

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY  
FEBRUARY 14, 2018

+ + + + +

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
- KENNETH D. COUNCIL, Commissioner
- FRANK LANCASTER, Commissioner
- JOSHUA LOPEZ, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

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

COMMISSIONERS ABSENT:

- KEN GROSSINGER, Commissioner
- BRIAN KENNER, Commissioner
- WILLIAM SLOVER, Vice Chairman

**NEAL R. GROSS**

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

C-O-N-T-E-N-T-S

Call to Order ..... 3

Swearing in of New Commissioners ..... 3

Roll Call and Quorum ..... 10

Approval of Minutes: December 13, 2017  
Board of Commissioner's Meeting..... 12

Assistant Executive Director's  
Report..... 12

Executive Director's Report ..... 15

Public Comment ..... 25

Announcements ..... 172

Adjournment ..... 173

DRAFT

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

2 (1:05 p.m.)

3 CHAIRMAN ALBERT: Good afternoon,  
4 everyone. My name is Neil Albert, and I chair the  
5 Board of Commissioners of the D.C. Housing  
6 Authority. I'm calling this meeting to order.  
7 It's 1:05 p.m. on Valentine's Day, February 14th.  
8 So, happy Valentine's Day to everyone.

9 Thanks for, particularly if you're  
10 sitting in the audience, thanks a lot for taking  
11 time out to participate in our meeting today. I  
12 still have to remind you of the rules of conduct,  
13 which you've become accustomed to, and always  
14 adhere to.

15 During this meeting I'm going to ask you  
16 to silence your phones. And just conduct yourself  
17 in a manner that will allow our meeting to proceed  
18 smoothly.

19 Before we go into our agenda we do have  
20 two new Commissioners joining us. And I'd like to  
21 introduce them, and then have them sworn in  
22 officially today.

**NEAL R. GROSS**

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

(202) 234-4433

www.nealrgross.com

1 First there's Ms. Franselene St. Jean,  
2 who is one of our new Commissioners. And then we  
3 have Joshua Lopez, our other Commissioner.  
4 Commissioners, could you please stand, our new  
5 Commissioners? And Steven Walker, from the  
6 Mayor's Office, will officially swear them in at  
7 this time.

8 MR. WALKER: Will you please raise your  
9 right hand and repeat after me? I, state your  
10 name.

11 COMMISSIONER LOPEZ: I, Joshua Lopez  
12 --

13 COMMISSIONER ST. JEAN: I, Franselene  
14 St. Jean --

15 MR. WALKER: Having been appointed as  
16 a member of --

17 COMMISSIONER LOPEZ: Having been  
18 appointed as a member of --

19 COMMISSIONER ST. JEAN: Having been  
20 appointed as a member of --

21 MR. WALKER: The Board of the Directors  
22 of the District of Columbia Housing Authority --

**NEAL R. GROSS**

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

1 COMMISSIONER LOPEZ: The Board of the  
2 Directors of the District of Columbia Housing  
3 Authority --

4 COMMISSIONER ST. JEAN: The Board of  
5 the Directors of the District of Columbia Housing  
6 Authority --

7 MR. WALKER: -- do solemnly swear and  
8 affirm that --

9 COMMISSIONER LOPEZ: -- do solemnly  
10 swear and affirm that --

11 COMMISSIONER ST. JEAN: -- do solemnly  
12 swear and affirm that --

13 MR. WALKER: -- I, and state your name.

14 COMMISSIONER LOPEZ: I, Joshua Lopez  
15 --

16 COMMISSIONER ST. JEAN: I, Franselene  
17 St. Jean --

18 MR. WALKER: Will support and defend  
19 the Constitution of the United States --

20 COMMISSIONER LOPEZ: Will support and  
21 defend the Constitution of the United States --

22 COMMISSIONER ST. JEAN: Will support

**NEAL R. GROSS**

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

1 and defend the Constitution of the United States

2 --

3 MR. WALKER: -- and the laws of the  
4 District of Columbia.

5 COMMISSIONER LOPEZ: -- and the laws of  
6 the District of Columbia.

7 COMMISSIONER ST. JEAN: -- and the laws  
8 of the District of Columbia.

9 MR. WALKER: And I will perform such  
10 duties --

11 COMMISSIONER LOPEZ: And I will  
12 perform such duties --

13 COMMISSIONER ST. JEAN: And I will  
14 perform such duties --

15 MR. WALKER: -- that may be assigned to  
16 me --

17 COMMISSIONER LOPEZ: -- that may be  
18 assigned to me --

19 COMMISSIONER ST. JEAN: -- that may be  
20 assigned to me --

21 MR. WALKER: -- as a member of this  
22 Board --

**NEAL R. GROSS**

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

1 COMMISSIONER LOPEZ: -- as a member of  
2 this Board --

3 COMMISSIONER ST. JEAN: -- as a member  
4 of this Board --

5 MR. WALKER: -- to the best of my  
6 ability --

7 COMMISSIONER LOPEZ: -- to the best of  
8 my ability --

9 COMMISSIONER ST. JEAN: -- to the best  
10 of my ability --

11 MR. WALKER: -- without fear or favor.

12 COMMISSIONER LOPEZ: -- without fear  
13 or favor.

14 COMMISSIONER ST. JEAN: -- without  
15 fear or favor.

16 MR. WALKER: And I will exercise my  
17 best judgment --

18 COMMISSIONER LOPEZ: And I will  
19 exercise my best judgment --

20 COMMISSIONER ST. JEAN: And I will  
21 exercise my best judgment --

22 MR. WALKER: -- and consider all

**NEAL R. GROSS**

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

1 matters before me --

2 COMMISSIONER LOPEZ: -- and consider  
3 all matters before me --

4 COMMISSIONER ST. JEAN: -- and  
5 consider all matters before me --

6 MR. WALKER: -- from the viewpoint of  
7 the best interest --

8 COMMISSIONER LOPEZ: -- from the  
9 viewpoint of the best interest --

10 COMMISSIONER ST. JEAN: -- from the  
11 viewpoint of the best interest --

12 MR. WALKER: -- of the District of  
13 Columbia --

14 COMMISSIONER LOPEZ: -- of the  
15 District of Columbia --

16 COMMISSIONER ST. JEAN: -- of the  
17 District of Columbia --

18 MR. WALKER: -- as a whole.

19 COMMISSIONER LOPEZ: -- as a whole.

20 COMMISSIONER ST. JEAN: -- as a whole.

21 MR. WALKER: And I will faithfully  
22 discharge these duties.

**NEAL R. GROSS**

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



1 COMMISSIONER LOPEZ: And I will  
2 faithfully discharge these duties.

3 COMMISSIONER ST. JEAN: And I will  
4 faithfully discharge these duties.

5 MR. WALKER: Congratulations.

6 COMMISSIONER VANN-GHASRI: Excuse me.  
7 If I may, Mr. Chair --

8 CHAIRMAN ALBERT: Not right now.  
9 Thank you so much.

10 (Off microphone comment)

11 CHAIRMAN ALBERT: One second. Let's  
12 welcome our two new Commissioners to our Board.  
13 Thank you for sacrificing your time to help serve  
14 the residents of the District of Columbia.

15 We're going to call the meeting to  
16 order. And then, Commissioner Vann Ghasri, you  
17 wanted to make a --

18 COMMISSIONER VANN-GHASRI: Yes.  
19 Because when he swore them, and he swore them as  
20 members of the Board of Directors. And this is not  
21 a Board of Directors. This is the Board of  
22 Commissioners.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Okay.

2 COMMISSIONER VANN-GHASRI: I want to  
3 make that clear for the record.

4 CHAIRMAN ALBERT: Thank you. Thank  
5 you. So noted.

6 COMMISSIONER VANN-GHASRI: Okay.

7 CHAIRMAN ALBERT: Thank you so much,  
8 Mr. Walker.

9 So, at this time we're going to ask for  
10 a roll call to determine a quorum. Ms. McNair.

11 MS. McNAIR: Thank you, Chairman  
12 Albert. Commissioner Slover?

13 CHAIRMAN ALBERT: Commissioner Slover  
14 is not able to attend today.

15 MS. McNAIR: Commissioner Council?

16 COMMISSIONER COUNCIL: Present.

17 MS. McNAIR: Commissioner Grossinger?

18 CHAIRMAN ALBERT: He's unable to  
19 attend today.

20 MS. McNAIR: Commissioner Kenner?

21 CHAIRMAN ALBERT: He's also unable to  
22 attend today.

**NEAL R. GROSS**

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

1 MS. McNAIR: Commissioner Lancaster?

2 COMMISSIONER LANCASTER: Present.

3 MS. McNAIR: Commissioner Lopez?

4 COMMISSIONER LOPEZ: Present.

5 MS. McNAIR: Commissioner Neal Jones?

6 COMMISSIONER NEAL JONES: Present.

7 MS. McNAIR: Commissioner Ortiz Gaud?

8 COMMISSIONER ORTIZ GAUD: Here.

9 MS. McNAIR: Commissioner St. Jean?

10 COMMISSIONER ST. JEAN: Present.

11 MS. McNAIR: Commissioner  
12 Vann-Ghasri?

13 COMMISSIONER VANN-GHASRI: Present.

14 MS. McNAIR: Chairman Albert?

15 CHAIRMAN ALBERT: Present.

16 MS. McNAIR: You have eight  
17 Commissioners present. You have a quorum.

18 CHAIRMAN ALBERT: All right. Thank  
19 you so much. At this time, Commissioners, I'd like  
20 to direct your attention to Agenda Item number 2,  
21 which is the approval of the Minutes of the December  
22 13, 2017 Board of Commissioners Meeting. Are

**NEAL R. GROSS**

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

1 there any comments of changes that you'd like to  
2 identify at this time? Do I hear a motion for  
3 approval?

4 COMMISSIONER LOPEZ: So moved.

5 COMMISSIONER VANN-GHASRI: Second.

6 CHAIRMAN ALBERT: It's moved and  
7 seconded. All those in favor say aye.

8 (Chorus of aye)

9 CHAIRMAN ALBERT: Any opposed? The  
10 minutes are approved. Thank you so much. Next  
11 we'll hear from our Executive Director, Mr.  
12 Garrett.

13 EXECUTIVE DIRECTOR GARRETT: Thank  
14 you, Mr. Chairman. First I would like Nathan  
15 Bovelee, our Assistant Executive Director, to come  
16 to the front of the room to make a presentation to  
17 our staff.

18 MR. BOVELEE: Thank you, Director.  
19 And good afternoon, happy Valentine's Day to the  
20 Chair, the Board, and to everyone in this room.  
21 This is sort of one of the favorite parts of the  
22 Board of Commissioner meetings that we have an

**NEAL R. GROSS**

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

1 opportunity to do, is to recognize our staff that  
2 perform at an outstanding level.

3 This month the employee of the month is  
4 being given to a representative from our  
5 Eligibility and Continued Occupancy Division.  
6 That's ECOD. That's a division that determines  
7 the eligibility for all of our residents, and all  
8 of our applicants from all of the programs with the  
9 D.C. Housing Authority.

10 And it's going to a woman named Ms.  
11 Elvira Johnson. Ms. Johnson has been with ECOD for  
12 quite some time now. She takes on new tasks  
13 without grumbling, without complaint, without any  
14 hesitation. She performs them at a high level.  
15 She assists with the training of new staff.

16 You know, with the past couple of years  
17 we have been having an increase in determining the  
18 eligibility for folks on both the public housing  
19 side, on the housing choice factor side, and on our  
20 local rent supplement program, that has really  
21 taxed this department heavily.

22 But she has really come through, and

**NEAL R. GROSS**

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

1 performed with a yeoman's, at a high level. And  
2 we want to recognize the fact that we know the hard  
3 work that you do. We know that you do it with a  
4 smile on your face. And you do it with grace. And  
5 you perform excellent services to all of the people  
6 who come into ECOD.

7 So, Ms. Johnson, would you please come  
8 forward and accept this reward for January 2018?  
9 And it reads, "In recognition of outstanding  
10 performance, Elvira Johnson Golden is presented  
11 with this Employee of the Month award."

12 And signed by our Executive Director,  
13 Mr. Garrett, and our Director of Human Resources,  
14 Mrs. Paula Campbell. Congratulations to you.

15 MS. JOHNSON: Thank you.

16 MR. BOVELEE: There's a check coming  
17 later that you will have, just to put a little  
18 something in your pocket for Valentine's Day.

19 MS. JOHNSON: Thank you. Thank you.

20 PARTICIPANT: Thank you.

21 MS. JOHNSON: Thank you. Thank you.

22 Thank you.

**NEAL R. GROSS**

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

1 MR. BOVELEE: Congratulations, Ms.  
2 Johnson.

3 EXECUTIVE DIRECTOR GARRETT: Thank  
4 you, Mr. Bovelee.

5 MR. BOVELEE: Thank you, sir.

6 EXECUTIVE DIRECTOR GARRETT: Okay.  
7 Commissioners, moving forward I just want to bring  
8 you up to speed on some of the things that have  
9 transpired over the last some month, last two  
10 months actually.

11 We have closed our energy performance  
12 contracting, ECEP 2. That closed last week. And  
13 we'll be moving forward with construction at  
14 various sites in spring, along with our Parkway  
15 Overlook closing. So, the redevelopment of  
16 Parkway Overlook will commence also in the spring  
17 of 2018.

18 Along with, I just want you to also make  
19 note that we did make changes to your Board reports.  
20 We're going to be using dashboards. We still have  
21 some more tweaking to do.

22 So, after you look at them, and as you

**NEAL R. GROSS**

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

1 have looked at them, if you have any questions  
2 please feel free to contact me. If there's  
3 anything that we haven't presented, and you would  
4 like to see it on the Board dashboard report, please  
5 let me know.

6 We're trying to streamline it, to make  
7 it a lot easier to read and to follow, versus what's  
8 been in the past.

9 I just want to make you also known and  
10 aware, and along with the rest of the members of  
11 the public that we are conducting our town hall  
12 meetings. Those town hall meetings consist of  
13 myself, along with a few staff members.

14 We're trying to make our way around to  
15 each location, each site throughout the year. We  
16 are looking at almost two to three complexes each  
17 month, where I visit personally, have a  
18 conversation with the residents that are in  
19 attendance, to take down their concerns, and to  
20 listen.

21 That's the whole idea, is for the  
22 Executive Director to be able to interact with the

**NEAL R. GROSS**

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



1 residents, and for the residents to understand that  
2 they can contact me at any time, and have a vehicle  
3 to contact me at any time.

4 In addition to the Executive Director  
5 town halls we also hold one on one meetings each  
6 month, with an open door policy, right here in the  
7 Boardroom, where residents can sign up to visit  
8 with me. It's almost like having office hours with  
9 the professor.

10 And they can also come in and sit down,  
11 and have a conversation with me, a one on one  
12 conversation to tell me exactly what their issues  
13 and problems may be.

14 And each time we do this the idea is to  
15 generate some type of response, abate, or remedy,  
16 whatever their issue is, if we can. Sometimes we're  
17 not able to immediately address some concerns.

18 But the idea is that they, I want  
19 residents and the community to know that we are  
20 here. We are listening. And we are making every  
21 attempt to try and address their issues.

22 Along with also attending any resident

**NEAL R. GROSS**

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

1 council meeting that I am available for. If  
2 there's an opportunity for me to be present, along  
3 with other members of the staff, at a resident  
4 council meeting, we welcome that.

5 All we need is the date. And we need  
6 to figure out if we can plot it in the calendar.  
7 So, if I can't make it one particular month, I'm  
8 definitely available, or we'll make ourselves  
9 available the following month, or when it opens up  
10 for us.

11 The final thing I just want to bring to  
12 everyone's attention, and I know you've been  
13 hearing about it, is the proposed budget cuts to  
14 the HUD budget. They're proposing almost a 14  
15 percent cut to our budget. In past years the cut  
16 has been anywhere from 12 to seven percent.

17 So, what we're doing is preparing for  
18 what may come. And we'll keep everyone advised.  
19 But we do know that such, cuts such as these will  
20 affect not only the administration, but also the  
21 residents directly, in the services that we're able  
22 to provide to them.

**NEAL R. GROSS**

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

1           It's our hope that this doesn't come to  
2           fruition, and Congress sees fit to restore the  
3           budget at 100 percent. But if they do not, we'll  
4           make all the contingencies necessary, so that  
5           there's no interruption in services for our  
6           residents. Thank you, Mr. Chairman.

7           CHAIRMAN ALBERT: Thank you. Are  
8           there any questions? Thank you, Mr. Executive  
9           Director. Are there any questions for our  
10          Executive Director from the Commissioners?

11          EXECUTIVE DIRECTOR GARRETT: Just one  
12          last thing. I'm sorry.

13          COMMISSIONER VANN-GHASRI: Yes. I  
14          have some direct questions.

15          CHAIRMAN ALBERT: I think he has one  
16          other point.

17          EXECUTIVE DIRECTOR GARRETT: Just one  
18          more point, Commissioners. Next week, next  
19          Wednesday, the 21st, will be out oversight hearing.  
20          So, the Housing Authority will have its  
21          representatives before the Housing Committee at  
22          the District for our committee hearing.

**NEAL R. GROSS**

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

1                   CHAIRMAN ALBERT: Great. Thank you.  
2 Commissioner Vann-Ghasri?

3                   COMMISSIONER                   VANN-GHASRI:  
4 Commissioner Garrett, as I have a dialogue with  
5 you, it's a Commissioner issue. Starting to say,  
6 per my recommendation is, throughout all of our  
7 portfolio, that when you're attending meetings  
8 that we begin to form a focus group.

9                   And that focus group would go to each  
10 and every public housing community. And you would  
11 give them over the plan for their whole community.

12                   Because under this Trump  
13 administration, and with so many of the regulations  
14 and guidelines are changing, not just the elect  
15 resident council should be aware of what's going  
16 on. There should be a town hall focus group.

17                   You do it by ward. And you meet at a  
18 place where all of, like with Ward 8, somewhere  
19 where all of the public housing in Ward 8 can be  
20 there. And at this meeting we're asking for a  
21 closed meeting. We don't want it to be for the  
22 public.

**NEAL R. GROSS**

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

1           We want it to be for the residents who  
2           are on the lease. It can be for the elected  
3           resident council. That would include anybody on  
4           the lease if you're 14 or otherwise.

5           And the agenda would be craft with you  
6           sharing with us how much money is being spent in  
7           our community with other contractors. I think the  
8           residents should know who our contractors are, and  
9           not just the elected council.

10          Because under 24 C.F.R. we have the  
11          right to organize. And you do not have to be on  
12          the council. And as we move forward we need an  
13          intellectual group of people.

14          In order to have that this Housing  
15          Authority would be responsible to give us the tools  
16          to educate us with facts, not fiction. And to show  
17          us some case studies. Because how do you expect  
18          us to re-engineer or redesign our communities  
19          without the proper tools?

20          And it should not be just that resident  
21          councils get the benefit of HUD monies. Residents  
22          that are organized should be able to do a mini

**NEAL R. GROSS**

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

1 grant, just like you could model after the  
2 collaboratives.

3 Because with Office of Resident  
4 Service, with the resident participation funds,  
5 who are getting \$10 dollars per unit, per occupied  
6 unit for 2017, you add those figures up, and you  
7 do a formula, you would see which resident who are  
8 seriously committed to organizing.

9 And they do not have to belong to the  
10 resident council. And I think we highly need to  
11 look into that, and put that into action by April.

12 CHAIRMAN ALBERT: Okay. Thank you,  
13 Commissioner. Any other questions for Executive  
14 Director?

15 COMMISSIONER LANCASTER: Mr. Chair, if  
16 I may, I don't have a, I do have a question, her  
17 comments. The Director gave a good report. And  
18 I couldn't keep up with it at the moment, because  
19 I was reviewing some other stuff here, looking for  
20 his report. And I don't have a copy of his report.

21 EXECUTIVE DIRECTOR GARRETT: We're  
22 using, I'm sorry, Commissioner, we're using the

**NEAL R. GROSS**

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

1 dashboard that, the new dashboard. That's what  
2 we're using as my actual --

3 CHAIRMAN ALBERT: Yes. And it was  
4 sent to all of us --

5 COMMISSIONER LANCASTER: So, it --

6 CHAIRMAN ALBERT: -- that are here.

7 COMMISSIONER LANCASTER: So you, I  
8 heard you say you using a new dashboard. But what  
9 you was espousing just a moment ago, see, was there  
10 graphs that I have here.

