

## THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

## BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY  
JULY 10, 2019

+ + + + +

The Board of Commissioners met in the Fort Lincoln Meeting Room, 3400 Banneker Drive, N.E., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

## COMMISSIONERS PRESENT:

NEIL ALBERT, Chairman  
KENNETH D. COUNCIL, Vice Chairman  
NAKEISHA NEAL JONES, Commissioner  
JOSE ARNALDO ORTIZ GAUD, Commissioner  
FRANSELENE ST. JEAN, Commissioner  
JOHN FALCICCHIO, Commissioner  
LEJUAN STRICKLAND, Commissioner  
ANTONIO TALIAFERRO, Commissioner  
AQUARIUS VANN-GHASRI, Commissioner  
DYANA FORESTER, Commissioner

## STAFF PRESENT:

TYRONE GARRETT, Executive Director  
ALETHEA MCNAIR, Manager, Board Relations

## COMMISSIONER ABSENT:

WILLIAM SLOVER, Advocate Representative

**NEAL R. GROSS**

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

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

2 (1:00 p.m.)

3 CHAIRMAN ALBERT: I want to remind you  
4 to please silence your phones and other devices as  
5 we customarily do.

6 And at this time, as is our custom, I'm  
7 going invite you to join me in observing a moment  
8 of silence.

9 (Moment of silence)

10 Thank you.

11 I'm going to ask our secretary to  
12 establish a quorum.

13 MS. MCNAIR: Thank you.

14 Commissioner Council?

15 COMMISSIONER COUNCIL: Present.

16 MS. MCNAIR: Commissioner Falcicchio?

17 COMMISSIONER FALCICCHIO: Present.

18 MS. MCNAIR: Commissioner Forester?

19 COMMISSIONER FORESTER: Present.

20 MS. MCNAIR: Commissioner Neal Jones?

21 COMMISSIONER NEAL JONES: Present.

22 MS. MCNAIR: Commissioner Ortiz Gaud?

**NEAL R. GROSS**

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

1 COMMISSIONER ORTIZ GAUD: Present.

2 MS. MCNAIR: Commissioner Bill Slover?

3 Commissioner Saint Jean?

4 COMMISSIONER SAINT JEAN: Present.

5 MS. MCNAIR: Commissioner Strickland?

6 COMMISSIONER STRICKLAND: Present.

7 MS. MCNAIR: Commissioner Taliaferro?

8 COMMISSIONER TALIAFERRO: Present.

9 MS. MCNAIR: Commissioner  
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Present.

12 MS. MCNAIR: Chairman Albert?

13 CHAIRMAN ALBERT: Present.

14 MS. MCNAIR: You have ten  
15 commissioners present. You have a quorum.

16 CHAIRMAN ALBERT: Thank you. As you  
17 heard from the rollcall we do have two new  
18 commissioners on our Board today who I'd like to  
19 introduce.

20 First is Commissioner Dyana Forester.  
21 Commissioner Forester is replacing Commissioner  
22 Ken Grossinger who was on our Board for over 15

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 years, I think. So we want to welcome you, Dyana,  
2 to our Board.

3 I know that you will serve us just as  
4 well as Commissioner Grossinger did. So please  
5 join me in a round of applause to welcome  
6 Commissioner Forester.

7 (Applause)

8 And then also joining us today is  
9 Commissioner Falcicchio. Commissioner  
10 Falcicchio is replacing Deputy Mayor Kenner who  
11 left DC government on July 3rd. Commissioner  
12 Falcicchio is serving as the interim Deputy Mayor  
13 and as such is a member of our Board of  
14 Commissioners.

15 So please join me in welcoming  
16 Commissioner Falcicchio.

17 (Applause)

18 Thank you.

19 The next item on our agenda is the  
20 approval of minutes. Our last meeting was June 12,  
21 2019. The minutes have been presented to you in  
22 advance. I am hoping that you had a chance to

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 review it. And at this time I will entertain a  
2 motion to approve the July -- the June 12, 2019  
3 meeting minutes. Is there a motion?

4 COMMISSIONER STRICKLAND: Motion.

5 CHAIRMAN ALBERT: Motion. Is there a  
6 second?

7 COMMISSIONER TALIAFERRO: Second.

8 CHAIRMAN ALBERT: All those in favor?  
9 Aye.

10 CHAIRMAN ALBERT: Any opposed? The  
11 ayes have it.

12 At this time I'll turn it over to our  
13 executive director for his report.

14 MR. GARRETT: Commissioners, you have  
15 the -- good afternoon, everyone. Sorry.

16 CHAIRMAN ALBERT: Good afternoon.

17 Good afternoon.

18 MR. GARRETT: You have our updated  
19 report in your package. I have nothing further to  
20 report other than today will begin to be resident  
21 engagement initiative dealing with our  
22 repositioning effort for the various 14

**NEAL R. GROSS**

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

1 properties. So I just wanted to make you aware and  
2 --

3 FEMALE PARTICIPANT: Can you use the  
4 mike?

5 MR. GARRETT: I'm sorry. That this  
6 evening we will begin our resident engagement  
7 dealing with the 14 properties that will be part  
8 of our repositioning effort. The Board of  
9 Commissioners have received notice and I believe  
10 all the residents in the affected property have  
11 also received notification.

12 CHAIRMAN ALBERT: Thank you. Can you  
13 guys hear us at the back?

14 MR. GARRETT: Okay. Okay.

15 CHAIRMAN ALBERT: Okay.

16 MR. GARRETT: I apologize.

17 CHAIRMAN ALBERT: So we have a number  
18 of resolutions before us today. As is our custom  
19 we do invite the public to provide comments on our  
20 resolutions before we actually get into the  
21 resolutions.

22 One person signed up to provide comment

**NEAL R. GROSS**

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

1 on Resolution 19-21. At this time I'm going to  
2 invite Shonta High to come forward and speak on  
3 Resolution 19-21.

4 You can stay -- you don't have to come  
5 up. We'll just pass the microphone to you.

6 MS. HIGH: Thank you. My name is Miss  
7 Shonta High. I'm the president of the Council at  
8 Park Morton. I signed up to speak on Resolution  
9 19-21 to approve the District's -- the DC Housing  
10 Authority's fiscal year 2020 Moving to Work plan.

11 I have -- I am in support of this because  
12 I have asked DCHA to assist me in readying my  
13 residents for this redevelopment, which means  
14 self-sufficiency classes. I have -- I was out of  
15 commission for a little bit, but I'm back. I'm  
16 back, you all.

17 CHAIRMAN ALBERT: Welcome back.

18 MS. HIGH: I really want my residents  
19 to be prepared, truly and thoroughly prepared for  
20 this redevelopment because there are quite a few  
21 people who are not in the position to have enough  
22 income to return.

**NEAL R. GROSS**

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

1           We have people who don't have enough  
2           credit to be able to return, even though that was  
3           said that the criteria for that was being removed  
4           and everybody would be treated equally, but we all  
5           know what gentrification credit is and it is part  
6           of the issue, the thing that's on the table.

7           We have a lot of residents who are  
8           wanting to become entrepreneurs and we need DC  
9           Housing Authority to lift the restriction for us  
10          to be able to have a home occupancy permit so that  
11          we can be able to move towards working because for  
12          some of the entrepreneurs they're ready to go. But  
13          they can't do anything because they don't have the  
14          money to lease a space to be able to run their  
15          business, so their business will ultimately be run  
16          from home.

17          So I just want to say I hope that this  
18          Move to Work Plan will be beneficial for all  
19          residents, not just Park Morton, but all residents  
20          that are facing gentrification. Thank you.

21                 CHAIRMAN ALBERT: Thank you so much,  
22                 Shonta.



1 MR. GARRETT: Thank you, ma'am.

2 CHAIRMAN ALBERT: So now we'll turn to  
3 our resolutions. So first resolution for  
4 discussion today is Resolution 19-19 which will  
5 authorize our Executive Director to execute a  
6 contract for architectural and engineering  
7 services. I'm going to invite Lori Bonds to come  
8 up and give the Board really a brief synopsis of  
9 the resolution. And then we'll open it up for  
10 questions from our commissioners before we vote.

11 MS. BONDS: Good afternoon.

12 CHAIRMAN ALBERT: Good afternoon.

13 GROUP: Good afternoon.

14 MS. BONDS: Again, Lori Bonds,  
15 Director of Office of Administrative Services.  
16 Resolution 19-19 is to request authorization to  
17 enter into a contract for architectural and  
18 engineering services. We're requesting to enter  
19 into a contract with the company Amar Group, LLC  
20 for a two-year period for the amount of \$673,000  
21 --

22 CHAIRMAN ALBERT: Lori, can you speak

**NEAL R. GROSS**

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

1 closer to the mike, please?

2 MS. BONDS: Oh, I'm sorry.

3 CHAIRMAN ALBERT: They can't hear you  
4 in the back.

5 MS. BONDS: Is that better?

6 MALE PARTICIPANT: Yeah, it is.

7 MS. BONDS: Okay. We're requesting to  
8 enter into a contract with an architectural and  
9 engineering firm, Amar Group, LLC, for a period of  
10 two years in order to be able to perform services  
11 for Montana 5, RAD conversion for five properties:  
12 Montana Terrace, Elvans Road, Villager Apartments,  
13 Lincoln Road Apartments and Ontario Road  
14 Apartments.

15 And these five properties have been  
16 bundled together based on substantial renovation  
17 for RAD conversion.

18 And again, it's for two years. The  
19 firm is a local firm. They are CBE-registered  
20 here. They are not suspended or disbarred locally  
21 or on a federal list.

22 As far as their Section 3 compliance,

**NEAL R. GROSS**

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

1 they have committed to hire two Section 3 employees  
2 to assist with measurements and photography, as  
3 well as an employee for long-term employment for  
4 the duration of the contract.

