLOVER: Present.

6 MS. McNAIR: Chairman Albert?

7 CHAIRMAN ALBERT: Present.

8 MS. McNAIR: You have a quorum nine
9 commissioners present, you have a quorum.

10 CHAIRMAN ALBERT: Thank you so much.
11 As is our custom, today, being our regular board
12 agenda, we will allow the public to come before this
13 board to discuss any issues about the resolutions
14 that we will be considering before us, and then
15 people who come before us will have -- if you are
16 a resident of public housing, you will have five
17 minutes. If you are not a resident of public
18 housing, you will have three minutes.

19 We do have a pretty lengthy list of
20 people who signed up to testify, so unfortunately,
21 today we're going to have to adhere to the time
22 limitations. I know that in the past, I've

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1 extended those, so don't feel any way about it
2 today, we just have to keep you to your five minutes.

3 So get your thoughts together, see if
4 you can complete it in five minutes if you are a
5 public housing resident. If you are not a public
6 housing resident, then you're limited to three
7 minutes.

8 At this time I'd like the commissioners
9 to consider the minutes of two board meetings; the
10 December 5th, 2017 Special Board of Commissioners
11 meeting, and the November 8th, 2017 Board of
12 Commissioners meeting. It's been in the packages
13 that were sent to you in advance. I hope you've had
14 an opportunity to review the package. At this time
15 I will entertain a motion for approval for the
16 minutes.

17 COMMISSIONER LANCASTER: I so move,
18 until someone comes up here.

19 CHAIRMAN ALBERT: Is there a second?

20 VICE-CHAIRMAN SLOVER: Second.

21 CHAIRMAN ALBERT: All those in favor?

22 (Chorus of aye.)

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1 CHAIRMAN ALBERT: Any opposed? Any
2 comments or changes? Great, thank you so much.
3 Next, we will have the Executive Director's Report.

4 MR. GARRETT: Mr. Chair and
5 Commissioners, you have my written report already.
6 I have three things I would like to add. We're
7 going to be sponsoring the Gift of Love this year
8 for the holiday season, in conjunction with the
9 Wider Circle. We're going to be serving over 5,000
10 children with gifts during the Christmas season,
11 and in addition, we're going to be working with the
12 Nationals baseball team to support their Winterfest
13 toy drive, which is going to be occurring on this
14 Sunday.

15 The final item I need to bring you up to
16 speed on --

17 COMMISSIONER LANCASTER: Excuse me,
18 the who?

19 MR. GARRETT: The baseball team, the
20 Nationals, will be sponsoring a toy drive this
21 Sunday, and they're calling it Winterfest. So
22 they're going to be servicing our residents also.

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1 The last item for my report, as always,
2 is the Employee of the Month. This year, we have
3 something a little bit different, because we don't
4 just have employees, we have an actual department
5 that's being sponsored.

6 And that department is sponsored by
7 their director, Ron McCoy. And I'm just going to
8 read a couple of things that they've done over the
9 last three months since I've been here, the last 90
10 days.

11 Mr. McCoy's comment on their
12 professional coordinated attire, to the selection
13 of a venue, decorations, and attention to detail on
14 how they cater to the clients before, during, and
15 after an event --

16 COMMISSIONER LANCASTER: Excuse me,
17 Mr. Director. I don't think we're getting
18 everything on your microphone.

19 MR. GARRETT: Okay, sorry. Is that
20 better? So we're recognizing the Housing Choice
21 Voucher Special Events Team. They've done a lot of
22 work over the last three months servicing our

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1 clients with special events.

2 What's most impressive about them is
3 that they give of their time, their personal time,
4 to do this. This is not something they try to
5 handle between the hours of nine and five. They've
6 taken this on as an additional obligation that they
7 feel is necessary to support us.

8 Last month they hosted a reception as a
9 thank you to all the partners who work with them,
10 and raised over \$30,000 in donations during that
11 event. They called that the Beyond the Voucher
12 Initiative.

13 On November 9th, they coordinated with
14 our veterans for their fifth annual program,
15 serving 500 veterans who were in attendance. It
16 was a totally wonderful program, recognizing those
17 individuals who have served our country.

18 On November 21st -- and I attended this
19 program, and it was a little shocking to see 100
20 seniors, dressed to impress, for an event at the
21 Arena Stage, for our seniors. They wore their
22 Sunday best, their church hats, and they had a great

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1 dinner.

2 I was impressed by the dedication of the
3 staff who served those residents. You know, this
4 is their time, their golden years, when they should
5 be catered to and attended to very well. And the
6 staff under the HCV Program, did exactly that.

7 So I want to commend them, thank them for
8 all their dedicated service and their work on behalf
9 of the Authority, and hope that they'll continue to
10 do that.

11 They are that diamond that you have in
12 your organization that you want everyone to rise in
13 a similar fashion, when the time comes. So I would
14 like to call those individuals up to give them
15 certificates, and something a little bit extra.

16 (Applause.)

17 MR. GARRETT: Okay, so we have Diane
18 Oliver, Shonida Evans Wilson, Ty Garry, Shanida
19 Jefferson; she's not here. Sharice Bennett,
20 Alicia Robinson, Angela Isaac, Trina Kerington,
21 Mary Johnson; Ms. Johnson, you owe me a trip, right?

22 MS. JOHNSON: I'm leaving on Sunday.

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1 MR. GARRETT: You're leaving on Sunday?
2 I thought you were taking me in your suitcase.

3 (Laughter.)

4 MR. GARRETT: Donna Barkley, Nollie
5 Wishart, Karita Thomas, Stephanie Elger, and Sheryl
6 Robinson.

7 (Applause.)

8 MR. GARRETT: Again, thank you for
9 everything that you do on behalf of the Housing
10 Authority, and on behalf of the rest of us.

11 (Taking group picture.)

12 CHAIRMAN ALBERT: So while our
13 Executive Director makes his way back, I'd like to
14 take this opportunity to recognize one of our
15 commissioners who will be leaving the board.
16 Commissioner Fisher, can you stand for a second?
17 So today, on behalf of your fellow commissioners,
18 I want to present you with a proclamation that
19 recognizes your service to the District of Columbia
20 Housing Authority.

21 It says, Whereas -- I'm not going to read
22 all of it -- Commissioner Fisher was appointed by

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1 Mayor Gray in 2014, to serve as a voice of the
2 Housing Choice Voucher Program participants on this
3 board. And she was the first person appointed in
4 that capacity in the DCHA Board of Commissioners,
5 so let's recognize that.

6 She has served us with distinction over
7 the past three years, and this lists a number of her
8 other accomplishments so, on this day, let it be
9 proclaimed that the DCHA Board of Commissioners,
10 through adoption of this proclamation, is honored
11 to recognize and sincerely thank Commissioner
12 Fisher for her support, commitment, and dedication
13 to the work of the District of Columbia Housing
14 Authority.

15 Adopted by the Board of Commissioners
16 and signed this 13th day of December 2017. Let's
17 give her a big round of applause.

18 (Applause.)

19 COMMISSIONER VANN-GHASRI: Wait a
20 minute. She's getting a picture with her
21 colleagues, and we're resident commissioners.

22 CHAIRMAN ALBERT: Yes, if you guys want

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1 to go around and get a quick picture.

2 COMMISSIONER LANCASTER: I'll go along
3 with that.

4 CHAIRMAN ALBERT: Thank you so much. I
5 just want to put in a plug for a flyer that landed
6 on my desk, and I got an email earlier this week from
7 one of the organizers; I'm going to try to make one
8 of their events. It's the Voices of Women in Public
9 Housing, I think a couple of them are here today.

10 I think it's worth seeing and hearing
11 for yourselves. There are three opportunities
12 left: Thursday, December 14th -- are there a lot
13 of these in the audience? We'll circulate it, so
14 if you have an opportunity, commissioners, staff,
15 and audience in general, please to view it.

16 COMMISSIONER VANN-GHASRI: I saw this
17 first play; it's a very good play, and I would
18 recommend it to all resident leadership. It would
19 be really nice of the Office of Resident Service
20 would accommodate them and let them do their play.

21 But I can't speak for all the
22 characters, but many of the characters in the play

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1 have really shared their serious life histories,
2 living in public housing, and it's very, very
3 touching, very educational.

4 So I really do think that if you get the
5 opportunity to see them, do so. They're doing it,
6 and they're now asking for donations.

7 CHAIRMAN ALBERT: Great, thank you.

8 COMMISSIONER LANCASTER: If I may, Mr.
9 Chair, I also want to come in on this. They just
10 did a sketch up at UDC, David Clarke Law School, and
11 I happened to be present at the time. I didn't
12 realize, when I got there, that this was coming
13 forth, and I was very impressed with what they had
14 to say, and the way they conducted the play.

15 Whether you're a resident of public
16 housing or not, if you're a resident of Washington,
17 D.C., I'm speaking to you all. Please get a chance
18 to go see this and help us support them. Thank you

19 CHAIRMAN ALBERT: Great, thank you.

20 COMMISSIONER LANCASTER: And Mr.
21 Chair, one other point; when you get the chance to
22 comment on the Executive Director's summary, I

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1 would like to make a comment on that, if I'm not out
2 of place.

3 CHAIRMAN ALBERT: Sure.

4 COMMISSIONER LANCASTER: He mentioned
5 the great work that Ron McCoy and all of them was
6 doing, which is very admirable. I'm very proud of
7 what they're doing.

8 But it was a piece that I didn't hear,
9 that I'd like you to know; Mr. Ron McCoy had an
10 attorney there at that same time, that promised they
11 would support him going forward, and they put their
12 money where their mouth was.

13 They gave a great donation to some of the
14 things that he's doing for the children and public
15 housing, and I was very, very proud to see that
16 happen.

17 CHAIRMAN ALBERT: Thank you so much,
18 Commissioner. So at this time, we're going to go
19 into our public comment period. A reminder: If
20 you are a public housing resident or a housing
21 choice voucher participant, and you've signed up
22 today, and I call your name, you have five minutes.

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1 Unfortunately, I have to stick with the
2 five-minute rule today. I'm sure that next time,
3 I'll be able to relax it. So I'm going to call first
4 M.A. Doll Fitzgerald.

5 MS. FITZGERALD: Good afternoon,
6 thanks for having me. I'd like to tell my story,
7 but in five minutes, it's impossible, so I'll just
8 outline.

9 I'm a resident at Garfield Terrace
10 Senior Building, 2301 11th Street, NW. First, I've
11 been in and out of the hospital with several
12 surgeries and in the last three and a half years,
13 and my living condition is deplorable.

14 When I come home, I come home -- I left
15 from before -- there were rats in my stove, coming
16 out each eye, when you open the door. Roaches and
17 bugs in my refrigerator, all over my food.

18 But my story is catastrophic, it's
19 despicable, and it's impossible for me to sit here
20 and, in five minutes, talk about my story. So I've
21 just outlined some of the things to you.

22 The rats ate up the wall; all my floors

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1 are coming up. The doors are falling off. I had
2 -- five years, now, 10 years, I've been trying to
3 get a door. People are coming into my house, eating
4 my food, to take my food pills.

5 Behind all that, the worst time is this
6 last time I got home from surgery. People were
7 staying in my house, they burned up my light shades.
8 It's a wonder they didn't burn the building down.

9 A lady slept in my bed, had my gown on,
10 and had her monthly period. It was just awful.
11 And then there was the rat mortified up on top of
12 my table. I had to throw away all my law books, all
13 my medical books, personal stuff.

14 And it hurts. So it is despicable, and
15 it's catastrophic, what I've been through, and what
16 I've been going through. I'm not the only one going
17 through this stuff. We've got some people living
18 in there, rats and bedbugs coming out of the walls.

19 Now, the rats in my house ate my clothes
20 up; they're eating my books up. They mortify on my
21 table. They were lying about my stove; maggots
22 crawled up there and Sebonne had to come to scrap

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1 them away with his hand. I told him, Don't touch
2 my doorknobs.

3 This is disgusting; it's so contrary for
4 what you put on -- when you call down to housing and
5 ask to report something that's wrong with your
6 apartment, you get this elaborate story about the
7 nice, affordable housing that you're doing for the
8 seniors.

9 We need to check that, because it's just
10 not true, and it hurts the seniors who are living
11 there, who keep that property for you, who are an
12 asset, not a liability.

13 So the whole thing, I'm saying I wish I
14 had the time; so since I don't have the time to
15 explain my living conditions, which are
16 catastrophic and life threatening.

17 I've got 10 notices for HUD inspectors.
18 I'm going to let a HUD inspector come in and inspect
19 my apartment; it's always a nameless man. Housing
20 inspectors from HUD were all over my floor; didn't
21 come into my house.

22 And when I asked why; We didn't want them

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1 to come in. How about that? So I asked to see the
2 new director that came, and I told them what's going
3 down. I said, Could he come? Please, ask Mr.
4 Bovelleville to come.

5 So Mr. Bovelleville didn't come, and I went
6 down, and I said, Did you tell Mr. Bovelleville I wanted
7 to see him?

8 She said, No.

9 I said, Well, why couldn't I speak to Mr.
10 Bovelleville? He's director of government operations.

11 She said, I didn't want you to speak to
12 him. How about that?

13 But I have a right to do it. I have
14 senior rights. I have personal rights. I have
15 constitutional and civil rights, and all of these
16 have been violated, big time, and it doesn't make
17 any sense. This atrocity against me is not just
18 something random. I feel it's a threat against my
19 integrity, a threat against my life, and it's
20 deliberate.

21 It's no accident that these things are
22 happening, because once before, I was illegally

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1 evicted, and put them back and I did not take the
2 money. And we proved it; they found that they still
3 owed me \$1,117.95. I didn't care about that. I
4 just wanted to clear my good name, because I'm not
5 a thief.

6 And I'm not crazy. I don't have dementia; you
7 might say I am, but I'm not. So I just want this
8 board to understand. Ms. Aquarius, I've known for
9 years, Mr. Lancaster too.

10 COMMISSIONER VANN-GHASRI: You were
11 one of my teachers.

12 MS. FITZGERALD: And both of them know
13 that I'm not crazy. You think I'm crazy?

14 COMMISSIONER VANN-GHASRI:
15 Furthermore, Ms. Fitzgerald, it's an honor and a
16 pleasure to have you here. Your name was just
17 mentioned by me about an hour ago. I just told this
18 board that this board needs a class in
19 parliamentary, Robert's Rules of Order.

20 I told them that the person who taught
21 me, who had the certification -- because I didn't
22 just become a commissioner. I learned, and I

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1 learned from the best. And I just told our chair,
2 Now you've met Ms. Dolly Fitzgerald, who could do
3 our training, to train us in parliamentary law and
4 Robert's Rules of Order. And I didn't know she was
5 going to be here today.

6 MS. FITZGERALD: Thank you, ma'am.
7 You came to my house, and we worked it out. You've
8 done a beautiful job here; but then you can't speak
9 for everybody. You can only speak for a certain
10 amount of people on this board. This board has to
11 stand up to its commitment, and it has to serve all
12 of the residents, not those who put you on
13 pedestals.

14 We don't know what's wrong with this
15 board; a whole lot of stuff is wrong with this board.
16 I can't point out to each one, but if everybody
17 doesn't come up to the board and be on the same page,
18 we're going to continue to have these problems.

19 Like I said, my problem is catastrophic,
20 and it's despicable.

21 CHAIRMAN ALBERT: Ms. Fitzgerald --

22 MS. FITZGERALD: And nobody should be

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1 able to come to live like I'm living. But one other
2 request before you cut me off: I'd like a meeting
3 with the director's office as soon as possible,
4 because right now, I have six empties on my floor,
5 and I couldn't get either one. And we had people
6 living in the last empty we had.

7 CHAIRMAN ALBERT: Yes.

8 MS. FITZGERALD: And that lady's
9 talking, Oh, they're putting money down in there.
10 This board knows that the law says that you cannot
11 rent a unit to anybody if a person is still living
12 in there. I'm sure you're aware of that.

13 CHAIRMAN ALBERT: Right.

14 MS. FITZGERALD: So how can you put down
15 money and someone else is still living in there?
16 Nobody's in that unit yet, and like I said --

17 CHAIRMAN ALBERT: We're going to get
18 the director to respond to you directly.

19 MS. FITZGERALD: Yes.

20 CHAIRMAN ALBERT: I appreciate you
21 sharing your concerns with us, and Commissioner
22 Vann-Ghasri was right; earlier this afternoon, she

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1 was mentioning your name. So thanks for appearing
2 before us today, and I'm sure that our executive
3 director will be back in touch with you.

4 MS. FITZGERALD: Well, I thank you for
5 having me, but I do want that appointment, and I need
6 it badly.

7 CHAIRMAN ALBERT: Yes, you will get an
8 appointment, and someone will be out to look at your
9 unit.

10 Next up is Saul Edmunds; Saul Edmunds?
11 Okay, Nicole Odom?

12 MS. ODOM: Hello.

13 CHAIRMAN ALBERT: Welcome, Nicole.

14 MS. ODOM: Thank you. First, let me
15 start by thanking you for repairing my water heater.
16 It was a long nine days without hot water, so thank
17 you.

18 I just also wanted to bring up, from my
19 community, Barry Farm -- my name is Nicole Odom, and
20 I live in Barry Farm, and I'm with Empower D.C.

21 I want to speak about what residents are
22 having issues with, and it's the 90-day notices for

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1 residents on Sumner. These residents have
2 vouchers, they receive vouchers, and then they get
3 90-day notices. A lot of them have them now, and
4 so it's causing a lot of problems for them.

5 Finding a place is very difficult to
6 begin with, and so 90 days is not enough time for
7 them to find a place that they're comfortable with
8 and do everything else. It is very cold outside;
9 they feel rushed, frustrated, and stressed out. So
10 I wanted to let you know that.

11 And then, a lot of people I've spoken
12 with in communities who are former Barry Farm
13 residents are going through things like, their
14 house is being robbed because they're new, so they
15 become targets; the community doesn't know who they
16 are.

17 In addition, there's no sense of
18 community for them because they're new. And then
19 also, the resources that they were familiar with
20 from Barry Farm, like Water Circle, Far Southeast
21 Collaborative, and even their own resident council,
22 who they had a relationship with, are unfamiliar.