11 EXECUTIVE DIRECTOR GARRETT: Correct.  
12 That's --

13 COMMISSIONER LANCASTER: This, I can't  
14 --

15 EXECUTIVE DIRECTOR GARRETT: We're  
16 going to go over, well, what we can do is also go  
17 over it in the retreat. And we'll have a  
18 discussion about it. So, if I need to make changes  
19 to it for the Commissioners as a whole, I will do  
20 so.

21 COMMISSIONER LANCASTER: Yes. And  
22 like I said, I understand the dashboard. They're

**NEAL R. GROSS**

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

1 just like anything else. But when you make a  
2 sudden change like that we should --

3 EXECUTIVE DIRECTOR GARRETT: Okay.

4 COMMISSIONER LANCASTER: -- be  
5 informed. Because I'm looking for the actual --

6 EXECUTIVE DIRECTOR GARRETT: You're  
7 looking for more pros, more --

8 COMMISSIONER LANCASTER: Exactly.

9 EXECUTIVE DIRECTOR GARRETT: Okay.  
10 Okay.

11 COMMISSIONER LANCASTER: So now, it's  
12 going to be this way. So, that puts a little more  
13 oil in my lamp. So, I got to be burning a little  
14 more midnight oil. Okay.

15 EXECUTIVE DIRECTOR GARRETT: We'll --

16 CHAIRMAN ALBERT: Point well taken.  
17 Any other questions or comments from any other  
18 Commissioners? Thank you so much. So, this is  
19 our public comment period.

20 Let me just remind folks that, and you  
21 probably know this. But if you're here for the  
22 first time we provide public housing residents five

**NEAL R. GROSS**

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



1 minutes to say whatever they want to say to the  
2 Commissioners.

3 And if you are not, and if you're a  
4 non-resident, three minutes. We do have 20 people  
5 signed up for today, so do the math. So, we're  
6 going to actually keep you to our, your time limits  
7 today.

8 So, if we ask you to wrap it up, we don't  
9 intend to be rude. We just want to be mindful of  
10 the other people that are waiting to be heard.

11 So, let's start with Richard DeMuth.  
12 Richard. And it would be helpful to state which  
13 one of our public housing facilities you are  
14 representing.

15 (Off microphone comment)

16 CHAIRMAN ALBERT: Our house of, yes,  
17 okay perfect. State that also for the record.

18 MR. DEMUTH: My name's Richard DeMuth,  
19 and I'm a housing veteran client. And I'm just  
20 here today to offer some suggestions on the way the  
21 housing agency operates.

22 I have noticed that with the change of

**NEAL R. GROSS**

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

1 leadership there's also been some change of  
2 operations. And I have suggestions as to how the  
3 Agency could operate a little better for the sake  
4 of the clients.

5 Number one, D.C. Housing Authority  
6 meetings should be posted on the Agency's website,  
7 online news, info headings for convenience of  
8 clients, especially those that are mostly  
9 homebound.

10 Just having a sign out here in the lobby  
11 for those that happen to come here, you know, is  
12 not enough. I wouldn't be here at this meeting  
13 today if I hadn't had business here, and happened  
14 to notice the sign in the lobby when I came. So,  
15 I think that sending out, or having notices on your  
16 news headlines on the website would be very helpful  
17 to clients.

18 Also, mailing out notices if possible  
19 to the properties that have personal housing  
20 subsidy clients resident in them, like mailing them  
21 to the managers of the apartment buildings, so that  
22 they could post the notices in the lobbies for the

**NEAL R. GROSS**

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

1 information of the residents.

2 I also think it would be a good idea if  
3 homebound clients, and there are several in the  
4 apartment I live that are on housing voucher  
5 subsidies, who would like to testify and can't,  
6 would have some kind of, you'd have some kind of  
7 audio access through their computer possibly, so  
8 that they could testify at these meetings, and  
9 offer their input if they can't get here.

10 I also think it was a good idea if the  
11 Agency had retained, and that it should reinstate  
12 on its website the email contact address listings  
13 for the Director, administration, and all division  
14 staff, as existed under the former Director,  
15 Adrienne Todman.

16 I would have liked to contact Mr.  
17 Garrett. And I couldn't find his email address.  
18 I need to contact the Inspections Department.  
19 I've done, I did that formerly, in the past. I  
20 can't do that now.

21 And it's also very difficult to contact  
22 our case managers when there is no listing of their

**NEAL R. GROSS**

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

1 email addresses. And some of, for various  
2 reasons, don't have phones, such as myself.

3 I also think that it would be a good  
4 idea, in your Agency website options of the client  
5 account format, if you had a schedule reminder  
6 section, so that client's would have the reminder  
7 notices of when they have scheduled an appointment.

8 You have a lot of helpful information  
9 on the client accounts websites. But you don't  
10 have that. And that's a very important piece of  
11 information to remind the client when they have an  
12 appointment.

13 I also think it was a good idea that the  
14 Agency should have continued, and should reinstate  
15 the email address for appeal hearings of Agency  
16 decisions of clients' cases. I noticed that there  
17 is no way anymore to do an online appeal on your  
18 website.

19 If I'm missing something, tell me. But  
20 I looked through it, and I could not find it. And  
21 I did one before in the past, under the former  
22 Director. I don't know why that system has been

**NEAL R. GROSS**

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

1 removed.

2 CHAIRMAN ALBERT: You have less than a  
3 minute.

4 MR. DEMUTH: Okay. And finally, I  
5 think that there should be interagency cooperation  
6 between the inspection departments of the Consumer  
7 Regulatory Agency and the Housing Authority, to  
8 ensure that renovation jobs of units that are  
9 failed by the Housing Authority for shoddy  
10 violations of workmanship are corrected before  
11 general reno -- before renovation is generally  
12 completed.

13 The Housing Authority, when it fails an  
14 inspection, issues of failed inspection can only  
15 cancel the client's subsidy, and cause them to go  
16 homeless or have to move, which many of us can't  
17 afford to do.

18 If you work in tandem with the Consumer  
19 Regulatory Agency, that Agency's Inspection  
20 Department can compel violations to be corrected  
21 while the tenant is still on the premises.

22 CHAIRMAN ALBERT: Thank you --

**NEAL R. GROSS**

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

1 MR. DEMUTH: Thank you.

2 CHAIRMAN ALBERT: -- so much for your  
3 testimony, Richard. Can I ask, so, Rick, if  
4 there's a way you can connect with Richard, he's  
5 made some excellent points. And I'm hoping that  
6 we would be able to incorporate that, particularly  
7 about the use of our website to access the  
8 information. Thank you so much.

9 So, Richard, Rick is walking at the side  
10 there. He'll come and find you. Next up,  
11 Patricia Malloy. Ms. Malloy. Welcome.

12 MS. MALLOY: Thank you. Good  
13 afternoon, Commissioners.

14 (Chorus of good afternoon)

15 MS. MALLOY: Commissioner Council,  
16 happy birthday to you.

17 COMMISSIONER COUNCIL: Thank you.

18 MS. MALLOY: And hope you enjoy.  
19 Today I'm here to speak about a resolution that was  
20 passed in March of 2016, Resolution 1606.

21 Resolutions are being passed or adopted  
22 without residents' input or concerns in the

**NEAL R. GROSS**

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

1 resolution. Nothing is being sent to the resident  
2 when resolutions are put before the Commission.  
3 Also, after resolutions are passed or adopted a  
4 signed copy should be in each affected Resident  
5 Council and property office.

6 Resolution 1606, I have some concerns  
7 about, as we are a new community property. And the  
8 right to return, we were told that we didn't have  
9 the right to return and the Housing Authority at  
10 one of our new community meetings.

11 Then we were told, I was told last week,  
12 once we move off the property into something new  
13 we will have the right to return. But the new units  
14 will be offered to the residents that went to  
15 another public housing property, or something to  
16 that effect.

17 This, I'm very disturbed behind it.  
18 I'm not finger pointing to anybody. We have three  
19 elected Commissioners. Myself, and I'm speaking  
20 for myself and a few others, we feel that we're  
21 being sold out. Because no one is informing us  
22 that these resolutions are taking place.

**NEAL R. GROSS**

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

1           Commissioners, we voted for you to  
2 represent us. And I feel as our representative you  
3 should at least, or someone on the Council, we used  
4 to have Pat Fagin-Scott, should at least send  
5 something to the properties that's affected, the  
6 new community properties that are affected by this  
7 resolution. My second part, the Advisory Board.

8           CHAIRMAN ALBERT: Ms. Malloy, can you  
9 expand a little bit on what that something would  
10 look like? I'll give you back your time.

11          MS. MALLOY: What, the resolution?

12          CHAIRMAN ALBERT: Yes. Like, what  
13 would you like --

14          COMMISSIONER VANN-GHASRI: What is the  
15 name of the resolution?

16          MS. MALLOY: It's called Resolution  
17 16-06. It's the, to adopt relocation and re-entry  
18 policy for the new communities initiative  
19 development. And it's labeled 16-06.

20          CHAIRMAN ALBERT: Yes. What I was  
21 asking, hold on one second please. What would be  
22 helpful information for you to get from us?

**NEAL R. GROSS**

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



1 MS. MALLOY: What I would like to see  
2 happen is, when a resolution is put before the  
3 Commissioners --

4 CHAIRMAN ALBERT: Yes.

5 MS. MALLOY: Before it's put before the  
6 Commissioners give the leadership the opportunity  
7 to read over it. Give the leadership the  
8 opportunity to have a meeting with their residents,  
9 to explain to them what the Housing Authority is  
10 putting in place that's going to benefit them.

11 I feel that the Board, the  
12 Commissioners should not make a decision for us.  
13 Get input from us. And then from that you can do  
14 your resolutions. So, when it come back along the  
15 line you can, if we have a complaint you can say,  
16 well, we came to the affected --

17 CHAIRMAN ALBERT: Right.

18 MS. MALLOY: -- properties. And this  
19 is what, you didn't have any input. To me that's  
20 wrong.

21 CHAIRMAN ALBERT: Thanks for that  
22 clarification. Thank you.

**NEAL R. GROSS**

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

1 MS. MALLOY: Now, my second part.

2 COMMISSIONER VANN-GHASRI: Before she  
3 goes into --

4 CHAIRMAN ALBERT: No. Could you  
5 finish? And then you can ask questions.

6 COMMISSIONER VANN-GHASRI: Yes. But,  
7 Mr. Chair, once she does a two part, and when one  
8 of us want to communicate on it, remember, she just  
9 did one part.

10 CHAIRMAN ALBERT: Okay. You can go  
11 ahead and ask the question.

12 COMMISSIONER VANN-GHASRI: Okay.  
13 Now, this is what I, I'm not answering a question.  
14 I'm going to give the truth.

15 MS. MALLOY: Okay.

16 COMMISSIONER VANN-GHASRI: First and  
17 foremost, Ms. Malloy, you have been in the  
18 leadership for longer than I have when it comes to  
19 public housing on this side.

20 MS. MALLOY: Right.

21 COMMISSIONER VANN-GHASRI: I have  
22 known you to play many roles, including sitting on

**NEAL R. GROSS**

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

1 the City Wide Advisory Board. As a matter of fact,  
2 Commissioner Council was the Chair of the City Wide  
3 Advisory Board for three years. So, what you're  
4 telling me, when he was the Advisory Board Chair,  
5 and when he would converse with me as the Chair,  
6 he at no time informed the general body the  
7 procedures and the functions of the City Wide  
8 Advisory Board, first of all.

9 Second of all, we just had Karen  
10 Settles, the former Chair. And with the former  
11 Chair, as you know, I chaired the Resident Service,  
12 the Resident Initiative Committee.

13 I also am a social media geek. I put  
14 on social media when you resolutions are. I've  
15 came to many of new communities meetings, and have  
16 advocated that the Chair of any new community, and  
17 that went for Ms. Whitfield too.

18 So now, I'm going to go on record, and  
19 I want the record to reflect that number one,  
20 anybody who's been a president of a resident  
21 council, and sit in front of me, and they have  
22 served for more years than I have ever served as

**NEAL R. GROSS**

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

1 a Commissioner, or a Resident Council, I've sat on  
2 the Executive Board of the City Wide Advisory  
3 Board.

4 And what we are looking for right now,  
5 as you know, we're having a new election. So  
6 therefore, when we have that new election it is a  
7 central crucial for all of the general members,  
8 which is the executive officers of the Resident  
9 Council, to attend the City Wide Advisory Board.

10 And I have recommended to the Chair that  
11 starting ASAP, under the Office of Resident Service  
12 there will be a workshop, understanding,  
13 comprehending, reviewing, and analyzing the bill  
14 that created the City Wide Advisory Board.

15 Because I'll tell you personally how I  
16 feel. I feel that when Tracey Hooks was the  
17 president she made sure that information got out.  
18 I know that Ken Council made that information get  
19 out.

20 Now, I can't say too much about Ms.  
21 Settles, because I didn't follow her leadership as  
22 closely. And as everybody do know, I am trying to

**NEAL R. GROSS**

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

1 learn not to have conflict, but to learn to be a  
2 part of a solution, not a problem.

3 CHAIRMAN ALBERT: Thank you,  
4 Commissioner. The second part of your question,  
5 Ms. Malloy?

6 MS. MALLOY: Commissioner  
7 Vann-Ghasri, I have never been on the --

8 COMMISSIONER VANN-GHASRI: City Wide  
9 Advisory Board.

10 MS. MALLOY: City Wide Advisory Board.

11 COMMISSIONER VANN-GHASRI: You is a  
12 general member.

13 MS. MALLOY: I have not been a general  
14 member. When I was Resident Council president I  
15 was not on the Advisory Board. And we going to  
16 leave it at that.

17 COMMISSIONER VANN-GHASRI: Okay.  
18 Well, I'm asking someone from the office of --

19 CHAIRMAN ALBERT: No, no, no.

20 COMMISSIONER VANN-GHASRI: Wait a  
21 minute. Whoever here from the Office of Resident  
22 Council. Do not let Ms. Malloy leave out of this

**NEAL R. GROSS**

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

1 room without she get a copy of the bill that created  
2 the City Wide Advisory Board, so that she can read.

3 Because I don't have it in front of me.  
4 So that she can read. And in one of the paragraph  
5 it states that every member who has been elected  
6 or appointed, and has been sworn in on their  
7 Resident Council Board, they are the general  
8 members.

9 The Executive Board comes out of the  
10 general body. And it is voted among that general  
11 body who will be the Chair of the Board. And that's  
12 to mean they have a Chair, a Co-Chair, a Secretary,  
13 et cetera, et cetera.

14 CHAIRMAN ALBERT: Commissioner --

15 COMMISSIONER VANN-GHASRI: They have  
16 five officers following Robert Rules of Order.  
17 And I really wish somebody would give Ms. Malloy  
18 that document. Because --

19 CHAIRMAN ALBERT: Commissioner, I  
20 don't really appreciate that back and forth.

21 COMMISSIONER VANN-GHASRI: No,  
22 seriously, she needs --

**NEAL R. GROSS**

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

1 (Simultaneous speaking.)

2 CHAIRMAN ALBERT: No, seriously, hold  
3 on, hold on. This is the public comment period.

4 COMMISSIONER VANN-GHASRI: Yes, but  
5 she --

6 (Simultaneous speaking.)

7 CHAIRMAN ALBERT: And I want to make  
8 sure that Malloy has an opportunity to express her  
9 feelings. You may have a disagreement about it,  
10 but she's entitled to her time.

11 COMMISSIONER VANN-GHASRI: I don't  
12 have a disagreement, I'm going to directly show the  
13 facts.

14 CHAIRMAN ALBERT: Commissioner,  
15 please. Commissioner, please. Continue, Ms.  
16 Malloy.

17 MS. MALLOY: Thank you. My second  
18 part is on the resident advisory board. That  
19 election is coming up soon. With all the  
20 responsibilities that the Resident Council  
21 leadership have, I feel that the Advisory Board  
22 should be opened up to any resident on the public

**NEAL R. GROSS**

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

1 housing property or choice voucher who wants to  
2 become a part of the Advisory Board.

3 And if there's more than one person on  
4 a property, let the residents vote for that person,  
5 then that person can apply for a position to be a  
6 part of the Advisory Board, because --

7 CHAIRMAN ALBERT: What would it take  
8 for that to happen?

9 COMMISSIONER VANN-GHASRI: You  
10 already have the model. Fred Swan, our resident  
11 director --

12 (Simultaneous speaking.)

13 COMMISSIONER VANN-GHAZRI: I never  
14 knew we had a model. I'm going to bring you the  
15 paperwork.

16 CHAIRMAN ALBERT: Commissioner, I'm  
17 asking Ms. Malloy a question. Could you allow her  
18 to answer? I mean, this is the public comment  
19 period.

20 COMMISSIONER VANN-GHASRI: Oh, I just  
21 apologize because Ms. Malloy was in the same  
22 meetings with me and Fred Swan.

**NEAL R. GROSS**

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



1 MS. MALLOY: I would like to see a flyer  
2 put out on every property asking any interested  
3 resident who would like to apply to become a part  
4 of the Advisory Board, and put the qualifications  
5 in that flyer and let the resident themselves  
6 apply.

7 CHAIRMAN ALBERT: So what you're  
8 asking us is to take a look at the process and --

9 MS. MALLOY: Right, and I would like,  
10 I really would, I would like to see the process.  
11 I've only been Resident Council President since  
12 June, the election. But I've been Resident  
13 Council President for almost 15 years previously.  
14 And the way things worked then have changed.

15 And to me it has changed for the worse.  
16 Back in 2009, '10, '12, Resident Councils ran so  
17 smooth. Resident services ran so smooth. As we  
18 got new directors, they changed the scope of how  
19 much resident services or residents can get  
20 involved in.

21 Things went more smoothly. We didn't  
22 have as many problems. There were a lot of

**NEAL R. GROSS**

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

1           programing on the properties. There was a lot of  
2           input from the residents.

3                       CHAIRMAN ALBERT: Would you be willing  
4           to be part of a group that provides input to the  
5           Housing Authority on this?

6                       MS. MALLOY: I most certainly will.  
7           Because for me the residents are the, we are the  
8           voice of the Housing Authorities. We are really  
9           the voice. The residents don't get involved  
10          because of all the stipulations that the Housing  
11          Authority has put before us.

12                      The seniors to be able to vote or do  
13          what's good for them. The family properties to be  
14          able to do the same thing. This is their will being  
15          dictated to by the Resident Services as to what we  
16          can do, what can't do.

17                      To me if you're not in the clique, the  
18          providers and the developers, you choose the same  
19          people every -- And Mr. Albert, we go along way  
20          back.

21                      CHAIRMAN ALBERT: I was just about to  
22          say.

**NEAL R. GROSS**

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

1 MS. MALLOY: And you know, and anybody  
2 that know me, sometime I know I talk too much or  
3 I speak out of turn --

4 CHAIRMAN ALBERT: I've accused you of  
5 that before, yes.

6 MS. MALLOY: -- but my main concern is  
7 the key communication, which we don't have.

8 CHAIRMAN ALBERT: So I must cut you off  
9 now. But I think you've raised some very good  
10 points. And I've heard this before a couple of  
11 times. This is my fourth Board meeting chairing,  
12 and I do think we need to take a look at this issue.

13 So I want to charge our Executive  
14 Director in convening a couple of forums or  
15 figuring out a way to get fresh ideas and input into  
16 this. Ms. Malloy, thanks so much for your --

17 (Simultaneous speaking.)

18 EXECUTIVE DIRECTOR GARRETT: Mr.  
19 Chair, I actually have a question about her first  
20 point.

21 CHAIRMAN ALBERT: Yes.

22 COMMISSIONER NEAL JONES: It's just

**NEAL R. GROSS**

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

1 are you saying that there's a lack of clarity from  
2 people that have moved into some of the off-sites.