5 In addition to training and  
6 certification for another employee as an  
7 inspector.

8 And so we are requesting to enter into  
9 this contract for \$672,706, subject to the  
10 availability of funding.

11 CHAIRMAN ALBERT: Great. Thank you so  
12 much. Questions from our commissioners?

13 Mr. Vann-Ghasri?

14 COMMISSIONER VANN-GHASRI: First and  
15 foremost I want to go on record saying and making  
16 sure --

17 CHAIRMAN ALBERT: Can you speak into  
18 the mike?

19 COMMISSIONER VANN-GHASRI: I want to  
20 go on the record and say this and I want the director  
21 to just wind this up. First of all, with RAD what  
22 is it and whether or not the -- my constituents is

**NEAL R. GROSS**

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

1 impact by this because they are my constituents and  
2 whether or not it would be an MOU stating that they  
3 will have 15 to 20 years lifecycle. That is very  
4 central.

5 So I'm recommending that the longest  
6 lifecycle that you can have with rental assistance  
7 demonstration program is 20 years.

8 So each one of these properties, if they  
9 get the award from HUD, that this agency will  
10 request the 20 years lifecycle, along with allowing  
11 them to continue with their public and Indian  
12 rights, which means that if on -- as the community  
13 have any type of vending machines, the elected  
14 resident council president will remain the  
15 authorized agent that the District of Columbia  
16 Housing Authority will recognize for them to be  
17 able to continue to receive a monthly net income  
18 check from their vending along with recommending  
19 that whatever Section 3 resident that you're going  
20 to hire make sure that that resident come from the  
21 Ward in which it is being impact, which means that  
22 if you're looking for two photographers, and I

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 don't know how you're going to split that up because  
2 you're looking at Ward 5, that's Montana.

3 What I will -- well, when we come to the  
4 Wards, so that means that my recommendation you  
5 don't get somebody from Ward 8 to be a photographer  
6 for the RAD.

7 Now, you can do it this way, this is a  
8 good recommendation, you can look at all of the  
9 communities which is going to be impact by RAD, you  
10 request who is in compliance for the photographer  
11 position, put all their names in a bag, get a third  
12 person that don't know nobody and they can draw up  
13 the names.

14 And I call that's transparency and  
15 being fair. I would truly have a problem if your  
16 photographers are coming from somewhere else and  
17 not in these impacted Wards.

18 CHAIRMAN ALBERT: Okay. Any  
19 questions or comments from other commissioners.

20 Mrs. Strickland?

21 COMMISSIONER STRICKLAND: I just want  
22 to commend, you know, the work you guys have been

**NEAL R. GROSS**

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

1 putting in to just try and find local firms to  
2 participate in your solicitations and just keep up  
3 the good work on that.

4 CHAIRMAN ALBERT: Great, thank you so  
5 much.

6 MS. BONDS: Thank you.

7 CHAIRMAN ALBERT: Hearing no other  
8 questions I would entertain a motion to approve  
9 Resolution 19-19. Is there such a motion?

10 COMMISSIONER SAINT JEAN: Motion.

11 CHAIRMAN ALBERT: Is there a second?

12 COMMISSIONER COUNCIL: Second.

13 CHAIRMAN ALBERT: Roll call.

14 MS. MCNAIR: Thank you.

15 Commissioner Council?

16 COMMISSIONER COUNCIL: Yes.

17 MS. MCNAIR: Commissioner Falcicchio?

18 COMMISSIONER FALCICCHIO: Yes.

19 MS. MCNAIR: Commissioner Forester?

20 COMMISSIONER FORESTER: Abstain.

21 MS. MCNAIR: Commissioner Neal Jones?

22 COMMISSIONER JONES: Yes.

**NEAL R. GROSS**

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

1 MS. MCNAIR: Commissioner Ortiz?

2 COMMISSIONER ORTIZ GAUD: Yes.

3 MS. MCNAIR: Commissioner Saint Jean?

4 COMMISSIONER SAINT JEAN: Yes.

5 MS. MCNAIR: Commissioner Strickland?

6 COMMISSIONER STRICKLAND: Yes.

7 MS. MCNAIR: Commissioner Taliaferro?

8 COMMISSIONER TALIAFERRO: Yes.

9 MS. MCNAIR: Commissioner  
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Only and if  
12 -- only if those recommendation I stated is in  
13 writing because if it's not in writing it doesn't  
14 happen. And in this -- in this resolution, even  
15 though you give the lifecycle of a RAD but you don't  
16 say whether they got 15 or 20 years, therefore I  
17 say no.

18 CHAIRMAN ALBERT: So are you a yes or  
19 a no?

20 COMMISSIONER VANN-GHASRI: I vote no  
21 and I'm telling why --.

22 CHAIRMAN ALBERT: Okay.

**NEAL R. GROSS**

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

1 COMMISSIONER VANN-GHASRI: -- because  
2 in the near future when you're doing RAD please  
3 specify whether or not the DCHA public housing  
4 community is going to know with RAD whether they  
5 will have 15-year lifecycle or a 20-year lifecycle.  
6 Other than that it's ambiguous --

7 CHAIRMAN ALBERT: Okay.

8 COMMISSIONER VANN-GHASRI: -- and it  
9 can be argued.

10 CHAIRMAN ALBERT: Thank you,  
11 commissioner.

12 COMMISSIONER VANN-GHASRI: Okay,  
13 thank you.

14 MS. MCNAIR: Chairman Albert?

15 CHAIRMAN ALBERT: Yes.

16 MS. MCNAIR: You have eight yes, one no  
17 and one abstention. The Resolution is approved.

18 CHAIRMAN ALBERT: Thank you.

19 Moving on to Resolution 19-20 which  
20 will authorize the executive director to enter into  
21 contracts with construction services through the  
22 job order contracting program. Lori again.

**NEAL R. GROSS**

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



1 MS. BONDS: Yes. Commissioners,  
2 again, this contract position, this request for a  
3 contract is, again, as you mentioned, for the job  
4 order contracting program. And that is for a  
5 program that we have used for over 20 years in order  
6 to be able to help streamline our construction  
7 process.

8 We issued a solicitation which is an  
9 indefinite delivery quantity contract and we  
10 issued that as an invitation for a bid back in  
11 April, issued it to several publications including  
12 the Washington Post, the Informer, Afro American,  
13 Current Newspaper and El Tiempo to make sure that  
14 there was additional coverage.

15 We had a pre-proposal conference to be  
16 able to provide and make sure that folks knew and  
17 understood the job program of which we had 71  
18 qualified firms to attend. Of those 71 firms that  
19 attended, 31 were CBE, 34 were from other entities,  
20 whether they were in district or other areas.

21 Again, part of the request and the  
22 process for us entering into these contracts is

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1       because we're requesting services for general  
2       contracting, electrical, mechanical and asbestos  
3       testing and abatement. Some of these are being  
4       awarded, again, to 13 firms is the request going  
5       forward for, again, this particular solicitation.

6               And those 13 firms are listed, again,  
7       with regard to, again, their services for a period  
8       of one base year with four option years. The  
9       resolution has been amended to be able to reflect  
10      some additional information and understanding with  
11      regard to the maximum contract values that we can  
12      enter into with regard to the contracts such that  
13      until work is fully funded, we have funds in hand  
14      and funds committed by a financial institute --  
15      institution or governmental authority or allocated  
16      by a public body and expected to receive before a  
17      task order is issued and initiated for work.

18             And again, the amount for this  
19      particular resolution for contracting is in the  
20      aggregate amount of \$52,035,000. And in addition,  
21      again, the council has approved and that amount is  
22      showing, again, what approved district and federal

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 capital funds, budgets we already have so that's  
2 the amount of what's already on hand.

3 And in addition, we have already been  
4 approved on allocation of \$24,500,000 of which DCHA  
5 expects \$23.5 million to be available this fiscal  
6 year 2019. Also anticipating another \$6 million  
7 in capital funds from FY '20, again, to be able to  
8 address again the funds that are on hand, as well  
9 as those that are anticipated or expected for,  
10 again, these contracts that we're entering into,  
11 these contractors to be able to have work begin  
12 immediately as well as they're already funded.

13 CHAIRMAN ALBERT: Thank you.

14 Mr. Strickland?

15 COMMISSIONER STRICKLAND: Question, I  
16 notice that contract number 16 through 119 was not  
17 awarded, nor before us an abatement. And I saw  
18 that there were a couple friends that applied for  
19 it, but is there a general theme why those were not  
20 awarded?

21 MS. BONDS: Yes. Either again, they  
22 were not certified in the District because for

**NEAL R. GROSS**

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

1 asbestos and lead testing they have to actually be  
2 certified with the District to actually be able to  
3 do that work. And so either they were not  
4 certified or their factor that they have to provide  
5 as far as the professional bid, their price  
6 proposal, was too high.

7 And so, again, it has to either be based  
8 on, again, the approval for the District or their  
9 bid proposal.

10 COMMISSIONER STRICKLAND: So are you  
11 planning to put out another proposal just for those  
12 particular services?

13 MS. BONDS: Yes. We've backed our --  
14 we're putting out a separate solicitation just for  
15 our environmental efforts --

16 COMMISSIONER STRICKLAND: Okay.

17 MS. BONDS: -- that will address the  
18 asbestos, lead and mold.

19 COMMISSIONER STRICKLAND: Okay, thank  
20 you.

21 MS. BONDS: You're welcome.

22 CHAIRMAN ALBERT: Great.

**NEAL R. GROSS**

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

1 Commissioner Saint Jean?

2 COMMISSIONER SAINT JEAN: So how are we  
3 doing community engagement with Section 3? And do  
4 our families know where to go for Section 3?

5 MS. BONDS: Yes. So with regard to  
6 Section 3, again, the commitment in general is that  
7 at least 10 percent of the total dollar amount for  
8 each job order for all the new hires have to come  
9 again directly for their work and at least three  
10 percent of the total dollar amount for new hires.  
11 And again that's on every job order or task that  
12 they're being issued.