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1 And that brings on stress and anxiety
2 and stuff like that. And also there are children
3 who are in schools in their community, but now
4 they're somewhere far away, so that's extremely
5 stressful to have to deal with.

6 There are also homes that still have
7 major issues. There's a woman who has mold from
8 water damage, and it's growing mushrooms now.

9 CHAIRMAN ALBERT: How long has it been
10 that way?

11 MS. ODOM: For a very long while. The
12 smell for her is unbearable, and she is constantly
13 sick.

14 And then of course, there are rodents
15 and things of that nature, because it's cold out.
16 There are holes in the foundations of the homes that
17 they are getting through. Air ducts aren't clean,
18 and filters aren't being replaced, so we have a lot
19 of people who have respiratory issues.

20 And then there is weather stripping that
21 they need for doorways and windows, because the heat
22 may be working, but it really doesn't do much if

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1 you're getting that constant draft. I can say that
2 for my house as well.

3 So I just wanted to bring those issues
4 to you, thank you.

5 CHAIRMAN ALBERT: Thank you so much.
6 So I know that these are general issues, but are
7 there some specific unit issues that you can leave
8 with us?

9 MS. ODOM: I can do that, thank you.

10 CHAIRMAN ALBERT: Great, thank you so
11 much. Elaine Gayles?

12 MS. GAYLES: Good afternoon, my name is
13 Elaine Gayles, and I live in Woodland. One day, I
14 was sitting in my front room, looking at television.
15 A bullet went through my window, and almost hit me
16 in my head, and I'm scared. I don't know what to
17 do.

18 And after that, I just want to move.
19 I'm going to see a psychiatrist; I cannot even take
20 this anymore.

21 CHAIRMAN ALBERT: So Ms. Gayle, did you
22 report this to anyone in the Housing Authority?

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1 MS. GAYLES: Yes, I did. I wrote my
2 police report --

3 CHAIRMAN ALBERT: And what was the
4 response?

5 MS. GAYLES: The letter I got back, they
6 said they cannot move me, but I'm afraid for my life.
7 I got grandkids; they don't even want to come
8 outside.

9 CHAIRMAN ALBERT: I empathize with you;
10 I'm sure there are things that the Housing Authority
11 can do, so I'm going to ask the executive director
12 to connect with you after this meeting and see what
13 accommodations can be made. Your life and safety
14 are paramount. Thank you for sharing with us
15 today.

16 MS. GAYLES: Thank you.

17 COMMISSIONER VANN-GHASRI: So, who is
18 she going to see before she leaves? Is it Nathan?

19 CHAIRMAN ALBERT: Yes, Nathan.

20 COMMISSIONER VANN-GHASRI: So, Ms.
21 Odom, do you know who Nathan is?

22 MS. GAYLES: No.

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1 COMMISSIONER VANN-GHASRI: That's what
2 I thought.

3 CHAIRMAN ALBERT: He's going to come
4 and find you. Emma Owens?

5 MS. OWENS: Hello, I'm Emma Owens, I'm
6 a tenant at Barry Farm dwelling, and I have a few
7 things I really need fixed, and can't ever get them
8 fixed.

9 HUD is supposed to be coming to inspect
10 on the 20th to the 21st, and so I hope he comes and
11 sees what I'm talking about.

12 And another thing; why do they put all
13 these low-lying neighborhoods for people to move
14 into? We don't want to move into anything like
15 that. The only thing you're advertising is
16 low-lying neighborhoods, where there is violence
17 and drugs. We don't want that, so we'd rather stay
18 where we are.

19 And I've got a list of some places that
20 you've advertised.

21 CHAIRMAN ALBERT: So what's the list?
22 What's on the list? So how, specifically, can we

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1 help today?

2 MS. OWENS: We have to stay or move,
3 where we're at. We want somewhere up-scale; you
4 know, no low-lying places where there is violence
5 and drugs.

6 CHAIRMAN ALBERT: So you're basically
7 asking to be relocated to a safe --

8 MS. OWENS: No -- yes, a nicer place.
9 Where we are now, nobody bothers us or anything like
10 that. We don't have any problems. But we just want
11 somewhere nice to live. We don't want those
12 low-lying neighborhoods. Like, on that paper,
13 that's all they've got for us.

14 COMMISSIONER VANN-GHASRI: So would
15 you consider in the District of Columbia?

16 MS. OWENS: Yes.

17 COMMISSIONER VANN-GHASRI: Would you
18 consider -- so, if you had your choice, what ward
19 would you like to live in?

20 MS. OWENS: Somewhere like Capitol Hill
21 or Waterfront, something like that. We need access
22 to the metro and stuff like that.

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1 CHAIRMAN ALBERT: All right, thanks for
2 sharing your concerns with us.

3 COMMISSIONER VANN-GHASRI: So what
4 you're saying for the record is that your target
5 population, which you communicated with, and you've
6 done focus groups or round-table discussions with,
7 have actually informed you that as the remaining
8 people in Barry Farms; if they have to relocate, one
9 of the things that they want, even though it wasn't
10 in your community benefit package, is the right to
11 have the first choice of what ward, the
12 single-member district, you like to move in, if that
13 single-member district had the accommodations to
14 accommodate that target population?

15 So maybe a recommendation could be that
16 the deputy mayor's office would meet with those
17 residents such as yourself, and maybe they can
18 identify these locations if they exist.

19 MS. OWENS: Okay.

20 COMMISSIONER VANN-GHASRI: Because
21 apparently, you're saying they are not on that list.

22 MS. OWENS: Thank you.

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1 CHAIRMAN ALBERT: Thank you so much.
2 Rene Saunders Blount.

3 MS. BLOUNT: Good afternoon, my name is
4 Rene Saunders Blount. I would like to say thank you
5 for helping me get into my new place. I'm moving
6 in, I've signed my keys on Friday.

7 CHAIRMAN ALBERT: When did you move in?

8 MS. BLOUNT: I signed my keys Friday,
9 but I'm moving in slowly but surely.

10 CHAIRMAN ALBERT: Congratulation.

11 MS. BLOUNT: Thank you. And I'd like
12 to thank Steve Furr and Richard Thomas.

13 CHAIRMAN ALBERT: Thank you, we'll pass
14 that on to them. Paulette Matthews?

15 MR. EDMUNDS: I'm waiting, they have to
16 re-call my name.

17 MS. MATTHEWS: He can go.

18 CHAIRMAN ALBERT: Now, what's your
19 name, sir?

20 MR. EDMUNDS: Saul Edmunds.

21 CHAIRMAN ALBERT: Saul, come on up.

22 MR. EDMUNDS: Good afternoon.

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1 CHAIRMAN ALBERT: Good afternoon.

2 MR. EDMUNDS: Ms. Bell has some
3 letters, some drafts to pass out. One is to the
4 Washington Post. I also have legal drafts which I
5 cannot show you at this time. I have retained a
6 lawyer who will handle the case pro bono.

7 CHAIRMAN ALBERT: Can we hand those
8 out? I think everyone has one.

9 MR. EDMUNDS: You got one, Aquarius?

10 COMMISSIONER VANN-GHASRI: I have one
11 now.

12 MR. EDMUNDS: I'd like to open up by
13 reading this first draft I have. The second draft,
14 it's basically saying the same thing. It starts,
15 Dear Washington Post: My name is Saul Edmunds. I
16 am the Resident Council President of the Colorado
17 Apartments at 5336 Colorado Avenue, N.W.

18 This property is managed by D.C. Housing
19 Authority, public housing property. I am writing
20 this letter about the safety concerns of our
21 building.

22 All of the residents are either senior

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1 citizens or disabled. Some safety is very
2 important to us. Before and since becoming
3 president of resident council, I've complained many
4 times to our apartment manager about the cameras not
5 working. These cameras play a large part in
6 keeping us safe.

7 There have been several break-ins in the
8 building, and recently, residents' cars have been
9 vandalized. Since the cameras are not working,
10 there is no evidence for the police to solve these
11 crimes.

12 I have also conferred with other council
13 presidents, in direct communication about safety
14 issues similar to ours. Their concerns are not
15 being met by D.C. Housing Authority.

16 My job, as the president of the resident
17 council, is to make my community not only safe, but
18 a fun and enjoyable environment to live in. So I
19 am taking steps to make this possible.

20 Our normal chain of command has not
21 yielded results, so I am looking for some outside
22 help to assist me in making our building safe. Some

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1 of our cameras are minor, and hopefully could be
2 addressed promptly. I am available for any other
3 consideration, respectfully yours.

4 Recently, through the grace of God, we
5 got a manager, a manager who seems to be about her
6 work. Everything I came to her with, she has taken
7 care of so far. Now, we just got brand-new cameras
8 all over the place, but I'm having two security
9 evaluations done, once I get out of the hospital.

10 My granddaughter is the director of ADT;
11 she is going to come in and do an evaluation of the
12 building. My ex-wife is in charge of security for
13 D.C. schools, so I'm going to do these evaluations,
14 because there are so many gaps in our security.

15 When I look at the cameras, the
16 monitors, there are so many places where women could
17 be snatched up, pulled up aside, in my building
18 alone. And when I had a meeting last week, the
19 captain of security came to my apartment, and the
20 sergeant came to my apartment. I asked them to
21 please come to my meeting the next day.

22 They told me they would, but then

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1 neither one of them showed. I'm tired of sending
2 out emails to all that I've communicated with, and
3 getting no response.

4 Mr. Lancaster, I'm a stickler on
5 paperwork, so I file everything. Mr. Lancaster, on
6 November 6th, I sent you an email stating that I was
7 holding my first community meeting. You never
8 responded; I never heard anything from you. And so
9 after that, I chose not to contact you anymore, all
10 right? But it was very important for you to be
11 there, this was my first meeting.

12 COMMISSIONER LANCASTER: Excuse me
13 before you go any further, sir. I did --

14 MR. EDMUNDS: I can show you copies.

15 COMMISSIONER LANCASTER: I understand.
16 I wasn't able to get there for that meeting. But
17 if I'm not mistaken, I think the last time I spoke
18 with you, I told you I came to that meeting and I
19 couldn't get in.

20 MR. EDMUNDS: You told me, the last time
21 I saw you when I came down here, you said you hadn't
22 seen the email.

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1 CHAIRMAN ALBERT: So, Mr. Edmunds, your
2 time has expired.

3 MR. EDMUNDS: Okay, well, I'm gone.
4 But guess what? You deal with me now or deal with
5 me in court.

6 COMMISSIONER LANCASTER: I will speak
7 with you on this.

8 Mr. EDMUNDS: I'd like to have a meeting
9 with you.

10 COMMISSIONER VANN-GHASRI: So, Mr.
11 Saul, did you try to call me?

12 MR. EDMUNDS: Aquarius, you know you
13 and I were supposed to get together, but you never
14 --

15 COMMISSIONER VANN-GHASRI: So now, if
16 you would like, you could take my cell phone. My
17 cell phone is not operating.

18 MR. EDMUNDS: All right, okay.

19 COMMISSIONER VANN-GHASRI: Now,
20 listen. Not only is it not operating, I will give
21 you the opportunity right now to check it, so you
22 won't have to check it with anybody else. Now, hold

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1 on --

2 CHAIRMAN ALBERT: Commissioner
3 Vann-Ghasri, can we -- no, no, no. We're not going
4 to do that here.

5 COMMISSIONER VANN-GHASRI: Okay.

6 MR. EDMUNDS: He told me my time was up.
7 But can I say one other thing before I leave?

8 CHAIRMAN ALBERT: Yes.

9 MR. EDMUNDS: I'd like to thank Ms.
10 Page, who's definitely been responding. I'd like
11 to thank Ms. Jennings; I'd like to thank Ms. King;
12 I'd like to thank Ms. Brown.

13 COMMISSIONER VANN-GHASRI: And Ms.
14 High from Park Morton.

15 MR. EDMUNDS: Yes, she helped me. And
16 also if it wasn't for my navigator, I wouldn't be
17 here today.

18 COMMISSIONER VANN-GHASRI: All right.

19 CHAIRMAN ALBERT: Thank you so much.

20 COMMISSIONER VANN-GHASRI: The
21 navigator did his job.

22 COMMISSIONER LANCASTER: I will get

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1 back with you, Mr. Saul. Mr. Saul --

2 MR. EDMUNDS: Yes?

3 COMMISSIONER LANCASTER: I will get
4 back with you on this.

5 MR. EDMUNDS: All right.

6 COMMISSIONER LANCASTER: You have my
7 word on that.

8 COMMISSIONER VANN-GHASRI: And Mr.
9 Saul, I'm not getting back to you on that matter,
10 because that's your commissioner.

11 CHAIRMAN ALBERT: Paulette Matthews?
12 Great, come on up, Paulette.

13 MS. MATTHEWS: Hello, everybody. My
14 name is Paulette Matthews, and I'm a resident of
15 Barry Farm. Most importantly, I'm a native
16 Washingtonian.

17 And actually, I'm not going to sit here
18 and go through the regular little spiel that I've
19 already gone through about Barry Farm, because we
20 all know it, and we hear it, and we know that it's
21 just not at Barry Farm.

22 As you hear everybody's testimony, you

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1 hear that it's everywhere. What I would like to
2 address, Mr. Kenner, you work for the deputy mayor?
3 I've asked on several occasions to have meetings
4 with you. You are putting rubber bands around your
5 finger, and several things, and you twirl that ink
6 pen, and I still have not had a meeting with you.

7 So hopefully, by the first of the year,
8 that could happen, or sometime after the holidays,
9 because I know how people get with the holidays.
10 People seem to want to do whatever.

11 But the concern that I have most
12 importantly is that for some reason, this system
13 that we live in seems to think that money is more
14 important than human life. And that's the problem
15 that I'm having more than anything.

16 And the fact that we constantly
17 discriminate and we're segregating people at the
18 same time. Things that I thought -- I'm 58 years
19 old, getting ready to be 59 in February. I thought
20 that would have changed. I wasn't born into
21 slavery, but I feel as though we are all in slavery.

22 I don't know if it comes because of our

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1 birth certificates or our Social Security cards,
2 that we're now slaves to the government. But what
3 I have a problem with is the people who sit on boards
4 and have positions; they get paid and allow these
5 types of things to happen to other human beings who
6 look just like you, but may not be your same color,
7 maybe not your job title, maybe not the same bank
8 account that you hold. That's the problem that I'm
9 beginning to have, more and more each day.

10 And I don't understand if it's because
11 you say, public housing -- because I think all
12 housing is public -- that you get downplayed, and
13 you have to live in conditions like this.

14 See, I've gone to all the public housing
15 units, and I don't even work for D.C. Housing
16 Authority. I've been in them. I've seen senior
17 places all over in the Washington D.C. area. I
18 have, trust me when I say that I have.

19 This year and last year, nothing really
20 has changed. These inspections -- come on. It's
21 a joke. First of all, I moved up there into my unit
22 in 2000, but I actually got into Barry Farm in 1992.

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1 CHAIRMAN ALBERT: Could you be a little
2 more -- what do you mean, the inspections are a joke?

3 MS. MATTHEWS: I'm getting ready to
4 tell you about that. The air ducts that we have
5 have never been cleaned. Our units stay dusty;
6 that's probably one of the reasons, not because it's
7 the farm, but because the air ducts have never been
8 cleaned.

9 To me, their only concern is to see
10 whether or not you still have their refrigerator and
11 their stove in there, or to see who lives in your
12 house, or your housekeeping skills.

13 Because other than that, nothing is
14 being done. A lot of times, I don't even want them
15 in there, because they don't do anything.

16 They don't change filters unless you ask
17 them. I don't know if I'm responsible for the duct
18 over the top of the stove, but I can buy one, so I
19 do. But they never check them; that could be a part
20 of the fire issues around there.

21 I mean, I don't know, because when the
22 units catch on fire, they shut them down and that's

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1 it. And sometimes they do whatever, and they bring
2 people back in. But now that we're in this
3 redevelopment stage, they just get shut down,
4 period.

5 CHAIRMAN ALBERT: Do you have a
6 checklist? When are they coming to your unit next?

7 MS. MATTHEWS: No, you should have the
8 checklist, because you send people out there for
9 inspections on a regular -- and whatever the
10 checklist is, it needs to be redesigned or
11 something, or redeveloped, because they're not
12 doing anything. Don't switch it on me, because I
13 don't work for Housing.

14 CHAIRMAN ALBERT: No, no.

15 MS. MATTHEWS: You all come in there,
16 and I've gotten three notices that says that they
17 are coming from the 20th through the 21st. Please
18 don't switch it on me. Don't do that, sir. You all
19 -- this is who you all work for; you have a whole
20 complete team. You give out awards, monetary
21 awards, and all these certificates.

22 Don't do that to me. You all are

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1 already supposed to have this already written down,
2 what they're supposed to do. Now, I might not know
3 on my end, what you're supposed to do, but I've got
4 common sense. And I know these things need to be
5 done.

6 And I know these things are health
7 issues, and so do you. That's all I'm trying to
8 say. So anything else you want to say to me, other
9 than to describe to me what you're supposed to be
10 doing I can answer. I can't answer questions about
11 what your own people are supposed to be doing.

12 CHAIRMAN ALBERT: So I took away a
13 little bit of your time, so you have another minute,
14 if you'd like.

15 MS. MATTHEWS: Well, I actually think
16 it's a shame, and I think you all need to do
17 something about it. I don't care. I'm going to
18 keep coming here, there, anywhere; on the news, a
19 play, whatever, to let it be known that the system
20 needs to be changed, and you need to start
21 considering the fact that human beings matter.

22 CHAIRMAN ALBERT: Thank you so much.

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1 (Applause.)

2 CHAIRMAN ALBERT: Gloria James?

3 MS. JAMES: Good afternoon, Gloria
4 James, at the Judiciary House Dwelling, a resident
5 and a previous resident council member. Thank you
6 all for acknowledging us to speak first, because
7 that was one of my major concerns. So again, thank
8 you all very much, and may you all consider this in
9 the future, as well.

10 I have concerns about parking issues,
11 but not so much myself as the residents at the
12 Judiciary House. These are parking concern
13 issues. One major question that the resident
14 council needs to have answered is, where do the
15 funds go that D.C. Housing receives from DRS, for
16 parking in our garage? Because our building is not
17 being kept up, and maintenance is not being properly
18 done.