3 MS. MALLOY: Yes, there is, there is.

4 COMMISSIONER NEAL JONES: Okay.

5 MS. MALLOY: A whole lot.

6 COMMISSIONER NEAL JONES: Okay.

7 MS. MALLOY: The communication is just  
8 not there. And when you put something before us,  
9 it's already been adopted and signed off on. And  
10 to other people, what you all put in front of us  
11 with a Director's name on it is bible. We have no  
12 say so.

13 COMMISSIONER NEAL JONES: How can the  
14 housing authority help to resolve that?

15 MS. MALLOY: Get the residents  
16 involved. Let us know what you are doing.

17 EXECUTIVE DIRECTOR GARRETT: Mr.  
18 Chair? Ms. Malloy, wasn't I just at your --

19 MS. MALLOY: Yes, you were. You  
20 really were.

21 EXECUTIVE DIRECTOR GARRETT: There was  
22 a council meeting last night.

**NEAL R. GROSS**

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

1 MS. MALLOY: And we really appreciate  
2 -- he gave us, you gave us some good information.

3 EXECUTIVE DIRECTOR GARRETT: I didn't  
4 want anyone to leave thinking that you're not  
5 starting to get the information that you're looking  
6 for.

7 MS. MALLOY: No, we had a very good  
8 dialogue with Director Williams and with the  
9 Executive Director Garrett. It was really very  
10 informative.

11 CHAIRMAN ALBERT: Thank you so much for  
12 your time. It's great to see you again.

13 COMMISSIONER VANN-GHASRI: All I want  
14 to say is, Mr. Tryone Garrett, I highly recommend  
15 you that when you have this meeting, write this down  
16 please, you will contact Fred Swann who is the  
17 Interim Director. You will contact Nicole  
18 Nabors-Glass who is a Director. You do not have  
19 to spend all day and hire a contractor to do what  
20 Ms. Malloy asks.

21 I will bring you the original document  
22 because I sit on a city-wide Advisory Board and I

**NEAL R. GROSS**

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

1 was not a Resident Council President. All of those  
2 information that she have previously given you,  
3 most of the residents who have served for 15 years,  
4 you can ask any of your seniors, that was a model.

5 That was a model under Michael Kelly.  
6 And when every time we get a Director, the residents  
7 need to know that the Director and the Chair can  
8 also make decisions and things can be dismantled.

9 I do not want you to waste your time in  
10 your three years finding something new. I  
11 recommend that you do what is called a Document Town  
12 Hall Meeting. Karen Settles and many of us have  
13 the original documents of programs that accurately  
14 work.

15 With that Document Town Hall Meeting,  
16 you get a copy of our documents and then you put  
17 a task group together so we make new mistakes and  
18 not the same mistakes. That's what I warn you on.

19 CHAIRMAN ALBERT: Thank you,  
20 Commissioner. Thank you very much. Let's move  
21 on. Clara Dramel --

22 COMMISSIONER VANN-GHASRI: Please

**NEAL R. GROSS**

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

1 make that in the minutes. Accurately.

2 CHAIRMAN ALBERT: Clara Dramel. And I  
3 apologize to everyone in the audience for  
4 prolonging this in my questions. But I thought it  
5 was an interesting exchange with Ms. Malloy. So  
6 my apologies. Ms. Dramel?

7 MS. DRAMEL: Yes. My name is Clara  
8 Dramel. I reside at 1249 Housing Place Southwest.  
9 I been having problems with a neighbor of mine for  
10 a couple of years. So I went to my Resident Manager  
11 about it and he talked to her. It didn't do  
12 anything. So I took her to court. I got a stay  
13 away order against her. The Judge dismissed the  
14 case without prejudice.

15 Well she kept coming at me so I brought  
16 a bring-back case. The Judge dismissed the case  
17 again. I had been talking to my Resident Manager  
18 about the case, and he went and spoke to the young  
19 lady. And I told him that I think he should have  
20 meeting with me and the Office on Public Safety with  
21 her because I didn't know what else to do. Well  
22 the Judge dropped the case again, December the

**NEAL R. GROSS**

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

1 13th, 2017.

2 Well, after he dropped the case, I went  
3 to my Resident Manager and I wrote a letter. So  
4 he said he sent the information downtown to the  
5 Chief. Well in the meantime she had been getting  
6 police reports on me. So I got arrested.

7 And I spend the night in jail for  
8 something that I didn't do. And I don't think it's  
9 right because I've been trying for a year and a half  
10 to do what I thought was right to do. And for me  
11 to lay in that cell overnight for something I didn't  
12 do, I don't think it was right.

13 Now he tells me that he done what he had  
14 to do. He's not even into it anymore. So I have  
15 a court date on February the 23rd, looking for some  
16 charges over my head for something that I didn't  
17 do. And I don't think that it's right after going  
18 to the Resident Manager over a year to try to get  
19 something resolved.

20 I'm just glad to have somebody to hear  
21 my case right now at this moment even though I have  
22 been locked up.

**NEAL R. GROSS**

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



1                   CHAIRMAN ALBERT:       Ms. Dramel, I  
2 apologize for the situation. I'm going to ask the  
3 Executive Director to meet with you offline to see  
4 what assistance we can provide.

5                   EXECUTIVE DIRECTOR GARRETT: Well, Mr.  
6 Chair --

7                   MS. DRAMEL:       Well for 66 years I've  
8 never been locked up or been to jail. And then to  
9 go for something that I didn't do when it could have  
10 been avoided.

11                  EXECUTIVE DIRECTOR GARRETT:       Mr.  
12 Chair, the resident, the Director of Resident  
13 Services, Mr. Williams has already spoken to Ms.  
14 Dramel, and he'll be following up with her.

15                  CHAIRMAN ALBERT:       All right. Thank  
16 you so much.

17                  EXECUTIVE DIRECTOR GARRETT:       Mr.  
18 Chair, can we also look into when we did community  
19 mediation. And we did that at the retreat. And  
20 Connie met personally, I believe, with, then it was  
21 our previous director.

22                               But one of the recommendation my

**NEAL R. GROSS**

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

1 constituents had at the retreat was to utilize  
2 Connie's organization which is a national  
3 mediation organization and most likely when such  
4 a nature come about.

5 That organization could be called, and  
6 the property manager office because they are  
7 skilled and they are licensed. And the remedy  
8 maybe could start there as a conflict resolution.  
9 And I think that we need to follow up on that.

10 And Debra, who is a navigator also knows  
11 Connie and was connected and had Connie do the  
12 conflict resolution. I've also had her at Potomac  
13 Gardens.

14 And at that retreat, it's in the minutes  
15 that every resident council president that was  
16 present was encouraged to call Connie and allow  
17 Connie to come to the resident council meeting to  
18 be able to recruit other residents on the property  
19 to train them too. And it could help us as a  
20 healthy, sustainable community. So I recommend we  
21 look into that too. It's cost effective.

22 CHAIRMAN ALBERT: Thanks for the

**NEAL R. GROSS**

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

1 recommendation.

2 MS. DRAMEL: I would like some help to  
3 try to clear my name. That's all I --

4 CHAIRMAN ALBERT: Yes, so the  
5 Executive Director will be following up with you  
6 on that. Thank you so much. Marita Michael?

7 MS. MICHAEL: Good afternoon everyone.

8 CHAIRMAN ALBERT: Good afternoon.

9 MS. MICHAEL: Happy Valentine's.

10 CHAIRMAN ALBERT: Happy Valentine's  
11 Day.

12 MS. MICHAEL: And my name is Marita  
13 Michael. I reside at 73 Q Street Southwest. And  
14 I'm here because I'm having problems with housing  
15 trying to get new residence. Where I'm living at  
16 right now I have a lot of construction in that area  
17 with a new stadium. And it's affected my health.

18 I've had numerous seizures, and it's  
19 taking my voice. CHAIRMAN ALBERT: It's  
20 not working. And I'm sure you brought this to the  
21 attention --

22 MS. MICHAEL: The man that own the

**NEAL R. GROSS**

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

1 home.

2 CHAIRMAN ALBERT: Right, but it's not  
3 working.

4 MS. MICHAEL: And climbing up the  
5 furniture and climbing walls.

6 CHAIRMAN ALBERT: And so have you  
7 brought this to the attention of the Housing  
8 Authority before, or is this the first time?

9 MS. MICHAEL: This is the first time.

10 CHAIRMAN ALBERT: The first time,  
11 great. So how can we follow up with Ms. Michael,  
12 Executive Director?

13 EXECUTIVE DIRECTOR GARRETT: I can  
14 have Ron McCoy from Housing Choice Voucher follow  
15 up with her and the Director --

16 CHAIRMAN ALBERT: Is Ron in the room?

17 MR. MCCOY: I'm here.

18 EXECUTIVE DIRECTOR GARRETT: He's  
19 right there.

20 CHAIRMAN ALBERT: So in essence, you  
21 just want to leave that place until the  
22 construction is over.

**NEAL R. GROSS**

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

1 MS. MICHAEL: I mean, the area is where  
2 a lot of the people that live in that lot have  
3 essentially moved --

4 CHAIRMAN ALBERT: Right.

5 MS. MICHAEL: -- because of the rats.

6 CHAIRMAN ALBERT: Right.

7 MS. MICHAEL: They have taken over.

8 CHAIRMAN ALBERT: Wow. All right.  
9 We'll get you some help right away. So MR. McCoy,  
10 could you identify yourself.

11 (No audible response.)

12 CHAIRMAN ALBERT: Great, thank you so  
13 much.

14 MS. MICHAEL: Thank you.

15 CHAIRMAN ALBERT: Your welcome.  
16 Cynthia Thomas? Ms. Thomas?

17 MS. THOMAS: Hello. My name is  
18 Cynthia Thomas.

19 COMMISSIONER LANCASTER: Good  
20 afternoon.

21 MS. THOMAS: I'm a resident at James  
22 Creek. And I have, my issues are I called housing

**NEAL R. GROSS**

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

1 for maintenance issues. They would tell me I have  
2 to call and make sure that the rent office received  
3 the ticket. But I didn't know that's something  
4 that we were supposed to do.

5 CHAIRMAN ALBERT: I think so, but  
6 continue.

7 MS. THOMAS: Okay.

8 CHAIRMAN ALBERT: That's the only way  
9 to sort of track it. So, unfortunately.

10 MS. THOMAS: With a ticket. Okay.  
11 And they were saying the market rate for our  
12 percentage was 30 percent now.

13 CHAIRMAN ALBERT: So the percentage of  
14 the rent that you have to pay?

15 MS. THOMAS: Pay, yes.

16 EXECUTIVE DIRECTOR GARRETT: It's 30  
17 percent, yes.

18 CHAIRMAN ALBERT: Okay. I think  
19 that's right.

20 EXECUTIVE DIRECTOR GARRETT: It's 30  
21 percent. Yes, sir.

22 MS. THOMAS: Okay. When they inside

**NEAL R. GROSS**

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

1 our units, sometimes I don't know that they're  
2 there.

3 CHAIRMAN ALBERT: So they don't give  
4 you notice that they're coming?

5 MS. THOMAS: No.

6 CHAIRMAN ALBERT: They're supposed to,  
7 right?

8 EXECUTIVE DIRECTOR GARRETT: Yes, sir.

9 CHAIRMAN ALBERT: How much notice is  
10 required?

11 EXECUTIVE DIRECTOR GARRETT:  
12 Approximately 48 hours.

13 CHAIRMAN ALBERT: Forty-eight hours'  
14 notice is required.

15 MS. THOMAS: Okay. And my other issue  
16 was, that's about it. That was my issue.

17 CHAIRMAN ALBERT: If they don't give  
18 you notice in the future, you don't have to allow  
19 them in your unit.

20 MS. THOMAS: Okay.

21 CHAIRMAN ALBERT: But who can she  
22 report that to?

**NEAL R. GROSS**

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

1 EXECUTIVE DIRECTOR GARRETT: Mr.  
2 Bovelee. Oh, you know what, Kashamba. Kashamba  
3 Williams, Ms. Williams.

4 CHAIRMAN ALBERT: Okay. And do you  
5 have Ms. Williams contact info?

6 EXECUTIVE DIRECTOR GARRETT: She's  
7 right behind.

8 MS. THOMAS: Okay.

9 CHAIRMAN ALBERT: Great.

10 EXECUTIVE DIRECTOR GARRETT: You can  
11 touch base with her.

12 MS. THOMAS: Thank you.

13 CHAIRMAN ALBERT: Thank you so much.  
14 Marolyn McNeil?

15 MS. MCNEIL: Good afternoon,  
16 everyone. My name is Marolyn McNeil, as you  
17 already know. I live at Woodland Apartments.

18 COMMISSIONER LANCASTER: Excuse me.  
19 Will you pull the mic closer to you so we can hear  
20 you, please.

21 MS. MCNEIL: Sure, how about that?

22 COMMISSIONER LANCASTER: Great.

**NEAL R. GROSS**

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



1 CHAIRMAN ALBERT: That works.

2 MS. MCNEIL: My greatest concern was  
3 about intimidation. And I want to take this time  
4 out to thank you, Mr. Garrett, for pointing me in  
5 the right direction. and I did get someone to speak  
6 with about it.

7 I talked to, just a while ago, Mr.  
8 Williams, the Director of Resident Services. And  
9 a lot of things that I was concerned with he has  
10 spoken with me about it and is letting me know.

11 The number one thing was getting the  
12 proper training for property management so that we  
13 are not intimidated when they make comments or  
14 certain things, like being in a little clique. I  
15 felt like that's what the lady was doing at that  
16 time.

17 And just knowing how to deal with a  
18 person, you know, about whatever issues that  
19 they're having. I had an issue with security  
20 because I don't feel safe there because there are  
21 vagrants, people loitering in the halls, there's  
22 a lot of smoking in that building. And it's

**NEAL R. GROSS**

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

1 unbearable.

2 The fire department has come out twice,  
3 at least twice every day this week. I have  
4 recordings, I have pictures, documents of the  
5 police and everything that's been going on over  
6 there. Even though, you know, you may not be able  
7 to do much about that.

8 But the fire, after like if people are  
9 not allowed to smoke in public housing, we would  
10 be a lot better off because since that marijuana  
11 has been legalized, this is all that is in the  
12 hallway. I can barely make up the steps to get in  
13 my apartment. I cannot sit in my living room  
14 without breathing it in, and it is horrible.

15 And it's just proper training, that's  
16 all I feel like. They need proper training to know  
17 how to confer with residents and how to handle  
18 complaints instead of looking at it as a person  
19 that's speaking out against them or taking it  
20 personally or having cliques, because certain  
21 residents in my building, I know for a fact, are  
22 doing it. And they told me to my face that it's

**NEAL R. GROSS**

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

1 not going to stop. You're new, it's going to  
2 continue. We going to do what we want to do in  
3 here.

4 And I'm also in fear because the door  
5 is unlocked. I think if we put in a place where  
6 everyone had an ID, like a hotel, to click in and  
7 out of the buildings, it would be good. Then I  
8 asked her way wasn't the front main building  
9 locked. She said because the police cannot access  
10 the building, you know, when people or running from  
11 them or whatever. Can't access the building  
12 without getting the property manager. So that's  
13 why there's no lock on there.

14 But we have people living in the  
15 hallway, sleeping in front of my door. I just  
16 don't feel safe. And then they are picking the  
17 side of the lock, and you have to get the locks  
18 changed. You get the locks changed. Even though  
19 they are not charging me for that, it's still, it's  
20 very, very uncomfortable.

21 And I pay a lot to the cable company for  
22 security, and I use that security. And she didn't

**NEAL R. GROSS**

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

1       like it that I used that security. I turned the  
2       camera to the outside so I would know who the  
3       vagrants were that were coming in there smoking.  
4       If it's someone that lives on the property, they  
5       would know it. So I think that --

6                   CHAIRMAN ALBERT: So I've heard this  
7       theme about training for property managers over and  
8       over and over again.

9                   MS. THOMAS: And the maintenance staff  
10      also, because if they are indulging in the smoking,  
11      and the drinking, or allowing it, or whatever. I'm  
12      not saying that they're going to be rats because,  
13      of course, nobody wants to tell anything. But you  
14      know, that's why things aren't being done properly.

15                   If you're supposed to be working on a  
16      maintenance issue and you are sitting in someone's  
17      apartment drinking or smoking, you know, it's a  
18      problem.

19                   CHAIRMAN ALBERT: Thanks so much for  
20      your testimony. Before you go, Mr. Garrett, so  
21      we've heard this, you and I have been here around  
22      the same time. We've heard this issue about

**NEAL R. GROSS**

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

1 training for staff. What are your plans to address  
2 this issue?

3 EXECUTIVE DIRECTOR GARRETT: The Human  
4 Resources Department has come up with a new  
5 training agenda for the entire Agency, which will  
6 include not only customer service, but also  
7 specific skill training for various individuals.

8 So we're moving in that direction.  
9 That's something that's transpired over the last  
10 30 days that everyone will be going through. Also  
11 evaluation training of staff and also dealing with  
12 how do we control inexcusable actions by staff  
13 members, whether it be alcohol or drug use within  
14 the Agency at a staff level. So that's something  
15 that --

16 CHAIRMAN ALBERT: You mean this is  
17 transpiring now?

18 EXECUTIVE DIRECTOR GARRETT: Yes. I  
19 mean, in case, you know, there is a process.

20 CHAIRMAN ALBERT: I mean, after due  
21 process.

22 EXECUTIVE DIRECTOR GARRETT: There is

**NEAL R. GROSS**

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

1 a process. Right, correct. That's what I'm  
2 trying to point out, there is a process that we have  
3 to deal with. But there will be training on that  
4 on to all the department heads and the various  
5 supervisory staff that we have.

6 Also, in reference, we are moving  
7 towards no smoking, a zero tolerance to the no  
8 smoking policy. So that's going to be coming up  
9 in the near future for the Agency.

10 MS. MCNEIL: Well, I really do  
11 appreciate that and thank you so very much. I also  
12 would like to ask what is being implemented as far  
13 as when they come to inspect your apartment, why  
14 isn't it being done properly so that everyone will  
15 not have the mouse problem or rats or whatever?

16 I feel like if it's done properly,  
17 actually entering the people home, I mean, you  
18 can't go through their dressers or anything, but  
19 if you notice that the property is not being taken  
20 care of or cleaned like it should be, I think they  
21 should be penalized or told something, because bed  
22 bugs come from certain things.

**NEAL R. GROSS**

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

1           When someone has it and you don't tell  
2           the whole building, it's going to keep spreading,  
3           it doesn't go away.

4           EXECUTIVE DIRECTOR GARRETT:   That's  
5           not only occurring in your complex, but it's in  
6           other complexes as well.   So the managers are being  
7           put on notice through Mr. Bovelee that, you know,  
8           going into a particular unit to do a reinspection  
9           or initial inspection of that resident's home  
10          requires some care and it requires some due  
11          diligence on their part that the resident is living  
12          properly.

13          And if they are not living properly, the  
14          manager is required and expected to refer that  
15          individual to a housekeeping class or some type of  
16          social service agency that can provide the  
17          necessary service to accompany them.

18          But that's not just indigenous to  
19          suggest this one particular complex.   This is  
20          across the board of all of our complexes that we're  
21          actually starting to look at.

22          COMMISSIONER VANN-GHASRI:   Director

**NEAL R. GROSS**

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

1 Garrett, I question you when it comes to the keys,  
2 because you have to be transparent with the  
3 residents and let them know when they get hotel  
4 keys, the housing authority will provide your first  
5 set.

6 After your first set, it's between \$75  
7 to replace them. And residents would need to be  
8 able to understand that unless the Housing  
9 Authority in its operation budget, it's going to  
10 allow the precedent to lose their keys and the  
11 Housing Authority would pay to replace those keys.  
12 That's something we would have to look at because  
13 that could be a hardship on many of my constituents.

14 Second of all with marijuana, legal and  
15 recreational, maybe the housing authority when we  
16 begin to develop ourself that we separate, because  
17 there are going to be many residents that live in  
18 public housing who use marijuana for health  
19 reasons. That would be a national, federal  
20 lawsuit.

21 And as you know, I do belong to a  
22 national organization that is looking into that,

**NEAL R. GROSS**

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



1 because the private sector have the right to tell  
2 their residents that they can use legal marijuana  
3 with the proper eligibility and medical records  
4 that they have to submit to that renter.