13 And so they work directly. The firms  
14 have to work directly with our Section 3  
15 coordinator as well as -- who is part of the Office  
16 of Resident Services, as well as the staff from the  
17 Southwest Enhancement Center to be able to make  
18 sure that every time that there are jobs that are  
19 anticipated before it's time to start the job  
20 they're going through the enhancement center as far  
21 as the database is concerned to make sure that,  
22 again, they're folks that are contacted, brought

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 in, apply for the positions or have already been  
2 deemed qualified so we can match them up with the  
3 contractors. So they can be able to start work,  
4 again, immediately as soon as the work is required  
5 to begin.

6 COMMISSIONER SAINT JEAN: Okay, thank  
7 you.

8 COMMISSIONER VANN-GHASRI: What I want  
9 to know is with JOC. In the near future whether  
10 or not we will serve a public housing resident and  
11 housing choice voucher residents to see whether or  
12 not any of them have a business that can do  
13 electrical since it appears by the trend that we  
14 have a lot of male and females over 18 in public  
15 housing who have utilized their skills in that  
16 area.

17 And we would never know whether or not  
18 who have a business, who not have a business unless  
19 we seek them out. And my recommendation in the  
20 near future is that we have a public housing housing  
21 choice voucher JOC program so that our residents  
22 who are either nonprofit or have a small business

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 or a home ownership business to see this is a  
2 self-sufficient so they can get a piece of the  
3 finance, too.

4 So maybe by next year it should be  
5 drummed up because now you started this year so it  
6 shouldn't take five years to do this. So your  
7 property manager may not know everything so you  
8 could do a, just like Commissioner Saint Jean and  
9 I did with the first-time homeowners for public  
10 housing, just to see the trend and test it and to  
11 make sure that you can get these residents in a  
12 position through the Southwest Enhancement Center  
13 so that they, too, because the money have to be  
14 distributed not just for the city, not just for the  
15 Housing Authority, but for my constituents and  
16 other constituents who have trade, too. So that  
17 we can all be a partnership since we are all  
18 stakeholders. But public housing residents and  
19 the housing choice voucher residents, we're  
20 stakeholders but we don't get none of the dollars.  
21 Everybody else do.

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. I just -- I don't have a question.  
2 I just want to commend you guys for listening to  
3 the suggestions of the Board of Commissioners and  
4 amending this resolution to really specify the  
5 amount of funds that are available for this effort,  
6 notwithstanding that this is a job order contract.

7 I also want to commend you for amending  
8 this to, I'm going to read specifically the  
9 amendment that I'm most happy with,, which would  
10 provide further that "Resolution 19-20 does not  
11 authorize the Executive Director, who we like, to  
12 initiate any redevelopment, major rehabilitation  
13 or auto-portfolio repositioning without the  
14 express authorization of the Board of  
15 Commissioners.

16 So this does not give Mr. Garrett and  
17 his team the authority to go and reposition our  
18 portfolio. So I just want to make it clear in this  
19 resolution, so thank you for adding that language  
20 in.

21 COMMISSIONER FALCICCHIO: Chairman?

22 CHAIRMAN ALBERT: Yes.

**NEAL R. GROSS**

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



1 COMMISSIONER FALCICCHIO: On that  
2 note, so we talked a lot about the figures. There  
3 was a recitation of what the amounts are in dollar  
4 amounts. So it seems like that's about \$81  
5 million, \$82 million that's available immediately  
6 to be put to work. That's a question.

7 CHAIRMAN ALBERT: So it's in the third  
8 to the last paragraph in the resolution. Lori, do  
9 you want to read it?

10 MS. BONDS: It appears that, again,  
11 it's 76 available now and then another \$6 million  
12 anticipated for FY '20.

13 COMMISSIONER FALCICCHIO: '20? Okay.

14 MS. BONDS: Yes.

15 COMMISSIONER FALCICCHIO: And can you  
16 just for the good of the group, can you just talk  
17 about the work that would be done under this  
18 resolution?

19 MR. GARRETT: Commissioner  
20 Falcicchio, I have one question before you do that  
21 --

22 COMMISSIONER FALCICCHIO: Sure.

**NEAL R. GROSS**

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

1 MR. GARRETT: -- because it might lead  
2 into it. For clarification purposes what the  
3 \$24.5 million that's being allocated in the  
4 District is the Board stating that I would need to  
5 come back in September before we begin that work?  
6 Because I believe we're prepping and ready to go  
7 in August.

8 CHAIRMAN ALBERT: No, that's not what  
9 the Board is saying. The Board is -- the short  
10 answer is no. That's not what the Board is saying.

11 MR. GARRETT: All right.

12 CHAIRMAN ALBERT: Lori?

13 MR. GARRETT: Lori, I'm sorry.

14 MS. BONDS: Go ahead.

15 MR. KANE: Good afternoon,  
16 Commissioners. Ed Kane, Deputy General Counsel.  
17 So in --

18 CHAIRMAN ALBERT: Ed, can you speak  
19 into the mike?

20 MR. KANE: Sorry. Ed Kane, Deputy  
21 General Counsel. Commissioner, in response to  
22 your question so the roughly \$76 million that's

**NEAL R. GROSS**

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

1 available, actually \$52 million is already in hand  
2 and there are several capital budgets, capital  
3 projects that are already going on related to that.

4 Much of it is the work that you will hear  
5 described as ECIP work. That is Energy  
6 Conservation Investment -- Energy Capital  
7 Improvement Program -- thank you, Carrie, Eric.

8 And what that is is a HUD-sponsored  
9 program that allows for the authority to do energy  
10 improvements to its properties and spend up to 75  
11 percent of savings on energy costs to service the  
12 debt to do that and also covers the cost of other  
13 improvements. That takes up about \$42 million of  
14 that \$52 million.

15 There are other projects also ongoing  
16 improvements I believe to garage at Judiciary maybe  
17 and a couple of other -- also improvements at  
18 Langston. So there are ongoing projects. The  
19 \$24.5 million that was just allocated by the  
20 council in supplemental budget has been scoped for  
21 immediate work in particular in the most, some of  
22 the most urgently in need of work properties in the

**NEAL R. GROSS**

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

1 portfolio.

2 And so when you heard discussion of the  
3 14 extremely urgent properties, among those there  
4 are some properties that are susceptible to some  
5 immediate fixes and rehab work. And that takes up  
6 the scope of the \$23.5 million that would be  
7 available in '19 with another million of that  
8 scheduled for 2020.

9 COMMISSIONER FALCICCHIO: Okay. So  
10 from the bucket that's the \$52 million you said that  
11 \$42 million is already allocated in ECIP capital  
12 projects.

13 MR. KANE: Correct.

14 COMMISSIONER FALCICCHIO: So the \$10  
15 million is that already allocated or would that be  
16 directed towards the 14 properties that you  
17 mentioned?

18 MR. KANE: No. The \$10 million is  
19 already allocated as well.

20 COMMISSIONER FALCICCHIO: Yes.

21 MR. KANE: Not ECIP projects, other  
22 capital projects that are going on. The \$24

**NEAL R. GROSS**

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

1 million, \$24.5 million is in the aggregate over --  
2 spanning over the end of '19 and '20 is what's the  
3 scope going into the extremely urgent properties.

4 COMMISSIONER FALCICCHIO: Okay. So  
5 to the extremely urgent properties of this \$70  
6 million to \$80 million, the \$24 million over the  
7 two years is to the 14 urgent repairs.

8 MR. KANE: Correct. And that's mostly  
9 a function of timing. There may be other projects  
10 that have been ongoing. The \$52 million  
11 represents capital funds going back over last year  
12 and perhaps the prior capital year just on the basis  
13 of the timing in terms of how we get the.

14 So really that's allocated ongoing  
15 projects. The new money has been allocated to do  
16 repairs and rehab work in the extremely urgent  
17 properties is both new money and new programming.

18 MR. GARRETT: And Commissioner, some  
19 of the already allocated money through ECIP may  
20 also touch on properties that we may be looking to  
21 stabilize.

22 COMMISSIONER FALCICCHIO: Okay. And

**NEAL R. GROSS**

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

1 the final bucket, the \$6 million in capital funds  
2 in FY 2020 from various sources, those are  
3 allocated projects or those are directed toward the  
4 14 urgent repairs?

5 MR. KANE: I don't know if they are  
6 expressly allocated yet and it's if those come from  
7 anticipated budget amounts both from federal  
8 capital funds as well as DDTF funds and I do not  
9 have the scopes, though someone from our Office of  
10 Capital Programs may, although I'm not certain yet  
11 that we do given that those amounts are anticipated  
12 and perhaps subject to some change.

13 COMMISSIONER FALCICCHIO: Okay.

14 MR. GARRETT: Correct. And we may  
15 actually use some of that money if necessary to fill  
16 gaps with the \$24.5 million if we find other work  
17 that needs to be done on the four properties that  
18 we're going to look to stabilize immediately.

19 COMMISSIONER FALCICCHIO: Okay. And  
20 you said the four properties or 14? I'm sorry.

21 MR. GARRETT: Four.

22 COMMISSIONER FALCICCHIO: Okay, got

**NEAL R. GROSS**

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

1 it.

2 CHAIRMAN ALBERT: Thank you,  
3 Commissioner.

4 All right, other commissioners?  
5 Hearing no other questions, I would entertain a  
6 motion to approve Resolution 19-20. Is there a  
7 motion?