19 Another parking concern we have is
20 visitors parking. We have government cars that are
21 paying for parking. Residents are limited on a
22 first-come, first-serve basis. The garage door

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1 just got fixed, after several months.

2 Key cards don't work on the rear end of
3 the building. Handicapped persons have a hard time
4 getting in and out of the front doors. They don't
5 lock; if you lock them, you can't get in the back.
6 It's just a mess with the system and the parking.

7 The other concern I have is that the
8 residents get ticketed for parking there, but you
9 have DCRS parking personal cars in the garage, where
10 they are allotted parking spaces 1 through 5, and
11 32 through 35.

12 Yet they still have other government
13 cars down there, and they still have their personal
14 cars parking there. So something needs to be done.
15 I was told by our new property manager yesterday
16 that she's not giving out visitors parking.

17 CHAIRMAN ALBERT: Why?

18 MS. JAMES: That's what I asked her.
19 She said that there's a contract in the Housing
20 Authority, and I asked her to show it to me.

21 She gave me a parking permit. I
22 understand parking permits; you have to have your

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1 cars registered. But I was explaining to her, I'm
2 not talking about parking permits; I'm talking
3 about visitors parking passes.

4 So she said, Housing doesn't issue
5 parking passes. We've had it; I've been there at
6 least nine years. In my nine-year residency, we've
7 had visitors parking from the manager.

8 You have DCHA maintenance people
9 parking, all five of them. You have DCHA security
10 parking, instead of us having the parking spaces.
11 So something needs to be done on the parking issue.

12 The other concern we have is that you all
13 -- it was told to the residents during the manager's
14 meeting, previously from the managers -- there's a
15 trash can from the restaurant that used to be the
16 fire house, in the alley. They contract with DCRA
17 for Judiciary House property to put their trash can
18 on there, on our lot.

19 The residents have been asking to have
20 that removed off Judiciary property. They fix
21 their property up with a bench where you can sit
22 down. They need to move their trash can over there.

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1 So we are asking the D.C. Housing Authority assist
2 residents with that issue.

3 COMMISSIONER VANN-GHASRI: I have a
4 question, and the question I want to ask you is in
5 reference to the parking issue.

6 First and foremost, my question is
7 whether or not your resident council president, is
8 she an agent? Does she receive an income net check
9 once a month from the parking? And if she does
10 receive resident participation funds, and if you
11 have a laundry room there, which you do, does she
12 receive the CSC funds? I know your president
13 receives that.

14 So I'm concerned about the parking and
15 the resident council, and the residents getting
16 their fee into the resident council. And we do have
17 a model; the two models we have -- we have three
18 models. The three models we would have had have
19 been Regency; they have a model where the Regency
20 was allowing UDC to park on your parking lot. And
21 Mr. Brown was also an agent with the same type of
22 contract as a CSC contract.

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1 If DCRA had their trash can there, and
2 if they were paying a fee to DCHA, then the president
3 should have been able to sift through that and cut
4 her deal within that deal, because as a commissioner
5 -- well, I'm not your commissioner, and I don't step
6 on Mr. Lancaster's toes with his constituents,
7 because I wouldn't want him to step on mine.

8 But as the chair of the residents'
9 initiative committee, and that committee empowers
10 residents by 24 CFR, the whole law book. And those
11 would be my concerns as the chair of my committee,
12 for someone to look into and make sure Judiciary
13 House's resident council is getting their proper
14 subsidy net income money from the parking and DCRA.
15 Someone needs to look into that.

16 And there was another model, 11th
17 Street. Where was Mr. Winters, his parking?
18 Horizon was the model, and the property on 11th
19 Street. Could somebody help me out, so we can be
20 precisely on the record?

21 COMMISSIONER LANCASTER: Claridge.

22 COMMISSIONER VANN-GHASRI: It's not

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1 Claridge. It's Horizon? Horizon on 11th Street.
2 So Nathan is familiar -- Nathan Bovellev, let the
3 minutes put in place, please -- and this is what
4 history does, and that's why I sit on this board.

5 CHAIRMAN ALBERT: So Commissioner
6 Vann-Ghasri, do you have a question for Ms. James?

7 COMMISSIONER VANN-GHASRI: I gave a
8 question and an assignment in one breath. So Mr.
9 Bovellev is probably the most knowledgeable person
10 in reference to the models that once existed, and
11 whether or not those models are still in place. And
12 if so, how come Judiciary wasn't incorporated into
13 a model that already exists, that is powerful model
14 for income for resident councils?

15 CHAIRMAN ALBERT: Commissioner
16 Vann-Ghasri, I'm sure you can ask Mr. Bovellev that
17 question.

18 COMMISSIONER VANN-GHASRI: And make
19 sure the minutes have that question in writing.

20 COMMISSIONER LANCASTER: If I may, Mr.
21 Chair, on that same subject; I've been reading about
22 this, and Mr. Bovellev and others did say they would

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1 check into it. That was a concern of mine, from my
2 side.

3 The seniors, like you said, in Regency
4 House and others, the people who come in to service
5 the building take up the parking spaces when they
6 should be parking on the street.

7 So this has been ongoing, and they are
8 checking it out and doing some corrections on it.

9 CHAIRMAN ALBERT: Thank you. Ms.
10 James, thanks so much for your time.

11 VICE-CHAIRMAN SLOVER: I had one quick
12 question --

13 MS. JAMES: I had some more concerns
14 that were really important. The one about the --

15 CHAIRMAN ALBERT: Can you do it in 30
16 seconds?

17 MS. JAMES: Yes.

18 CHAIRMAN ALBERT: Thank you.

19 MS. JAMES: Back in June -- I stand
20 corrected -- we met. D.C. Housing agreed to get
21 with the government to cement the alley, and do the
22 Judiciary House property. They did not do

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1 Judiciary House; they only cemented the alley.

2 So by them leaving that, the rat holes
3 have deteriorated the garage. Cement is leaking;
4 whenever it rains, water leaks down. The pipes are
5 leaking down there, onto my new vehicle. Who
6 reimburses me for damages for my new vehicle?

7 Also, my apartment was rat-infested; I
8 have no electricity in my living room or the garbage
9 disposal. I've notified Housing; they said they
10 had to get an electrician out.

11 The rats ate up my power lift chair and
12 my leather sofa bed. I have a complaint here that
13 I need to know who to submit for reimbursement, and
14 a complaint for the damages.

15 CHAIRMAN ALBERT: Mr. Bovelleville will see
16 you before the end of this meeting and get your
17 information.

18 MS. JAMES: Thank you.

19 CHAIRMAN ALBERT: Thank you so much.

20 COMMISSIONER LANCASTER: And once
21 again, Ms. James, those main concerns you had have
22 been brought forward, and I think Mr. Bovelleville's

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1 office is working on that also, because at the same
2 building you're speaking of, Regency House, has
3 above- and below-ground parking, and they water
4 leaking down on vehicles. And that stuff is hard
5 to get off, that paint and all.

6 MS. JAMES: It's like cement.

7 COMMISSIONER LANCASTER: Right, like
8 cement. So we do have that on the table to be
9 corrected.

10 CHAIRMAN ALBERT: Mr. Slover, you still
11 wanted to ask a question?

12 VICE-CHAIRMAN SLOVER: Who manages
13 this building? Is it a DCHA-managed building?

14 MS. JAMES: Yes.

15 VICE-CHAIRMAN SLOVER: Okay, thanks.

16 CHAIRMAN ALBERT: Thank you so much,
17 Ms. James. Linda Brown?

18 MS. JAMES: That building is not Assets
19 Management.

20 MS. BROWN: Good afternoon,
21 Commissioners. My name is Linda Brown, and I live
22 in Greenleaf Senior. I think, back at the end of

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1 the summer, I spoke with you about the leak in the
2 hall ceiling.

3 Actually, they came out, and it was
4 caused by the air conditioner. So they came out and
5 did what they did to fix the air conditioner.

6 But the hole in the ceiling is still
7 there, and I have asked the property manager several
8 times when they were coming out to fix it. But she
9 says they need the people who do the ceiling repair.
10 So as of today, it is still not fixed.

11 CHAIRMAN ALBERT: So they fixed one
12 problem and created another.

13 MS. BROWN: Actually, that's how they
14 knew something was wrong with the air conditioner,
15 because of the leak in the ceiling. So that's what
16 they came out for initially. But when they fixed
17 the air conditioner, they still left the ceiling to
18 be repaired.

19 So as I said, as of today, it is not
20 fixed. So I want to know, When is it going to be
21 done? Because actually, they're going to have to
22 paint as well. And it's wintertime, and I have a

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1 daughter with disabilities, so she can't be around
2 the fumes.

3 CHAIRMAN ALBERT: We'll get it done by
4 next Friday.

5 MS. BROWN: Excuse me?

6 CHAIRMAN ALBERT: They'll get it done
7 by next Friday.

8 MS. BROWN: Okay. Thank you. And
9 also, too, we live in an area where they are doing
10 a lot of development. So the environment and the
11 air quality for my daughter, it's very hard on her
12 because of the dust from the trucks in the summer,
13 because she has asthma.

14 CHAIRMAN ALBERT: You've mentioned
15 that before. Have you asked for any consideration,
16 or have you talked to the folks in Housing
17 Authority? What has the response been?

18 MS. BROWN: So what do you mean by
19 consideration? Because we've already been
20 transferred --

21 CHAIRMAN ALBERT: If my daughter was
22 sick in the home that I'm living in -- that I rented

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1 -- the landlord will have to do something about it.

2 MS. BROWN: Okay. So here's the
3 challenge with that: If you put in a transfer, that
4 does not happen right away.

5 CHAIRMAN ALBERT: Right.

6 MS. BROWN: And so there are other
7 considerations that I have to think about as to
8 location, because my daughter is fragile.

9 So I have to think about how, when she
10 needs assistance, are they going to be able to get
11 to that area? So that has to be considered, so it's
12 not like we have a lot of choices, because
13 financially, we don't have that ability right now.
14 So it's not like we have a lot of choices.

15 So I've actually compromised, and I'm
16 willing to compromise. I've even offered, if they
17 gave me the paint, I will do the painting. So I've
18 offered to compromise, but like I said, you have to
19 take into consideration that fact that I have to
20 have things that I need to consider for my daughter
21 as well, and there aren't a whole lot of options
22 available to us at this time.

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1 CHAIRMAN ALBERT: No, I hear you. I
2 get in trouble when I speak my thoughts out loud,
3 so I'm not going to speak out loud today. But
4 there's a similar theme that's occurring here.

5 This is my fourth board meeting, and the
6 issues are all the same, and I'm pretty sure they've
7 been the same issues for years, so I'm not putting
8 you on the spot.

9 MS. BROWN: It's not what you're doing;
10 it's how you're doing it. It's not what you're
11 doing --

12 CHAIRMAN ALBERT: Right.

13 MS. BROWN: -- because change is always
14 going to take place. It's how you're doing it in
15 the city, and not letting the people that it affects
16 the most -- not letting them know what's going on.

17 You don't even take their concerns into
18 consideration. When you come out and ask for what
19 they think should happen in their neighborhoods,
20 you don't even implement that. That's not even
21 considered when you do whatever you're doing in the
22 re-building. So why come out and ask, if you're not

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1 going to implement any of their suggestions?

2 That is the challenge that I see and that
3 I have in my community. If you're asking, then
4 please consider what I'm saying.

5 CHAIRMAN ALBERT: Yes, I know. I
6 agree. So in the few minutes we have left, tell us
7 about the Voices of Women in Public Housing.

8 MS. BROWN: Actually, we're talking
9 about public housing, and the conditions that we
10 live in every day. And we talk about, as I just
11 said, how those conditions can be improved. So we
12 would like you to come out and have a dialogue with
13 us about that, because we're willing to listen, but
14 we're asking you to do the same.

15 So if you're not going to listen, then
16 we don't have a dialogue; we just have you talking
17 to us, and not getting anything done. And the fact
18 that we want to be able to hold you accountable for
19 what you're saying. So if you're just saying it,
20 the rhetoric goes on.

21 COMMISSIONER VANN-GHASRI: Can I ask a
22 question? And I'm really serious; when an elected

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1 official is held accountable, what does Empower
2 D.C. do as a measurement to know whether or not that
3 elected official is accountable, or represents you
4 collectively? How do you make that decision?

5 MS. BROWN: If you're saying to the
6 community, Here's what we will do -- if you're
7 saying that you're going to do this -- then we need
8 to follow through every step of the way, what you're
9 going to do and hold you accountable.

10 Action speaks louder than words, and we
11 have seen the action of the political climate in
12 this country, let alone the cities that we live in.
13 We have seen the actions.

14 COMMISSIONER VANN-GHASRI: Then the
15 reason why I asked you that question was, I was never
16 an organizer under Empower DC, but I was training
17 there by Paul Battle at 1428 B Street when it was
18 called Washington Inner City Self Help.

19 And the reason why I asked about the
20 measurement of accountability -- and I've never
21 asked that question -- was because under WISH, we
22 did have a measurement, and this was the measurement

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1 -- I just want to share this for the record -- we
2 had one person that belonged in our office. That
3 person read every transcript; that person held --
4 one way we held elected officials accountable was
5 by reading the policy, and we kept a score.

6 First, we had to know what your goals
7 were, because you maybe didn't have the same goals
8 that we had. So the first thing we laid on the floor
9 was to make sure that somebody understood the same
10 goals.

11 So we had the same goals, and you know
12 what my goals are. At the end of my term, you look
13 to see if I met the goals that you prescribed for
14 me when you elected me.

15 When it came to the appointed officers
16 -- we never had a board before, so this is really
17 new, and Ms. Fitzgerald herself will tell you that
18 in those days, we had classes with people like her,
19 who was the president of Garfield.

20 I was very surprised when she told me the
21 conditions of Garfield, because they had worked so
22 hard to get to where they were. So when we came in

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1 to testify, we testified about your policy that we
2 could prove, because we also, with Paul, had a
3 person to brief us once a week on all of HUD changes.

4 And that's one of the reasons why I sit
5 on this board today. And I'm on every webinar that
6 the National Alliance of HUD Tenants has, because
7 I started with them in 1970, and I've been with them
8 ever since, due to Washington City Self Help.

9 CHAIRMAN ALBERT: Commissioner, we
10 still have a few other folks that have signed up to
11 testify.

12 COMMISSIONER VANN-GHASRI: And so
13 sometime we may need to re-group, to be stronger as
14 we move forward.

15 MS. BROWN: Well, I'd like to say one
16 more thing: It's not easy when people are living
17 their everyday lives. A lot of people are thrown
18 into this, and they're being given a platform to
19 speak up for those who don't. But a lot of us aren't
20 trained and organized in that way, where we have a
21 lot of time to follow through and hold people
22 accountable.

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1 So we actually have other people in our
2 lives that we have to take care of. So it isn't easy
3 to be able to get out here and fight on behalf of
4 the other residents. Skills are things that are
5 acquired; we don't just have them in our repertoire.

6 COMMISSIONER VANN-GHASRI: I know,
7 because I live in Potomac Gardens. I know, Linda,
8 because I live in Potomac Gardens, and when I moved
9 to Potomac Gardens, this is the first thing I had
10 to tell myself, and I'm just talking about me as a
11 resident, because I still live there, and I don't
12 plan on moving: I don't need any government to come
13 to my house painting nothing, because I don't want
14 to use your flat paint. I'm going to get
15 semi-gloss.

16 CHAIRMAN ALBERT: Okay, Commissioner,
17 we've got to move on. Linda, thank you so much. We
18 have a number of other witnesses who would like to
19 testify.

20 COMMISSIONER LANCASTER: Mr. Chair, if
21 I may, at this particular time?

22 CHAIRMAN ALBERT: Just one at a time.

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1 COMMISSIONER LANCASTER: Mr. Chair, if
2 I may, at this particular time?

3 CHAIRMAN ALBERT: Sir, could we --

4 COMMISSIONER VANN-GHASRI: No, I'm
5 not. What I'm saying is this -- no, I've got to say
6 this --

7 CHAIRMAN ALBERT: Paulette and --
8 Commissioner Vann-Ghasri. The same level of
9 decorum that we ask of our audience, we're going to
10 ask it of the board members also, so thank you so
11 much.

12 COMMISSIONER VANN-GHASRI: Yes, sir.
13 I'm going to -- I'm going to respect the Chair,
14 because first of all, I want people to know this,
15 too, and I'm serious, Mr. Chair --

16 CHAIRMAN ALBERT: Well, you just said
17 you were going to respect the chair, so please do.
18 Commissioner Lancaster?

19 COMMISSIONER LANCASTER: What I did
20 want to say at this particular time while she was
21 at the table -- because I'm thinking of her child
22 right now, I'm not thinking about bricks and mortar.

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1 I'm thinking about her child at this particular
2 time.

3 COMMISSIONER VANN-GHASRI: Move her
4 into a place for her and her child --

5 CHAIRMAN ALBERT: Commissioner
6 Vann-Ghasri, could he finish this?

7 COMMISSIONER LANCASTER: At the same
8 time she was speaking, she was injecting and making
9 us aware of the illness of her child. Her child is
10 her main reason for being here. She's not thinking
11 just of herself, she's thinking about her daughter.

12 And this is very important to me, right
13 at this particular moment. And I know we provide
14 safe, quality housing and try to do the best we can
15 in brick and mortar. But we're not social workers,
16 I understand that. We're not doctors or nurses or
17 lawyers. We're providing safe, quality housing.

18 But at the same time, we do try to
19 partner with other people to serve our residents
20 with the same kinds of things that she's looking for
21 so that when she relocates, she might not have to
22 start all over again to find the services she needs

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1 for her daughter.

2 This is something that we want to make
3 sure that we take into consideration before we start
4 moving people from Point A to Point B. She has to
5 have that kind of service at the new location for
6 her child.

7 That's what I wanted to get on the record
8 at this moment. Ma'am, we hear you, I hear you, and
9 we're working on it. That's why we partner with
10 others, to see to it that you more than just safe,
11 quality housing; wrap-around service, that's what
12 that is known as.