5 So now what you're telling me is that  
6 you have a group of public housing residents who  
7 already live in public housing where the federal  
8 government has says that legal or recreational  
9 marijuana is illegal. Now, so you going to tell  
10 me with my cancer that my doctor tells me that I  
11 can smoke medically in your units, I can't live  
12 there. So where can I find affordable housing?

13 Now, are you going to give us vouchers  
14 so that we can move into the private sector where  
15 we can legally, in compliance, know how to smoke  
16 legal marijuana for our health and our life? We  
17 going to have to look at that and be realistic,  
18 because people who do not smoke marijuana have a  
19 right.

20 So when you pass this bill the way it's  
21 going to be passed, then we'll be back at this table  
22 saying well you know when I first said it, I didn't

**NEAL R. GROSS**

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

1 know I was going to have cancer and need marijuana.

2 So we need to be looking at what we're  
3 building and protect the rights of those who do not  
4 smoke and those who do smoke, if we can do that to  
5 come up with a reasonable solution not to violate  
6 anybody's constitutional rights.

7 CHAIRMAN ALBERT: Commissioner  
8 Vann-Ghasri, you raise an excellent point. I  
9 think it's something that we should as a Board of  
10 Commissioners. So perhaps get some guidance from  
11 our general counsel.

12 MS. MCNEIL: All right. I was saying  
13 that because it's being done outside of the  
14 apartment. It's not done in the apartment. They  
15 are sitting on the steps in front of my door, that's  
16 why I was saying, because whatever they do their  
17 apartment is fine. But the cigarette smoke and the  
18 marijuana is chronically making me ill.

19 COMMISSIONER VANN-GHASRI: We aren't  
20 supposed to smoke outside our units. You  
21 shouldn't be smelling that, period.

22 MS. MCNEIL: Oh, I didn't know. Oh

**NEAL R. GROSS**

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

1 well, it's going off. And that's the reason why  
2 the alarm is going off, which is another cause it  
3 makes you paranoid you don't know --

4 CHAIRMAN ALBERT: If there's a real  
5 fire.

6 MS. MCNEIL: -- if it's going to be a  
7 real fire, and by be being on the third floor. I  
8 know somebody has to pay for that because they're  
9 coming.

10 CHAIRMAN ALBERT: We are, the  
11 taxpayers, yes.

12 MS. MCNEIL: All the time.

13 COMMISSIONER LANCASTER: Mr. Chair, if  
14 I may at this moment.

15 CHAIRMAN ALBERT: You may.

16 COMMISSIONER LANCASTER: You spoke  
17 about the door not being locked. People can, so  
18 the police can get in. I have a problem with that  
19 situation because if you have a secure building and  
20 they got keys to get in, the door shouldn't be open  
21 if a resident come in.

22 Now if you leave the door unlocked,

**NEAL R. GROSS**

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

1 anybody can run into that building. Naturally,  
2 the police will want to follow behind them, but the  
3 door locked. Somebody on the street run to that  
4 door, don't have a key to get in, they can't get  
5 in the building to hide for whatever or make a run  
6 through.

7 I have a problem with that. I think we  
8 need to look at that situation very closely --

9 CHAIRMAN ALBERT: I agree.

10 COMMISSIONER LANCASTER: -- because by  
11 leaving that door unlocked, you are leaving the  
12 resident in harm's way. And we shouldn't have  
13 that.

14 MS. MCNEIL: Yes, that's what I was  
15 saying because the door is not locked. None of  
16 them are. And they come in there --

17 (Simultaneous speaking.)

18 COMMISSIONER LANCASTER: Excuse me,  
19 when you say none of them are, are you talking about  
20 the front and the rear also?

21 MS. MCNEIL: It's just the front. We  
22 don't have rear. Some of the apartments have rear

**NEAL R. GROSS**

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

1 doors, the basement ones. But we don't have, just  
2 one front entrance to each building. They're  
3 unlocked.

4 And so people are coming from other  
5 buildings, younger people to this building, I guess  
6 because they feel safe because it's on the end and  
7 it's right by that little park, to smoke.

8 And it is very dangerous because if go  
9 and try to get to leave, I talk to them in the nicest  
10 possible way. You know, I told them I have a  
11 chronic breathing problem and if I keep inhaling  
12 this, that's why the ambulance is always coming.  
13 I can't do it. You know, please go downstairs, go  
14 outside, go the park, or what have you. But of  
15 course --

16 COMMISSIONER LANCASTER: And, excuse  
17 me, and the site that you're on, do they have  
18 security on this site?

19 MS. MCNEIL: Yes, they have security,  
20 but that's why I was saying that we need staff to  
21 be trained, and the security also because they're  
22 not doing anything.

**NEAL R. GROSS**

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

1 COMMISSIONER LANCASTER: Well if  
2 you've got security, excuse me --

3 MS. MCNEIL: They're sitting in the  
4 cars.

5 COMMISSIONER LANCASTER: If you've got  
6 security on that site, then they need that. And  
7 that's supposed to be manned by security --

8 (Simultaneous speaking.)

9 COMMISSIONER LANCASTER: -- and the  
10 door shouldn't be open because security, anybody  
11 coming there want to get in, police want to get in  
12 for any reason security can come to the door and  
13 let the policeman in.

14 CHAIRMAN ALBERT: Ms. McNeil, thank  
15 you so much for your time today.

16 MS. MCNEIL: Thank you.

17 COMMISSIONER LANCASTER: We  
18 appreciate it.

19 CHAIRMAN ALBERT: Thank you, ma'am.  
20 Patricia McMillan? Ms. McMillan?

21 MS. McMILLAN: Hello. My name is  
22 Patrice McMillan and this is my mother Patricia

**NEAL R. GROSS**

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

1       McMillan, and I'm speaking on her behalf because  
2       she had a stroke in 2016 and her speech was affected  
3       in the process.

4               I'm reaching out today because we have  
5       had serious problems with rodents at the Barry  
6       Farms Community. She lives at 212 Stevens Road.  
7       And it all started in April of 2017. One of the  
8       rodents chewed up the freezer in our home and caused  
9       all of our food to be ruined.

10              And over the time since then, the  
11       rodents have chewed up the stove, they have chewed  
12       up the gasket on the refrigerator and actually  
13       gotten in. They have actually every one of our  
14       kitchen electrics in the kitchen have been, the  
15       wires have been chewed up.

16              They are running around the house,  
17       like, you know, they own the place. And we have  
18       done constant calls to the property management,  
19       both the Resident Manager and her Supervisors in  
20       hope to get help.

21              The problem that I have with that  
22       situation is that they sent pest control in and pest

**NEAL R. GROSS**

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

1 control basically did nothing. They basically  
2 came into the house, gave us a handful of glue traps  
3 and was like this is all we can do.

4 So I lived through that whole process  
5 with helping my mom and being there as her live-in  
6 aid and we have tried everything we could to get  
7 this, you know, situation taken care.

8 When it came to kind of a head on New  
9 Year's weekend when the actual rats got into the  
10 refrigerator, it took almost a week for them to get  
11 us a refrigerator into the home. And in my  
12 frustration, I wrote a detailed letter, which I  
13 sent to various members of DC Housing Authority as  
14 well as my council member to try to get help. And  
15 you would not believe the kind of stonewalling that  
16 happened in that process.

17 They had done everything they could to  
18 not assist us in this process. They even went as  
19 far as to say that my mother was crazy, called adult  
20 family services on us, sent DC Crisis Housing Unit  
21 to our home to try to say that there was, that we  
22 were potential hoarders when it wasn't true. And

**NEAL R. GROSS**

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



1 they have done everything --

2 CHAIRMAN ALBERT: When you say they,  
3 meaning the Housing Authority?

4 MS. McMILLAN: Yes. And it has been so  
5 heartbreaking because at this, you know, very  
6 moment -- I have a clearance, you know what I'm  
7 saying, and I work for the federal government. And  
8 the last thing that I need is for my name to come  
9 up in paperwork saying that I'm abusing my mother  
10 when all I had done is given up everything to assist  
11 her in her healing process since she had the stroke.

12 And I just find it so disheartening that  
13 in my efforts to get help in this situation that  
14 instead of getting the help that I asked for from  
15 various members, from various levels in DC Housing  
16 Authority that instead of helping me, they all turn  
17 their backs and circle back around and say no, we  
18 don't believe you.

19 And instead of helping me, they  
20 actually retaliated against me in the interim.  
21 And I find it, you know, very disheartening that  
22 we have tried so hard to do the right thing. And

**NEAL R. GROSS**

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

1 even our Council Member who tried to help us, he  
2 got the same kind of answers we did.

3 And so I'm just saying that something  
4 needs to be done in which you guys do a better job  
5 of if somebody seeks help, that we actually get it  
6 and we don't get retaliated against in the process.

7 CHAIRMAN ALBERT: I agree with you.  
8 We appreciate it. So Mr. Garrett, you've heard Ms.  
9 McMillan. I mean, I'm sure her situation is not  
10 unique.

11 MS. McMILLAN: No, it's not. There  
12 are plenty of neighbors that have had the same exact  
13 thing happen to them. They complain about the  
14 issues and all what happen is they get retaliated  
15 against, or the management will sent the Child  
16 Protective Services or Adult Family Services to  
17 their home to say that something is wrong.

18 CHAIRMAN ALBERT: So what can we do,  
19 Director, to be more empathetic to the concerns  
20 that are raised, and less retaliatory in our  
21 response. In my mind it's a matter of training and  
22 development for the team, but I would love to hear

**NEAL R. GROSS**

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

1 some of your perspective and how we change the  
2 paradigm here.

3 EXECUTIVE DIRECTOR GARRETT: In  
4 general, Mr. Chairman and Commissioners, the  
5 training is a component that we need to look at in  
6 dealing with residents and their particular  
7 situation and issues. Everyone is unique and  
8 different, and it calls for something more  
9 compassionate in some cases.

10 I'm not going to go specifically about  
11 this particular issue because I am aware of it and  
12 we did send staff out to deal with it, and we are  
13 still actually dealing with it to try and ensure  
14 that there's an accommodation made so that the  
15 quality of life is improved Ms. McMillan.

16 COMMISSIONER LOPEZ: Mr. Chair, a  
17 question as well. Are rodent issues handled  
18 in-house by DCHA staff, or are they private  
19 contractors?

20 EXECUTIVE DIRECTOR GARRETT: No, sir.  
21 We bring in a private contractor. We bring a  
22 private contractor in.

**NEAL R. GROSS**

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

1                   COMMISSIONER    VANN-GHASRI:           Mr.  
2           Garrett, I want to know the difference between  
3           Asset Management procedure with rodents and with  
4           DCHA, their procedure.   Now I know in Assets  
5           Management with rodents, they go a little further  
6           than what the customer had just testified to,  
7           because they use drills and they drill in something  
8           jelly within our walls.   And it seems like that is  
9           working a little bit in many of the Asset Management  
10          Communities.

11                   So what's the difference in the  
12          contracts that's going with Asset Management and  
13          with DCHA?   And to further that, being that they're  
14          in new communities and you seem like you're going  
15          to tear it down anyway, were they offered the  
16          opportunity since they are eligible anyway for a  
17          federal voucher to remedy their situation so that  
18          they could move?

19                   EXECUTIVE DIRECTOR GARRETT:   They have  
20          been offered the opportunity.

21                   MS. McMILLAN:    Just only one, though.

22                   EXECUTIVE DIRECTOR GARRETT:   And as we

**NEAL R. GROSS**

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

1 talked about this --

2 (Simultaneous speaking.)

3 COMMISSIONER VANN-GHASRI: Because  
4 it's up to them to accept that opportunity. I just  
5 were they given were they given the opportunity.

6 EXECUTIVE DIRECTOR GARRETT: Unless  
7 you're talking about the other issue that you  
8 brought the exterminator in the process.  
9 Sometimes existing conditions prevent going and  
10 doing some of the other things that you're talking  
11 about.

12 So again, every situation is somewhat  
13 unique and different. So right now we're at the  
14 point where Ms. McMillan is being assisted and  
15 helped by the staff. And hopefully, we can remedy  
16 it before --

17 MS. McMILLAN: Well actually, I  
18 haven't really received any updates since last  
19 week.

20 EXECUTIVE DIRECTOR GARRETT: Okay.

21 MS. McMILLAN: And I've been looking  
22 forward to some of that information, and I haven't

**NEAL R. GROSS**

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

1 actually received it.

2 EXECUTIVE DIRECTOR GARRETT: Okay, Mr.  
3 Bovelee is right behind you.

4 MS. McMILLAN: Okay.

5 EXECUTIVE DIRECTOR GARRETT: What will  
6 be offered, and it'll be your determination and  
7 decision how to move forward.

8 MS. McMILLAN: Okay.

9 EXECUTIVE DIRECTOR GARRETT: Okay.

10 CHAIRMAN ALBERT: Thanks for sharing  
11 your experience with us.

12 MS. McMILLAN: Thank you.

13 CHAIRMAN ALBERT: Desirene Carpenter.

14 MS. CARPENTER: Good afternoon,  
15 everyone. My name is Desirene Carpenter and I  
16 currently reside in public housing in Southwest.  
17 My address is --

18 PARTICIPANT: Can you pull your mic  
19 closer?

20 PARTICIPANT: Talk into the mic.

21 MS. CARPENTER: Oh, I'm sorry. My  
22 address is 1414 1st Street Southwest.

**NEAL R. GROSS**

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

1                   COMMISSIONER LANCASTER: Pull the mic  
2 closer to you there. There you are.

3                   MS. CARPENTER: My address is 1414 1st  
4 Street Southwest, Apartment 32. I come to see you  
5 today because my mind and my body is tired. In the  
6 next building, in 1418 1st Street, Apartment 32,  
7 there is an illegal tenant that lives on the  
8 property that every single day that I choose to go  
9 home stands on my front, bangs on my door, beats  
10 me, drives me, pushing me.

11                   I have no hair in the middle of my head  
12 because he dragging me. I followed your  
13 procedures, the Resident Counsel, management,  
14 public housing, police, the police. Everybody  
15 knows. I have tapes of his vulgar comments of  
16 telling me what he wants to do to me sexually. I'm  
17 tired, and nobody will help me. I can't go home  
18 unless somebody go with me.

19                   I been diagnosed with depression  
20 because of this. This is my CSW, when she was  
21 assigned to me a few months ago and I told her what  
22 I was going through and my therapist had told her,

**NEAL R. GROSS**

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

1 she couldn't believe that I told all their  
2 different people that I had tapes of all these  
3 things that he was saying and doing to me and that  
4 no one would help me.

5 So she called management and she sent  
6 me in with public housing police and we went to  
7 police stations. And still nothing, nothing. I  
8 can't go home without somebody going with me. I  
9 can't walk out the door. I don't want to sit in  
10 there because if he know I'm in there, if he think  
11 I'm in there he's banging on the door. He's  
12 standing outside, him and his girlfriend.

13 The problem is that he lives in the next  
14 building with a girl. And I have tapes to say just  
15 stop, leave me alone, stop following me. And still  
16 how can I have tapes of him, me telling him to stop,  
17 leave me alone, stop following me and nobody do  
18 nothing. I done been here before.

19 Thank you, sir. I done been here  
20 before. I play the tape downstairs in the office,  
21 at the lobby and said who can help me. Nobody will  
22 listen to me, it's not fair. It's not fair. I

**NEAL R. GROSS**

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



1       been in public housing for more than ten years, I  
2       have no violation. I'm just a target. There's no  
3       man in my home. I don't have any illegal  
4       occupants. And that's why I'm a target.

5               I come home and it's, as old as I am I've  
6       never seen anybody do dope until I moved there,  
7       crack, whatever. All the different drugs, I don't  
8       do any drugs, whatever it is is there. It's in the  
9       hallway, it's rampant. I can't keep calling the  
10      police because I fear that the drug dealers going  
11      get me for calling in.

12             I don't know what to do but I know I'd  
13      rather sleep in a bus station than go home. I carry  
14      a bag with me with clothes just to -- I don't care  
15      if I'm in a McDonald to wash up, to clean myself  
16      up. I don't go home. And it's sad that I live my  
17      life like this and I go for help and nobody cares.

18             So I come today because if I lose my  
19      life, I came here today and I told you. If I lose  
20      my life, I come here and I tell you that this is  
21      severe and it's serious and I follow your protocol  
22      and I waited patiently. And I've been approved for

**NEAL R. GROSS**

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

1 a transfer over two years ago. How long do I have  
2 to put up -- I just want to know when can I have  
3 a peace of mind. I just want to know, when can I  
4 sleep.

5 PARTICIPANT: Unacceptable.  
6 Unacceptable.

7 CHAIRMAN ALBERT: So, Ms. Carpenter,  
8 thank you for sharing that story with us. It  
9 really is troubling. I don't know the legal  
10 implications about it, but I know our Chief is here  
11 and our Executive Director. And before you leave  
12 today, they're both going to have a conversation  
13 with you about how we can remedy this.

14 MS. CARPENTER: I want to move, I want  
15 to move now.

16 (Simultaneous speaking.)

17 EXECUTIVE DIRECTOR GARRETT: First I'd  
18 like for her to speak to the Chief to see exactly  
19 what records we have on this particular issue, if  
20 any.

21 MS. CARPENTER: Who's that, the  
22 housing manager?

**NEAL R. GROSS**

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

1 MS. CARPENTER'S CASE WORKER: We spoke  
2 with Lieutenant Douglas --

3 EXECUTIVE DIRECTOR GARRETT: I actually  
4 want you to speak to the Chief.

5 MS. CARPENTER'S CASE WORKER: Well  
6 when we called the police, they said we need to go  
7 through housing first --

8 EXECUTIVE DIRECTOR GARRETT: Okay.

9 MS. CARPENTER'S CASE WORKER: --  
10 because it was a housing issue. And because we do  
11 not have the gentlemen's name because he's an  
12 illegal occupancy.

13 MS. CARPENTER: Occupant.

14 MS. CARPENTER'S CASE WORKER: Occupant  
15 of that unit. We don't have any information. All  
16 we have is the building in which he goes in the and  
17 apartment.

18 EXECUTIVE DIRECTOR GARRETT: Okay.

19 MS. CARPENTER'S CASE WORKER: Okay.  
20 And when this stuff take place, she scared to call  
21 the police. So she's fighting.

22 EXECUTIVE DIRECTOR GARRETT: Do you

**NEAL R. GROSS**

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

1 still mind if she does speak to the Chief?

2 MS. CARPENTER'S CASE WORKER: No, I  
3 don't.

4 EXECUTIVE DIRECTOR GARRETT: Okay.  
5 That's what I would actually like to be the first  
6 step. And then we'll move forward with that from  
7 there, okay. And I would also like either Nathan  
8 or Kashamba to talk to her about a transfer that  
9 she has in place. Okay?

10 CHAIRMAN ALBERT: Thank you. Do you  
11 know where the Chief is?

12 EXECUTIVE DIRECTOR GARRETT: The Chief  
13 is right there.

14 MS. CARPENTER: He's over in the  
15 corner, I saw him. Nicole Odom?

16 COMMISSIONER LANCASTER: Mr. Chair, if  
17 I may at this moment.

18 CHAIRMAN ALBERT: You may.

19 COMMISSIONER LANCASTER: I would like  
20 to know that unit that she speaking of, is that unit  
21 on a lease or not. I'd like to have an update on  
22 that also.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: I'll get that  
2 information for you, Commissioner.

3 MS. CARPENTER: Sir, can you ask the  
4 question again? It's 1418 1st Street, Apartment  
5 32.

6 COMMISSIONER LANCASTER: Thank you.  
7 Nicole?

8 MS. CARPENTER: The front office know  
9 he's an illegal occupant. They laughed in my face.  
10 Mr. Ricardo Spade think it's funny. I played the  
11 tape. He thinks it's funny. They all know what  
12 he do to me. The maintenance people, everybody  
13 know. They stand and watch. How can you stand and  
14 watch a woman being beat by a man in the street.  
15 But that's what they do.

16 CHAIRMAN ALBERT: Nicole?

17 MS. ODOM: Good afternoon, everyone.  
18 I'm going to keep it quick. I'm Nicole Odom, I'm  
19 a resident of Barry Farms, and I'm with Empowered  
20 DC. So I'm not really too educated on this right  
21 now, but my big concern right now is as a resident  
22 of Barry Farms, once the redevelopment happens and

**NEAL R. GROSS**

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

1 it's in the private developer's hands, ownership,  
2 whatever, and DCHA only having a 0.1 percent  
3 ownership or say in whatever, what does that truly  
4 mean as a right to return for residents?