8 MALE PARTICIPANT: Motion.

9 CHAIRMAN ALBERT: Is there a second?

10 MALE PARTICIPANT: Second.

11 CHAIRMAN ALBERT: Second. Roll call?

12 MS. MCNAIR: Thank you.

13 Commissioner Falcicchio?

14 COMMISSIONER FALCICCHIO: Yes.

15 MS. MCNAIR: Commissioner Forester?

16 COMMISSIONER FORESTER: Yes.

17 MS. MCNAIR: Commissioner Neal Jones?

18 COMMISSIONER JONES: Yes.

19 MS. MCNAIR: Commissioner Ortiz Gaud?

20 COMMISSIONER ORTIZ GAUD: Yes.

21 MS. MCNAIR: Commissioner Saint Jean?

22 COMMISSIONER SAINT JEAN: Yes.

**NEAL R. GROSS**

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

1 MS. MCNAIR: Commissioner Strickland?

2 COMMISSIONER STRICKLAND: Yes.

3 MS. MCNAIR: Commissioner Taliaferro?

4 COMMISSIONER TALIAFERRO: Yes.

5 MS. MCNAIR: Commissioner

6 Vann-Ghasri?

7 COMMISSIONER VANN-GHASRI: Yes.

8 MS. MCNAIR: Commissioner Council?

9 COMMISSIONER COUNCIL: Yes.

10 MS. MCNAIR: Chairman Albert?

11 CHAIRMAN ALBERT: Yes. Thank you.

12 MS. MCNAIR: You have ten yes. The  
13 resolution is approved.

14 CHAIRMAN ALBERT: Thank you so much.

15 Next we're going to move to Resolution  
16 19-21 which will approve the District of Columbia  
17 Housing Authority Fiscal Year 2020 Moving to Work  
18 Plan.

19 MR. GARRETT: So we're going to have  
20 Kim Cole come up, Commissioners.

21 CHAIRMAN ALBERT: Commissioner -- Kim  
22 Cole?

**NEAL R. GROSS**

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



1 COMMISSIONER COUNCIL: Good  
2 afternoon, Commissioners.

3 GROUP: Good afternoon.

4 COMMISSIONER COUNCIL: I'm Kimberly  
5 Cole, Director of policy and strategic initiatives  
6 for the District of Columbia Housing Authority.

7 So Resolution 19-21, the resolution  
8 that you have before you today, is in reference to  
9 the Agency's annual plan that it's required to  
10 submit to HUD. This year, that we are re-proposing  
11 some initiatives.

12 One specifically related to  
13 self-sufficiency, the other one related to  
14 providing some fungibility or budget flexibility  
15 for supporting some development work at one of our  
16 sites.

17 In addition to that, with respect to the  
18 Family Self-Sufficiency Program, you may remember  
19 we came before the Board last year to make some  
20 changes to the Voucher Self-Sufficiency Program.  
21 This year we're looking to expand that so that  
22 public housing residents can participate in that

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 program as well.

2 The plan also includes our capital fund  
3 budget. We just talked a little bit about some of  
4 the work that we plan on doing at our properties.  
5 Our capital fund budget is required to be included  
6 as part of the MTW planning process and we are  
7 looking to or projecting that budget to include  
8 about \$19 million based on other expenses related  
9 to it.

10 Our net capital funds that we look to  
11 be able to be available for modernization efforts  
12 at our properties will be about \$5 million.

13 Wanted to go over a little bit about the  
14 process related to the MTW plan. There is a  
15 required public comment period for 30 days. The  
16 plan actually went out for public comment on the  
17 24th of May. The closing date for the public  
18 comment period was the 25th.

19 We reached out to several stakeholders  
20 that includes the Citywide Advisory Board, the  
21 Legal Housing Advocate community. We also spoke  
22 with the landlords in the Housing Choice Voucher

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Program. We've spoken to several commissioners  
2 and received comments on the plan.

3 So the plan before you today, again, is  
4 to approve the Agency's annual Moving to Work Plan  
5 which outlines what we look to do in the upcoming  
6 year is it relates to the Agency.

7 CHAIRMAN ALBERT: Questions? Who  
8 wants to start, Commissioner Saint Jean?

9 COMMISSIONER SAINT JEAN: Well, I do.  
10 Sorry about that.

11 MR. GARRETT: And Commissioners, we  
12 also have Ron Fisher. He runs our FS S program.

13 COMMISSIONER SAINT JEAN: All right,  
14 thank you. Sorry about that. All right, so I have  
15 a few questions on this resolution. So I know Ron  
16 --

17 CHAIRMAN ALBERT: And, Commissioner,  
18 I'm going to ask you to speak closer to the mike?

19 COMMISSIONER SAINT JEAN: I have a few  
20 questions on this resolution and I know Ron Fisher  
21 you were in the room at the time we were talking  
22 about this. So the first questions that I sent out

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 a month ago, and I just got it back was two days  
2 ago, how many self-sufficient programs does DCHA  
3 have other than the current voucher program, Family  
4 Self-Sufficiency Program?

5 So and you guys came back and told me  
6 there's only four self-sufficiency programs and to  
7 go back and say I do not agree that DCHA has four  
8 self-sufficiency programs. Workforce  
9 development is a resource for all DCHA families  
10 that are seeking employment and/or better  
11 employment.

12 It is also a resource for families in  
13 DCHA's self-sufficiency program who have  
14 employment as a goal. Per the DCHA Executive  
15 Director, AYBL does no longer since it's primarily  
16 it's for everybody. So I just want to know what  
17 is the AYBL program because I know last year we did  
18 talk about this and the AYBL program did not work,  
19 okay, because our families were getting -- got the  
20 escrow of \$30,000 or whatever they got and then they  
21 graduated and they had credit issues, like, bad  
22 credit.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1                   So how come when we did AYBL why wasn't  
2           there       financial       literacy?               Because  
3           self-sufficiency has to have financial literacy as  
4           a goal for everybody pertaining to household.

5                   And then on top of that, AYBL should not  
6           be played as a homeownership situation because when  
7           you guys put Elvans Road, for example, because now  
8           it's going to a RAD conversion, so when you guys  
9           had AYBL you moved public housing families that  
10          they were supposed to have a requirement to make  
11          sure they become quote/unquote "homeownership."  
12          So then you played with home ownership for the AYBL  
13          program.

14                  So you moved those families in the AYBL  
15          program, i.e., Elvans Road. And now where -- were  
16          there education behind this when you guys started  
17          this program? Because I want to see the data.

18                  MR. FISHER:       Good afternoon, Ron  
19          Fisher, Family Self-Sufficiency Manager, Office of  
20          Resident Services. In relation to the AYBL  
21          program, yeah, the basic concept of it was almost  
22          like                   a                   hybrid                   family

**NEAL R. GROSS**

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

1 self-sufficiency/homeownership program with the  
2 financial literacy component that you're  
3 referencing. That actually was included with the  
4 ITSPs or goals, if you will, that were drawn up for  
5 all the residents that participated in that  
6 program.

7 Just because the only outcome in order  
8 to complete the program was homeownership or move  
9 into the private market where you're completely off  
10 subsidy assistance as a whole. The escrow piece  
11 that the residents will receive is actually their  
12 rent that they were paying out. Just because it  
13 was structured a little differently just because  
14 with Elvans, as well as Columbia Road, which was  
15 the other property, were reviewed as reward  
16 properties.

17 The basic idea was to go ahead and place  
18 residents in different settings where it was more  
19 equal, if you will, towards what it would look like  
20 if they were to actually reside in a household.

21 With the residents that had completed  
22 the program all of them had received credit

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1       counseling, financial literacy, as well as  
2       first-time home buyers= education just because  
3       that was the only way in many circumstances for them  
4       to obtain finances to purchase in the first place.

5               To date we've had nine residents  
6       purchase. In all cases all nine have purchased  
7       without subsidy assistance, which we view as a  
8       victory just because initially we were  
9       anticipating that they would need some sort of  
10      voucher assistance.

11             COMMISSIONER SAINT JEAN: Mm-hm.

12             MR. FISHER: It's a combination of --  
13      got to give credit to our community partners, some  
14      of the same ones that we refer or FS S participants  
15      to for working with our residents diligently, as  
16      well as just the work that our residents put in  
17      themselves.

18             To date from the nine we've had a few  
19      that have gone out to Maryland and purchased just  
20      because they felt that that was better for their  
21      family situation, as well as we've had a few just  
22      off the top of my head, Gregory Scott, who's been

**NEAL R. GROSS**

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

1 publicized many time by the Agency. He purchased  
2 over at MetroTowns, the new community by  
3 Kenilworth-Parkside.

4 So we feel that we are on the right track  
5 in terms of working with those residents. With all  
6 that being said, much of the feedback that we  
7 received from other residents that were interested  
8 in the program, they decided not to participate  
9 just because they felt that where Elvans is placed  
10 it didn't necessarily fit with what they were  
11 trying to live in, you know, that particular part  
12 of the city.

13 They felt that, you know, why couldn't  
14 we go ahead and possibly stay in place where we are  
15 now, and that's another factor that went into our  
16 decision-making when we were trying to streamline  
17 the program into what's being presented today.

18 CHAIRMAN ALBERT: Thank you.

19 COMMISSIONER SAINT JEAN: Thank you.

20 Okay. In reference line five, given that rental  
21 market in DC does it suggest that the FS S program  
22 graduating families with rent on the private market

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)



1 without voucher subsidy. You said yes.

2 Given that the current District of  
3 Columbia AMI of 121 for a family of four, I find  
4 it hard to believe that FS S voucher families will  
5 have incomes that will allow them to pay market rent  
6 in DC.

7 If you would take the time to look at  
8 the voucher program rental payment standards you  
9 will find that market rent in non-poverty areas are  
10 extremely high, i.e., 4069 three-bedroom voucher.  
11 I do not know of a voucher or public housing family  
12 that can afford that rent.

13 The better option would be  
14 homeownership given the market rent. Please  
15 provide any supporting data to show FS S families  
16 that are paying full market rent, especially in a  
17 non-poverty neighborhood. Okay?

18 Slide six, sorry, so these are the  
19 questions that I asked. I'm sorry that you guys  
20 do not have it out in the audience. Since 90  
21 percent of our housing stock will be of voucher  
22 participants in the current HUD-supported FS S

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 program for voucher families, will be sufficient  
2 for the HCVP and PPV families.