13 CHAIRMAN ALBERT: Debra Jones? Come
14 on up.

15 MS. JONES: Good afternoon.

16 CHAIRMAN ALBERT: Good afternoon, Ms.
17 Jones.

18 MS. JONES: My name is Debra Jones, I'm
19 from Kentucky Courts.

20 CHAIRMAN ALBERT: I'm just going to ask
21 folks in the audience to either take their
22 conversation outside or keep it down, just out of

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1 respect for people who are testifying. We gave you
2 the opportunity to testify; please give them the
3 opportunity to do so.

4 MS. JONES: Thank you. I live in
5 Kentucky Courts, and I used to be a president for
6 quite a while in Kentucky Courts and Benning Terrace
7 with Tanya McNeil. She has passed; she was my best
8 friend.

9 I'm here to speak for me and my managers.
10 The people on the property are very hurt over in
11 Kentucky Courts. We have been having problems
12 where we're getting different managers; one manager
13 here, and then in a year or two, another manager.

14 And I feel bad for them, because there
15 are seniors over there, and they come to me. I used
16 to be their president, but I feel that they need more
17 support. The need a manager who will be there for
18 six years, rather than just taking them away.

19 A manager is like their mom; you know,
20 Ms. Currington was there. She and I had our ups and
21 downs, but she kept that grounds and kept it up very
22 well over there. And I've been asking if she could

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1 come back; even the tenants want her back.

2 You've got some who have had issues,
3 saying that they don't, because they're going
4 through some things. But I feel that she did a good
5 job, and Mr. Steve Furr has done a good job too.

6 I saw a big difference when I was up in
7 Benning Terrace and Kentucky Courts; everything was
8 moving about, and the buildings looked neat.
9 Yards, people's units; never heard about rats and
10 stuff like that over in Kentucky Courts.

11 Only problem we have is that they don't
12 get along with the managers, and they always got
13 petitioned, putting on these managers. I feel that
14 that needs to be stopped, and keep our managers
15 where our property and our insides are being done
16 the proper way. And that's what I'm here for.

17 And Freshard Tyler; I feel bad about him
18 as a resident council for us. When I was on the
19 board, I felt that I was being pushed away as a
20 president, with him using the tenants to solicit me
21 and everything, and I was hurt.

22 I cried with Ms. Brown, I cried with Ms.

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1 Currington. You know, I asked Ms. Page, I left
2 messages on her phone saying, Keep Ms. Brown,
3 because we're losing managers.

4 I feel managers should be working with
5 resident council, rather than saying that they're
6 not going to have anything to do with the resident
7 council.

8 I think they should pull together, so it
9 could work better, where the management comes
10 together with the president, the vice president,
11 and the tenants to agree on things together, rather
12 than having the manager sitting up in the office
13 saying, Well, I can't do this, I can't do that.

14 They actually can do these things, and
15 I think it can work because when I was president,
16 it worked.

17 CHAIRMAN ALBERT: So you're simply
18 asking for a partnership?

19 MS. JONES: And it works when you pull
20 together. All this complaining and stuff; if you
21 put your managers and resident councils together,
22 it might get better, if you think about it.

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1 CHAIRMAN ALBERT: Thanks for that great
2 suggestion. Chekico Trotter? I hope I said your
3 name right; my apologies if I didn't.

4 COMMISSIONER VANN-GHASRI: And may I
5 say for the record that Debra was an excellent
6 president in both places, Kentucky Courts and
7 Benning Terrace. And I learned a lot from Debra as
8 well, and she's younger than me.

9 CHAIRMAN ALBERT: Thank you,
10 Commissioner. Ms. Trotter?

11 MS. TROTTER: Thank you, my name is
12 Chekico Trotter, and I'm at Claridge Tower. I'm
13 here today because I was on my way downtown, and I
14 want to thank Ms. Page. Because of Ms. Page, when
15 I had Ms. Currington to do her job, I wouldn't have
16 been sexually assaulted in my apartment by
17 security.

18 I sent packages to everybody in here. I
19 sent everybody a letter. Everybody I sent a
20 package to, the only way you all contacted me was
21 Elijah Cummings, because I sent out a package to
22 him, even to Marion Barry before he died.

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1 And I said I was not going to give up,
2 because there's no way that I need to be going up
3 to my apartment and getting sexually assaulted by
4 security.

5 I did everything by the book; your
6 property manager; I even talked to Ms. Laverne
7 Spivey in here. And all their giggly, giggly; this
8 is serious to me. When you sexually attack me, come
9 at me, body-wise, you've just stepped over the
10 boundary.

11 And everybody up here got a letter,
12 everybody got a package. I mailed them out
13 personally, to everybody. I got no response.
14 Laverne Spivey wanted me to go to my counselor,
15 wanted me to go to my psychiatrist. Well, he did.
16 He wrote a letter, my doctor wrote a letter, I passed
17 these out to everybody. No response.

18 Then you wanted me to go get another
19 letter; then you told me to go to public safety, talk
20 to Mr. Bonds. The police office told me it was
21 Housing. I called Housing, said, You've got to
22 call the police. The police said it's not their

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1 job, it's Housing. So who do I call?

2 Because like I said, if I had taken
3 matters into my own hands, when he grabbed me, if
4 I could have gotten to my door, he would have had
5 his head split open. Then you would be locking me
6 up and putting me out.

7 So who's going to protect me from
8 security, because he's still there. I don't even
9 stay in my apartment. I've had my locks changed.
10 I go in my apartment, bed's been slept in, food's
11 gone. I've been paying rent for two years, and I
12 have not slept in there for one day.

13 There's no reason why I'm in fear of
14 staying in my own house. I go get maintenance in
15 my house, it's not a condominium; that's my
16 apartment.

17 And I'm here today because I've been
18 doing this for two years. My neighbor is on her way
19 with me to go to the court building, because I'm
20 tired. I've talked to Ms. Page, all of them. I've
21 been sending you papers for two years, and each time
22 I send you papers, you ask for more. I'm done. I'm

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1 done sending you any more papers, asking my doctor
2 to write you, none of that.

3 COMMISSIONER VANN-GHASRI: So where do
4 you send your paper to?

5 MS. TROTTER: I open up -- I know where
6 you stay in Potomac. I sent you one. I don't know
7 who got it. But everything I've got here, I looked
8 in the paper that comes out, that housing paper on
9 the board? I sent one to everybody.

10 I even talked to Laverne Spivey twice.
11 I talked to Ms. Page on the phone, because like I
12 said, when Kentucky Courts sent me -- they had to
13 go look at the one-bedroom apartment -- Ms.
14 Currington refused me because I testified against
15 her in a case for the neighbor.

16 I came down here; I even talked to her
17 uncle, Currington. And like I told Ms. Page, they
18 threw me over there in that building, they threw me
19 over there, because at first, when Ms. Currington
20 refused to show me an apartment, nobody down here
21 did anything to make her do her job.

22 It was me to refuse her of that, you

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1 understand me? But nobody told her that she had to
2 show me that apartment.

3 CHAIRMAN ALBERT: So Ms. Trotter, our
4 chief is in the room, Chief Moppen is in the room
5 at the back. I'm going to ask him to -- Ms.
6 Matthews, can I have the floor now? You had your
7 --

8 MS. TROTTER: You had in your first
9 package had a sense of security --

10 CHAIRMAN ALBERT: So I'm going to ask
11 him to meet with you before you leave today, and try
12 to see if you can find a resolution to this.

13 MS. TROTTER: Yes, and when you put in
14 the transfer -- how many times do you have to put
15 in for a transfer? Because they told me that my
16 sexual assault, that wasn't an emergency.

17 That's not important; but when a girl
18 shot a boy in the hallway and nearly killed me, now
19 you're trying to move. Like I said, you're not
20 going to move me because of somebody else.

21 CHAIRMAN ALBERT: Right. We're not
22 trying to move you, we're just to make sure you're

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1 secure.

2 MS. TROTTER: No. Like I said, I'm
3 tire of paying rent and the man's still working.
4 He's still there. He's still there, and it's not
5 fair to me.

6 CHAIRMAN ALBERT: Thank you so much.
7 Annie Mayo? Chief? Can you please reach out?
8 Annie Mayo?

9 Again, I'm going to remind you, if
10 you're in the audience, please be respectful of the
11 folks who are testifying. If you've testified,
12 we've done our best to offer you uninterrupted time.
13 Please provide that respect to others. Thank you;
14 and my fellow commissioners also.

15 MS. MAYO: Hello, my name is Annie Mayo,
16 and I live in the same apartment Ms. Fitzgerald
17 lives in, and I've been living there now for 10
18 years, and we've been going through the same thing
19 for all those years.

20 And I'm here to say this: The main
21 thing you need to when you --

22 VICE-CHAIRMAN SLOVER: Could you tell

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1 us where you live?

2 MS. MAYO: Okay, Garfield Apartments,
3 2301 11th Street, NW, and I'm here to say this:
4 Those resident managers that you sent at Garfield
5 or anywhere else; they need to be checked on all the
6 time, especially at Garfield, because they are not
7 doing their jobs.

8 And that's the main reason why a lot of
9 these apartments aren't working, because of the
10 resident manager. And I'll say this again: These
11 resident managers come into our apartments with low
12 respect for us. They don't care about us.

13 The maintenance, the police guards,
14 they all talk about us, and we hear them. That's
15 why nothing gets done, because we hear them talk
16 about us, saying those things. So how do you expect
17 us to feel when we're in an apartment and you're
18 sending people over there to help us, when they're
19 talking about us all the time?

20 And the resident managers of those
21 apartments; they couldn't care less about us. They
22 come to work when they want to, first. They come

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1 to work when they want to, because there's nobody
2 there. They do anything they want to, and we're
3 looking at it.

4 I know I do, and I'll say I to them to
5 their face. They do not check behind maintenance,
6 which is why their work is never done, right.
7 Because they're sitting up there on their behinds
8 in the resident manager's office. And at Garfield,
9 we do have a beautiful resident manager's office,
10 where these managers go right into the back and shut
11 the door.

12 And really, maintenance runs that
13 office, the resident manager is in there doing
14 nothing. We see this all the time, and I'm tired
15 of it. I've even gone to the mayor's office on
16 them, because when I come here, nothing is done.

17 But they just have such low esteem for
18 us DCHA clients, they just do what they want to do
19 all the time. So that's what we need; we need you
20 all to get on top of those resident managers,
21 because that's their job.

22 CHAIRMAN ALBERT: Yes, ma'am.

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1 COMMISSIONER LANCASTER: Mr. Chair, if
2 I may? I'm surprised to hear some of the things I'm
3 hearing right now, because I've been to some of
4 these resident manager meetings on some of these
5 properties. I don't get a chance to get to all of
6 them, due to prior engagement. People say I don't
7 get to their meetings, and it's because I have other
8 meetings to go to.

9 I have been to some of these meetings,
10 and I know for a fact that the resident manager and
11 the resident council get together and they discuss
12 certain things before they have the resident
13 council meetings.

14 And to hear that -- I thought was uniform
15 across the city, but I'm hearing now that it's not
16 so. So I'm going to have to look into it a little
17 more. But I do know that some of them do just that,
18 and I've been to quite a few of those. They sit down
19 and iron out things with the resident council,
20 because the resident council is supposed to
21 represent their constituents on the property.

22 And when they have a problem, the

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1 resident goes to the council, and the council goes
2 to management. And if management can't resolve it
3 -- after a certain length of time, you give them time
4 to resolve it -- if they don't, that's when you come
5 here, where you are now, to address what you have.

6 And I look forward to coming back,
7 because I thought it was also at your property. But
8 you're saying now that it's not. I will be back
9 over there to a little check on that side.

10 MS. MAYO: You'll be at Garfield?

11 COMMISSIONER LANCASTER: I sure will
12 be.

13 MS. MAYO: Well, please do, and ask for
14 me, because I can take you around and show you.

15 COMMISSIONER LANCASTER: You've
16 already made it known to me, ma'am. I've already
17 got the map. Your testimony is documented.

18 MS. MAYO: Okay, because some of these
19 people from downtown, they come in Garfield
20 Apartments to look around and do things. They come
21 in the door of the resident manager's office, and
22 go right back out.

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1 COMMISSIONER LANCASTER: I see what
2 you're saying.

3 MS. MAYO: They are not doing their job,
4 and that's why we are in the situation we're in.

5 CHAIRMAN ALBERT: Thank you so much,
6 Ms. Mayo. William Simmons? Not here. Daniel,
7 non-resident. How are you doing today?

8 MR. DEL PIELAGO: Good. Good
9 afternoon, Commissioners. My name is Daniel Del
10 Pielago, I'm an organizing director with Empower
11 D.C. I just want to pull up an email real quick.
12 I wanted to thank the Housing Authority for the
13 agreement that was made at the status hearing
14 yesterday, of not pursuing the 90-day notices until
15 April. I think that's a big piece for many Barry
16 Farm residents who are faced with a situation where
17 they have six months to use their voucher, but have
18 received 90-day notices. So I do want to thank you
19 all for that.

20 I think that relieves what Nicole, who
21 is with us, talked about a little earlier in the
22 outreach that we're doing. A lot of folks are

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1 feeling under pressure to move.

2 I do want to raise an issue around the
3 area manager, who I've heard now several times --I
4 believe his name is Richard Thomas -- who has
5 intimidated residents into moving.

6 I just heard from a woman who has power
7 of attorney over her mother, who said that this
8 gentleman threatened to have her mother evicted
9 because they simply aren't content with the choices
10 that are being offered to them, Greenleaf. And
11 they want to know what else is available to them,
12 so they felt intimidated.

13 So this is something I'm hearing
14 directly from residents. But I do think this
15 agreement to not take any further action currently
16 is a great piece to begin with.

17 The other piece that Ms. Owens, who is
18 also with us, talked about a little earlier, around
19 the neighborhoods where residents from Barry Farm
20 are ending up. We stay in contact with people that
21 we've met during the past years that we've been at
22 Barry Farm.

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1 We just heard from someone who moved to
2 James Creek whose house was robbed. So I don't want
3 to speak for Ms. Owens, but I believe this is to the
4 spirit of what she's talking about. She doesn't
5 want to end up somewhere where harm can be done to
6 her or to her property.

7 So as we move forward, it would be --
8 people don't want to end up in a worse condition than
9 where they are. They want to be in housing that is
10 better. I think that is the spirit of what she was
11 talking about, and I just wanted to respect that and
12 reiterate that.

13 COMMISSIONER VANN-GHASRI: I've got a
14 question on that.

15 CHAIRMAN ALBERT: Please let him finish
16 first, and then --

17 MR. DEL PIELAGO: Just to close, we
18 recently held a meeting where we brought together
19 over 50 residents of public housing from around the
20 city, from different properties and different
21 wards.

22 We talked about the main concerns that

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1 housing residents have. Obviously, as echoed
2 here, every time we're here, are the conditions.
3 People are very concerned about conditions.

4 We understand that conditions and the
5 lack of them getting fixed are tied to the lack of
6 funds, and I'll close real quickly.

7 One of the things that we know is very
8 important is to invest local money into our housing
9 authority, into repairs. We know the federal
10 government is about to cut a bunch of money, making
11 it even harder for us to get repairs. And what
12 we're seeing is, when repairs aren't made,
13 properties are shut down, and people are displaced.

14 So we would urge you all to work with us,
15 work with the city council, work with the mayor, to
16 develop a pot of money that is specifically used to
17 make repairs, because we know the federal
18 government is trying to get out of the game, as it
19 were. So we need to ensure that traditional public
20 housing still exists, and I'll close with that.
21 Thank you.

22 CHAIRMAN ALBERT: Thank you so much,

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1 Daniel, thanks for all you do.

2 COMMISSIONER VANN-GHASRI: One
3 question. The person that moved from Barry Farms,
4 From what I understand in the community benefit
5 agreement with Berry Farm, when you said she moved
6 to Greenleaf --

7 MR. DEL PIELAGO: James Creek.

8 COMMISSIONER VANN-GHASRI: James Creek.
9 Now correct me if I'm wrong, and I didn't do my
10 investigation, but what I'm understanding is how
11 it work, and I work very close with relocation on
12 that side. So I know that this individual resident,
13 either A), she was given a voucher, B), she wasn't
14 given a voucher. And if she wasn't given a voucher,
15 why wasn't she given a voucher and if she was given
16 a voucher, did that voucher expire due to her credit
17 and nobody wanted to rent to her. So she took that
18 voucher, gave it back to DACHA and moved into James
19 Creek. That was her only option? Because she --

20 MR. DEL PIELAGO: I don't know the back
21 story, Commissioner, but what my point was is that
22 her house was robbed.

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1 COMMISSIONER VANNED-GHASRI: And my
2 point is --

3 MR. DEL PIELAGO: So people are being
4 moved to neighborhoods --

5 COMMISSIONER VANNED-GHASRI: Correct.
6 And my point is, I'm a Washingtonian and I'll go
7 on record on this. There is eight boards in here
8 and they all gangsters. Ward 3, you got more drugs,
9 guns, they don't go to jail because they're
10 organized and they don't come and share their
11 business wherever they live at.

12 The District of Columbia is nothing but
13 a hood in every ward. Now you'd have to talk about
14 single-member districts, so if I want to live in
15 a single-member district, if I had my choice and
16 I lived in Berry Farm, DACHA couldn't help me
17 because I'm going to live inside Rock Creek Park
18 in one of those ambassador's homes that don't live
19 there no more, if you want to give me an
20 opportunity.

21 CHAIRMAN ALBERT: Commissioner
22 Van-Ghasri, do you have a questions?

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1 COMMISSIONER VANN-GHASRI: Yeah. I'm
2 saying what I got to say. And our residents, and
3 this is a DACHA problem to me, DACHA with your
4 navigator, so whoever you have need to tell these
5 residents the truth. Now I may, I must be the only
6 resident sitting up here, they have offered this
7 \$700.00 every four months, save my money to be a
8 commissioner, made sure that all of my clothes are
9 clothes I'm weaning for 50 years and I think that
10 I'm rich and I live in the projects too.

11 I don't want your -- I don't want this
12 type of pain on my porch. So if a nigger come in
13 my house, he just going to help me pay. You are help
14 me in my house or I don't need you living in my
15 public housing because right now, when you want to
16 fight about your additional public housing, I want
17 you to understand that we fighting about the square
18 foot and the footage. So you will not going to have
19 it both ways. Either A), we organize into a group
20 of people that live in public housing and group your
21 money, and exercise your first right. If you
22 organizes when it first start, have everybody put

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1 their money in escrow. That's what we call a real
2 world.