5 Do we really have that right? Is it  
6 going to be in any kind of legal documents? Has  
7 that changed right now because, I mean, that's a  
8 big thing as far as people feeling even the  
9 slightest bit of comfort to move right now is  
10 knowing if they're going to be able to come back  
11 to their community, you know. Especially for me.  
12 That's what I would really like to know.

13 EXECUTIVE DIRECTOR GARRETT: Ms. Odom,  
14 the residents do have the right to return.

15 MS. ODOM: Okay. As of right now?  
16 And that's going to be written into --

17 EXECUTIVE DIRECTOR GARRETT: Yes, it  
18 has not changed since the beginning.

19 MS. ODOM: Okay. And then also as far  
20 as money for repairs, you know, and Lincoln Heights  
21 have been granted money for repairs. Does Barry  
22 Farm get any money for that as well?

**NEAL R. GROSS**

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

1 EXECUTIVE DIRECTOR GARRETT: We're  
2 using our capital fund for Barry right now. So  
3 that's what we're utilizing and we're looking to  
4 do the relocation as quickly as possible.

5 MS. ODOM: Okay. Thank you.

6 CHAIRMAN ALBERT: Thank you so much.

7 COMMISSIONER VANN-GHASRI: Mr. Chair,  
8 Director Garrett, I would appreciate it if you  
9 would explain so it could be in the minutes what  
10 operation that type of money means so that it can  
11 be in the minutes, so people can be educated.

12 EXECUTIVE DIRECTOR GARRETT:  
13 Operation?

14 COMMISSIONER VANN-GHASRI: Yes. You  
15 just told her the type of money that was being used  
16 --

17 EXECUTIVE DIRECTOR GARRETT: Oh,  
18 capital, capital fund, I apologize.

19 COMMISSIONER VANN-GHASRI: -- to get,  
20 yes. So why don't we explain that for the minutes  
21 so that the residents can have a definition coming  
22 from the new Director.

**NEAL R. GROSS**

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

1 EXECUTIVE DIRECTOR GARRETT: Okay.  
2 In short, members of the public, Capital Funding  
3 is set aside different than what we consider public  
4 operating subsidy, public housing operating  
5 subsidy. Capital Fund is designated for capital  
6 improvements throughout the complexes within the  
7 Agency.

8 And that's how we utilize that same  
9 dollar amount to budget for various repairs,  
10 depending upon what it is. If it's a major capital  
11 improvement, that's where that money comes from.  
12 So even maintenance repairs, work orders, HVAC  
13 systems, boilers, it comes out of the capital fund.

14 CHAIRMAN ALBERT: Ronald Smith?  
15 Ronald Smith?

16 MR. SMITH: Yes. Good afternoon. My  
17 name is Ronald Smith. I live in the LeDroit Park  
18 apartments, 2125 4th Street Northwest in Ward 1.  
19 I'm here today because I been on that waiting list  
20 for a housing choice voucher since January 10th of  
21 2006. Both my myself and my wife, who is present  
22 here today, we have some serious medical issues.

**NEAL R. GROSS**

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



1 My condition has gotten worse since I been there  
2 at LeDroit Park.

3 I've tried, I've reached out, I wrote  
4 the Mayor, and I explained my situation to her.  
5 She referred me to somebody named Memora Ruffin,  
6 the Program Support Assistant in Department of  
7 Human Services concerning my voucher.

8 And his response was that he said thank  
9 you for contacting the Mayor seeking assistance.  
10 I'm contacting you from the Department of Human  
11 Services. Do you have a DC Housing Authority  
12 voucher or Department of Human Services?

13 If you have a DC Housing Authority  
14 voucher, you should contact their Agency directly.  
15 If you have a DHS voucher, how may I assist you.  
16 Again, I've been on the list since 2006.

17 Also I have special, I'm supposed to be  
18 receiving special accommodations because I have  
19 COPD, I have sleep apnea, I have spinal stenosis.  
20 My wife, she has sleep apnea and she's also in  
21 treatment for mental health. And it was decided  
22 that we should have a two bedroom unit for our

**NEAL R. GROSS**

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

1 different health issues.

2 They sent me two times to two different  
3 places, but neither one of the places met my needs.  
4 So therefore, I'm still there in the unit and I'm  
5 trying to hold my marriage together. I have an aid  
6 that's here today.

7 And I just want a voucher so I can move  
8 somewhere away from the drugs and maybe to just live  
9 out my life, the rest that I have, with some type  
10 of piece of mind. I wish somebody would help me.

11 CHAIRMAN ALBERT: So, Mr. Smith, I  
12 again as I've been, I sound like a broken record,  
13 we hear your concern. The Housing Authority  
14 voucher, I'm sure there's a process that Director  
15 Garrett is working through and his team is working  
16 through with you. I want to refer to the Director  
17 advise you in how to follow-up.

18 EXECUTIVE DIRECTOR GARRETT: And we  
19 will.

20 MS. SMITH: Can I say something? On  
21 trying to find apartment, we have been given an  
22 apartment three times to go look at. One of them

**NEAL R. GROSS**

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

1 did not have a tub in it. My husband cannot stand  
2 up. He had surgery on his back, they took bones  
3 out his back.

4 The other apartment they took us to, is  
5 on the bottom floor. You cannot open your windows  
6 and you cannot open your blinds because the people  
7 outside use drugs all day long, can look in your  
8 apartment to see everything that you have in there.

9 So it's like whenever we try, it's like  
10 we always getting batted down. I have sleep apnea.  
11 I cannot use my sleep machine because when he rolls  
12 over, we actually hitting one another. So he has  
13 to have his because sometimes his breath cuts off  
14 at night.

15 I have to have mine, but I don't use mine  
16 because my concern right now is make sure that I  
17 don't wake up one night and he's dead in bed. So  
18 the apartment we have, it's real small. It's not  
19 big enough for us.

20 EXECUTIVE DIRECTOR GARRETT: We'll  
21 have someone from the Department of Operations  
22 Management follow-up with them directly to see

**NEAL R. GROSS**

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

1           whether or not. One thing we need to recognize  
2           also Commissioner is that we're pulling from the  
3           2003 waiting list. That's what we're pulling from  
4           right now, the year 2003 on our Housing choice  
5           voucher waiting list.

6                        COMMISSIONER LANCASTER: Mr. Chair, if  
7           I may at this moment.

8                        CHAIRMAN ALBERT: Yes, you may.

9                        COMMISSIONER LANCASTER: I'm hearing  
10          what they're saying and brought to my attention  
11          many a times. And what I had done and said to  
12          others, because the fact that we did close down our  
13          waiting list, and like you say, we got a lot of  
14          people on our list and you had 2003, this is '18.  
15          So that means you got, you know, 15 more years of  
16          pulling to do.

17                       If you get a chance, in any building in  
18          this city that you feel like you want to live in,  
19          go in and see if they have subsidized housing in  
20          those buildings. With that is a voucher on that  
21          property already there that you go in on the one  
22          third income. Any building in this town.

**NEAL R. GROSS**

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

1 MR. SMITH: Could I get something in  
2 writing or some information on that so I can present  
3 it when I go to these properties?

4 COMMISSIONER VANN-GHASRI: Director  
5 Garrett, Commissioner Lancaster is talking about  
6 the project base Section 8 units --

7 EXECUTIVE DIRECTOR GARRETT: Yes,  
8 ma'am.

9 COMMISSIONER VANN-GHASRI: -- that's  
10 all up 7th Street. So if he can get, if anything  
11 maybe just get a list of project base Section 8  
12 units throughout the wards.

13 COMMISSIONER LANCASTER: Exactly, and  
14 he's got a lot of buildings that he can come out  
15 the ground. You know, you can go to the rental  
16 office of these buildings that being constructed  
17 and get on their lists.

18 EXECUTIVE DIRECTOR GARRETT: Mr. and  
19 Mrs. Smith --

20 COMMISSIONER LANCASTER: Walking in  
21 the building, get on their list and you might get  
22 a call way before if you had 2003.

**NEAL R. GROSS**

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

1 EXECUTIVE DIRECTOR GARRETT: Mr. And  
2 Ms. Smith --

3 (Simultaneous speaking.)

4 COMMISSIONER LANCASTER: Because once  
5 you get that document from us, you --

6 EXECUTIVE DIRECTOR GARRETT: My office  
7 will contact you directly with information.

8 MR. SMITH: Okay. Thanks.

9 EXECUTIVE DIRECTOR GARRETT: So look  
10 for a call from us within the next day or so.

11 CHAIRMAN ALBERT: Thanks for your  
12 testimony.

13 COMMISSIONER LANCASTER: Thank you Mr.  
14 Chair and Director.

15 COMMISSIONER VANN-GHASRI: And,  
16 ma'am, I would say if you can remember this, 801  
17 Rhode Island Avenue, which is the foster house.  
18 It's a former choice building, New Bethel Church  
19 owns 801 Rhode Island Avenue. Go there, and you  
20 can go there ASAP because they do have a high  
21 turnover of one-bedroom units and two-bedroom  
22 units.

**NEAL R. GROSS**

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

1 MRS. SMITH: Okay. Thank you.

2 COMMISSIONER LANCASTER: Is that  
3 Northwest or Northeast?

4 COMMISSIONER VANN-GHASRI: Northwest.

5 COMMISSIONER LANCASTER: Northwest.

6 MR. SMITH: Thank you all very much.

7 COMMISSIONER LANCASTER: Good luck to  
8 you.

9 CHAIRMAN ALBERT: Debra Frazier?

10 MS. FRAZIER: Commissioners, hello.  
11 I want to appreciate you all for appreciating us  
12 for starting on time, hooray. I'm going to ask  
13 that my time be measured appropriately as you  
14 answer the questions that I ask.

15 First question is we had the pleasure  
16 of your presence, Director Garrett, at our ANC  
17 meeting in November at which time one of our  
18 requests was that you work with the Mayor or someone  
19 to provide money for staffing for the Arthur Capper  
20 Carrollsburg Community Center, which has been up  
21 for a year and without direction and management.

22 We have lots of space, we have

**NEAL R. GROSS**

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

1 activities going on. You had built it, nobody's  
2 coming, and we're anxious to find out what is the  
3 progress in getting staffing for our Community  
4 Center.

5 EXECUTIVE DIRECTOR GARRETT: Ms.  
6 Frazier, we've actually had meetings over the last  
7 three weeks with the District. Our staff and the  
8 District discussed what the opportunities are for  
9 the Center. Actually, yesterday we just sent over  
10 a copy of a potential budget. So they're reviewing  
11 that now.

12 MS. FRAZIER: So can you say some more  
13 about what that might look like?

14 EXECUTIVE DIRECTOR GARRETT: The  
15 budget or --

16 MS. FRAZIER: No, who's going to fund  
17 it?

18 EXECUTIVE DIRECTOR GARRETT: We're  
19 looking at the District, and the District is  
20 looking at us. We're trying to figure out a  
21 compromised way to fund the building appropriately  
22 so services can be provided to the Community.

**NEAL R. GROSS**

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



1 MS. FRAZIER: So this is an amiable  
2 conversation you're --

3 EXECUTIVE DIRECTOR GARRETT: Yes,  
4 we're fine. We're fine.

5 MS. FRAZIER: This will go somewhere.  
6 We're going to have something.

7 EXECUTIVE DIRECTOR GARRETT: We're  
8 working together, yes ma'am.

9 MS. FRAZIER: Ballpark time line.  
10 May, March, June, November.

11 EXECUTIVE DIRECTOR GARRETT: Right now  
12 the District is looking at what we've sent over to  
13 them. So I can't put a timeframe on when they'll  
14 get back to us. But I know that the series of  
15 meetings that we've had over the last few weeks have  
16 been pretty, I'm going to say pretty intense. But  
17 positive.

18 MS. FRAZIER: Okay. Intense, but  
19 positive.

20 EXECUTIVE DIRECTOR GARRETT: And the  
21 information that has been going back and forth has  
22 been actually requested by the District from us.

**NEAL R. GROSS**

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

1 So it looks like they're very, they're on board to  
2 work with us.

3 MS. FRAZIER: Okay, wonderful. Thank  
4 you, I can report that. Second, you mentioned at  
5 your, I think it was November Board of Commissions  
6 meeting at Woodland and also to this body in I  
7 think in October, one of your first meetings, that  
8 you would have for the Community a plan to go  
9 forward with the redevelopment projects that are  
10 on board, the public/private partnerships,  
11 Greenleaf, Barry Farms and others.

12 And you thought that within a quarter,  
13 within three months or so you would have such a  
14 plan. Has that happened or is it, how do we get  
15 it? What are the highlights?

16 EXECUTIVE DIRECTOR GARRETT: My first  
17 step is to discuss it with the Commissioners next  
18 week at their retreat.

19 MS. FRAZIER: Okay.

20 EXECUTIVE DIRECTOR GARRETT: And then  
21 after that we'll make a decision whether or not it's  
22 adequate and appropriate, whether or not they agree

**NEAL R. GROSS**

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

1 with the vision and the strategy, and then we'll  
2 be able to talk about it and discuss it more with  
3 the public. But I'd like the Board of  
4 Commissioners to have the opportunity to discuss  
5 it first.

6 MS. FRAZIER: May I ask you if the Board  
7 helped you to define --

8 EXECUTIVE DIRECTOR GARRETT: No. Not  
9 yet, not yet.

10 MS. FRAZIER: So it's a plan you came  
11 up with yourself?

12 EXECUTIVE DIRECTOR GARRETT: Yes, yes.  
13 With my staff.

14 MS. FRAZIER: And we urge to think  
15 about what that distribution might be once you all  
16 come to a draft of the plan. What would that  
17 distribution be? You see what the anxiety is  
18 around Barry Farms, you see the drama at Green Leaf.  
19 What would that distribution be? How would  
20 residents find out about the plan? You either have  
21 some comments or at least have some ideas of what  
22 that's going to look like.

**NEAL R. GROSS**

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

1 EXECUTIVE DIRECTOR GARRETT: Okay.

2 MS. FRAZIER: The third and telling  
3 thing is a systemic problem with the housing choice  
4 voucher program. I was a public housing person and  
5 now I'm a voucher holder and have been so for the  
6 last nine or ten years. A little bit of back, the  
7 main issue is there is no way, there is no mechanism  
8 by which the 11,000 voucher holders find out what's  
9 going on.

10 Would this Housing Authority with the  
11 issues that impact us like, for example, that  
12 regulation for the fans about medical marijuana.  
13 Can you smoke it, can you not smoke it, is it legal,  
14 not legal. Lots of things that are moving to our  
15 program. Lots of things that impact us of as part  
16 of Housing Authority directions.

17 There is no mechanism by which the  
18 voucher holders find out now. In the past we  
19 formed a participant advisory council that met, we  
20 had about ten members, a couple of our members are  
21 here now, that met for three years to advance our  
22 advocacy that there be a voucher person sitting on

**NEAL R. GROSS**

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

1 this Board, which there wasn't for a while.

2 So we advocated, we got a voucher person  
3 to be a Commissioner and then we formed a  
4 Participant Advisory Council which we met on a  
5 regular basis to address issues that other voucher  
6 holders have, that they told me, that they told her,  
7 that they told someone else. And we met regularly  
8 but the Commission was disbanded -- I'm almost  
9 done. We were disbanded at the time that the  
10 Commissioner came on board, wow. Coincidentally.

11 And we have a newsletter. We had other  
12 sorts of things that actually talk marvelously  
13 about the Town Halls you're going to have, about  
14 the one-on-one meetings with residents and  
15 individuals.

16 How would anyone know about it? And  
17 specifically, there needs to be a mechanism by  
18 which voucher holders can get information. We  
19 would not even be privy to to Town Halls, because  
20 where are you going to find all of this at. That  
21 is very, very troubling.

22 EXECUTIVE DIRECTOR GARRETT: All

**NEAL R. GROSS**

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

1 right. I think our process is to try and use  
2 technology to do that.

3 MS. FRAZIER: Okay.

4 EXECUTIVE DIRECTOR GARRETT: One  
5 example would when we attempted to the open up my  
6 door for the open-door meetings with the Executive  
7 Director, we actually crash the system with the  
8 responses from Barry's residents.

9 So we do have a mechanism to reach  
10 people. And many of those individuals were from  
11 the housing choice voucher side, whether it be  
12 current residents or waiting list residents.

13 So we do have a mechanism. We possibly  
14 may not have everyone's email address or cell phone  
15 number, but we do have a great percentage of them.

16 MS. FRAZIER: When are you looking at  
17 refining that process and making it more effective  
18 for those of us who do not have email?

19 EXECUTIVE DIRECTOR GARRETT: Yes, yes.

20 MS. FRAZIER: Rolling it out at another  
21 three months, four months at some point? Sometime  
22 soon?

**NEAL R. GROSS**

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

1 (Simultaneous speaking.)

2 EXECUTIVE DIRECTOR GARRETT: I'd have  
3 to get the first set approved by Board.

4 MS. FRAZIER: Okay, so still free to  
5 reach out or around that.

6 CHAIRMAN ALBERT: Yes, you may.

7 COMMISSIONER LANCASTER: As your  
8 beginning, you said you mentioned something about  
9 ballpark, you asked him to give you a ballpark?

10 MS. FRAZIER: Like a general range.

11 COMMISSIONER LANCASTER: I'm saying to  
12 you, we got football, baseball, and soccer. So I'm  
13 hoping that you get a touchdown, a grand slam, and  
14 a goal, for yourself and all the residents, you  
15 mentioned Barry Farm and others.

16 MS. FRAZIER: Oh, yes. You know us, we  
17 will advocate and press to make sure that we get  
18 that.

19 COMMISSIONER LANCASTER: Just make  
20 sure you have a grand slam, home run in baseball,  
21 a field goal, a touchdown and --

22 CHAIRMAN ALBERT: Thank you

**NEAL R. GROSS**

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

1 Commissioner.

2 COMMISSIONER LANCASTER: -- and a goal  
3 for soccer.

4 CHAIRMAN ALBERT: For that sports  
5 analogy.

6 COMMISSIONER LANCASTER: Everybody  
7 wins.

8 CHAIRMAN ALBERT: Thank you, Ms.  
9 Frazier, as usual.

10 COMMISSIONER VANN-GHASRI: Mr. Chair,  
11 I would like the record to reflect that Director  
12 Garrett followed the recommendation from the  
13 resident service resident initiative committee  
14 gave him a task.

15 And that task was A, we gave him names  
16 of individuals who once was on that committee which  
17 was we gave you Angeline Henderson. And she was  
18 one of the first group of people who started this  
19 group. I don't know what Ron McCoy called it then,  
20 because in order -- because I'm being serious about  
21 this. I don't want to see us make the same mistakes  
22 and I think every leader need to re-brand

**NEAL R. GROSS**

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



1 themselves because I'm really serious with you.

2 I will give you paperwork of many of us  
3 who's coming before you with a different story and  
4 we are being re-branded. I applaud that. But I  
5 would have a heart attack if you make the same  
6 mistakes with the same people and you're going see  
7 by paperwork.

8 Now when it comes to the Housing Choice  
9 Voucher program, not leader other than Angelina was  
10 the only one that gave information to the Housing  
11 Choice voucher residents by any means necessary,  
12 the National Alliance of HUD tenants report.

13 I do not see how you, as a Director, I  
14 am begging you to make sure, not from that group  
15 that you're meeting with, but one of your staff  
16 people will always meet with them and give them the  
17 update from every national organization, because  
18 this Housing Authority to be a work Housing  
19 Authority and the ninth largest Housing Authority  
20 in the United States America have failed to do that.

21 But you, Mr. Garrett, when you was a  
22 Director of your Housing Authority, I did my

**NEAL R. GROSS**

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

1 research, you didn't have any problems. Bring  
2 those resources to that targeted group of people,  
3 and open the door for other new people in the  
4 Housing Choice Voucher Program who has come here  
5 and testify. And they'll come here and testify  
6 with facts. They showed you models.