3 DCHA self-sufficient pathways to  
4 success. Many of the families have incomes that  
5 allow them to participate in the ACVP HOAP and many  
6 have expressed interest per the recent pathway to  
7 homeownership symposium, per the DCHA Commissioner  
8 and Resident Commissioner of ACVP and Public  
9 Housing.

10 Under anticipated impacts, has anyone  
11 discussed the concept with the new ACVP director?  
12 Has this concept been vetted for legal sufficiency?

13 COMMISSIONER COUNCIL: In creating the  
14 program we actually spoke with both the public  
15 housing and the voucher program to get their, not  
16 buy-in, but their intake as it relates to setting  
17 up the program.

18 COMMISSIONER SAINT JEAN: So I could --  
19 Kim Cole, we spoke about it, you know, off and on,  
20 so --

21 COMMISSIONER COUNCIL: Mm-hm.

22 COMMISSIONER SAINT JEAN: -- I could

**NEAL R. GROSS**

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

1 tell you right now you did not speak to Director  
2 Carolyn Punter about this program. So given the  
3 recent home prices in DC starting at 450 plus, and  
4 that is low end, I don't expect or foresee families  
5 in the voucher program purchasing without voucher  
6 assistance.

7 The experience AYBL staff apparently  
8 must be referring to families who chose to purchase  
9 a home in Prince George's County with the AYBL  
10 escrow that was a needed benefit for the purchase  
11 of the home. Unfortunately, when the AYBL family  
12 moves out of DC jurisdiction, DCHA can no longer  
13 provide monitoring of those families as less post  
14 purchase counseling service to those families as  
15 is done with the voucher families that purchase in  
16 DC.

17 So for the education piece, please  
18 provide me more details and supporting documents.  
19 So as you know, I am a stickler on education because  
20 I was a homeless veteran when I'm coming back from  
21 Afghanistan, so understand currently I am an RN  
22 with a degree and I work for the VA.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           So understand it's very important to me  
2           about education when it goes to the families. So  
3           I just want -- because you guys say Partnership of  
4           UDC. That doesn't, I mean, there's so much goes  
5           out here. So how come our partnership is so hard?  
6           What kind of community engagement you guys are  
7           doing?

8           And then I want -- so then the other  
9           thing is I wanted to see the data on the families  
10          that -- who graduated over the five years who  
11          received the escrow monies, the amount of escrow  
12          monies they received as well as the status of their  
13          credit and employment because we should have that  
14          because we have that for the voucher folks because  
15          when they do their recertification every two years  
16          we make sure that they send out their FICO scores  
17          to see if it's in standard for homeownership.

18          And I truly want this program to work  
19          for both our voucher and public housing, but the  
20          way you guys line it out and the way the questions  
21          that came back to me it for me is not going to work  
22          because the standard in everything is not, you

**NEAL R. GROSS**

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

1 know, what I thought was going to be planned out,  
2 and it's not.

3 It's ATP providing funding for FSS  
4 program that lives in resident services. That's  
5 a question.

6 MR. FISHER: I actually don't have an  
7 answer for that right now.

8 COMMISSIONER SAINT JEAN: Okay, come  
9 back to me on that.

10 MR. FISHER: But yeah, I'll be able to  
11 come back to you with that.

12 COMMISSIONER SAINT JEAN: Okay. If  
13 DCHA has only once HUD-approved and HUD-recognized  
14 homeownership program, what is the HUD-recognized  
15 approved for DCHA Commission-approved  
16 homeownership program for public housing?

17 Because we have a public housing  
18 homeownership coordinator I've never met.  
19 Aquarius, did you meet her? Did you meet the  
20 public housing homeownership coordinator?

21 CHAIRMAN ALBERT: No, I never --

22 COMMISSIONER VANN-GHASRI: Well,

**NEAL R. GROSS**

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

1 actually we were -- we didn't meet her.

2 COMMISSIONER SAINT JEAN: Okay.

3 COMMISSIONER VANN-GHASRI: We was  
4 introduced through a presentation, so it's --

5 COMMISSIONER SAINT JEAN: Oh.

6 COMMISSIONER VANN-GHASRI: -- a  
7 difference.

8 COMMISSIONER SAINT JEAN: Okay. So  
9 what is her role? Because the thing is you can't  
10 recreate a wheel that is already working in housing  
11 choice voucher and then you have a public housing  
12 home ownership coordinator that's here that what  
13 is her role? And what she's doing? Why can't you  
14 guys partnership together in ACVP and talk about,  
15 you know, what's going on with the CBOs that we have  
16 that we do in homeownership ACVP right now?

17 Why recreate something that's working  
18 already in ACVP? So what is her role as a public  
19 housing homeownership coordinator? Because I've  
20 never met her or I've never seen her, introduce --  
21 nothing.

22 MR. FISHER: Sure. So in answering

**NEAL R. GROSS**

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

1       that question the coordinator's official title is  
2       actually       the       family       self-sufficiency  
3       homeownership coordinator.  It's a position we've  
4       actually had for the past eight years.

5                   COMMISSIONER SAINT JEAN:  Oh.

6                   MR. FISHER:  With that position the  
7       individual works not only with our FSS or voucher  
8       families, but they were also the primary  
9       coordinator working our AYBL families guiding them  
10      to some of the successes that you heard about as  
11      well as, like, continue to work with the existing  
12      residents located over at Elvans Road right now.

13                  When -- just recently the position was  
14      billed that there wasn't necessarily to go ahead  
15      and recreate the wheel, so to speak, but to kind  
16      of continue working in unison with the HOAP Program  
17      over in the voucher program.

18                  Right now the way that the system works  
19      is primarily, like I mentioned, they work and I  
20      would say think of it almost as the gateway program  
21      towards home ownership in terms of the prep piece,  
22      linking individuals up to some of the resources

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 that were previously mentioned, the credit  
2 counseling, financial literacy, as well as the  
3 first-time home buyers' education amongst other  
4 things, as well as primary case management, being  
5 that life coach, if you will.

6 Once the individual gets to a certain  
7 point in time, i.e., meaning that they've obtained  
8 financing, if they qualify, excuse me, for the  
9 voucher they will be referred over to work with one  
10 of the existing homeownership coordinators over in  
11 the voucher program.

12 Only in instances where the individual,  
13 excuse me, the AYBL resident has gone on to state  
14 their wishes in purchasing without use of the  
15 subsidy assistance and primarily if they were  
16 looking, as an example, at Prince George's County,  
17 then the coordinator may continue, you know,  
18 working on. And when I say work it's just  
19 providing the same support in terms of, you know,  
20 making sure that they have resources needed to go  
21 ahead and meet -- get to the finish line, so to  
22 speak.

**NEAL R. GROSS**

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



1 But it was never the intention nor is  
2 it the ongoing intention to go ahead and step on  
3 any toes of the related program. In fact, we work  
4 quite well with each other prior to her leave of  
5 absence working with the supervisor for the  
6 homeownership coordinator is Lakisha Pompey, there  
7 were regular biweekly meetings that we had in our  
8 office to discuss joint initiatives.

9 For instance, there's the existence of  
10 the HCC, the Homeownership Coordinating Committee.  
11 One idea that was brought to the table was forming  
12 a homeownership regional roundtable, same as we  
13 have on the FSS side, just because many agencies  
14 actually see us as an example.

15 You mentioned that the high cost of  
16 living here in the District, however, we actually  
17 lead the region in most purchases, which is, you  
18 know, quite a feat in itself.

19 COMMISSIONER SAINT JEAN: I'm in the  
20 Housing Choice Voucher Program.

21 MR. FISHER: Mm-hm.

22 COMMISSIONER SAINT JEAN: Yes.

**NEAL R. GROSS**

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

1                   MR. FISHER:     What that, you know,  
2     people come to us all the time asking for guidance.  
3     So we just saw -- well, since we're doing one  
4     supportive service program why not do it for  
5     another one? And we can kind of lead the way, so  
6     to speak, in terms of providing resources and best  
7     practices to other agencies.

8                   And it was even to the point where were  
9     talking about merging the two programs just because  
10    at the end of the day, FS S is a gateway program  
11    towards homeownership.

12                  COMMISSIONER SAINT JEAN:   Correct.

13                  MR. FISHER:     It could be, you know,  
14    mutually beneficial where all parties can learn how  
15    to get best practices out on the case management  
16    piece just because that's become the bigger and  
17    bigger piece in working with residents. And then  
18    best practices on how we go about providing needed  
19    resources for individuals to go ahead and move on  
20    to homeownership if that's what they choose to do.

21                  COMMISSIONER SAINT JEAN:   Okay, thank  
22    you.

**NEAL R. GROSS**

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

1 COMMISSIONER COUNCIL: And I'm sorry,  
2 I just wanted to clarify, Commissioner. When I  
3 said that we met with staff from both programs and  
4 the staff in both programs, both the home ownership  
5 coordinators from the Housing Choice Voucher  
6 Program and Ron's staff, we came up with this  
7 initiative of last and this year.

8 If I said Director Punter, I did not  
9 mean to, but we sat down with both staffs to  
10 actually create this initiative.

11 COMMISSIONER SAINT JEAN: Okay.

12 CHAIRMAN ALBERT: But I think we should  
13 definitely involve Director Punter going forward,  
14 so --

15 COMMISSIONER TALIAFERRO: Is she here?

16 CHAIRMAN ALBERT: Vann-Ghasri?

17 MR. FISHER: No, she's not.

18 COMMISSIONER TALIAFERRO: Punter?

19 MR. FISHER: No, she's not, sir.

20 COMMISSIONER TALIAFERRO: Thank you.

21 COMMISSIONER VANN-GHASRI: I am  
22 requesting that when operation meets again, for

**NEAL R. GROSS**

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

1 eight years -- I've been on this Board for 12 and  
2 this is the first time I've ever heard of that with  
3 public housing residents. I am requesting an  
4 internal policy to be written up in 30 days that  
5 the public housing residents will have an  
6 opportunity as they did a month ago where the  
7 property managers of public housing residents will  
8 go through their roster. Any public housing  
9 resident who is qualified and eligible for a  
10 first-time homebuyers either in DCHA or the Deputy  
11 Mayor's, because we can refer over there, and there  
12 should be some type of points given for us, since  
13 they are one of our stakeholders.