3 Now you can put that in the --
4 (Simultaneous speaking.)

5 MR. DEL PIELAGO: That's not going to fix
6 the problem, Commissioner, with all due respect.
7 But I don't want to belabor this point and I want
8 to respect the time of the meeting.

9 (Simultaneous speaking.)

10 CHAIRMAN ALBERT: Commissioner
11 Van-Ghasri, please be respectful.

12 COMMISSIONER VANN-GHASRI: I am trying
13 to be respectful, but it hurts me when I be fair
14 each way and then you all are coming up here talking
15 about beating up residents. First of all, I am a
16 resident.

17 CHAIRMAN ALBERT: Commissioner, please.

18 COMMISSIONER VANN-GHASRI: I go around
19 telling residents the truth so that we can start
20 getting federal vouchers, going to neighborhoods
21 and saying, don't you take no more local vouchers.
22 You take you a federal voucher, you got to live

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1 there for 40 years, you organize, if I'm beating
2 up on anybody I'm beating up on organizers that's
3 going in there, telling my constituents, don't go
4 to escrow.

5 Take that money to escrow. If you living
6 in a condemned house, you have a right. Stop being
7 intimidated. What you intimidated for?

8 CHAIRMAN ALBERT: Thank you,
9 Commissioner. Thank you very much. Our last witness
10 is Robin Thomas. Robin?

11 COMMISSIONER VANN-GHASRI: I'm out of
12 here.

13 CHAIRMAN ALBERT: No, no, no, you can't
14 go. Not yet. We're not over.

15 COMMISSIONER VANN-GHASRI: Let me go
16 home and cool off. Vote somebody else and put them
17 up here and see if they going to do --

18 (Simultaneous speaking.)

19 CHAIRMAN ALBERT: Robin, go right ahead.

20 MS. THOMAS: Hi, yes. Good evening,
21 everybody.

22 CHAIRMAN ALBERT: Good evening.

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1 COMMISSIONER VANN-GHASRI: But I'm here
2 to tell the truth.

3 MS. THOMAS: First of all I just want to
4 thank God, because if it wasn't for him I wouldn't
5 be here today. I thank all of you, but I was
6 wrongfully evicted. I know y'all know me. I done
7 been here how many times? This time I just try to
8 let it go, I tried to let it go but there's something
9 in my belly. It's like God cheeping. It's like, you
10 not going to give up.

11 I been living in that house for 25
12 years. 25 years. Worked hard all my life, a single
13 parent. Money been stolen from me from Housing
14 Authority. This is what I heard come to me. This
15 is why you going through what you going through,
16 Ms. Thomas, with them. They unlawfully threw me
17 out, didn't care nothing about me and my sons,
18 nothing at all.

19 Came into the unit, bust holes in the
20 wall, got pictures. Paperwork right here proves
21 what's said, I done gave papers to everybody of
22 wrongful eviction. I'm still in the house,

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1 government, federal government worker, I don't
2 have nothing today because of how 2:35:13 but I
3 still have my own place. Nobody ever gave me a
4 voucher, nobody's ever asked if I want a voucher.

5 Every time I came here I was always
6 pushed to the side. Pushed over here, pushed over
7 here, and if it had not been for God, y'all, I'm
8 telling y'all today I would not be here after work.
9 Not you all per se, but whoever does, within the
10 management office, what they did to me, but I'm
11 still standing today. The story is so much y'all
12 would not believe what y'all workers, y'all people,
13 would do to someone. Okay?

14 When they threw me out in the street
15 like that, bust my door down, and that police put
16 a gun in my face and said get out, after I left the
17 courthouse, soon as I left the court.

18 When they saw that I had every
19 documentation that they typed up on me and said it
20 was wrong what they typed, and I had everything to
21 outtalk them, which she had wrongfully to evict me
22 because of they wrongdoing. When I know I didn't

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1 do nothing. I was one of the tenants that worked,
2 go to work, take care of me and my son, now today
3 I'm still living with someone else. Somebody else's
4 house. Not my home.

5 And I'm a government worker. I've been
6 working all my life to have nothing. But what
7 housing has done, they workers has done to me, was
8 so wrong, then just come to find the manager. She
9 just told my sister this. I said, look at God now.
10 To tell the truth that I was wrong I got evicted.

11 She tells my sister, no. Your sister got
12 evicted because she was the biggest drug dealer and
13 she sold drugs. I never sold drugs. So it's like,
14 where is the paperwork, when they put me out. That
15 I sold drugs? Did they bring any drugs out there
16 to me? No they did not bring no drugs out of that.

17 They came the next three days, I've gone
18 up to court with every documentation that I was
19 wrongfully evicted, was Ms. Holly Hearn typed it
20 up. Wrong. Her. She typed it out wrong. She messed
21 up, okay? Because I had every proof of original
22 where they tried to pay me off, where they tried

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1 to give me zero rent. When they tried to do this
2 and do that for me, but it did not work.

3 She told my sister this was just a year
4 ago. I've got this stuff. I had to give myself, I
5 had to sit down for a while. I said all I got is
6 just, you know, let it die down for a while. But
7 I'm not giving up. I'm going to keep on coming until
8 the truth set us free in here. The truth is the
9 truth, and everybody keep on pushing me to the side
10 when I come down here. Like she told my
11 sister that. That was another issue. Another one
12 she say, oh she had drugs, that's why she was
13 wrongfully evicted. Where the money that you said
14 I owed you? Zero. Where the money? Now it's not the
15 money issue, I'm a drug dealer now.

16 CHAIRMAN ALBERT: **So Ms. Thomas, I think**
17 **your time has expired.**

18 MS. THOMAS: But I'm not a drug dealer.

19 CHAIRMAN ALBERT: Thank you so much for
20 your time.

21 COMMISSIONER VANN-GHASRI: What
22 property was you from?

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1 CHAIRMAN ALBERT: You're welcome.

2 MS. THOMAS: And I've been here --

3 COMMISSIONER VANN-GHASRI: What
4 property was you from?

5 MS. THOMAS: I was in Barry Farm 25
6 years, and you moving to Highland. They said, Ms.
7 Thomas, we got you. We going to give you your house.
8 They put me on the Highland. They said, okay, we
9 got you. I get up Highland. Ain't even been a full
10 year.

11 They say, take the home for putting
12 holes in it. What. I been working, I know I got both
13 of my doors locked, I ain't crazy, Ms. Thomas isn't
14 crazy, but I didn't go crazy. I took over on the
15 work every day, I'm like, something is wrong here.
16 Nobody come and looked at it, take care of nothing,
17 or help me or nothing? Nobody help me. Okay? But
18 God helped me to stay in the day, maybe change my
19 life around, to learn what was going on behind the
20 closed doors. What Housing Authority with their
21 co-workers that they have. Stealing money and
22 carrying on. And somebody makes me look like the

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1 bad one. They spent money, besides trying to pay
2 me back now.

3 CHAIRMAN ALBERT: Thank you so much, Ms.
4 Thomas. We've got to move on. Thanks to everyone
5 who came by and testified today. We have to move
6 through our agenda.

7 MS. THOMAS: Well who can I talk to? I
8 try to be. I could have got big attorneys, but I
9 didn't do that. You see what I'm saying? I got proof
10 that I was wrongfully evicted.

11 CHAIRMAN ALBERT: Ms. Thomas. Do you
12 mind leaving your number with Mr. Malone there? The
13 Executive Director would want to follow up with
14 you.

15 COMMISSIONER VANN-GHASRI: That's the
16 general counsel right there. Leave his, ma'am,
17 leave your --

18 CHAIRMAN ALBERT: We do have your
19 information, thank you very much. So let's move on
20 to Resolution 17-24, and commissioners, I want to
21 ask that we do this quickly. We spent a lot of time
22 in conversation earlier today on these

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1 resolutions. We're going to move them out of order.

2 The first resolution is Resolution
3 17-24, which is to authorize a first amendment to
4 the MOU for pre-development demolition financing
5 for Barry Farm. As was said in the session, the
6 staff can actually move forward.

7 This is an amendment that will
8 authorize our executive director to accept up to
9 \$12,600,000.00 in additional pre-development
10 financing, including \$10,400,000.00 to support
11 demolition in connection with the Barry Farm
12 redevelopment and to enter into agreements and
13 arrangements with the Mass Development Team as was
14 described in detail a few times and take any step
15 that be necessary and advisable to perform and
16 finance the pre-development work including
17 necessary amendments to the pre-development loan
18 agreement.

19 So I would give each commissioner who
20 wants to speak one minute to add to this dialog.
21 You don't have to but if you'd like to speak on this
22 resolution please do so now, please indicate. No

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1 indication, I will then -

2 VICE-CHAIRMAN SLOVER: Whoa, whoa.

3 CHAIRMAN ALBERT: Go ahead.

4 VICE-CHAIRMAN SLOVER: I know you're in
5 a hurry, but this is real business here. I had a
6 couple questions. I'm sorry to hear I only have a
7 minute. How is this money going to flow to DACHA.
8 It's a piggy-back on Resolution 16-14?

9 CHAIRMAN ALBERT: 16-14 was --

10 VICE-CHAIRMAN SLOVER: It was the first
11 MOU. Can you explain how the draw down will occur?

12 MS. KING: Of course. Kimberly King. So,
13 yes, sir, it would be that it would actually amend
14 the 16-14 MOU that we did under that resolution for
15 13 million, it would amend it by 12.6 million for
16 a total of 25.6.

17 VICE-CHAIRMAN SLOVER: So the original
18 resolution we got in October was for 2.2 million
19 dollars less, so you asked for 2.2 million dollars
20 more? Is that just increasing the cost, the advance
21 since October?

22 MS. KING: No, sir, that may have been

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1 a typo. It's always been 12.6.

2 VICE-CHAIRMAN SLOVER: Oh, okay. Well,
3 in the resolution 17-24 copy that I have it's not.
4 It's 23.5 total. So it's less money but so be it.
5 So do we have a MOE with the city on this?

6 MS. KING: Yes.

7 VICE-CHAIRMAN SLOVER: It's going to be
8 amended?

9 MS. KING: Yes.

10 VICE-CHAIRMAN SLOVER: Who signed the
11 MOU on behalf of the city?

12 MS. KING: I believe the MOU is signed
13 by the deputy mayor, Deputy Mayor Kenner.

14 VICE-CHAIRMAN SLOVER: So, a member of
15 our board signed the MOU?

16 MS. KING: In his capacity as Deputy
17 Mayor.

18 VICE-CHAIRMAN SLOVER: Okay. Do we feel
19 like there may be any conflict there?

20 CHAIRMAN ALBERT: No.

21 COMMISSIONER KENNER: I personally
22 don't feel like there's any conflict.

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1 VICE-CHAIRMAN SLOVER: Well, I'm sure
2 you don't.

3 CHAIRMAN ALBERT: The deputy mayor's
4 office has provided the funding of it, and he
5 wouldn't sign off on anything that's leaving the
6 deputy mayor's office and going to any other
7 agency.

8 COMMISSIONER KENNER: As an example, I
9 sign off on additional funds that go to Housing
10 Authority projects generally as well.

11 VICE-CHAIRMAN SLOVER: Well, I have no
12 doubt. I'm just raising a bigger issue of conflicts
13 or perceived conflicts of interest related to your
14 position on this board. I'd like to get that into
15 the public record that I, that this member sees your
16 role, not you personally but your role, as a
17 conflict. How you can weigh in, have discussions
18 about a resolution that you then sign on behalf of
19 the other side seems interesting to me, so I'd like
20 to have that looked in to.

21 CHAIRMAN ALBERT: Commissioner, you've
22 asked that question a few times, if I have the right

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1 to do so. You've also asked the general counsel to
2 apply on that a few times, they've come back with
3 the same opinion that there's no conflict.

4 VICE-CHAIRMAN SLOVER: It also says that
5 the mayor has delegated her authority to implement
6 the New Community's initiatives to the deputy mayor
7 for playing in economic development. So
8 essentially, the New Community's initiative is,
9 our New Community's project point person is also
10 on this board. So the conflict get increasingly as
11 we dig into this.

12 CHAIRMAN ALBERT: Is your perception of
13 conflict, since the issue's been raised, addressed
14 by the general counsel's office?

15 VICE-CHAIRMAN SLOVER: I would ask that
16 we have outside counsel review that to confirm.

17 CHAIRMAN ALBERT: I'm not prepared to do
18 that right now.

19 VICE-CHAIRMAN SLOVER: Wouldn't that be
20 a choice of the board?

21 CHAIRMAN ALBERT: Yes, but we have to
22 have a conversation about it and this is not, I

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1 don't think this is the forum we have to use right
2 now. It's certainly something that we should take
3 a look at. Any other commissioners?

4 COMMISSIONER VANN-GHASRI: I have some
5 questions. When it comes to this resolution, my
6 concern is whether or not DACHA has been following
7 the federal funding accountability transparency of
8 2006, which is public law 109.282. That is the most
9 current law, and even though I know this project
10 with Barry Farms has been going on for a long time,
11 but when it comes -- And this is what I do as a
12 commissioner. I follow and make sure that the
13 empowerment and language protects the residents.
14 It would be great if the new director start putting
15 out the resolutions that the resident
16 commissioners have passed at the time we've been
17 sitting on this board, so that organizers, the
18 District of Columbia, can know what we be doing
19 because this is just an insult to me when something
20 like this just happen. CHAIRMAN ALBERT: Can
21 we stay on this -

22 COMMISSIONER VANN-GHASRI: Let me stay

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1 on focus. My main concern with this is number one,
2 from the time that the city took over the
3 communities, there were rules and regulations in
4 place which has been amended by several presidents.
5 I want to go on record letting it now be known that
6 housing during development is still following
7 President Obama's initiatives that we're working
8 on including with RAD or any other federal funded
9 monies. That's the first thing I'll bring to the
10 floor.

11 CHAIRMAN ALBERT: Commissioner, can I
12 ask you to please ask your question?

13 -- COMMISSIONER VANN-GHASRI: My question
14 is, in those contracts, I'm putting it the way I'm
15 putting it so she can understand so I can get it
16 on the record, right, because lawyers also examine
17 these minutes.

18 So what I want to know is number one,
19 we need to understand how many times has the
20 contracts been amended since New Community? What
21 is the impact it has on my constituents? I'm
22 understanding they still never get federal

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1 vouchers, which is not your fault. However, they're
2 never offered of federal vouchers in the midst of
3 all of these changes that you're amending. Have you
4 at any time thought in amending, during the
5 amending process, even though the ones that already
6 got local vouchers have moved on, the ones who are
7 still in place.

8 I do want to know why my constituents
9 never get federal vouchers like other state housing
10 authorities where residents have the opportunity
11 not to stay in the District of Columbia but take
12 that voucher not only to purchase a house but can
13 move anywhere in the United States.

14 CHAIRMAN ALBERT: I think you've asked
15 your question. Let's give Ms. King an opportunity
16 to answer.

17 MS. KING: Thank you, commissioner. So,
18 in the relocation process, the Housing Authority
19 does offer as an option federal vouchers to the
20 residents, and those residents can port those
21 vouchers to other states. There's a process for
22 that and they are welcome to apply for that process.

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1 COMMISSIONER VANN-GHASRI: So do my
2 residents, my constituents, even myself, because
3 this is the first time I've heard it, and I live
4 in public housing. So you telling me that the
5 residents of Barry Farms were offered federal
6 vouchers and 90 percent of them only took local?

7 MS. KING: Actually, they were offered
8 federal vouchers or other public housing units, not
9 local vouchers, so the source is a federal voucher
10 and they are able to port those vouchers. And many
11 of the households did indicate that that was their
12 preference. So they go through the voucher process.

13 CHAIRMAN ALBERT: Thank you so much. At
14 this time I'm going to ask for a motion for approval
15 of this resolution. Is there a motion?

16 COMMISSIONER LANCASTER: So motioned.

17 CHAIRMAN ALBERT: Is there a second?

18 MS. MATTHEWS: I'm going to second and
19 third --

20 CHAIRMAN ALBERT: Ms. Matthews, can you
21 please respect --

22 MS. MATTHEWS: I don't respect you

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1 because y'all not respecting us. I'm not going to
2 say no more. I'm not going to say no more.

3 CHAIRMAN ALBERT: Okay, please.

4 MS. MATTHEWS: I'm not going to say no
5 more, but y'all not respecting us. And that's the
6 last word.

7 CHAIRMAN ALBERT: Consider this my final
8 warning to you. We have a motion to approve and it's
9 seconded. All those in favor say aye.

10 (Chorus of ayes.)

11 CHAIRMAN ALBERT: Opposed?

12 (Chorus of ayes.)

13 CHAIRMAN ALBERT: Let's do a roll call.

14 MS. McNAIR: Commissioner Lancaster?

15 COMMISSIONER LANCASTER: No.

16 MS. McNAIR: Commissioner Neal Jones?

17 COMMISSIONER NEAL JONES: Yes.

18 MS. McNAIR: Commissioner Ortiz Gaud?

19 COMMISSIONER ORTIZ GAUD: Yes.

20 MS. McNAIR: Commissioner Vann-Ghasri?

21 COMMISSIONER VANN-GHASRI: No.

22 MS. McNAIR: Commissioner Slover?

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1 VICE-CHAIRMAN SLOVER: No.

2 MS. McNAIR: Commissioner Council?

3 COMMISSIONER COUNCIL: No.

4 MS. McNAIR: Commissioner Fisher?

5 COMMISSIONER FISHER: Yes.

6 MS. McNAIR: Chairman Albert?

7 CHAIRMAN ALBERT: Yes.

8 MS. McNAIR: You have three --

9 COMMISSIONER KENNER: I don't think you
10 called my --

11 MS. McNAIR: Oh, I'm sorry. Commissioner
12 Kenner.

13 COMMISSIONER KENNER: Yes.

14 MS. McNAIR: We have four yes, and we
15 have five no, the resolution is not approved.

16 CHAIRMAN ALBERT: So the resolution
17 fails. Let's move on to Resolution 17-35, to
18 authorize a submission to HUD of the application
19 for phase demolition and/or disposition
20 application for Park Morton. Can you give us a
21 one-minute synopsis of what this resolution would
22 accomplish?