7 This is what the Housing Choice Voucher  
8 and the Public Housing residents need. We need  
9 case studies so that when we're down-logging in  
10 front of Congress or the City Council, we are trying  
11 to get to the pertinent information that impact us  
12 directly under the Trump Administration.

13 CHAIRMAN ALBERT: Thank you  
14 Commissioner.

15 COMMISSIONER LANCASTER: Norton got to  
16 go, Norton got to go. We need you in the Hill. But  
17 really, I'm serious.

18 CHAIRMAN ALBERT: Paulette Matthews?

19 MS. MATTHEW: Here I come.

20 CHAIRMAN ALBERT: Be careful what you  
21 wish for.

22 MS. MATTHEW: Yes, that's a good thing.

**NEAL R. GROSS**

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

1 Be careful for what you wish for. Happy  
2 Valentine's Day everybody. I've had a whole lot  
3 going on from what I've within the room was very  
4 devastating as well, but actually is just a repeat  
5 of everything that we come and we say each and every  
6 time we come. The rodent problem --

7 CHAIRMAN ALBERT: It's not getting  
8 better?

9 MS. MATTHEW: First of all let's  
10 backtrack a little bit. A resolution, I don't know  
11 the number right now. It's a reference to the pest  
12 control. The way the protocol is done, we spoke  
13 first and then whatever, but you all passed the bill  
14 for the pest control people.

15 CHAIRMAN ALBERT: Right.

16 MS. MATTHEW: Is what I'm saying. You  
17 extended the contract and you gave them more money  
18 on top of the fact that you knew that we had a rodent  
19 problem there and a bed bug problem.

20 It even went on down to the school,  
21 Savoy. I don't know if that was transferred by  
22 people who lived in Barry Farms or what, but the

**NEAL R. GROSS**

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

1 problem still remains is that you all knew that you  
2 all had a problem. You all knew that was the  
3 contract the people you all were using. And you  
4 all know for certain because you all pay for it,  
5 you have a list of what you pay for or what want  
6 a person to get.

7 So you knew that all they was giving us  
8 was sticky traps and little mouse traps. We also  
9 know that when your digging and stuff, rodents  
10 going to come out from anywhere. They're trying  
11 to find new location and new home.

12 So our houses will be those homes, and  
13 the vacant units that you have, because I have a  
14 unit that's next to me that nobody lives in, and  
15 when they want to come in and exterminate, I really  
16 want you to do the whole row. But I'll be thankful  
17 for if you do next door because nobody lives there.

18 So, you know, that rodent problem and  
19 why you have it throughout the DC Housing  
20 Authority, that's the same company that you use.  
21 I was clueless to why you all did that, but that's  
22 another subject within itself. And last year I

**NEAL R. GROSS**

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

1 asked that you all have a meeting in Barry Farms  
2 because Barry Farms has been affected and a lot of  
3 people don't come.

4 We don't have that many people now due  
5 to the rodent problem. People got out because they  
6 have big holes in their walls and they can see  
7 upstairs and they was living in those and nothing  
8 was being done and the rodent problem. So  
9 therefore they took the first exit that they could  
10 and they in places like Woodland and stuff like that  
11 right now, dying to come back.

12 But as you know, we are all going to this  
13 little thing far as been in Court, the whole thing.  
14 So therefore, I feel sorry for them because our  
15 process is also holding them up outside of you all  
16 money situations that's holding you all up.

17 And every now and then you all get money  
18 from here or there or wherever. I really don't  
19 know, but I just know the whole concept of how you  
20 all do things is inhumane if you ask me. Nobody  
21 is considering people's feelings or anything.

22 And that's the thing that bothers me,

**NEAL R. GROSS**

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

1 because people are more important than money. And  
2 then everyone is into building all this stuff and  
3 then building stuff on toxic areas and people have  
4 to live and breathe and stuff like that. It's all  
5 about the money, and people's health should be more  
6 important than money.

7 And to me, I'm just trying to figure you  
8 why you all would allow it because you all did the  
9 new scheduling and you all didn't put Barry Farms  
10 in it. Once upon a time it was --

11 CHAIRMAN ALBERT: Whose new  
12 scheduling?

13 MS. MATTHEW: Like the meetings that  
14 you have at Potomac Gardens and different places  
15 like that.

16 COMMISSIONER VANN-GHASRI: You're  
17 talking about the Board of Commissions meetings.

18 MS. MATTHEW: The Board of Commission  
19 meeting. I asked a couple years ago when they did  
20 it, and one of the ladies came and she passed  
21 shortly after, but she was going through a whole  
22 lot. And I finally convinced her to get there and

**NEAL R. GROSS**

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

1 you all were going to help her. And within two or  
2 three weeks she was dead, maybe if that long.

3 But I still can ask it and I was  
4 wondering when I saw the scheduling, you all still  
5 didn't have Barry Farms, why? Why can you all go  
6 everywhere else but not there?

7 COMMISSIONER VANN-GHASRI: And she's  
8 absolutely correct because we made a promise that  
9 --

10 MS. MATTHEW: Yes, you did.

11 COMMISSIONER VANN-GHASRI: -- in 2018  
12 we would do all new of new communities, meaning  
13 Barry Farms, Park Morton and Lincoln Heights.

14 CHAIRMAN ALBERT: Well, I wasn't a part  
15 of that Committee, but let's go and --

16 (Simultaneous speaking.)

17 COMMISSIONER VANN-GHASRI: Right, you  
18 wasn't here.

19 COMMISSIONER VANN-GHASRI: Nor was the  
20 director. Nor was the director.

21 (Simultaneous speaking.)

22 MS. MATTHEW: That's all it takes.

**NEAL R. GROSS**

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

1                   COMMISSIONER VANN-GHASRI:  You're the  
2 one you all were here.

3                   CHAIRMAN ALBERT:  It says as many  
4 properties as possible.  So let's see if we can get  
5 that into the rotation.

6                   MS. MATTHEW:  And then another thing.  
7 Far wise as marijuana and cigarette smoking and all  
8 of that, I got that, I understand that.  But people  
9 fail to realize also that when they're in their  
10 units, that through our air ducts, they're  
11 breathing a lot too.

12                   I been in my unit now since 2000.  Air  
13 ducts have never been cleaned in my house.  So if  
14 you can imagine how your dryer collects dust  
15 particles like, you think that marijuana could be  
16 doing something to you and cigarette smoke,  
17 actually DC Housing Authority is killing you in a  
18 sense too.  I mean if you want to keep it real.

19                   And so, you know, I smoke cigarettes,  
20 I don't do marijuana or nothing no more, but I'm  
21 just saying everybody is on that marijuana thing.  
22 Every time something is done, it's always a catch

**NEAL R. GROSS**

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



1 24/32, that's what I call it, because you're saying  
2 you could smoke marijuana, and certain places you  
3 can't smoke marijuana.

4 So I mean, it's just a thing that  
5 everybody needs to think about, because all of this  
6 to me seems like a blue print. Everybody seems to  
7 get in a chair and the blueprint just follows  
8 itself, because you could see this stuff is  
9 constantly going, right? It ain't changed.

10 And a lot of people are being affected  
11 by it. People that live on units do the people know  
12 that people don't live there. Other people they  
13 over there at their mother's house or aunt's house,  
14 they got people living in the house. All kinds of  
15 stuff. You know what I'm saying. It doesn't make  
16 sense.

17 And I know that they want people out of  
18 Barry Farms, I know that that's the goal because  
19 from the top to the bottom they'll tell you. Like  
20 it's well you all going to be gone anyway. Or they  
21 didn't order it because of da-da-da.

22 We still live there. That's the point

**NEAL R. GROSS**

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

1 I'm making. So even if you think that, keep it out  
2 your mouth. And then people who don't live in  
3 Barry Farms, they going to be living in Virginia  
4 or Maryland. Same thing. You all gone, why you  
5 all.

6 See you all used to the blue print. The  
7 blue print can be changed. And we're going to try  
8 to change the blue print. As a people, we should  
9 try to change the blue print because the blue print  
10 has been messed up before I was born, it's called  
11 the laws. The catch 22 is they get us. Thank you.

12 COMMISSIONER VANN-GHASRI: Director  
13 Garrett, I think that Ms. Matthew brought up a very  
14 good point in operation. And so the question would  
15 be in operation that we do a narrated report with  
16 all of our properties and show how many communities  
17 have actually had a duct cleaning.

18 And if not, why not and whether or not,  
19 even with the budget cut whether or not this is at  
20 all possible because as she stated with that ducts  
21 not being cleaned -- we don't even know how many  
22 of our units the ducts have not been cleaned and

**NEAL R. GROSS**

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

1 what type of input or impact it is having on our  
2 health. So we need compliance clearance.

3 CHAIRMAN ALBERT: Well, I know the new  
4 Director has focused on maintenance of properties.  
5 He's been out to properties personally. He's  
6 talked to me about the proactive maintenance of all  
7 units. So we expect him to address that.

8 COMMISSIONER VANN-GHASRI: Thank you  
9 Ms. Matthew for bringing that up.

10 MS. MATTHEW: My time is supposed to be  
11 on this and I took on everything else. I feel as  
12 though I'm being harassed by the, actually by the  
13 relocation people. I have talked to these  
14 relocation people several times. I told them  
15 right now I'm not going anywhere. I'm not trying  
16 to do anything. It's no need for no questions and  
17 answers.

18 Anything that's known, the DC Housing  
19 Authority already know about me, any  
20 accommodations. Right now I'm just not trying to  
21 address that. So I'm really getting sick and tired  
22 of them, this is just a few. That they keep leaving

**NEAL R. GROSS**

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

1 these on my door. To me that's harassment. I come  
2 home, I find on my door. If they're not on my door,  
3 I find them in my yard.

4 I'm sick of it. I already told them.  
5 I don't know what they want me to do. And also  
6 these inspection papers. This was really why I was  
7 here. We get these papers and they say we're going  
8 to come between this time and that time. No one  
9 never comes.

10 First of all, I understand a lot of  
11 people do not want people in their units when they  
12 are not there. And then when they take out the time  
13 to reschedule this stuff or try to get a family  
14 member or somebody to come because they might have  
15 a doctors appoint.

16 And you sit home for three or four days  
17 for somebody to come and do something and then you  
18 don't come on their day. And then the next month  
19 you think it's okay for you to put another one on  
20 it that says -- it's like unacceptable.

21 And to me I feel as though I'm being  
22 harassed. And then number one, they don't do

**NEAL R. GROSS**

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

1 nothing but come and check your refrigerator and  
2 your stove. And I ain't sold none of them and the  
3 numbers are not going to change.

4 So I don't understand the point, but I  
5 feel as though I'm being harassed and I'm sick of  
6 it. And can you all can do something about it  
7 because it doesn't make any sense. Thank you.  
8 That's why I was going to set up here.

9 CHAIRMAN ALBERT: Thank you so much.  
10 Maurice Alexander?

11 MR. ALEXANDER: I'm Maurice Alexander  
12 and I live at 2125 4th Street, Apartment 205 in the  
13 LeDroit Park facility. My issue today is, it has  
14 to deal with the self-nomination process for the  
15 Executive Committee officers of the City Advisory  
16 Board.

17 I submitted an application, a form that  
18 you fill out to be considered for that position on  
19 January 27th. A few days later I received a call.  
20 The caller wanted to know the particular person who  
21 should get the form. You would maybe be familiar  
22 with this form.

**NEAL R. GROSS**

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

1 COMMISSIONER VANN-GHASRI: Yes.

2 MR. ALEXANDER: I sent it to the  
3 address on the form, and this person called me not  
4 even knowing where the form supposed to go. She  
5 told me, I didn't know. I referred her to the form  
6 and she said she would get back with me later, but  
7 she never called back. Now all this happened  
8 within the last two weeks.

9 This is my concern, because I do not  
10 have a resident council for my building at LeDroit  
11 Park. I nominated myself. I need to know the  
12 process for me to submit a form like this if I do  
13 not have a resident council meeting.

14 PARTICIPANT: You can't.

15 MR. ALEXANDER: Yes.

16 COMMISSIONER VANN-GHASRI: Yes,  
17 here's your advice, sir. First for the record, are  
18 you LeDroit Park senior, or --

19 MR. ALEXANDER: Senior.

20 COMMISSIONER VANN-GHASRI: Okay. So  
21 the record need to reflect that he's from LeDroit  
22 Park Senior. I'm not our Commissioner, but

**NEAL R. GROSS**

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

1 Commissioner Lancaster is. However, the subject  
2 matter that you want to discuss, I chair that  
3 Committee.

4 So therefore, number one, if you do not  
5 have a Resident Council, the first thing we need  
6 to do, Director Garrett, and with our Committee  
7 meet in February and we did not meet in January and  
8 we made the discussion in December.

9 So remember we made the discussion that  
10 A, all Resident Councils who have not had an  
11 election, they need to have a special election ASAP  
12 before you can have an election for the Executive  
13 Board of the Citywide Advisory Board. That's  
14 number one.

15 Number two, one of the goals that the  
16 Resident Service, Resident Initiative Committee  
17 committed to for 2018 goal is to make sure that  
18 every community, including the seniors, have a  
19 Resident Council.

20 And those who did not apply during the  
21 election process need to have an emergency election  
22 with a third-party monitor. And that notice need

**NEAL R. GROSS**

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

1 to go in the mail to every household to give any  
2 and every resident, 18 and over on the lease, the  
3 opportunity to run.

4 From that point, sir, you get elected.  
5 Once you're elected, because you can just vote for  
6 yourself if you're the only person on that ballot.  
7 And if you're the only person on that ballot, I  
8 recommend to call DO Piper which is a law firm which  
9 our Committee made sure that that law firm is to  
10 only help you with administrative work, which would  
11 be your bylaws.

12 Which would me that you would need to  
13 amend your bylaws. When you amend those bylaws,  
14 you make sure that you protect yourself by saying  
15 if only one person is elected, you have the right  
16 to appoint the rest of the members of your Board  
17 as long as they are 18 and over and on the lease,  
18 and they are compliance. It's that simple.

19 And Resident Service is not to allow 90  
20 and 60 and a whole year go by before they help this  
21 gentleman. It's to be done in ASAP.

22 MR. ALEXANDER: Right, that's the

**NEAL R. GROSS**

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



1 person I, the office is sent this to and I got a  
2 call from someone.

3 COMMISSIONER VANN-GHASRI: And that  
4 was the Office of Resident Services. That was  
5 prior to a new Director.

6 MR. ALEXANDER: Yes.

7 COMMISSIONER VANN-GHASRI: So I think  
8 the record need to reflect that under the new  
9 Director, we want to be behind a couple of months  
10 because that new Director is trying to make sure  
11 that everything is correct and he's only just  
12 recently got hired. Correct, Director?

13 EXECUTIVE DIRECTOR GARRETT: Yes,  
14 ma'am. But Commissioner Vann-Ghasri, we met on this  
15 last week internally. We're looking to try and  
16 work on a special election process for the  
17 complexes that do not have resident councils in  
18 place to allow individuals who want to serve for  
19 the Resident Advisor, so they have the opportunity.  
20 We're in the process of working on that now.

21 COMMISSIONER VANN-GHASRI: Thank you  
22 so much.

**NEAL R. GROSS**

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

1 MR. ALEXANDER: Last question. Who is  
2 the contact person for the DLA?

3 CHAIRMAN ALBERT: DO Piper.

4 COMMISSIONER VANN-GHASRI: Attorney  
5 Marks. I can get you his phone number.

6 MR. ALEXANDER: Fantastic.

7 COMMISSIONER VANN-GHASRI: Or is there  
8 somebody in here Resident Service --

9 (Simultaneous speaking.)

10 COMMISSIONER VANN-GHASRI: They will  
11 give you not only Attorney Marks' address --

12 (Simultaneous speaking.)

13 COMMISSIONER VANN-GHASRI: But he'll  
14 also give him your phone number. And you can call  
15 him tomorrow. He's very efficient.

16 MR. ALEXANDER: Thank you.

17 COMMISSIONER LOPEZ: Mr. Chair --

18 COMMISSIONER VANN-GHASRI: Have a nice  
19 day.

20 CHAIRMAN ALBERT: -- or Executive  
21 Director, do you have a number of how many  
22 properties currently don't have resident council

**NEAL R. GROSS**

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

1 representation?

2 EXECUTIVE DIRECTOR GARRETT: Not off  
3 the top of my head, I don't. But there are several.  
4 There are several. So it was a few other  
5 individuals in the same position as Mr. Alexander  
6 in reference to not having the ability to run for  
7 the Citywide Advisory Board. So we're going to  
8 help hold those special elections.

9 CHAIRMAN ALBERT: Great, thank you.

10 COMMISSIONER LANCASTER: Mr. Chair, if  
11 I may have a moment? I would advise also, Director  
12 Garrett, that you draw up or draft up a letter  
13 explaining to the population what the  
14 Commissioner's job is here versus Resident  
15 Councils on the property, because I'm asked so many  
16 times why we can't come to the property and  
17 straighten their Resident Council out.

18 We can't do that. We cannot do that  
19 because they vote for the council on their  
20 property. We cannot interfere with that.

21 And then they want to know what our job  
22 is why we can't do for them what their Resident

**NEAL R. GROSS**

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

1 Council should be doing. And I explain to them  
2 that we sit here, in front of the Housing Authority,  
3 try to keep the Housing Authority afloat, try to  
4 preserve as many public housing units as we can.

5 This is what we do, this is part of our  
6 job, and at the same time seek funding sources to  
7 come in to help to keep the Housing Authority  
8 afloat.

9 I would ask actually, some way that we  
10 could draft something, see that the residents get  
11 that and get them understanding that the Resident  
12 Council Office and the Manager's Officer when they  
13 come up with the question like that --

14 CHAIRMAN ALBERT: So maybe some of you  
15 guys can be involved in the Resident Services  
16 Committee and Board.

17 COMMISSIONER VANN-GHASRI: Yes, we can  
18 do that. We already have. Actually now, actually  
19 many of the national organizations actually come  
20 up with a definition and tell you what we do. For  
21 real, my job is to make calls.

22 COMMISSIONER LANCASTER: Exactly.

**NEAL R. GROSS**

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

1 COMMISSIONER VANN-GHASRI: That's all  
2 my job is about.

3 COMMISSIONER LANCASTER: There you  
4 are.

5 COMMISSIONER VANN-GHASRI: Is to do  
6 policy. And the only thing that you can do for us,  
7 Director Garrett, that no other director has ever  
8 done is with the Resident Commissioners, when  
9 looking at how we vote, because when I first came  
10 on this Board, nobody wanted to show a yes or no  
11 vote or how we voted. They would just say four said  
12 no, five said yes. And it took me two years so that  
13 you can see a name and see where we voted.

14 Also at that time, Pat Fagin-Scott, if  
15 the resolution impact your community, I know this  
16 for a fact. That she sent that resolution out to  
17 the president and the secretary. Now if that  
18 president and the secretary of that Resident  
19 Council does not do their job, that's a different  
20 story. So that was another thing that went through  
21 a crack.

22 So I'm saying, we don't have to do

**NEAL R. GROSS**

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

1 anything new, all we have to do is tweak what was  
2 working and why did it get dismantled.

3 CHAIRMAN ALBERT: So let's put that on  
4 the agenda for our Resident Services Committee.

5 PARTICIPANT: Okay.

6 CHAIRMAN ALBERT: Let me know when this  
7 happens. I would like to attend to provide --  
8 (Simultaneous speaking.)

9 COMMISSIONER VANN-GHASRI: As a matter  
10 of fact, we meet tomorrow.

11 CHAIRMAN ALBERT: At what time?

12 COMMISSIONER VANN-GHASRI: And we meet  
13 at 1 o'clock.

14 CHAIRMAN ALBERT: I will change  
15 everything --

16 COMMISSIONER VANN-GHASRI: And we will  
17 squeeze this in our agenda because the first thing  
18 that we would be talking about on our agenda is the  
19 lease agreement to empower resident councils with  
20 their on site providers.

21 CHAIRMAN ALBERT: Thank you, so much.

22 COMMISSIONER VANN-GHASRI: So we would

**NEAL R. GROSS**

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

1 make this other subject a very small subject.