14 I was amazed to see how many public  
15 housing residents actually came that Saturday, and  
16 in all honesty Francine and I did it by text. I  
17 told her to take the lead. It was very -- it was  
18 a pleasure working with someone of intelligence,  
19 without playing on my intelligence and the work got  
20 done.

21 And what I based on, as for the trend,  
22 I saw the outcome and the deliverable with every

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 public housing resident who came to that meeting  
2 was eligible economically and with their credit.

3 CHAIRMAN ALBERT: Can we --

4 COMMISSIONER VANN-GHASRI: And that's  
5 how it can be done, but it has to be written if  
6 there's -- I'm a sticker for this. That does not  
7 --

8 CHAIRMAN ALBERT: Commissioner, what  
9 is the specific --

10 COMMISSIONER VANN-GHASRI: And this in  
11 writing.

12 CHAIRMAN ALBERT: -- recommendation.

13 COMMISSIONER VANN-GHASRI: You know  
14 what the specificity is, and I'm going to give the  
15 lecture because it's going on the minutes. So any  
16 attorney or anybody else can read it and find out  
17 that Commissioner Vann-Ghasri did not sit up here  
18 and take orders for 12 years.

19 CHAIRMAN ALBERT: No, you --

20 COMMISSIONER VANN-GHASRI: So I'm  
21 saying what is going -- what I'm requesting,  
22 because I'm not demanding, I can only request. I

**NEAL R. GROSS**

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

1 saw what happened in 30 days. A memorandum of  
2 understanding or something need to be written up  
3 so when Neil Albert goes, just in case the director  
4 goes and any of us died, the residents won't be  
5 talked about what they heard on this day, this year  
6 in time because they will have a written document  
7 that's their passport, living in public housing,  
8 to say I meet the requirements. I want a house.

9 (Applause)

10 CHAIRMAN ALBERT: Thank you. And so  
11 Commissioner Strickland is chairing the Operations  
12 Committee, curious if you can spend some time with  
13 him honing that idea? I'd appreciate it.

14 Any other questions on this resolution?  
15 I do have one comment on it. Like the previous  
16 resolution and I think you guys may have adjusted  
17 it, I just wanted to reflect that this resolution  
18 does not arise to executive director or the staff  
19 of DCHA to initiate any redevelopment, major rehab,  
20 et cetera. It's the same language that we asked  
21 for the prior resolution I had asked to be put in  
22 this resolution. So I'm assuming that that's been

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 done or --

2 MS. MCNAIR: It is. The copy that I  
3 gave you guys actually has that new language in it.

4 CHAIRMAN ALBERT: Thank you so much.

5 All right. Hearing no other  
6 questions, I will entertain a motion to approve  
7 Resolution 19-21. Is there a motion?

8 COMMISSIONER SAINT JEAN: Motion.

9 COMMISSIONER VANN-GHASRI: Second.

10 CHAIRMAN ALBERT: Second. Roll call.

11 MS. MCNAIR: Thank you.

12 Commissioner Forester?

13 COMMISSIONER FORESTER: Yes.

14 MS. MCNAIR: Commissioner Neal Jones?

15 COMMISSIONER JONES: Yes.

16 MS. MCNAIR: Commissioner Ortiz Gaud?

17 COMMISSIONER ORTIZ GAUD: Yes.

18 MS. MCNAIR: Commissioner Strickland?

19 COMMISSIONER STRICKLAND: Yes.

20 MS. MCNAIR: Commissioner Taliaferro?

21 COMMISSIONER TALIAFERRO: Yes.

22 MS. MCNAIR: Commissioner

**NEAL R. GROSS**

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

1 Vann-Ghasri?

2 COMMISSIONER VANN-GHASRI: Yes.

3 MS. MCNAIR: Commissioner Council?

4 COMMISSIONER COUNCIL: Yes.

5 MS. MCNAIR: Commissioner Falcicchio?

6 COMMISSIONER FALCICCHIO: Yes.

7 MS. MCNAIR: Commissioner Saint Jean?

8 COMMISSIONER SAINT JEAN: Yes until  
9 changes are made, status quo until the changes are  
10 made.

11 MS. MCNAIR: Chairman Albert?

12 CHAIRMAN ALBERT: Yes, thank you.

13 MS. MCNAIR: You have ten yes. The  
14 resolution is approved.

15 CHAIRMAN ALBERT: Thank you so much.

16 Next is Resolution 19 -- thank you, Kim.

17 CHAIRMAN ALBERT: Resolution 19-23,  
18 which will authorize the Executive Director to  
19 execute a contract modification for payroll and  
20 human resources management system.

21 MR. GARRETT: Lori Bonds.

22 CHAIRMAN ALBERT: Lori is back up and

**NEAL R. GROSS**

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



1 this should be an easy one, Lori.

2 MS. BONDS: Yes.

3 (Laughter)

4 CHAIRMAN ALBERT: They're all easy.

5 MS. MCNAIR: They're all easy.

6 MS. BONDS: Again, Commissioners, this  
7 is Resolution 19-23 to authorize the Executive  
8 Director to enter into a contract modification for  
9 our payroll and human resources management system.  
10 You all introduced and authorized a resolution in  
11 2014 for us to be able to start with a program that,  
12 again, provided HR maintenance for us. We have had  
13 the system for five years. We'd like to continue  
14 to maintain, and as a result we need to be able to  
15 pay for the maintenance for that system.

16 For that is five years at \$30,000 per  
17 year in order to be able to maintain the system.  
18 And we're requesting, again, authorization in  
19 order to execute a contract to do so.

20 Any questions?

21 CHAIRMAN ALBERT: Thank you. Hearing  
22 no questions I would entertain a motion to approve

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Resolution 19-23. Is there a motion?

2 COMMISSIONER SAINT JEAN: Motion.

3 CHAIRMAN ALBERT: Second? Is there a  
4 second?

5 COMMISSIONER COUNCIL: Second.

6 CHAIRMAN ALBERT: Roll call.

7 MS. MCNAIR: Thank you.

8 Commissioner Neal Jones?

9 COMMISSIONER JONES: Yes.

10 MS. MCNAIR: Commissioner Ortiz Gaud?

11 COMMISSIONER ORTIZ GAUD: Yes.

12 MS. MCNAIR: Commissioner Saint Jean?

13 COMMISSIONER SAINT JEAN: Yes

14 MS. MCNAIR: Commissioner Strickland?

15 COMMISSIONER STRICKLAND: Yes.

16 MS. MCNAIR: Commissioner Taliaferro?

17 COMMISSIONER TALIAFERRO: Yes.

18 MS. MCNAIR: Commissioner  
19 Vann-Ghasri?

20 COMMISSIONER VANN-GHASRI: Yes.

21 MS. MCNAIR: Commissioner Council?

22 COMMISSIONER COUNCIL: Yes.

**NEAL R. GROSS**

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

1 MS. MCNAIR: Commissioner Falcicchio?

2 COMMISSIONER FALCICCHIO: Yes.

3 MS. MCNAIR: Commissioner Forester?

4 COMMISSIONER FORESTER: Yes.

5 MS. MCNAIR: Chairman Albert?

6 CHAIRMAN ALBERT: Yes.

7 MS. MCNAIR: You have ten yes. The  
8 resolution is approved.

9 CHAIRMAN ALBERT: Thank you so much,  
10 Lori. Lori, why don't you sit right there.

11 MR. GARRETT: Don't go nowhere.

12 MALE PARTICIPANT: Another  
13 resolution.

14 CHAIRMAN ALBERT: Resolution 19-24, to  
15 authorize the Executive Director to execute a  
16 contract for trash collection and disposal  
17 services.

18 MS. BONDS: Yes, thank you, Chair.  
19 Again, this resolution is to request authorization  
20 for us to enter into a five-year contract with  
21 Jerome L. Taylor Trucking, Inc. for \$4.5 million  
22 with a proposed \$900,000 per year, again, a cost

**NEAL R. GROSS**

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

1 savings of what we had in previous years with regard  
2 to our contract.

3 Again, this is the first time the  
4 Housing Authority has actually had a contract for  
5 trash services in over 15 years. Previously we  
6 contracted with the District and piggybacked on  
7 their contract for services and so that we are going  
8 into this service now as the Housing Authority  
9 being able to actually manage our own contract.

10 We issued the solicitation April 2019,  
11 again, with an advertisement in not only the  
12 Washington Post Sunday Edition but also the  
13 Informer, the Times, the Afro American, the  
14 Current, El Tiempo Latino and East of the River as  
15 well as sending it to DHCD for all of our Section  
16 3 businesses and LSDBE for all of the CBEs.

17 IN addition, we sent the solicitation  
18 directly to six firms, again, to make sure we could  
19 be able to have qualified firms responding. We had  
20 a pre-proposal conference where eight interested  
21 firms attended. Of those eight firms, five of  
22 those were CBE companies.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           We requested, again, firms to respond  
2           to our procurement that requested that they provide  
3           us information on their organizational capacity,  
4           their approach, their experience, their service  
5           and route schedule and mobilization plan as well  
6           as clearly the cost proposal and their Section 3  
7           compliance.

8           Based on a panel that evaluated their  
9           proposals, JLT Trucking had the highest score, as  
10          well as the lowest priced proposal. They are a  
11          trash removal company in the District. They are  
12          also a CBE. We have checked the District and the  
13          federal system. They are not disbarred.