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1 MS. KING: Yes, Commissioner. So 17-35
2 is to allow the executive director and staff to
3 submit a demolition and disposition application,
4 phase demolition application to HUD for Park
5 Morton. Park Morton is a redevelopment project that
6 is identified, designated as a New Communities
7 initiative. There is a build first site, Bruce
8 Monroe.

9 That site is anticipated will start
10 construction towards the end on this year or the
11 beginning of TY-19, and units come on 2020 or 2021,
12 so in anticipation of that and Park Morton
13 residents moving to that location, we'd like to
14 submit this application to HUD, which will take
15 approximately a year for HUD to approve, so that
16 we're positioned to start relocating the residents
17 to Bruce Monroe and then start on the second phase
18 of the project at Park Morton.

19 CHAIRMAN ALBERT: Commissioners, any
20 comments?

21 COMMISSIONER VANN-GHASRI: First of all

22 --

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1 CHAIRMAN ALBERT: Commissioner Slover
2 had his hand up.

3 VICE-CHAIRMAN SLOVER: Can you explain
4 the agency's rationale for redeveloping Park
5 Morton in front of some of our other properties that
6 one may think have bigger needs? Or do we have a
7 list of properties in terms of condition?

8 COMMISSIONER GARRETT: I can tell you,
9 Commissioner Slover, that Park Morton has a cost
10 in terms of capital improvements over 19 million
11 dollars.

12 VICE-CHAIRMAN SLOVER: Where does that
13 fall in terms of overall portfolio?

14 COMMISSIONER GARRETT: We have other
15 properties that A), and remember that what we're
16 trying to do and what we're trying to do is rank
17 them, because the numbers are disproportionate
18 based on number of units in the complex. So a unit
19 complex of 225 units, the larger unit with similar
20 repairs would be somewhere like the complex on
21 Woodland Terrace, and that's averaging about 21
22 million.

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1 VICE-CHAIRMAN SLOVER: So I guess the
2 question simply is, it's the agency's opinion that
3 this is the highest priority redevelopment?

4 COMMISSIONER GARRETT: At this time,
5 yes, sir.

6 VICE-CHAIRMAN SLOVER: So it's your
7 opinion that Park Morton is one of our highest
8 priorities in terms of a development?

9 COMMISSIONER GARRETT: It's one on the,
10 I can't say the highest, but we have several
11 properties that are averaging over 20 million
12 dollars of capital improvements where we need
13 repairs. So we're starting somewhere.

14 CHAIRMAN ALBERT: Any other
15 commissioners?

16 COMMISSIONER VANN-GHASRI: Yes. My
17 question, this is with Park Morton. So was Park
18 Morton residents also given the opportunity to
19 receive federal vouchers?

20 MS. KING: So that comes after we get the
21 demolition/disposition authority from HUD, and we
22 would go through the same process.

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1 COMMISSIONER VANN-GHASRI: Okay, so
2 Park Morton will be given the opportunity to
3 receive federal vouchers. At what point in time
4 will residents be notified by a letter by mail that
5 they will have the opportunity to receive either
6 federal or local vouchers?

7 MS. KING: So we don't allocate the local
8 vouchers for this process. After the demolition
9 application is approved by HUD then we ask HUD,
10 based on the number of households that are at the
11 site, we ask HUD to provide us the assistance to
12 relocate those families. We will offer that
13 assistance to the families once we receive it from
14 HUD.

15 COMMISSIONER VANN-GHASRI: And at the
16 present time, how many people have already
17 relocated off of Park Morton?

18 MS. KING: We haven't started the
19 relocation process at Park Morton.

20 COMMISSIONER VANN-GHASRI: I'm
21 confused.

22 MS. KING: We don't start --

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1 COMMISSIONER VANN-GHASRI: You haven't
2 started the process, how come Miss Minnie no longer
3 live in Park Morton and has been moved to the
4 Avenue? And all these other people who no longer
5 live in Park Morton, in the avenue? How did they
6 get there? It's just, we already know as a
7 commissioner I'm fighting for transfers, the
8 residents can't even get transfers in an
9 overcrowded unit because of your court order and
10 pulling from the waiting list.

11 Remember, I'm the only commissioner
12 that voted no against the waiting list. Because it
13 was going to impact those on the transfer list. So
14 now I'm confused.

15 CHAIRMAN ALBERT: Commissioner, your
16 question is?

17 COMMISSIONER VANN-GHASRI: I want to
18 know how did Miss Minnie and them move and what type
19 of category they in if they're not moving through
20 the New Communities' process?

21 CHAIRMAN ALBERT: Can you answer that?

22 MS. KING: Yes, so the avenue had 27

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1 replacement units, and those units were
2 replacement units for Park Morton residents so Park
3 Morton residents would have had a priority for
4 those units.

5 COMMISSIONER VANN-GHASRI: And with the
6 developers and you partners, how many of Park
7 Morton residents either had a Section 3 position
8 or any other position with these developers? Or
9 have they offered in their contracts that they're
10 either willing to apply or be in compliance with
11 Section 3? That is to give the residents full
12 positions who are qualified?

13 MS. KING: Our development contractors,
14 they haven't started the work yet. The first set
15 of work will be at the Bruce Monroe site. We do
16 anticipate that there would be the potential of new
17 jobs with all the construction work and they are
18 definite committed to Section 3.

19 COMMISSIONER VANN-GHASRI: The other
20 thing I want to know, because I'm tired of being
21 a commissioner giving out information that comes
22 out of resident service in a timely manner and it's

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1 already December and the enhancement center is now
2 recruiting for plumbers and electricians and other
3 apprenticeship programs and journeyman positions
4 that we already have residents that are qualified
5 for but by the time DCHA make it to the residents,
6 somebody else get hired.

7 These are the things that I look forward
8 to as a chair of my committee, seeing when someone
9 can offer resident service and it's something like
10 this, New Communities, they definite should be all
11 over this especially if it's in their ward. And I'm
12 not really seeing that, and I hope to eventually
13 see that.

14 MS. KING: Yes, ma'am.

15 COMMISSIONER VANN-GHASRI: So when you
16 talk to these developers, you going to cut a deal
17 for the residents to have employment?

18 CHAIRMAN ALBERT: She'll be negotiating
19 real hard. Cutting a deal in some way.

20 MS. KING: We have, yes, requirement.

21 CHAIRMAN ALBERT: I'd like to entertain
22 a motion for resolution, approval of this

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1 resolution.

2 COMMISSIONER VANN-GHASRI: One last
3 question. I can't vote on it until I make sure,
4 because I usually call presidents and see whether
5 or not --

6 CHAIRMAN ALBERT: You can ask a
7 question.

8 COMMISSIONER VANN-GHASRI: President of
9 the resident council, because I already know she's
10 a point with New Communities, so she's not a
11 trainee. So, where did she stood at? Was there any
12 briefing discussion?

13 MS. KING: On this demolition/
14 disposition application?

15 COMMISSIONER VANN-GHASRI: Correct.

16 MS. KING: Yes, we've met with her. We've
17 met with the Park Morton --

18 COMMISSIONER VANN-GHASRI: What's the
19 president name? Okay.

20 CHAIRMAN ALBERT: Was that your
21 question, commissioner? Commissioner Kenner?

22 COMMISSIONER KENNER: I just want to

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1 have a motion to approve.

2 CHAIRMAN ALBERT: Is there a second? All
3 in favor?

4 (Chorus of ayes.)

5 CHAIRMAN ALBERT: Do we need a roll call?
6 Okay.

7 COMMISSIONER VANN-GHASRI: Yes, we
8 always need a roll call.

9 CHAIRMAN ALBERT: Thank you,
10 Commissioner Vann-Ghasri.

11 MS. McNAIR: Thank you. Commissioner
12 Ortiz?

13 COMMISSIONER ORTIZ GAUD: Yes.

14 MS. McNAIR: Commissioner Vann-Ghasri?

15 COMMISSIONER VANN-GHASRI: Yes.

16 MS. McNAIR: Commissioner Slover?

17 VICE-CHAIRMAN SLOVER: No.

18 MS. McNAIR: Commissioner Council?

19 COMMISSIONER COUNCIL: Yes.

20 MS. McNAIR: Commissioner Fisher?

21 COMMISSIONER FISHER: No.

22 MS. McNAIR: Commissioner Kenner?

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1 COMMISSIONER KENNER: Yes.

2 MS. McNAIR: Commissioner Lancaster?

3 COMMISSIONER LANCASTER: Yes.

4 MS. McNAIR: Chairman Albert?

5 CHAIRMAN ALBERT: Yes.

6 MS. McNAIR: We have seven yes -- Sorry.
7 Commissioner Neal Jones?

8 COMMISSIONER NEAL JONES: Yes.

9 MS. McNAIR: You have seven yes, 2 no,
10 the resolution is approved.

11 CHAIRMAN ALBERT: Commissioners, at
12 this time I'm going to turn over the meeting to
13 Commissioner Slover in my absence.

14 VICE-CHAIRMAN SLOVER: Thank you. So,
15 remind me. We've done 17-24, we went out of turn
16 to get to 35, so let's go back on track to, unless
17 anybody has any reason not to, to 17-27, which is
18 to authorize execution of a contract for fire alarm
19 and security system preventive maintenance and
20 repair services. Give me a second.

21 CHAIRMAN ALBERT: Commissioner Slover,
22 can we do 32, 17-32?

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1 VICE-CHAIRMAN SLOVER: Might take
2 longer than that.

3 COMMISSIONER LANCASTER: I thought 32
4 was done already. We had 24, 32 and 35 and 36 looking
5 forward. What changed?

6 CHAIRMAN ALBERT: We did 24, we did 35,
7 and I'd like us to do 32.

8 COMMISSIONER LANCASTER: Whoa,
9 something wrong here now. What's 32? So here, first
10 one we had on the list here, 24, 32, 35, 36.

11 COMMISSIONER KENNER: I know. We never
12 read that one.

13 COMMISSIONER LANCASTER: So the last
14 vote we had before 35 was on 24?

15 COMMISSIONER KENNER: 24.

16 COMMISSIONER LANCASTER: It didn't
17 pass?

18 COMMISSIONER KENNER: Didn't pass. 35
19 did. No vote on 32.

20 COMMISSIONER LANCASTER: 35 did, 34
21 didn't. Now we're on 32.

22 CHAIRMAN ALBERT: I do have a little bit

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1 of a misprint in my agenda, my apologies. I don't
2 have 32 on mine, but --

3 COMMISSIONER LANCASTER: I understood
4 that was the first four you had, you said 24, 32,
5 35, 36. I thought 36 would be.

6 CHAIRMAN ALBERT: Yes, so if we can just,
7 you guys have 32 on your agenda so we can go through
8 32, I would appreciate it.

9 VICE-CHAIRMAN SLOVER: Okay, then,
10 17-32, I guess we are going through. 17-32, the
11 authorization amendment to DACHA Section 8
12 administrative plans to allow the allocation of
13 project-based vouchers without competitive
14 process and to authorize allocation of not more
15 than 270 units of project-based vouchers operating
16 subsidy for the redevelopment of Barry Farm,
17 Kenilworth Court and Park Morton.

18 I'm just going to read the executive
19 summary. "The purpose of this resolution is to
20 authorize the proposed amendments that the
21 District of Columbia Housing Authority Section 8
22 Administrative Plan to authorize DCHA's aware of

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1 project-based vouchers, PBVs, through a
2 non-competitive process subject to applicable
3 procedures and requirements." Do any commissioners
4 have any questions?

5 COMMISSIONER LANCASTER: Yes, if I may,
6 Mr. Chair.

7 VICE-CHAIRMAN SLOVER: Commissioner
8 Lancaster.

9 COMMISSIONER LANCASTER: It's a fund
10 where the PVBs take the place of the ACCs?

11 VICE-CHAIRMAN SLOVER: Yes, sir.

12 COMMISSIONER LANCASTER: And so that
13 mean that you take 102 units, I think it is, ACC
14 is project-based?

15 VICE-CHAIRMAN SLOVER: It's 270 total
16 for the three projects. 102 would be for Barry Farm.

17 COMMISSIONER LANCASTER: And that 102
18 come out of the inventory of the DC public housing
19 and be converted to a project-based?

20 VICE-CHAIRMAN SLOVER: Hold on, that's
21 not accurate. There already are PBVs right now. So
22 these 270 as I understand are currently our

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1 allocation or our allotment, whichever word you
2 like, of PBVs. So these are existing project-based
3 vouchers.

4 COMMISSIONER LANCASTER: They are this
5 project-based vouchers.

6 VICE-CHAIRMAN SLOVER: Correct. Our
7 entire portfolio of existing project-based
8 vouchers.

9 COMMISSIONER GARRETT: We're not
10 taking from ACC units, commissioner.

11 COMMISSIONER LANCASTER: Allocating.

12 COMMISSIONER GARRETT: We're just
13 allocating our current inventory of PBVs. So we're
14 not taking away from any public housing units.

15 CHAIRMAN ALBERT: We're just asking the
16 board to -- Sorry.

17 VICE-CHAIRMAN SLOVER: Are you still at
18 -- a little order here. What's your concern, Mr.
19 Lancaster?

20 COMMISSIONER LANCASTER: I thought it
21 was taking away from the ACC unit portfolio.

22 VICE-CHAIRMAN SLOVER: It will replace

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1 the current ACC contributions.

2 COMMISSIONER LANCASTER: That's why I
3 was so doubtful. Okay.

4 VICE-CHAIRMAN SLOVER: So these 270 PBVs
5 will be in lieu of ACC.

6 COMMISSIONER LANCASTER: That's what I
7 thought.

8 VICE-CHAIRMAN SLOVER: So ACC will then
9 be put on the shelf and replaced with PBV which,
10 do you know the difference?

11 COMMISSIONER LANCASTER: Yes.

12 COMMISSIONER VANN-GHASRI: My question
13 is, who's the ownership of these?

14 COMMISSIONER GARRETT: Merick or Kim, I
15 don't remember. Because if we invest a whole
16 interest in the projects for 15 years, I guess 99
17 percent of the general partnership ownership will
18 be with the equity investor. After the 15-year
19 compliance period, DACHA will have the opportunity
20 to purchase these properties for a negotiated
21 dollar amount.

22 COMMISSIONER VANN-GHASRI: You say

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1 after 15 years?

2 COMMISSIONER GARRETT: Yes. There's a
3 15-year compliance period. But commissioners have
4 to note, we are part of the general partnership as
5 either a managing member or special limited partner
6 so in essence we are still part of the ownership
7 group for the property.

8 COMMISSIONER VANN-GHASRI: So explain
9 for the record and the minutes the different in the
10 partnership relationships.

11 COMMISSIONER GARRETT: Okay. I'm going
12 to let the general counsel do that, since it's
13 somewhat technical.

14 MR. SLAUGHTER: I'm sorry, what's the
15 questions?

16 COMMISSIONER VANN-GHASRI: To explain
17 for the minutes, and you have to come to the mic
18 and say your name and then explain for the minutes,
19 educate us for the minutes, the partnership
20 relationship in DACHA and how it impacts my
21 constituents.

22 MR. SLAUGHTER: As we understand the

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1 current relationship, there's a partnership
2 between POAH and A&R for the development. We are
3 renegotiating our relationship and the ownership
4 after -- I think Ed has been working with us on --

5 VICE-CHAIRMAN SLOVER: Relief pitcher.

6 MR. KANE: Good afternoon,
7 commissioners. I'm sorry, could you please repeat
8 your question please?

9 COMMISSIONER GARRETT: Just the
10 ownership relationship for, just in general what
11 partnership on a redevelopment deal that we might
12 be participating in, because we have three that are
13 on the table right now. They all vary with the tax
14 credit relationship between the entities on the
15 general partnership.

16 MR. KANE: As a general matter, all of
17 these will be set up, there will be some form of
18 entity that becomes the owner and developer of the
19 property. DACHA will, at least our general plan is,
20 to participate in those partnerships to some degree
21 depending on how the individual deals are worked
22 out. It would mean the DACHA would be in the

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1 partnership that owns and controls the property as
2 well as determines the management and the setup of
3 the redevelopment going forward. So that's the
4 genera scheme.

5 VICE-CHAIRMAN SLOVER: Thank you.

6 COMMISSIONER LANCASTER: Excuse me, and
7 you were speaking for whom?

8 MR. KANE: Pardon me, I'm sorry, sir.

9 COMMISSIONER LANCASTER: I didn't hear
10 you identify yourself.

11 MR. KANE: I apologize. Ed Kane, Deputy
12 General Counsel.

13 COMMISSIONER VANN-GHASRI: So who's the
14 stockholders?

15 MR. KANE: Probably, in the deals that
16 we are talking about, there wouldn't be
17 stockholders per se. They'd probably be set up as
18 either limited liability companies that would have
19 members. The members in a limited liability
20 company, for example, at Barry Farm would be DACHA
21 or an entity controlled by DACHA on one side plus
22 an entity controlled by A&R and POAH or some

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1 combination of them.

2 COMMISSIONER VANN-GHASRI: The language
3 is ambiguous if you try to read it. That's why I
4 asked the question. You have in here 'stockholders'
5 but I don't know who the stockholders are. And
6 that's the point. I don't beat up on the residents,
7 but when I have a problem here is when we're reading
8 a resolution and understanding the English
9 grammar, in my position my constituents become weak
10 when words are ambiguous and we have to figure out
11 what those words mean for us. It's very
12 complicated.

13 It's not complicated for you, because
14 you understand that when you say 'but not limited
15 to,' meaning that the contract can change at any
16 given time or it's working within a measurement of
17 somewhere where it can be here or there. And when
18 you speaking with residents out in the engagement
19 process with your team, someone really needs some
20 layman talk to explain to them clearly what these
21 terms are because you have resident council
22 presidents constantly agreeing to information that

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1 they themselves do not have an idea of what the
2 situation is or what the word means and let alone,
3 we ain't gone to school to be no real estate.

4 So what happens, even with a
5 commissioner, you got to read more than ever and
6 use your other resources for real. Thank God I'm
7 a Washingtonian. But other than that, that's the
8 part, that's is a, that's difficult.