2 COMMISSIONER LANCASTER: Mr. Chair, if  
3 I may, I just thought about what I just asked for  
4 is in print because I asked on she did write that  
5 up on my request and sent it out to the resident.  
6 I'll bring a copy of that in. I just thought about  
7 that. Yes.

8 CHAIRMAN ALBERT: Thank you. So we're  
9 going to our non-resident three minute round and  
10 I want to hold you to three minutes or else we'll  
11 be here until midnight. Unless you guys all want  
12 to be here until midnight. So, Thelma Mosley?

13 MS. MOSLEY: Good evening, Chairman  
14 and the Board of what is it?

15 (Simultaneous speaking.)

16 MS. MOSLEY: Anyway, my name is Thelma  
17 Mosley and I'm a resident of DC for 65 years. And  
18 my point is that I've been in a situation that  
19 whereas though I've been going to a lot of board  
20 meetings at the district building dealing with DCRA  
21 because DCRA shut my building down because it was  
22 unsafe. We couldn't find a landlord. The judge

**NEAL R. GROSS**

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

1 trying to put, the judge even put bench warrants  
2 on him, we still can't find him.

3 So my point is I been waiting for  
4 housing since 2003, and Section 8 since 2005. I  
5 just received August, the last week of August to  
6 come here to this office to bring me and my  
7 daughter's documents, everything, pay, you know,  
8 everything. We had everything.

9 Later on I got another letter, probably  
10 the middle of October telling me to be here November  
11 because we need to be here for two hours to do this  
12 and I guess to know the regulations and what not.

13 We got here, so we sat down and had our  
14 little snacks because we thought we were going to  
15 be two hours. So Joy Whitaker sit down and say oh  
16 ladies, you all been approved. You all been  
17 approved.

18 I getting ready to call in today to my  
19 supervisor right now and take your papers upstairs.  
20 So you're papers will go upstairs. And what I want  
21 you call to do is make sure you all have the same  
22 address and the phone numbers. Has anything

**NEAL R. GROSS**

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



1 changed? No. And it still ain't going to change.

2 You'll receive a letter from two  
3 landlords, you choose which one. Go to see both  
4 of them and choose which one. That was November  
5 the 8th. Here it is going on March the 8th.  
6 That's almost what, four months?

7 I'm homeless. I been homeless since DC  
8 already set us out or put us in a hotel. I had to  
9 take all my cash, \$3,000 I saved to try to stay in  
10 a hotel. Then we stayed with different friends.

11 CHAIRMAN ALBERT: So you haven't  
12 received the landlord's information yet?

13 MS. MOSLEY: No, that's all we waiting  
14 for to find out where to go at.

15 CHAIRMAN ALBERT: Do you know who's  
16 working on this?

17 EXECUTIVE DIRECTOR GARRETT: No, I do  
18 not, but I can --

19 CHAIRMAN ALBERT: So it's above all --

20 EXECUTIVE DIRECTOR GARRETT: Ron and  
21 someone from -- no, it would be Ron McCoy.

22 CHAIRMAN ALBERT: Ron. So you can --

**NEAL R. GROSS**

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

1 (Simultaneous speaking.)

2 MS. MOSLEY: I have, I tried to go to  
3 shelters and everything, but I have a half of a  
4 stomach. And now they getting ready to go back in  
5 my back. I can't stay at shelters. I can't do  
6 that.

7 CHAIRMAN ALBERT: They will take care of  
8 you.

9 EXECUTIVE DIRECTOR GARRETT: Mr.  
10 McCoy, right there. He's standing right there.  
11 Yes, ma'am.

12 MS. MOSLEY: All right. Thank you  
13 all.

14 CHAIRMAN ALBERT: Thank you so much.

15 MS. MOSLEY: All right, you have a  
16 great day.

17 CHAIRMAN ALBERT: Thanks for bringing  
18 this to our attention. Daniel, I saw you in the  
19 room.

20 MR. DEL PIELAGO: Good afternoon,  
21 Commissioners. Happy New Year. So I have a  
22 couple of questions. I don't know if this is on.

**NEAL R. GROSS**

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

1 Is this?

2 CHAIRMAN ALBERT: Is the green light  
3 on?

4 MR. DEL PIELAGO: The green light is  
5 on.

6 CHAIRMAN ALBERT: We can hear you.

7 MR. DEL PIELAGO: Okay, great. I've  
8 got a couple of questions to ask. Recently the  
9 Washington Business Journal published an article  
10 on the Barry Farm redevelopment. It talks about  
11 the reprogramming that's happening at the city  
12 council level of \$8.4 million towards demolition  
13 at Barry Farm. That very same motion was voted  
14 down in December here.

15 This article makes it seem like stuff  
16 is moving along lovely when it really isn't.  
17 Right? This body voted to not push that money  
18 forward. So I guess my question is what is  
19 happening, right? The Council will reprogram this  
20 money, but isn't there an onus on this body to vote  
21 to actually use that?

22 CHAIRMAN ALBERT: Yes. We have to

**NEAL R. GROSS**

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

1 vote for accept it, and that hasn't happened.

2 MR. DEL PIELAGO: Okay. So I mean, I'm  
3 troubled that also that Angie Rodgers who's the  
4 head of New Community's initiative, is saying  
5 things like, this is a quote, you know, about the  
6 demolition. "DC Officials received approval on  
7 January 17th from HUD to begin resident relocation  
8 process after demonstrating the Barry Farm  
9 community was essentially obsolete."

10 I think that's a smack in the face to  
11 residents. There's plenty of residents that are  
12 here today that live at Barry Farm whose families  
13 are there. And then for the person who is  
14 supposedly saying they want to make this property  
15 better through, you know, through a redevelopment  
16 is calling the community obsolete.

17 Half of the property is still occupied.  
18 There are still people that live there, that work  
19 there, that make their lives there. So I'm just  
20 very concerned that a partner to the Housing  
21 Authority is talking so irresponsibly about, you  
22 know, a historic landmark in our city.

**NEAL R. GROSS**

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



1 EXECUTIVE DIRECTOR GARRETT: No it  
2 does not.

3 MR. DEL PIELAGO: So you don't have the  
4 money to develop. You still haven't worked out  
5 these kinks. And I'm not a developer, I'm not, you  
6 know.

7 EXECUTIVE DIRECTOR GARRETT: Right.

8 MR. DEL PIELAGO: But it just seems,  
9 it's, I'm talking, because I deal with residents  
10 every day. You know, it seems that folks, there's  
11 nothing solid that's saying this is a done deal,  
12 this is how we're going to proceed. And folks are  
13 still being pressured to move.

14 Lastly, I have a question about what's  
15 happening over at Highlands. There's been a lot  
16 of issues around these cameras that are being  
17 installed and people having a lot of issues. We've  
18 heard from several residents now around what is  
19 happening. You know, was there a resolution that  
20 came through this body to allow for these camera  
21 to be set up?

22 There's some ridiculous number of

**NEAL R. GROSS**

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

1 cameras where they're drilling in peoples' homes  
2 to set cameras up. People are afraid of their  
3 personal business being exposed on these cameras.  
4 So what is happening there, what's the deal, and  
5 did this body approve that?

6 CHAIRMAN ALBERT: I'm not sure.

7 EXECUTIVE DIRECTOR GARRETT: I can't  
8 speak with --

9 COMMISSIONER VANN-GHASRI: I know I  
10 can speak. This is the first time I've ever heard  
11 of cameras being placed, seriously, in Highlands.  
12 I can only speak for myself. I do not miss many  
13 Brown Bags meetings, as you know. I have  
14 personally never voted on it.

15 However, I think, Director Garrett,  
16 what you may need to look at is the overall  
17 maintenance concept of Highlands with these  
18 cameras, because it could have been a subcontractor  
19 because everything that is not, is deal with a  
20 resolution and everything does not come -- well let  
21 me say this, with our former Director, all  
22 decisions that were made sometimes when it came to

**NEAL R. GROSS**

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

1 a community, the Board was not notified because it  
2 was done maybe in a procurement process with a  
3 subcontractor. And the only way the Board as a  
4 whole would know about it, Daniel, is because you  
5 brought it to our attention today.

6 So that's something we need to revisit.  
7 And I think that on that note, so we won't make the  
8 same mistake, I think in each one of our communities  
9 we need to form some type of group, and that group  
10 is not the resident council.

11 It may be a group of residents who are  
12 overseeing and monitoring and having a focus group  
13 with a group of people from the office of planning,  
14 of our Office of Planning and Development from  
15 Eric's group, explaining to them what is going on  
16 in their community, how much money is being spent,  
17 what do their capital budget is like, and those  
18 residents should also have a input in the process  
19 with the resident council.

20 And I think that would be a great  
21 picture to show that the housing authority is at  
22 least trying to remedy conflict among residents and

**NEAL R. GROSS**

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



1 we're no longer dividing and conquering because the  
2 tool is education and who's educating us.

3 CHAIRMAN ALBERT: Thank you,  
4 Commissioner.

5 MR. DEL PIELAGO: I mean, it's my  
6 understanding, Commissioner, that they're going in  
7 people's houses to set up cameras. So, you know,  
8 I don't know what the regulation is like. Are they  
9 allowed to come into your unit to set up these  
10 cameras? It seems, that don't seem right.

11 EXECUTIVE DIRECTOR GARRETT: For the  
12 purposes of power, because you're making it seem  
13 -- and Commissioners, no cameras are being put  
14 inside anyone's home.

15 COMMISSIONER LANCASTER: I hope not  
16 because if --

17 EXECUTIVE DIRECTOR GARRETT: For the  
18 purposes of power --

19 (Simultaneous speaking.)

20 COMMISSIONER VANN-GHASRI: -- outside,  
21 other machine is inside your house --

22 EXECUTIVE DIRECTOR GARRETT: For the

**NEAL R. GROSS**

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

1 purposes of power, again Commissioners, for the  
2 purposes of power. Some units were set up so that  
3 power could go to the actual cameras. That was it.

4 (Simultaneous speaking.)

5 MR. DEL PIELAGO: So, are residents  
6 being notified of all of this?

7 EXECUTIVE DIRECTOR GARRETT: It's a  
8 question, because I heard, and again my door is  
9 always open to you when you're ready to come in and  
10 have a conversation with myself. Please do so and  
11 we can go over this a little bit further.

12 COMMISSIONER VANN-GHASRI: A question  
13 is we need to first, if this is happening, did our  
14 legal counsel actually look at whether resident's  
15 rights are being violated? I look at myself as a  
16 resident.

17 And I may not want this box in my house  
18 and I may not want that camera on my roof. I'm  
19 really serious. Now, now at Potomac Gardens, we  
20 petitioned for that to happen, but each community  
21 is to be treated and respected separately.

22 So I'm saying that if I was resident and

**NEAL R. GROSS**

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

1 I don't want it in my house, am I in violation of  
2 my lease? And when did this happen? Is it in my  
3 lease? I'm just asking questions for  
4 clarification.

5 CHAIRMAN ALBERT: No, no. You raise a  
6 good question. Let's find out what's happening  
7 and get back to you.

8 COMMISSIONER LANCASTER: Mr. Chair, if  
9 I may at this moment because this -- are they saying  
10 that the only way then can get these cameras hot,  
11 they got to go inside a person's unit and plug it  
12 in?

13 COMMISSIONER VANN-GHASRI: Yes,  
14 that's what they saying.

15 EXECUTIVE DIRECTOR GARRETT: But also  
16 --

17 COMMISSIONER LANCASTER: They can't  
18 put a pole on outside to bring current to the  
19 cameras on the outside, because just like a --  
20 (Simultaneous speaking.)

21 CHAIRMAN ALBERT: So really none of us  
22 on this podium are electricians as far as I know.

**NEAL R. GROSS**

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

1 So let's have the staff inform us about what they  
2 are doing and we'll get back in touch with you.

3 (Simultaneous speaking.)

4 MR. DEL PIELAGO: And lastly, if I may,  
5 just very quickly. These citywide elections, the  
6 applications for the citywide advisory board are  
7 due on the 16th. There are many, as you mentioned,  
8 resident councils who do not have, you know, active  
9 resident councils. So it just means that that body  
10 is not in compliance as well, you know, as Maurice  
11 testified.

12 CHAIRMAN ALBERT: We also talked  
13 earlier on about doing some special meetings, some  
14 special elections.

15 MR. DEL PIELAGO: Yes, but as I'm  
16 saying, the applications are due on the 16th. The  
17 elections happen shortly thereafter, I believe two  
18 days after that. So unless you guys are having,  
19 you know, some whirlwind, overnight special  
20 elections, that mean that that citywide advisory  
21 body, which to me is key for public housing  
22 residents to have a voice, is not going to be in

**NEAL R. GROSS**

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

1 compliance to their own bylaws.

2 COMMISSIONER VANN-GHASRI: The  
3 Director need to answer the question.

4 EXECUTIVE DIRECTOR GARRETT: They  
5 going to push the citywide back to allow for the  
6 special meeting so there's true representation,  
7 because you're not going to be able to solve or  
8 resolve the problem without having the proper  
9 representation from each complex, each resident  
10 council if we don't push back the date for the  
11 advisory board.

12 MR. DEL PIELAGO: So DLA Piper knows  
13 that?

14 EXECUTIVE DIRECTOR GARRETT: They  
15 going to be --

16 MR. DEL PIELAGO: How will the  
17 residents be notified?

18 EXECUTIVE DIRECTOR GARRETT: They are  
19 going to notify all the residents. The residents  
20 will be notified appropriately of what's taking  
21 place and also as to why it's taking place. We had  
22 an internal meeting on that and that was

**NEAL R. GROSS**

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

1 specifically what I explained to the staff that it  
2 needed to be done in that manner. So people  
3 clearly needed to understand exactly what was  
4 taking place and also why it was taking place.

5 MR. DEL PIELAGO: Okay. Thank you.

6 COMMISSIONER VANN-GHASRI: Can we go  
7 back, I'm confused, I want to go back to that  
8 question he talked about December vote? Can you  
9 clarify that? The December you just mentioned.

10 MR. DEL PIELAGO: Well, the  
11 applications for anybody who wants to  
12 self-nominate is due on February 16 --

13 COMMISSIONER VANN-GHASRI: No, no.  
14 You was talking about Board of Commissioner vote  
15 with Barry Farms.

16 MR. DEL PIELAGO: Oh, yes. You all as  
17 a body voted down the additional funds --

18 COMMISSIONER VANN-GHASRI: The  
19 majority of, but you said in December, you saw the  
20 majority as voting no.

21 MR. DEL PIELAGO: Exactly, so now that  
22 money, this is the way I'm seeing it is trying to

**NEAL R. GROSS**

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

1 beat back door through the city council, but just  
2 want to make sure that it still has to go through  
3 this body who actually handles the affairs of the  
4 Housing Authority.

5 CHAIRMAN ALBERT: Yes, so I'm going to  
6 sound like a broken record, but yes. We voted no  
7 in December. If it comes up again, everyone on the  
8 dais will have an opportunity to vote on accepting  
9 the funds or not.

10 MR. DEL PIELAGO: So, just once again,  
11 I'm sounding like a broken record. But, you know,  
12 you have the Director of new communities saying on  
13 a public forum --

14 CHAIRMAN ALBERT: Who doesn't work for  
15 the Housing Authority.

16 MR. DEL PIELAGO: Exactly, but she is  
17 a partner to you. So, I mean, somebody should say  
18 something to her because she's putting up stuff  
19 that's not factual.

20 CHAIRMAN ALBERT: So we've had  
21 conversations about the article with DMPD. That's  
22 as much as I would share from this podium.

**NEAL R. GROSS**

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

1 MR. DEL PIELAGO: Okay, thank you.

2 CHAIRMAN ALBERT: Yes, thanks.

3 MR. DEL PIELAGO: And Commissioner  
4 Garrett and Kenneth, I appreciate your style like  
5 Mr. Obama. Just killing it today.

6 COMMISSIONER LANCASTER: Mr. Chair, if  
7 I may at this particular moment?

8 CHAIRMAN ALBERT: It's a special day  
9 for him.

10 COMMISSIONER LANCASTER: If I may at  
11 this particular moment, Mr. Chair, I heard Director  
12 Garrett say something about setting back the date  
13 on --

14 EXECUTIVE DIRECTOR GARRETT: Yes,  
15 we're going to push back the citywide so we can  
16 allow special elections.

17 (Simultaneous speaking.)

18 COMMISSIONER LANCASTER: Make it very  
19 clear, because --

20 EXECUTIVE DIRECTOR GARRETT: We are.

21 COMMISSIONER LANCASTER: -- see, also  
22 you have commissions election coming up.

**NEAL R. GROSS**

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



1 EXECUTIVE DIRECTOR GARRETT: Right.  
2 We're going to try, we know we have a time  
3 constraint but we're going to try our best so  
4 everyone's included.

5 COMMISSIONER LANCASTER: Okay.

6 CHAIRMAN ALBERT: All right,  
7 Commissioners, we've got to move on. Michael Lee?  
8 Michael you've got three minutes or we going to --

9 MR. LEE: What happened to my five?

10 CHAIRMAN ALBERT: No, you're not a  
11 resident so you get three.

12 MR. LEE: I'm not a resident.

13 CHAIRMAN ALBERT: You're my friend,  
14 but no special favors here.

15 MR. LEE: I mean, I always got five  
16 minute, what happened getting five minutes.

17 CHAIRMAN ALBERT: We get three today.

18 MR. LEE: Oh, but this is for the  
19 Father, Son, Holy Ghost, I mean. You know, I'm  
20 very honored to be with one attorney, another  
21 attorney, another attorney, and Mr. Watson, Sr.,  
22 Mr. Barry Watson, Sr.

**NEAL R. GROSS**

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

1                   But, you know, African American History  
2 month, 250 years of free labor, a hundred years for  
3 riding from a bus, and you know, Zion, seventh  
4 Sabbath of the year. The first seven of the year.

5                   I'm praying to God and Jesus that no one  
6 will lose your life and be that is blessed,  
7 sanctified, holy and hallowed, always has been  
8 always will be. Not just in Washington, DC, but  
9 the 50 states. But then I want to at least mention  
10 the CIA and the White House, so help me God.

11                  I don't smoke, I don't drink, I don't  
12 use drugs. And is said that who worked the fields  
13 of this country for free. Something wrong with  
14 this picture. You know, Michael A. Lee, a veteran,  
15 8,000 soldiers have been killed in Iraq, in  
16 Afghanistan 6,023.

17                  In our one heavenly father number one.  
18 His son, our savior number two. The amazing Holy  
19 Ghost number three, angel of the lord number four,  
20 heavenly Earth, number five, the spirit got number  
21 seven, let there be light.

22                  In our 8,000 soldiers have been killed

**NEAL R. GROSS**

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

1 in Iraq, in Afghanistan 6,023. You know  
2 something, since you cut my time short, you know,  
3 it's just to be Attorney General with Department  
4 of Justice, report on law the IG, it's a huge  
5 responsibility.

6 You never know the work you do, you  
7 might be saving someone's life. And to be the  
8 Secretary of the Department of Health and Human  
9 Service, the report on health, the IG, it's a huge  
10 responsibility, you never know you might be saving  
11 someone's life. And it just, you know, some of  
12 these well I think I'll just --

13 CHAIRMAN ALBERT: So Michael, you  
14 might want to use your last minute to summarize your  
15 thoughts.

16 MR. LEE: Well you know, you can't  
17 summarize, with the house rules committee, and the  
18 senate rules committee, the house judiciary  
19 committee and the senate judiciary committee,  
20 commission you should run.

21 Norton's got to go. How in the name of  
22 God and Jesus can Norton sit there for 20 -- and

**NEAL R. GROSS**

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

1 the my hearts you know, with the poor little girls,  
2 and the poor little boys, intelligence,  
3 leadership, communication, and management,  
4 education, research, supervision instruction,  
5 professional responsibility, and professional  
6 accountability with the report on law and the  
7 report on health, somebody's in trouble.

8 If there's a heaven up above, very,  
9 very, very -- too much office crime, CIA, FBI, MPG,  
10 and the ATRF, Office of the Inspector General, the  
11 Attorney General's Office, Board of Ethics and  
12 Accountability, US Attorney's Office, is very,  
13 very, sad, you know, too much -- I'm amazed Ms.  
14 Albert. Terry Thompson.