14          With regard to Section 3 compliance,  
15          they have proposed to hire three Section 3 clients  
16          which will equate to 85 percent of the new hires.  
17          And also are going to subcontract with a Section  
18          3 business concern to assist with their repairs and  
19          their maintenance.

20          So as a result, we are requesting  
21          authorization to enter into a contract with JLT  
22          Trucking for our trash collection and removal at

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the Housing Authority.

2 Any questions?

3 CHAIRMAN ALBERT: Questions from  
4 commissioners?

5 COMMISSIONER VANN-GHASRI: Yes.

6 CHAIRMAN ALBERT: Commissioner  
7 Vann-Ghasri?

8 COMMISSIONER VANN-GHASRI: With the  
9 trucking company, I commend you on that because  
10 it's time that DCHA has its own trash company. And  
11 for the purpose -- and this is -- and I'm about to  
12 go on record with saying this because in all eight  
13 wards where you have DCHA public housing,  
14 especially families, except in Ward 3, and a lot  
15 of times our community suffers in politics due to  
16 eyesore. And that eyesore is when we share trash  
17 companies with other agencies.

18 I am glad that it's time for our agency  
19 as an independent agency to understand that we need  
20 to control our own trash collections due to the  
21 square foot of our own communities. And that will  
22 hold us accountable 100 percent to our clients, and

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 we have the right to hire and fire whoever we hire  
2 with this contract.

3 And this is the first time since I've  
4 ever lived in public housing that I saw this.  
5 Living in Potomac Gardens, Potomac Gardens was  
6 going to be dismantled due to the fact of trash  
7 because of the single member district I live in.

8 And I really hope that this Housing  
9 Authority under Tyrone Garrett really take a new  
10 eye look at who we are and where we live and what  
11 single member district we live in while we undergo  
12 gentrification. So thank you so much.

13 MS. BONDS: Thank you.

14 CHAIRMAN ALBERT: Thank you so much,  
15 Commissioner.

16 I just want to, Lori, just again,  
17 commend you guys for listening to the residents.  
18 I've sat here over a year listening to complaints  
19 about trash collection, the rodents that come about  
20 as a result of poor trash collection and recycling.

21 I think it's a step forward that DCHA's  
22 undertaking this under its own procurement rules,

**NEAL R. GROSS**

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

1 not have to be dependent on DPW's trash collection  
2 system. And so we as a Board of Commissioners and  
3 the residents will continue to hold you accountable  
4 and hold the contractor accountable, because we  
5 want to see improvements in services from this  
6 solicitation.

7 And so I encourage our residents to  
8 provide us with feedback on this new provider when  
9 the provider comes onboard in October, I think?

10 MS. BONDS: Yes, correct.

11 MR. GARRETT: And Commissioners, Mr.  
12 Chair, this will also go in -- this will also be  
13 in conjunction with our new pest control approach  
14 that we're going to be taking, so I think it will  
15 support one another.

16 CHAIRMAN ALBERT: Other questions or  
17 comments?

18 Hearing none other I would entertain a  
19 motion to approve Resolution 19-24. Motion? Is  
20 there a motion, somebody please?

21 COMMISSIONER NEAL JONES: Move.

22 CHAIRMAN ALBERT: Is there a second?

**NEAL R. GROSS**

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



1 COMMISSIONER STRICKLAND: Second.

2 CHAIRMAN ALBERT: A roll call.

3 MS. MCNAIR: Thank you.

4 Commissioner Ortiz Gaud?

5 COMMISSIONER ORTIZ GAUD: Yes.

6 MS. MCNAIR: Commissioner Saint Jean?

7 COMMISSIONER SAINT JEAN: Yes

8 MS. MCNAIR: Commissioner Strickland?

9 COMMISSIONER STRICKLAND: Yes.

10 MS. MCNAIR: Commissioner Taliaferro?

11 COMMISSIONER TALIAFERRO: Yes.

12 MS. MCNAIR: Commissioner

13 Vann-Ghasri?

14 COMMISSIONER VANN-GHASRI: Yes.

15 MS. MCNAIR: Commissioner Council?

16 COMMISSIONER COUNCIL: Yes.

17 MS. MCNAIR: Commissioner Falcicchio?

18 COMMISSIONER FALCICCHIO: Yes.

19 MS. MCNAIR: Commissioner Forester?

20 COMMISSIONER FORESTER: Yes.

21 MS. MCNAIR: Commissioner Neal Jones?

22 COMMISSIONER JONES: Yes.

**NEAL R. GROSS**

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

1 MS. MCNAIR: Chairman Albert?

2 CHAIRMAN ALBERT: Yes.

3 MS. MCNAIR: You have ten yes. The  
4 resolution is approved.

5 CHAIRMAN ALBERT: Thank you.

6 Lori, before you go, I just want to  
7 thank you for enduring us Board meeting after Board  
8 meeting. You come up here and answer these  
9 questions effortlessly and Mr. Garrett, you should  
10 be proud to have Lori Burns on your staff. Thank  
11 you so much for all you do for us.

12 MS. BONDS: Thank you.

13 MR. GARRETT: Thank you, Lori.

14 CHAIRMAN ALBERT: All right. So this  
15 is our favorite part of our agenda where we get to  
16 hear from our residents and non-residents. So if  
17 you're a resident of public housing or a voucher  
18 recipient you have five minutes and we're going to  
19 strictly enforce the time limits today because we  
20 have a long list. And then if you're a  
21 non-resident you have three minutes to bring  
22 comments.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Shonta is, like, looking at me, like,  
2           yes, you can really try. Yes, we will try today.  
3           So I'm accustomed to calling Debra Fraser first.  
4           Debra isn't here today, noticeably absent. I did  
5           speak with her last week or the week before. I'm  
6           sending out my best wishes to her. And if you guys  
7           talk to her before me please let her know that we  
8           miss her here today.

9           So first on top is Mary Candy James.

10          MS. CANDY JAMES: Hello, panel.

11          CHAIRMAN ALBERT: Hello. Welcome.

12          MS. CANDY JAMES: Director, Chairman,  
13          everybody that came out. I'd like to say thank you  
14          to the workers that put everything together for us,  
15          and welcome to my house.

16          CHAIRMAN ALBERT: Thank you. Thanks  
17          for having us.

18          COMMISSIONER TALIAFERRO: Appreciate  
19          it.

20          MS. CANDY JAMES: I live here.

21          COMMISSIONER TALIAFERRO: Okay.

22          MS. CANDY JAMES: Okay. I have

**NEAL R. GROSS**

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

1 several things. I'm going to jump around. A lot  
2 of it is of concerns of our residents. Some of it  
3 I've already talked to with my manager Ms. Dion  
4 Williams where we were asking for, like, a trashcan  
5 in the back. It may seem minor, but that's where  
6 we be on the weekends and in the afternoons. We  
7 need a trashcan back there.

8 You had mentioned -- well, it was  
9 mentioned in one of the past meetings that we were  
10 going to receive new carpet for our floors on each  
11 floor that has carpet that has been there for such  
12 a long period of time. And if it can be -- you said  
13 it was going to be replaced, but I have not seen  
14 anything just yet.

15 Is it something that's coming?

16 CHAIRMAN ALBERT: Is the carpet  
17 coming?

18 MS. CANDY JAMES: All of this -- we're  
19 talking about 3400 right here.

20 MR. GARRETT: It's going --

21 MS. CANDY JAMES: Right here.

22 MR. GARRETT: -- it's going to be part

**NEAL R. GROSS**

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

1 of our capital program, yes.

2 MS. CANDY JAMES: Okay. And a lot of  
3 the questions and concerns that I have were  
4 answered with the young lady that came up here when  
5 I was interested in the voucher program. How do  
6 a resident move from public housing into the  
7 voucher program? And thank you, Ms. Vann-Ghasri  
8 for clearing some of that up for me.

9 We have a dip at the back door that a  
10 lot of you came through that I think needs to be  
11 paved for the residents in wheelchairs and walkers  
12 that I have because you, like, you fall down into  
13 a slope and it really needs to be paved over.

14 Another concern of the residents that  
15 on the -- and Mr. Cooper can speak on that, on the  
16 back side of the building when it rains or when it  
17 snows the apartments on that old, that, like, 501  
18 to 503 on each floor is having a problem with the  
19 water coming into their houses, messing up their  
20 furniture and things of that nature. So that wall  
21 really has to be looked at closely.

22 COMMISSIONER TALIAFERRO: Can I ask

**NEAL R. GROSS**

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

1       you a question?

2                   MS. CANDY JAMES:    Sure.

3                   COMMISSIONER TALIAFERRO:   I was here  
4       that day.  You told me about that and I saw it was  
5       in the hallway, too.

6                   MS. CANDY JAMES:    Mm-hm.

7                   COMMISSIONER TALIAFERRO:   It was a  
8       big-ass, I mean --

9                   MS. CANDY JAMES:    Big warps.

10                  COMMISSIONER TALIAFERRO:   -- excuse my  
11       French, there's a big hole right there.

12                  MS. CANDY JAMES:    Yes.

13                  COMMISSIONER TALIAFERRO:   And you  
14       could just stand right there and you could look  
15       right outside.  You could just see outside and  
16       everything.  It would rain, snow, it's coming in.

17                  MS. CANDY JAMES:    It's coming in.  And  
18       some of the residents are complaining that their  
19       personal belongings are being damaged.  So that  
20       needs, you know, hopefully somebody can address  
21       that.

22                   I did that.  We'd ask for copies, like,

**NEAL R. GROSS**

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

1 on the weekends a lot of times when the office is  
2 closed we were wondering if we could get a copy of  
3 the residents' personal information, but I was told  
4 -- the resident council, that is --

5 CHAIRMAN ALBERT: Oh, okay.

6 MS. CANDY JAMES: -- to have it on, you  
7 know, have it on file because a lot of times they  
8 might go out of here in an ambulance and we don't  
9 know who to call to let them know that they're gone.