9 MR. KANE: Okay.

10 COMMISSIONER VANN-GHASRI: Okay.
11 Because I'm beyond with what this resolution
12 covers. I really don't like it because number one,
13 when you got all my constituents together, I do say
14 no when I want to say no, because I'm the first
15 resident council, the first resident council
16 commissioner that said no. So back to where I'm at
17 with this, though, and I'm just going to say this
18 part, when it comes to this there's so much
19 information, it's too much information, it doesn't
20 show what my constituents is given shared, another
21 messed up, and I'm calling it deals. I am confused.
22 That's what I want to say.

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1 VICE-CHAIRMAN SLOVER: Anybody else
2 have any other questions? I had a couple quick
3 questions. To build on what Aquarius said, I think
4 the simple question would be would DACHA have
5 control over any of these buildings? When I say
6 control, ownership of the public housing units?
7 Controlling ownership.

8 MR. KANE: I think that's what we're
9 attempting to negotiate, yes. There are
10 unnegotiated terms with another party, but that's
11 part of our screen. We want control of the public
12 housing units, we're trying to negotiate to a deal
13 that looks like that.

14 VICE-CHAIRMAN SLOVER: Well, don't you
15 think this is getting ahead of ourselves now? In
16 other words, you give away your negotiating power
17 when they know now that we've agreed with these
18 project based vouchers? What leverage will you have
19 in negotiations if you go in and say hey, to get
20 this deal done, we need to get these PBVs, I need
21 to get to the board, the board wants ownership of
22 the public housing units, I've got to come back with

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1 that. What you're coming back with is, we may or
2 may not get it done.

3 MR. KANE: The resolution does not
4 automatically put the PBVs into any particular
5 project. It does set up the allocation pursuant to
6 a number of other things happening. But for example
7 --

8 VICE-CHAIRMAN SLOVER: Oh, I don't want
9 to, we're on, a lot of people are on lit fuses here,
10 but it says, "PBV allocation Berry Farm, Bruce
11 Monroe, Kenilworth." I mean, it calls out the
12 projects.

13 MR. KANE: Sure. But it --

14 VICE-CHAIRMAN SLOVER: You don't have to
15 come back to the board.

16 MR. KANE: What you have asked for, and
17 the resolution contains various conditions to the
18 actual putting of the PVVs into a particular
19 project, including that the project be fully
20 financed and various other things.

21 VICE-CHAIRMAN SLOVER: Doesn't say
22 anything about owning the public housing units, and

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1 I've made that, I've asked that question many many
2 times and so for me, to increase our consideration
3 from ACC to PBV, which is an enormous increase
4 valuable resources from this agency, which has
5 limited resources as we've heard many times, and
6 not to get any increased control or ownership of
7 the projects based on an incredible increase in
8 contribution, not to mention the discounted land
9 and all the other issues you brought up, seems hard
10 as a board member to say yes, this is a good thing.

11 That is, many people said deals change
12 in a decade-long process, deals change but one
13 thing that didn't change is our ownership interest
14 in this deal. We've been talking about how do we
15 control this, how do we control that, the way we
16 control it is to own it. And if, to tell us that
17 we can't own it doesn't seem practical to me.

18 COMMISSIONER GARRETT: We moved --

19 COMMISSIONER VANN-GHASRI: One more
20 question.

21 COMMISSIONER GARRETT: I'm sorry.

22 Commissioner Slover, we moved from, our interest

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1 moved from that of a non-player to one of a limited
2 liability component or partnership overall. That
3 was something we did not have two weeks ago. We
4 weren't in that particular position. They have
5 agreed to allow us to be a stake, a special member
6 with limited liability interests in the general
7 partnership. That's something that has been agreed
8 to.

9 And when we're talking about, remember,
10 each deal is individual. Each deal has a different
11 component. So when we're talking about the Barry
12 Farm project in and of itself, we've moved our
13 position as I explained to everyone earlier, to a
14 different level with these deals. And then going
15 forward we'll continue to do that.

16 VICE-CHAIRMAN SLOVER: But it's not, I
17 hear you, I understand you, I trust you, I don't
18 know why I shouldn't, but I also trust writing and
19 I don't see anything in writing. You also have to
20 deal with the history of this board, which is we
21 get told a lot of things, we approve things and then
22 it's off to the races and we never hear about it

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1 again. I'm not suggesting that you're that, but you
2 also have to live with that history.

3 COMMISSIONER GARRETT: But Commissioner
4 Slover, also think about the funding sources and
5 the layering that we're doing. We're using LLHTC,
6 and LLGTC doesn't allow for ownership by anyone
7 else other than limited liability, other than the
8 equity investor, who has 99 percent, versus one
9 percent for the general partnership overall, for
10 15 years. So we wouldn't be at that point for 15
11 years, regardless.

12 VICE-CHAIRMAN SLOVER: Where are we in
13 the JV?

14 COMMISSIONER GARRETT: We are going to
15 be a special limited liability, we're a special
16 member of the limited liability --

17 VICE-CHAIRMAN SLOVER: Has the JV been
18 signed?

19 COMMISSIONER GARRETT: No. We're
20 negotiating it now.

21 VICE-CHAIRMAN SLOVER: I'm going to read
22 one thing into the record, and then I'm going to

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1 be quiet. I've been getting a lot on this. They've
2 been barking at me all day long, all week long, and
3 they sent me something here which I think is rather
4 germane to where we are right now, which is the
5 Memorandum and Opinion of the Order that took this
6 Housing Authority into receivership.

7 he judge wrote, "There is an inevitable
8 tension between the urgency of political leaders
9 who want to point to results and thus press for a
10 quick fix, and the patience needed to repair and
11 rebuild an agency as troubled as DPAH," which is
12 our predecessor. "The court believes Mr. Jenkins,"
13 who was then the director, "was a casualty of this
14 tension. His efforts to establish long-term
15 solutions for DPAH's problems ran head-on into the
16 mayor's ill-considered promise to renovate and
17 repair 2,000 vacant units on June of 1992. So long
18 as there is this kind of tension, DPHA will not
19 right itself and the citizens who need adequate
20 public housing will not be served."

21 I feel like history is repeating
22 itself. I have a hard time parsing out how we're

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1 not losing control of this agency and being
2 dictated by the city as to what we're doing. It
3 feels like history is repeating itself, and by
4 approving this PBV, I feel like that's what we're
5 doing.

6 COMMISSIONER VANN-GHASRI: If I may at
7 this particular moment, I still didn't hear the
8 other part, whether or not we're going to have
9 controlling interest in this first piece, and
10 that's what's, I'm looking for here, and you all
11 said no, we won't have controlling interest and the
12 component that he was speaking of at that moment.
13 I know being involved, but we're speaking about one
14 particular location at this particular time and I
15 didn't hear his question being answered.

16 COMMISSIONER GARRETT: Well,
17 Commissioner, what I stated was that there is,
18 equity investor has 99 percent of the deal for the
19 15-year period. That's part of the funding source,
20 so there's nothing that we could do if we were doing
21 -- Say we were doing the project on our own. The
22 equity investor would still be the 99 percent owner

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1 for 15 years.

2 COMMISSIONER LANCASTER: So that means
3 that we will not have ownership for that time, until
4 after the 15 years is what I'm hearing.

5 COMMISSIONER GARRETT: Complete
6 ownership, yes.

7 VICE-CHAIRMAN SLOVER: They're not
8 going to get into the management, so, the money's
9 not going to get into the management. It's about
10 controlling the management. The money could care
11 less how these projects are managed. I'm worried
12 about the A&R and of the world dictating who comes
13 and who goes. That's always been my concern. I
14 realize you're new here, but that's been an active
15 concern for two years, and then been ignored.

16 COMMISSIONER LANCASTER: Correct.

17 VICE-CHAIRMAN SLOVER: And so that
18 hasn't been addressed and here we are getting ready
19 to jump off once again without questions answered.
20 I realize people are very --

21 COMMISSIONER VANN-GHASRI: Just one
22 moment. I want this to get into the minutes, because

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1 I want to be correct. Correct me if I'm wrong. Only
2 today, reading this particular resolution, has, I
3 see Wade Apartments. For the last couple years,
4 Wade Apartments was no longer a part of the Barry
5 Farm New Community. So I need a yes or a no, whether
6 or not Wade Apartments, those 12 units, are still
7 a part of New Community.

8 COMMISSIONER KENNER: Yes. Wade
9 Apartment is part of the overall Barry Farm
10 redevelopment.

11 COMMISSIONER VANN-GHASRI: How did Wade
12 Apartments stay in as a New Community for Barry
13 Farm, however, when it comes to Sibley that Sibley
14 is ot longer a part of Northwest 1 packet? That's
15 what we heard the last time we were talking, so I'm
16 a little confused with A and B, and the last time
17 we did have a conversation Wade Apartments, I do
18 recall, the last time that we met under the director
19 we were told that Wade Apartments was no longer a
20 part of New Community. We had the vice-president
21 of Barry Farm living in Wade Apartments, and we met
22 on the fourth floor. So something need to

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1 be clear whether or not Wade Apartments really is,
2 and what about the Matthews Memorial Terrace? What
3 is its plan, and what is it doing, and why?

4 MS. McNAIR: So, for the record, Wade
5 Apartments is and always has been part of the
6 overall Barry Farm redevelopment plan for New
7 Communities. At one point Park Chester was also
8 part of it, and Park Chester is the piece that is
9 no longer part of the Barry Farm plan. Matthews
10 Memorial was one of the build first sites, and it
11 has 35 replacement units for Barry Farm residents.

12 COMMISSIONER VANN-GHASRI: Okay. You
13 cleared that up. Thank you.

14 COMMISSIONER LANCASTER: I make a motion
15 we move, if there's no other discussion on this.

16 COMMISSIONER KENNER: I second.

17 VICE-CHAIRMAN SLOVER: Does that get
18 enough to take a vote?

19 COMMISSIONER KENNER: Yes.

20 VICE-CHAIRMAN SLOVER: All right. I'll
21 get a roll call vote, please.

22 MS. McNAIR: Thank you. Commissioner

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1 Neal Jones?

2 COMMISSIONER NEAL JONES: yes.

3 MS. McNAIR: Commissioner Ortiz Gaud?

4 COMMISSIONER ORTIZ GAUD: Yes.

5 MS. McNAIR: Commissioner Van-Ghasri?

6 COMMISSIONER VANN-GHASRI: No.

7 MS. McNAIR: Commissioner Bill Slover?

8 VICE-CHAIRMAN SLOVER: No.

9 MS. McNAIR: Commissioner Council?

10 COMMISSIONER COUNCIL: No.

11 MS. McNAIR: Commissioner Fisher?

12 COMMISSIONER FISHER: No.

13 MS. McNAIR: Commissioner Kenner?

14 COMMISSIONER KENNER: Yes.

15 MS. McNAIR: Commissioner Lancaster?

16 COMMISSIONER LANCASTER: Due to the fact

17 that I did not get the clarification I wanted just

18 17-32, my answer to that is no.

19 MS. McNAIR: You have five no, three yes,

20 the resolution is not approved.

21 VICE-CHAIRMAN SLOVER: All right,

22 moving on. 17-27. Try this one again. The

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1 authorization for the execution for a fire alarm
2 and security system preventive maintenance and
3 repair services? The purpose of this resolution is
4 to authorize the executive director to enter into
5 a contract for fire alarm and security system
6 maintenance and repair services covering various
7 properties for a period of three years in the amount
8 \$2,335,857.00. Very specific. Subject to the
9 availability of funding. Does anyone add --

10 COMMISSIONER VANN-GHASRI: Which
11 resolution number is that?

12 VICE-CHAIRMAN SLOVER: This is 17-27.
13 Tab #3. Does anyone have any clarification? Mr.
14 Garrett, you want to add anything?

15 COMMISSIONER GARRETT: No, sir.

16 COMMISSIONER VANN-GHASRI: Wait a
17 minute.

18 COMMISSIONER LANCASTER: I make a motion
19 to move after we wait a minute.

20 (Laughter.)

21 COMMISSIONER VANN-GHASRI: Because I
22 got a question, because with the fire alarm, who

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1 going to answer the fire alarm question, because
2 see, you always want us to pass a resolution on fire
3 alarms when we need to know A) who is the company,
4 B) how often are these fire alarms tested, are there
5 any warranty on them, how often they're being
6 checked in people's units, because if you have all
7 these rodents, so many rodents get in the fire alarm
8 and they don't go off.

9 It's a lot of issues going on. My
10 constituents have a lot of issues with some of these
11 fire alarms, because some of them does not work in
12 their units, the batteries, and then there's other
13 people be worrying about the fire alarms the way
14 they go off, is it interfering with people who have
15 newborn babies, the way that fire alarm go off and
16 security will have to cut it off because it sounds
17 in every unit. It was put up in the days of the
18 receivership.

19 VICE-CHAIRMAN SLOVER: Let them answer.
20 Thank you. Mr. Bovellet.

21 MR. BOVELLE: I'm not quite sure I
22 understand all of your questions, but -- Nathan

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1 Bovellet, the Deputy Director for Operations. This
2 contract is to do with repair maintenance,
3 preventive maintenance to the fire alarm systems
4 that we have mostly in our senior buildings and our
5 buildings that have enunciated panels.

6 With respect to, Commissioner
7 Vann-Ghasri, when you talked about damaged smoke
8 detectors, part of the fire alarm system, what
9 those annunciator panels do is they identify if
10 something is damaged. So if a smoke detector is
11 removed, if a smoke detector
12 goes off, if a smoke detector has wires that are
13 chewed through, that is identified in the
14 annunciator panel, which is a panel that sits
15 usually somewhere on the first floor of the
16 building and part of this contract is to make sure
17 that those panels are functioning properly but also
18 to make sure that if something happens to one of
19 those devices associated with that panel, that
20 those repairs are made as well.

21

22

COMMISSIONER VANN-GHASRI: Does the

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1 company, have the company ever thought about
2 training our residents to also assist? Did they
3 ever think about applying to the Section 3
4 compliance, to train --

5 MR. BOVELLE: There is a Section 3
6 component to this contract, can speak to that but
7 we have not thought about having residents
8 interfere at all either with the resetting or the
9 functioning of the panels.

10 COMMISSIONER VANN-GHASRI: So for the
11 record, Ms. Bonds, will you please tell us what is
12 the Section 3 compliance?

13 MS. BONDS: Yes.

14 COMMISSIONER VANN-GHASRI: If any?

15 MS. BONDS: Yes. With regards to your
16 first question, they have had successful past
17 performance with regards to Section 3. 2012 and
18 2015 they both, they hired, during both tenures and
19 have still maintained the actual staff for that
20 entity. Also, they are proposing to hire and train
21 Section 3 residents and hire two interns, again to
22 work with them and be able to train them on the trade

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1 with regard to the services.

2 COMMISSIONER LANCASTER: If I may, Mr.
3 Chair.

4 VICE-CHAIRMAN SLOVER: Sure.

5 COMMISSIONER LANCASTER: Will you
6 explain the different between the fire alarms and
7 the smoke detectors, because one is hard wire and
8 one isn't. That makes a really big difference when
9 you get that bell going on. That's the hard wire,
10 if I'm not mistaken. Smoke detectors is the beeping
11 within your unit. The fire alarm goes throughout
12 the whole property.

13 MR. BOVELLE: It varies from site to
14 site, Mr. Lancaster, and some of the senior
15 buildings the smoke detector is actually what is
16 tied to the fire alarm panel, and they are usually
17 walkup apartments. There are pull stations that are
18 located in the hallways of the building that are
19 also tied to the fire alarm panel.

20 In areas where we don't have
21 annunciator panels, then you have a standalone
22 smoke detector which may be hard wired within that

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1 unit but if it's not, report to an annunciator
2 panel.

3 COMMISSIONER LANCASTER: And the reason
4 why I ask that, because I have seen units in
5 building at times, and people, smoke detectors go
6 off in their unit but it doesn't activate the alarm
7 panel itself. You just hear a lot of beeping going
8 on but you don't get that banging on the floor of
9 the whole building. That is a separate unit on
10 these? Because I know in some of these units, the
11 smoke detector's not tied into the panel itself.

12 MR. BOVELLE: Yes, there's usually at
13 least one unit in the unit that's tied to the panel,
14 if it's required to be tied to the panel, and that's
15 usually in our senior buildings.

16 COMMISSIONER LANCASTER: Thank you.

17 COMMISSIONER VANN-GHASRI: Fire
18 extinguishers. Is that, how does that relate, so
19 the contract for them is separate than the contract
20 with the fire alarm?

21 MS. BONDS: That's correct. Fire
22 extinguisher's not part of this solicitation's

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1 project.

2 COMMISSIONER VANN-GHASRI: Why?

3 MR. BOVELLE: They have a separate
4 contract for fire extinguishers, and for those
5 services for fire extinguishers.

6 COMMISSIONER VANN-GHASRI: Oh, okay.

7 VICE-CHAIRMAN SLOVER: All right. Can we
8 get a motion to vote?

9 COMMISSIONER LANCASTER: So moved,
10 after that one minute.

11 COMMISSIONER VANN-GHASRI: Second.

12 VICE-CHAIRMAN SLOVER: Roll call vote?

13 MS. McNAIR: Thank you. Commissioner
14 Council?

15 COMMISSIONER COUNCIL: Yes.

16 MS. McNAIR: Commissioner Fisher?

17 COMMISSIONER FISHER: Yes.

18 MS. McNAIR: Commissioner Lancaster?

19 COMMISSIONER LANCASTER: Yes.

20 HEARING OFFICER VADEN: Neal Jones.

21 COMMISSIONER NEAL JONES: Yes.

22 MS. McNAIR: Commissioner Ortiz Gaud?

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1 COMMISSIONER ORTIZ GAUD: Yes.

2 MS. McNAIR: Commissioner Vann-Ghasri?

3 COMMISSIONER VANN-GHASRI: Yes.

4 MS. McNAIR: Commissioner Slover

5 VICE-CHAIRMAN SLOVER: Yes.

6 MS. McNAIR: You have seven yes, the
7 resolution is approved.

8 VICE-CHAIRMAN SLOVER: Moving on, would
9 anybody have any problems if we move 17-29 and 17-30
10 together?

11 COMMISSIONER LANCASTER: 17-29 and 30?

12 VICE-CHAIRMAN SLOVER: One is for the
13 HVAC contracts and one is for the uniform contracts.

14 COMMISSIONER LANCASTER: Oh, okay.

15 VICE-CHAIRMAN SLOVER: Does anybody have
16 any problem?

17 (Simultaneous speaking.)