15 I'm amazed, but people are literally  
16 getting paid for not doing nothing and the poor  
17 people, the United States Congress, the United  
18 States Senate, the House of Representatives --

19 CHAIRMAN ALBERT: Michael, we  
20 appreciate your comment, but we're out of time.

21 MR. LEE: There standing committees  
22 number three, poor leadership -- people get paid

**NEAL R. GROSS**

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

1 for not do nothing.

2 PARTICIPANT: They ain't doing  
3 nothing.

4 CHAIRMAN ALBERT: Thank you very much,  
5 Michael. Thank you very much.

6 MR. LEE: People getting paid for not  
7 doing nothing. Riding the backs of young people,  
8 riding the backs of poor people, riding the backs  
9 of the homeless people, so I said riding the backs  
10 of sick people that's pitiful, that they -- riding  
11 the backs of low income senior citizens.

12 CHAIRMAN ALBERT: Michael --

13 MR. LEE: And riding the backs of --  
14 very, very sad, and some of you people won't want  
15 from nothing. Some of you people is very, very  
16 sad. I'm glad I don't smoke, and I don't drink.

17 CHAIRMAN ALBERT: I'm glad too.

18 MR. LEE: Intelligence in leadership.  
19 Very, very sad.

20 CHAIRMAN ALBERT: Taylor Heeley?

21 MR. LEE: Talking about free labor.  
22 And we, all the poor people --

**NEAL R. GROSS**

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

1                   CHAIRMAN ALBERT:   Michael, Michael,  
2 Michael let's let the other people speak.  Thanks  
3 so much.

4                   MR. LEE:   You know something, why all  
5 of a sudden, you come like --

6                   CHAIRMAN ALBERT:   Michael.

7                   MR. LEE:   Where my two minutes.  I got  
8 to fight for my two minutes?  You know it's funny  
9 to you.

10                  CHAIRMAN ALBERT:   Michael,  you don't  
11 have to fight me for anything.

12                  MR. LEE:   You know something, it's  
13 always been five minutes.  You know something, I'm  
14 glad I don't smoke, and I don't, you know something,  
15 too much office crime --

16                  CHAIRMAN ALBERT:   Taylor?

17                  MR. LEE:   -- office crime.  Too much  
18 office crime.

19                  CHAIRMAN ALBERT:   Go right ahead.  
20 Let's see how you follow that.

21                  MS. HEELY:   I'll try.  Good afternoon,  
22 Commissioners.  Thank you for the opportunity to

**NEAL R. GROSS**

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

1 offer comments today. My name is Taylor Heely, I'm  
2 the community lawyering project supervisor at  
3 Bread for the City.

4 I'm here today because I think the RAD  
5 regulations offer an opportunity for DCHA to  
6 finally codify and expand on the promises this  
7 Board made almost exactly two years ago in  
8 unanimously adopting Resolution 1606, which among  
9 other things, aims to insure public housing  
10 residents' right to return to new communities  
11 initiative properties as long as they're lease  
12 compliant.

13 It also bars the establishment of  
14 criminal background work or service requirements  
15 and creditor drug screening that are more stringent  
16 than DCHA policy.

17 Since March of 2016, it seems this  
18 Resolution has gone no further than the confines  
19 of those four pages. Instead of incorporating the  
20 Resolution into the legally enforceable  
21 regulations and documents governing these  
22 public/private partnerships, 1606 is merely seen

**NEAL R. GROSS**

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

1 as a set of aspirational principles and certainly  
2 not something that private developers are beholden  
3 to.

4 While DCHA's general counsel's office  
5 told advocates that these regulatory changes are  
6 only meant to incorporate RAD into the existing  
7 HCDP and public housing regulatory scheme, the  
8 truth is that opening these regulations for  
9 amendment and comments offers DCHA and the Board  
10 the opportunity to make broader, positive changes  
11 that effect all of its programs, particularly mixed  
12 finance public housing.

13 Pages and pages of these regulations  
14 address occupancy, tenant screening,  
15 applications, wait lists, leases, rents and  
16 grievance procedures, public housing. But  
17 ironically, once public housing properties convert  
18 to "redeveloped properties" through any type of  
19 mixed financing, that long list of regulations I  
20 just mentioned goes out the window.

21 Instead, resident's and applicant's  
22 rights are outlined in just three pages that say

**NEAL R. GROSS**

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



1 all these things will be governed by regulatory and  
2 operating agreements or RAD control agreements by  
3 and between the private owner and DCHA. Those  
4 agreements are not substantively governed by these  
5 DCHA regulations and they are certainly not made  
6 publicly available for comment or input.

7 In an introductory meeting with housing  
8 advocates a few months ago, Director Garrett stated  
9 that ultimately, DCHA would like to preserve all  
10 of its traditional public housing properties  
11 through mixed finance redevelopment efforts.

12 If traditional public housing is phased  
13 out and these regulations aren't changed to ensure  
14 that these agreements of private developers comply  
15 with DCHA public housing screening and operating  
16 criteria, current DCHA residents are going to be  
17 permanently displaced while many others will never  
18 even make it off of the 40,000 person wait list.

19 The simple fact is that the private  
20 market is not designed to house families living at  
21 low incomes unless it can make a profit doing so.  
22 DCHA and the City give developers of financial

**NEAL R. GROSS**

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

1 resources and land to make mixed income housing  
2 work for the developers' bottom lines.

3 So those dollars should come with some  
4 serious strings that insure DCHA can continue to  
5 live up to its mission to provide quality  
6 affordable housing that's actually accessible to  
7 the residents it claims to serve.

8 Other advocates, including myself,  
9 raised these concerns in our official comments and  
10 in a follow-up meeting with DCHA's General  
11 Counsel's office in January. We were told that in  
12 order to see the changes we're composing, this  
13 Board would need to expand Resolution 16-06 to all  
14 mixed finance properties and expressly required  
15 the accompanying regulatory changes.

16 I'm hopeful that given your past  
17 support of a right to return for residents at NCI  
18 Properties, you'll take the next step and direct  
19 DCHA to expand and codify 16-06 in order to provide  
20 those same protections for all public housing  
21 residents and applicants in mixed income  
22 properties. Thank you. Is there any questions?

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Thank you.

2 COMMISSIONER VANN-GHASRI: Question.

3 Now while you're a strong advocate of the rental  
4 assistance demonstration program, now while you  
5 all are doing your language, I am highly requesting  
6 that you all incorporate our Public and Indian  
7 Rights. It is called Public and Indian Rights that  
8 actually give us our federal empowerment.

9 Number one, the District of Columbia  
10 Housing Authority may be the ninth largest housing  
11 authority, but unlike El Paso, Texas, I will be  
12 against our whole housing stock going RAD. I've  
13 done my homework with RAD.

14 Second of all, when you are looking at  
15 the pros and cons of RAD, personally, I feel that  
16 this is the District of Columbia. And being that  
17 we're the District of Columbia, we should have at  
18 least one model of every model of affordable  
19 housing. At least one, because that gives you at  
20 enough leverage to model and to study the trends  
21 of all the different models.

22 Number two, one thing that bothers me

**NEAL R. GROSS**

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

1 about RAD that have to be in the language that  
2 public housing residents will still be able to have  
3 a resident council. That resident council will  
4 still be able to govern as an agent their washing  
5 machines and laundry rooms.

6 They will still have the right to  
7 receive resident participation funds. They will  
8 also still incorporate in that community benefit  
9 with RAD that residents along with resident  
10 councils who have had the opportunity to be  
11 trained under housing urban and development.

12 So as we move forward, we're moving  
13 forward a group of residents whose going to  
14 understand the impact of policies, procedures,  
15 legislation, guidelines of the federal government  
16 because that is one of the weakness I have found  
17 with my housing authority and our resident council  
18 versus Chicago public housing residents, versus  
19 Los Angeles, I'm looking at the larger housing  
20 authorities of what's to be the ninth.

21 And remember, they're starting to work  
22 at 32/39. Correction, move to work housing

**NEAL R. GROSS**

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

1 authorities.

2 And with the District of Columbia  
3 thankful to Adrian who put us in a position to be  
4 a move to work housing authority to flexible to be  
5 able to use the new market tax credit money in ways  
6 that we could have never done, because remember  
7 we're not a state and we have to be very careful  
8 how we for the next generation of either  
9 traditional conventional public housing or access  
10 management or any type of housing that we find is  
11 affordable or you're doing us more harm than good,  
12 because now you're allowing another group of  
13 residents to move into a RAD building before us who  
14 will have already start their own organization,  
15 because we have seen that in a case study of '06.

16 In '06 there are very few public housing  
17 residents that cheers or sit in a position of  
18 authority in the land that their land that their  
19 president signed off on. So we don't want to make  
20 that mistake. But so far you all are doing a good  
21 job with language. So keep that up and keep that  
22 in mind as you craft.

**NEAL R. GROSS**

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

1 MS. HEELY: So, can I respond?

2 CHAIRMAN ALBERT: Quickly.

3 MS. HEELY: Okay. Commissioner  
4 Vann-Ghasri, I agree. I think the difference is  
5 I can draft language all day long, but I don't work  
6 for the housing authority and you all don't have  
7 to accept anything I say. So I have offered to  
8 propose language for a resolution to Commissioner  
9 Slover. I hope that you all will take a look at  
10 that --

11 CHAIRMAN ALBERT: So why don't you just  
12 talk to our General Council?

13 MS. HEELY: We've spoken with the  
14 General Council and we had a meeting and we were  
15 told that if this specific change of expanding that  
16 resolution and codifying the regulations is  
17 actually enforceable, that that would need to come  
18 from the Board. So that's why I'm here today.

19 CHAIRMAN ALBERT: Great. So if you  
20 can leave a copy of your proposal.

21 MS. HEELY: I have copies for everybody  
22 of the existing resolution. If people were not

**NEAL R. GROSS**

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

1 familiar with what it is. It just applies to new  
2 communities right now.

3 CHAIRMAN ALBERT: No, we're familiar  
4 with what it is. If you can leave the proposed  
5 changes for us.

6 MS. HEELY: I don't have proposed  
7 changes today. I can send --

8 COMMISSIONER VANN-GHASRI: -- that you  
9 have, at least to the resident commissioner so that  
10 we can be educated on it and it just won't be me.  
11 Commissioner Lancaster, and Commissioner Council  
12 do not always have the privilege of being in your  
13 all business like I am posing to. They are  
14 professionals. They have manners.

15 CHAIRMAN ALBERT: Taylor, thank you so  
16 much.

17 MS. HEELY: Thank you.

18 CHAIRMAN ALBERT: Margaret Dwyer?

19 MS. DWYER: Good afternoon. My name  
20 is Margaret Dwyer, I'm a homeowner and taxpayer  
21 from Ward 3, a member of Surge DC, and Power DC,  
22 and the Barry Farm Tenant and Allies Association.

**NEAL R. GROSS**

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

1 I'm here today to stand with my friends and  
2 neighbors who live in public housing, and  
3 especially in Barry Farm in pursuit in a just and  
4 decent way forward.

5 I want to greet the new Commissioners.  
6 I haven't met the new ED and I'm pleased to meet  
7 him. I'm sure you're all very much aware of all  
8 the tedium and minutiae that service on a board  
9 requires. And yet mixed in with all of that are  
10 life and death decisions that we the people entrust  
11 you to make for our neighbors.

12 So, I want to thank the Commissioners  
13 Vann-Ghasri, Lancaster, Council, and in absentia  
14 Slover, and after the fact Fisher, for the votes  
15 last December against the resolutions that would  
16 have provided extra funds for demolition at Barry  
17 Farm and would have diverted project based voucher  
18 funds from their intended purpose.

19 It means a lot to those of us who care  
20 about public housing and it's residents to have you  
21 standing up for residents' interests as well as for  
22 the interest of the voucher program.

**NEAL R. GROSS**

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



1           So I'm now hearing that it's possible  
2           that these or similar resolutions may be  
3           reintroduced, and we're counting on you to stand  
4           firm and for the entire Board to join in and reject  
5           this, because after all, these seem to be  
6           indications that the District has not made a solid  
7           plan and is rushing forward without laying proper  
8           groundwork.

9           Barry Farm is a historic community that  
10          should never have been neglected and allowed to  
11          fall into disrepair in the first place. We want  
12          our neighbors who live there to have decent  
13          conditions, to have the right to stay there during  
14          redevelopment, and to have the redevelopment  
15          resemble the current community, including having  
16          large units for families and places for children  
17          to play.

18          In the end, we in Surge want to see a  
19          DC that maintains its heritage and makes space for  
20          a wide spectrum of people and not just for the  
21          privileged. Thank you very much.

22                   CHAIRMAN ALBERT: Thank you.

**NEAL R. GROSS**

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

1 MR. LEE: Mr. Albert, I'm --

2 (Simultaneous speaking.)

3 CHAIRMAN ALBERT: No, no, no.

4 MR. LEE: -- voucher. For seven years

5 --

6 CHAIRMAN ALBERT: I'll give you seven  
7 minutes next month.

8 MR. LEE: I just want you to know, I  
9 mean, these have --

10 CHAIRMAN ALBERT: I promise you that.

11 MR. LEE: -- with the 8,000 soldiers.

12 CHAIRMAN ALBERT: Mary Jane Builes?

13 MS. BUILES: Good afternoon. So I'm  
14 going to keep this brief. My name is Mary Jane  
15 Builes, I'm a resident of Ward 3, a student at  
16 American University, and a member of Surge DC. And  
17 I would like to begin this with the first time I  
18 saw Washington, DC from the perspective of an  
19 outsider. I've only been living her for a few  
20 months. And I remember thinking that the City was,  
21 and it still is, beautiful.

22 The stone monuments and the overall

**NEAL R. GROSS**

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

1 cleanliness of the City made me believe that the  
2 while City looked like this. Now that I've lived  
3 here, I realize that what I originally believed has  
4 been proved wrong, because the same beautiful City  
5 upon a hill is not seen in the whole of DC,  
6 especially in Barry Farms, where homes and most  
7 importantly, people have been neglected.

8 And before I go further on Barry Farms,  
9 I would like to thank Commissioners Vann-Ghasri,  
10 Lancaster, Slover, and previously Fisher, for  
11 their votes against resolutions that would have  
12 been detrimental to the Barry Farms community.

13 CHAIRMAN ALBERT: What about it would  
14 have been detrimental from your perspective?

15 MS. BUILES: It would have been  
16 detrimental for, I apologize, it would have been  
17 detrimental, I can't think right now. I  
18 apologize.

19 CHAIRMAN ALBERT: No, no. You can go  
20 ahead, I realize --

21 MS. BUILES: Okay. While I can't  
22 comprehend the amount of power in your hands and

**NEAL R. GROSS**

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

1 the tediousness you must sometimes feel when  
2 dealing with bureaucracy, I would like to remind  
3 all of you that your decisions go over the heads  
4 of thousands in the City where we are all residents.

5 We have a home in DC. And in a way, this  
6 small City is somewhat a community. And I do not  
7 appreciate the neglect given to neighbors who  
8 deserve adequately sized housing, the comfort of  
9 heat and warm water, and a sense of belonging in  
10 a community. And overhearing this for the first  
11 time and it seems like the mass amount of the vermin  
12 problem here.

13 The residents of Barry Farm do not  
14 deserve the housing the size of studio apartments  
15 when there are more than five people in a family,  
16 as with the plan for the mixed housing  
17 developments.

18 They do not deserve housing anxiety  
19 about where they are going to live if they get  
20 kicked out from the only community that they are  
21 part of and they know the most.

22 And I want to see DC that I saw the first

**NEAL R. GROSS**

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

1 time as an outsider. In a city where we can be a  
2 shining example for a nation in public housing.  
3 That's why I'm speaking. Everyone deserves to  
4 live in a community where they feel at home,  
5 especially the residents of Barry Farms. Thank  
6 you for listening and standing up for justice at  
7 Barry Farms.

8 CHAIRMAN ALBERT: Thank you so much,  
9 Mary Jane.

10 COMMISSIONER LANCASTER: Excuse me, I  
11 heard you went over a list of names. But I think  
12 you missed one name on your lists there.

13 MS. BUILES: Oh, no. I'm so sorry.

14 CHAIRMAN ALBERT: Which name did she  
15 miss?

16 COMMISSIONER VANN-GHASRI: What name?

17 COMMISSIONER LANCASTER: She missed  
18 Commissioner Council.

19 CHAIRMAN ALBERT: Commissioner  
20 Council is so acknowledged.

21 MS. BUILES: Yes, in absentia.

22 CHAIRMAN ALBERT: Mary Jane, thanks so

**NEAL R. GROSS**

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

1 much.

2 MS. BUILES: Thank you, so much.

3 CHAIRMAN ALBERT: Noah, Noah Rosen?  
4 No, I must say it was hard to keep a straight face  
5 watching you in the audience.

6 MR. ROSEN: Why is that?

7 CHAIRMAN ALBERT: I'll tell you  
8 offline.

9 MR. ROSEN: You'll tell me offline?  
10 Yes, I don't quite know how to take that. As a  
11 compliment or --

12 CHAIRMAN ALBERT: A compliment, a  
13 compliment. Yes.

14 MR. ROSEN: Okay. Well with that  
15 being said, I'd like to begin. Hello and good  
16 afternoon. My name is Noah Rosen.

17 COMMISSIONER LANCASTER: Good  
18 afternoon.

19 MR. ROSEN: I'm a Ward 1 resident, I'm  
20 a veteran taxpayer, I'm from, originally from  
21 Rockville, Maryland, been living in DC the last  
22 four years. I'm here as a member of Surge DC that's

**NEAL R. GROSS**

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

1 showing up for racial justice, standing with our  
2 allies and friends in Power DC and the Barry Farms  
3 Tenant Association.

4 In my day job as an academic, I research  
5 inclusive development and peace processes  
6 internationally. And across social sciences,  
7 there's a broad consensus that agrees that peaceful  
8 and prosperous societies are built when the voices  
9 of communities most impacted by changes are heard  
10 and respected.

11 Here in DC I believe that the residents  
12 of Barry Farms have made their demands quite  
13 clearly. So I stand with them, my neighbors and  
14 fellow residents of DC, in demanding that you hear  
15 their voices and the practice of de facto  
16 demolition and eviction by neglect, ensure that the  
17 residents of Barry Farms are able to stay and live  
18 in decent conditions throughout the redevelopment,  
19 and ensure that the new development provides  
20 comfortable units for larger families.

21 So, please respect the voices of  
22 longtime DC residents and defend access to

**NEAL R. GROSS**

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

1 affordable, decent, and safe housing for all people  
2 as a fundamental human right. Thank you.

3 CHAIRMAN ALBERT: Thank you, Noah.  
4 Jennifer Berger? Is Jennifer still here? She had  
5 to leave? So that ends our public testimony  
6 period. Are there any announcements  
7 Commissioners, or any final comments before we  
8 adjourn?

9 COMMISSIONER LOPEZ: Mr. Chair, I just  
10 wanted to acknowledge and thank everyone who came  
11 out today and I certainly appreciated your  
12 testimony and your feedback. This is my first  
13 Board Meeting, but I certainly having been born and  
14 raised in DC and understanding the historical  
15 context of the failures of the Housing Authority  
16 in the past, I plan to really work hard with my  
17 Commissioners, fellow Commissioners and also the  
18 community at large to address your concerns and  
19 hopefully give you guys some solutions you can be  
20 proud of.

21 CHAIRMAN ALBERT: Thank you. So our  
22 next Board of Commissioners meeting will be held

**NEAL R. GROSS**

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



1 on Wednesday, March 14th, 2018 at 1:00 p.m. at DCHA  
2 Headquarters, 1133 North Capital Street,  
3 Northeast. Are there any other issues that come  
4 before this body.

5 (No audible response.)

6 CHAIRMAN ALBERT: Hearing none.

7 COMMISSIONER LANCASTER: Happy  
8 Valentine's Day to all.

9 (Laughter.)

10 COMMISSIONER LANCASTER: Happy 2018,  
11 and thank you all for your input and for being here.

12 CHAIRMAN ALBERT: Thanks for coming  
13 everyone. We are adjourned.

14 (Whereupon, the above-entitled matter  
15 went off the record at 3:35 p.m.)  
16  
17

**NEAL R. GROSS**

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