18 VICE-CHAIRMAN SLOVER: Oh, I missed 28?
19 Want to do 28 too?

20 COMMISSIONER LANCASTER: All three of
21 them? I have a question because I see the uniforms,
22 that's garments for individuals, but the elevators

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1 and the HVAC, that's a hard piece to combine with
2 the uniform. I think the uniform should be separate.

3 VICE-CHAIRMAN SLOVER: And we do the
4 elevators and the HVAC together and the uniforms
5 separately??

6 COMMISSIONER LANCASTER: Correct.

7 VICE-CHAIRMAN SLOVER: 17-28 and 17-29
8 we'll do together. Okay. We're all good?

9 COMMISSIONER LANCASTER: We're good.
10 Thank you.

11 VICE-CHAIRMAN SLOVER: Resolution
12 17-28, to authorize the execution of a contract for
13 elevator preventive maintenance and repair
14 services.

15 COMMISSIONER LANCASTER: Being no
16 comments, I'll like for it to move.

17 VICE-CHAIRMAN SLOVER: Hold on. And
18 Resolution 17-29 is to authorize the execution of
19 a contract for HVAC for preventive maintenance and
20 repair services and water treatment services.

21 COMMISSIONER LANCASTER: Being no
22 comment, I'd like for it to move.

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1 VICE-CHAIRMAN SLOVER: Second?

2 COMMISSIONER NEAL JONES: Second.

3 VICE-CHAIRMAN SLOVER: Roll call vote?

4 MS. McNAIR: Commissioner Fisher?

5 COMMISSIONER FISHER: Yes

6 MS. McNAIR: Commissioner Lancaster?

7 COMMISSIONER LANCASTER: Yes.

8 MS. McNAIR: Commissioner Neal Jones?

9 COMMISSIONER NEAL JONES: Yes.

10 MS. McNAIR: Commissioner Ortiz Gaud?

11 COMMISSIONER ORTIZ GAUD: Yes.

12 MS. McNAIR: Commissioner Van-Ghasri?

13 COMMISSIONER VANN-GHASRI: Yes.

14 MS. McNAIR: Commissioner Slover?

15 VICE-CHAIRMAN SLOVER: Yes.

16 MS. McNAIR: Commissioner Council?

17 COMMISSIONER COUNCIL: Yes.

18 MS. McNAIR: You have seven yes votes for

19 Resolution 17-28 and 17-29 are approved.

20 VICE-CHAIRMAN SLOVER: All right, moving

21 on to tab 6, which is Resolution 17-30, to authorize

22 the execution of a contract for operations uniforms

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1 and personal protection equipment services.
2 Executive summary, "The purpose of this resolution
3 is to authorize the executive director to execute
4 a contract for uniforms and personnel protection
5 equipment services with Morgans, Inc., T/A Jimmie
6 Muscatello's for a period of two years in the
7 aggregate amount of \$500,000.00." Any questions
8 from any of the commissioners?

9 COMMISSIONER LANCASTER: Yes. I have a
10 question. These uniforms, are we talking about
11 maintenance uniforms and also our safety department
12 uniforms, is that combined? Or do they get theirs
13 separately from another uniform company than the
14 maintenance uniforms?

15 MR. BOVELLE: This contract,
16 Commissioner, is specifically for uniforms for
17 staff in the property management operations
18 division, so it's mostly our maintenance and our
19 skilled tradespeople.

20 COMMISSIONER LANCASTER: So that would
21 not include our safety department uniforms.

22 MR. BOVELLE: This does not include the

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1 office of public safety or other departments in the
2 house.

3 COMMISSIONER LANCASTER: Thank you.

4 VICE-CHAIRMAN SLOVER: Does anybody else
5 have any other questions? Can I get a motion to vote?

6 COMMISSIONER LANCASTER: So moved.

7 VICE-CHAIRMAN SLOVER: Second?

8 COMMISSIONER FISHER: Second.

9 VICE-CHAIRMAN SLOVER: Can I get a roll
10 call vote?

11 MS. McNAIR: Commissioner Lancaster?

12 COMMISSIONER LANCASTER: Yes.

13 MS. McNAIR: Commissioner Neal Jones?

14 COMMISSIONER NEAL JONES: Yes.

15 MS. McNAIR: Commissioner Ortiz Gaud?

16 COMMISSIONER ORTIZ GAUD: Yes.

17 MS. McNAIR: Commissioner Vann-Ghasri?

18 COMMISSIONER VANN-GHASRI: Yes.

19 MS. McNAIR: Commissioner Slover?

20 VICE-CHAIRMAN SLOVER: Yes.

21 MS. McNAIR: Commissioner Council?

22 COMMISSIONER COUNCIL: Yes.

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1 MS. McNAIR: Commissioner Fisher?

2 COMMISSIONER FISHER: Yes.

3 MS. McNAIR: You have seven yes. The
4 resolution is approved.

5 VICE-CHAIRMAN SLOVER: Now moving on to
6 Tab 8, Resolution 17-33, to authorize the amendment
7 to the memorandum of understanding with the
8 District of Columbia Department of Housing and
9 Community Development Property Rehab/Demolition.
10 The executive summary is similar, "The purpose is
11 to authorize the executive director of District of
12 Columbia Housing Authority to enter into a first
13 amendment to Memorandum of Understanding with
14 District DHCD." Does anybody have any questions?
15 Mr. Garrett, do you have anything to add?

16 COMMISSIONER GARRETT: No,
17 commissioner, unless there are further questions.
18 I can have Mr. Malone come forward.

19 VICE-CHAIRMAN SLOVER: The only question
20 I would have is, is this Council approval, all that,
21 taken care of?

22 MR. MALONE: Yes. We did that initially

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1 in the first -- My name is Merick Malone, Director
2 of Office of Capital programs. Commissioner Slover,
3 we did that in the original amendment. We had a
4 layover period at Council, which we did, and that's
5 been done.

6 VICE-CHAIRMAN SLOVER: Okay. Anybody
7 else have any other questions? Can I get a motion
8 to vote?

9 COMMISSIONER LANCASTER: So moved.

10 VICE-CHAIRMAN SLOVER: Can I get a
11 second?

12 COMMISSIONER FISHER: Second.

13 VICE-CHAIRMAN SLOVER: Can I get a roll
14 call vote, please?

15 MS. McNAIR: Commissioner Lancaster?

16 COMMISSIONER LANCASTER: Yes.

17 MS. McNAIR: Commissioner Neal Jones?

18 COMMISSIONER NEAL JONES: Yes.

19 MS. McNAIR: Commissioner Ortiz Gaud?

20 COMMISSIONER ORTIZ GAUD: Yes.

21 MS. McNAIR: Commissioner Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: Yes.

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1 MS. McNAIR: Commissioner Slover?

2 VICE-CHAIRMAN SLOVER: Yes.

3 MS. McNAIR: Commissioner Council?

4 COMMISSIONER COUNCIL: Yes.

5 MS. McNAIR: Commissioner Fisher?

6 COMMISSIONER FISHER: Yes.

7 MS. McNAIR: You have seven yes. The
8 resolution is approved.

9 VICE-CHAIRMAN SLOVER: All right. Moving
10 on to Tab 9, Resolution 17-34 to authorize energy
11 capital improvement program, Phase II financing.
12 Executive summary, "The purpose of the resolution
13 is to amend in part the authority under DCHA board
14 commissioners Resolution 16-04, to allow for
15 changes in the financing of certain program
16 elements of DCHA's energy capital improvement
17 program, Phase II, and in connection therewith,
18 reaffirm the Board of Commissioners authorization
19 of the Executive Director under 16-04 to negotiate
20 and enter into such term sheets, financing,
21 documents and arrangements as may be required on
22 such terms as the Executive Director may deem

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1 necessary and Advisable, consistent with this
2 resolution and DCHA's Moving to Work authority."

3 That's a mouthful. Does anybody have any
4 questions?

5 COMMISSIONER LANCASTER: Mr. Chair,
6 being no questions I move.

7 VICE-CHAIRMAN SLOVER: Deal fatigue, I
8 guess. We're all tired. Do I have a second?

9 COMMISSIONER VANN-GHASRI: Second.

10 VICE-CHAIRMAN SLOVER: Roll call vote,
11 please?

12 MS. McNAIR: Commissioner Neal Jones?

13 COMMISSIONER NEAL JONES: Yes.

14 MS. McNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Yes.

16 MS. McNAIR: Commissioner Vann-Ghasri?

17 COMMISSIONER VANN-GHASRI: Yes.

18 MS. McNAIR: Commissioner Slover?

19 VICE-CHAIRMAN SLOVER: Yes.

20 MS. McNAIR: Commissioner Council?

21 COMMISSIONER COUNCIL: Yes.

22 MS. McNAIR: Commissioner Fisher?

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1 COMMISSIONER FISHER: Yes.

2 MS. McNAIR: Commissioner Lancaster?

3 COMMISSIONER LANCASTER: Yes.

4 MS. McNAIR: You have seven yes. The
5 resolution is approved.

6 VICE-CHAIRMAN SLOVER: Resolution
7 17-35's been handled and Resolution 17-36, to my
8 understanding, has been removed from the agenda, so
9 that in effect ends the business portion of the
10 meeting and since we've already done the public
11 comment, are there any --

12 COMMISSIONER LANCASTER: Mr. Chair,
13 before we do, I have a question because the uniform
14 situation. I know we passed that already, but when
15 I spoke on the stage and they said no, I'd like to
16 get a report on that for future purposes, how the
17 uniforms are being applied.

18 VICE-CHAIRMAN SLOVER: Okay. Whomever is
19 going to answer that?

20 COMMISSIONER GARRETT: Yes.

21 VICE-CHAIRMAN SLOVER: Are there any
22 announcements?

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1 COMMISSIONER VANN-GHASRI: Yes, I have
2 an announcement.

3 VICE-CHAIRMAN SLOVER: Okay.

4 COMMISSIONER VANN-GHASRI: I would like
5 to announce on behalf of District of Columbia
6 Housing Authority that the Housing Inspection
7 manager, Milton G. Dryer. I would like to thank Mr.
8 Dryer for his outstanding work with his inspectors
9 in the inspections of the District of Columbia
10 Housing Authority with the many challenges they
11 have had. They had a reception today, and today was
12 the day to actually thank the inspectors.

13 Our inspectors really have a hard job.
14 They go into neighborhoods too, and into different
15 houses. We have some that, contrary to what you
16 believe, you'd be surprised how many landlords that
17 our inspectors actually do not place in a good
18 standard. And I think, Mr. Director, that I don't
19 know if we could do this because I don't know if it's
20 an injustice, but in our reports it would be great
21 to see how many landlords, to protect the innocent,
22 at least say 13 landlords failed inspection, and ten

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1 did, so that we can have some type of measurement
2 to see whether we're doing with these landlords.

3 And the reason why I'm saying that,
4 because prior to this board there used to be an
5 article in the Washington Post that really did
6 inform the District of Columbia who were the slum
7 landlords, what ward they were in, and being a
8 commissioner it was very easy to use that
9 information on whether or not you're going to vote
10 for this particular landlord who has outstanding
11 records to be a partner with the Housing Authority.

12 VICE-CHAIRMAN SLOVER: Okay. I was just
13 informed that there was one other person who wanted
14 to testify, and if that is in fact the case this is
15 a public open meeting, so please come forward.
16 Anyone? There was one other person?

17 COMMISSIONER VANN-GHASRI: If anybody
18 wants to testify, he's giving you the opportunity
19 to do so.

20 VICE-CHAIRMAN SLOVER: Assuming you
21 haven't already testified. Okay.

22 MS. SETTLES: So I would like to say happy

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1 holidays to all the commissioners.

2 COMMISSIONER LANCASTER: Same to you.
3 Happy holidays.

4 MS. SETTLES: I am Karen Settles,
5 Citywide Advisory Board chairperson, and I'm here,
6 I came here late but I wanted to testify so I won't
7 go into testimony at the hour. But I left the Board
8 of Zoning to come here. Urgently to welcome our new
9 director and to wish you all happy holidays.

10 I'm very disturbed about some of the
11 motions that I've heard here today and the
12 conversations around them, some of them. I think we
13 have some urgent work to do as far as constituents
14 are concerned, and that is the residents that I'm
15 referencing to. I'd like to ask on the record, Mr.
16 Director, to speak with you about some of those
17 issues as soon as possible. In the midst of these
18 holidays. But that's as much as I want to say right
19 now.

20 VICE-CHAIRMAN SLOVER: Thank you for
21 your testimony.

22 COMMISSIONER VANN-GHASRI: Ms. Settles,

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1 before you leave I would like for you to give your
2 due respect and honor to Ms. Fitzgerald who is
3 sitting right behind you.

4 MS. SETTLES: Ms. Fitzgerald.

5 VICE-CHAIRMAN SLOVER: Hold on, hold on.

6 COMMISSIONER VANN-GHASRI: Say it on the
7 mic, though.

8 MS. SETTLES: Ms. Fitzgerald, I miss you.

9 VICE-CHAIRMAN SLOVER: Can you make it
10 brief, you've already testified.

11 MS. FITZGERALD: I will make it very
12 brief, but it's very serious and I wish you would
13 consider listening very carefully to what I've got
14 to say. With her problems besides my problems, but
15 that's another issue. But we have a lot of health
16 aids and we have a lot of health nurses' aides. And
17 some nurses that come into our building at Garfield,
18 and the people there are taking care of the least
19 of these. Some of these people cannot get out of bed.
20 So we have this awful problem with parking, with
21 tickets.

22 23 years ago I had that problem, I was

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1 a commissioner, and we settled that and we made
2 peace so we could park on the back lot. But now it
3 says again, and so a lot of our elderly residents
4 that's our residents, been with us 35 years, have
5 had their cars towed. They are handicapped, they are
6 residents, they got a handicapped sticker, the
7 sticker wasn't renewed, that's not their fault.
8 That's housing fault. We don't give ourselves
9 tickets, especially my constituents. And this is
10 awful, because that means that person handicapped,
11 sick, cannot get out of bed and you ticketed the
12 caretaker's car, they're not going to get taken care
13 of the next day. They can't take care of
14 themselves. This is the least of these.

15 So we need to reassess this ticket
16 situation. We need to do it STAT, on an emergency
17 basis, because it's pitiful in our building. So
18 maybe people can't get a bath, they haven't had a
19 bath, they don't have anything to eat, you got to
20 keep fighting the rats away from them, and this is
21 awful. We shouldn't treat anybody like that, most
22 the least of these. These are the people who built

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1 this city, they're the stone builders of this city,
2 this board should make sure that the least of these,
3 paying their rent, should be they have somebody to
4 make sure that they can take care of these people
5 when they do not have families.

6 So I wish you would consider making it
7 a priority to take this ticket situation in hand as
8 soon as possible so that these people who are
9 handicapped, can't do for themselves, blind, can't
10 fix their food, one leg, one arm, one hand,
11 paralyzed, that these people can be taken care of
12 on an emergency basis. Medicare's paying for them.
13 They're doing their part but we want this board to
14 come up and do your part and make sure that these
15 people will have a place here so they can park and
16 come take care of our residents.

17 COMMISSIONER LANCASTER: If I may, at
18 this moment, you speaking about residents'
19 vehicles, or you talking about the service
20 provider?

21 MS. FITZGERALD: I'm talking about both.
22 I said, we got people living in our apartments,

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1 living there for 35 years and they will put, this
2 board don't understand, maybe. Our complex at
3 Garfield Terrace is a family unit in which Mr.
4 Garcia is represent, and you represent the seniors,
5 Mr. Lancaster --

6 COMMISSIONER LANCASTER: That's
7 correct.

8 MS. FITZGERALD: But you never come over.
9 Last time I see you, about five or ten years ago.
10 And you not addressing our area and we wish you
11 would, because there here, you got people living
12 here and been here for 25 years, they're residents.
13 But most of the caretakers and the nurses' aides and
14 some of the nurses, they come from other states.
15 They come from other territories

16 VICE-CHAIRMAN SLOVER: I'll make one --

17 MS. FITZGERALD: Excuse me. But even the
18 ones that live here, I'm telling you. You're living
19 here. You've been here 35 years, you've been here
20 25 years and you being put up in the family unit
21 which is the 2300 block. We live in 2301 hundred
22 block. So you being moved from your residence, you

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1 put on another place, you pick your car, you
2 handicapped, then you got to pay \$250.00 for the
3 ticket and if you don't pay it in 28 days your
4 ticket's doubled. And you're on a low income. These
5 people, a lot of them, are under the federal poverty
6 guidelines. We're not middle class. We're below
7 that.

8 COMMISSIONER LANCASTER: I asked you
9 that question, ma'am, I asked you that question, Ms.
10 Fitzgerald, for a reason. You speaking about
11 residents here, and I'm with you on that. And I have
12 been there in less than five years, I don't see you
13 every time I come through there. But the point is
14 this. The service provider vehicle, we're not
15 responsible for, because they get paid to come to
16 service, yes, and they not assigned any parking
17 space. It was the residents I was concerned about.
18 If we have a resident getting tickets because the
19 expiration on their tags or whatever, because they
20 couldn't, I think they should allow the residents
21 get a chance to secure that without giving them a
22 ticket. I'm with you on that. But as far as the

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1 service provider, that's a different thing. We
2 cannot be responsible for the service providers'
3 vehicles. If they're illegally parking, they going
4 to get a ticket. That's understandable.

5 VICE-CHAIRMAN SLOVER: All right. I
6 think we'll get some response from the executive
7 director.

8 MS. FITZGERALD: Well, I'll appreciate
9 it.

10 VICE-CHAIRMAN SLOVER: Appreciate your
11 testimony. Thank you. It's been a long day. I think
12 that that concludes today's board meeting, unless
13 there's anybody else -- No, I'm sorry, it's over.

14 The next board of commissioners meeting
15 will be held on Wednesday, February 14, Valentine's
16 Day -- so everybody bring, you know, be nice -- 2018
17 at 1:00 p.m., DCHA Headquarters, 1133 North Capital
18 Street, N.E., Washington, D.C., 20002. Thank you.

19 (Whereupon, the above-entitled matter
20 went off the record at 3:45 p.m.)

21

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