10 Then I turned that around to security  
11 on speaking on that. And I'm wondering are the  
12 security guards being trained on how to deal with  
13 the fire alarm out there, which I typed out the  
14 directions on how to use it, but maybe they don't  
15 want to, you know, get up and deal with it.

16 Do they do rounds? Because some -- we  
17 need them to move around in here, not just to sit  
18 at the desk. Some of them be on their phones; some  
19 of them be -- anybody can come in and out of the  
20 door and not be standing there doing like this at  
21 the guard and he doesn't even see, he or she doesn't  
22 even see me because they're in tune to whatever

**NEAL R. GROSS**

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

1       they're looking at. And I don't think that's a  
2       good way to secure the building.

3               I'm also wondering that for every  
4       person that comes into this building needs to check  
5       in with security, sign in --

6               CHAIRMAN ALBERT: Yes.

7               MS. CANDY JAMES: -- whatever it is  
8       they need to do because, like I said, we're losing  
9       some of our residents that go out here in an  
10      ambulance after hours. We don't know where they  
11      are. Their family come looking for them and we  
12      can't tell them anything.

13              So I think security just asked the  
14      firefighters or the ambulatory -- what apartment  
15      are you going to? You know, if you just have a  
16      number that can -- we can put a name with that number  
17      on that apartment.

18              And like I said --

19              CHAIRMAN ALBERT: Can you leave that  
20      list with us?

21              MS. CANDY JAMES: Yes, I have a copy --

22              CHAIRMAN ALBERT: Great.

**NEAL R. GROSS**

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



1 MS. CANDY JAMES: -- an extra copy.  
2 And, well, I think that's it.

3 CHAIRMAN ALBERT: So just so you know,  
4 Commissioner Taliaferro and I have had a number of  
5 conversations about security, not just at your  
6 building but buildings throughout our system.  
7 That's an issue that we are going to work with our  
8 staff here to address because we've heard it over  
9 and over again.

10 So thanks for raising it again with us,  
11 and we will address it. So make sure if you can  
12 just leave a copy of that for us, I'd appreciate  
13 it. And thanks for taking time to talk with us  
14 today.

15 MS. CANDY JAMES: Thank you for  
16 listening.

17 CHAIRMAN ALBERT: You're welcome.

18 Rhonda Edwards? I saw Rhonda at the  
19 back earlier.

20 MS. EDWARDS-HINES: Good afternoon.

21 CHAIRMAN ALBERT: Good afternoon.  
22 Welcome.

**NEAL R. GROSS**

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

1 MS. EDWARDS-HINES: I apologize.  
2 First I want to start off by reading a statement  
3 from one of my constituents. They came to my ANC  
4 community meeting last night. I don't know if the  
5 Council is aware of the shooting that was on Martin  
6 Luther King and South Capitol?

7 COMMISSIONER VANN-GHASRI: Mm-hm.

8 CHAIRMAN ALBERT: Mm-hm.

9 MS. EDWARDS-HINES: Okay. Those  
10 residents right there it was a 77-year-old lady  
11 that got shot. Unfortunately, she's a voucher  
12 holder and this is his statement because they  
13 wasn't aware that they could come in front of you  
14 guys, so he asked me to read this to you.

15 And it says that, "Please contact the  
16 owner of the property. The address is 3021 Fourth  
17 Street SE, DC. This property has an open drug  
18 market and multiple shootings. The last shooting  
19 was on July the 7th, 2019. Please apply pressure,  
20 i.e., threats to remove Section 8 subsidy. We have  
21 sent numerous emails, 911 calls, texts, et cetera  
22 about this problem. Signed, Concerned

**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 Residents."

2 And I had asked them to come today and  
3 I understand that it was a last-minute, but they  
4 are in need of assistance and I informed them that  
5 the only way I'm -- that's not the only way, but  
6 since you guys have been sending out the emails and  
7 texts and calling 911 is to come in front of the  
8 Board, so the DCHA Board and someone there can  
9 assist you with what you need to go any further  
10 with.

11 So I'm going to leave this with -- who  
12 should I give it to you?

13 MR. GARRETT: The Chairman.

14 CHAIRMAN ALBERT: You can give it to  
15 me.

16 MS. EDWARDS-HINES: Okay. So I'm done  
17 with that matter.

18 MALE PARTICIPANT: Mr. Chairman.

19 MS. EDWARDS-HINES: And I hope that you  
20 all can please look into this matter for --

21 CHAIRMAN ALBERT: We definitely will.

22 MS. EDWARDS-HINES: Okay.

**NEAL R. GROSS**

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

1 COMMISSIONER FALCICCHIO: Hey,  
2 Chairman? Chairman?

3 CHAIRMAN ALBERT: Yes.

4 COMMISSIONER FALCICCHIO: John  
5 Falcicchio, thank you for coming forward with this.  
6 I definitely am sorry to hear about the incident.  
7 And what I want to do is Sebastian Pierre from our  
8 office, with the Mayor's Office is here. He can  
9 take your contact information and give you his.

10 MR. GARRETT: He's right behind you.

11 COMMISSIONER FALCICCHIO: He's right  
12 behind you there.

13 MS. EDWARDS-HINES: I will then.

14 COMMISSIONER FALCICCHIO: And I'll  
15 make sure that we follow up.

16 MS. EDWARDS-HINES: Okay.

17 COMMISSIONER FALCICCHIO: We'll have  
18 somebody look into it right away.

19 MS. EDWARDS-HINES: Okay, thank you.  
20 I'll give you my card.

21 CHAIRMAN ALBERT: Thank you,  
22 Commissioner.

**NEAL R. GROSS**

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

1 MS. EDWARDS-HINES: Which one? Oh,  
2 and I didn't even state my name, did I? I'm Rhonda  
3 Edwards-Hines, current ANC Commissioner for AC06  
4 and the current president for Barry Farms property.

5 I need some clarity on the protocols of  
6 maintenance because at this moment I'm reside at  
7 732 Atlantic Street, SE, which is the Highland  
8 property. And I had an episode that I had to be  
9 sent to the hospital because on Friday I had called  
10 the management office at 8:50 a.m. to inform them  
11 that I didn't have any air and that my unit  
12 downstairs was 83 degrees and upstairs was 96.

13 And I have upper respiratory issues.

14 And so and I -- that, the call went  
15 straight to their service provider, answering  
16 service provider, and I didn't receive anything.  
17 I haven't heard from no one, so I called back to  
18 the property management office at, what time was  
19 that, 10:19 a.m. And at that point a female  
20 answered. Her name is Tish. That's all I know.

21 I don't know who Tish is, no formal  
22 introduction or anything. I asked to speak to the

**NEAL R. GROSS**

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

1 HMA there and Ms. French and she told me that she  
2 no longer works there.

3 So I think that's incomplete that we  
4 should as residents be informed of who's actually  
5 working inside of the rental property.

6 The property manager was not there.  
7 They said she was on vacation for that week. Okay.  
8 But I need to know what you guys are going to do.

9 So they sent the maintenance man  
10 because -- let me backtrack because I came to you  
11 guys in the wintertime and stated that I didn't have  
12 any heat.

13 CHAIRMAN ALBERT: I remember that.

14 MS. EDWARDS-HINES: I let that go  
15 because you could always dress up for heat, but you  
16 cannot dress down for air.

17 CHAIRMAN ALBERT: Right.

18 MS. EDWARDS-HINES: So the maintenance  
19 man came in. He asked me for a cup. I gave him  
20 a big cup, Big Gulp cup. He filled it up twice with  
21 water. I asked him what was he doing with the  
22 water. He said he want to see something.

**NEAL R. GROSS**

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

1                   He put water into the AC unit. This is  
2                   not a car. It's not going somewhere. So it needs  
3                   Freon.

4                   CHAIRMAN ALBERT: Right.

5                   MS. EDWARDS-HINES: So and I said that  
6                   to him. He says, "Oh, it's getting ready to cut  
7                   back on." So at 4:00 that evening, 4:30, it's  
8                   still -- it was at 76 degrees at this point. So  
9                   I called back to the rental office and no one  
10                  answered.

11                  So I call 535-1044 and I called them at  
12                  4:45 and I have my ticket number, my claim, whatever  
13                  you want to call that. And no one came out from  
14                  Housing neither for the whole weekend.

15                  CHAIRMAN ALBERT: So what's the  
16                  situation today?

17                  MS. EDWARDS-HINES: I don't have any  
18                  heat. No one came out and I asked where it was when  
19                  I was at the hospital Monday --

20                  CHAIRMAN ALBERT: Yeah.

21                  MS. EDWARDS-HINES: -- and getting  
22                  treatments, I asked when were someone going to come

**NEAL R. GROSS**

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

1 out because I'm here at the hospital now, got an  
2 EpiPen and had to do three breathing treatments.

3 CHAIRMAN ALBERT: Yeah. Let me ask  
4 Mr. Garrett to respond.

5 MR. GARRETT: We have Daniel Denning  
6 here from the PMO Department, the maintenance  
7 department, who can talk to Ms. --

8 CHAIRMAN ALBERT: Who's Daniel?

9 MR. GARRETT: He's right there. But  
10 also, Commissioners, this is also a  
11 third-party-managed property --

12 CHAIRMAN ALBERT: Yes, but I  
13 understand.

14 MR. GARRETT: -- by CIH, so that's also  
15 probably one of the impediments and one of the  
16 reasons why we've been looking at how to deal with  
17 third-party-managed properties and whether or not  
18 DCHA should be in a position to do more at those  
19 sites.

20 So Mr. Denning can talk to Ms. Hines  
21 about here particular AC problem and we can reach  
22 out to CIH. He's right behind you, Ms. Hines.

**NEAL R. GROSS**

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



1 COMMISSIONER TALIAFERRO: Where he at?

2 MS. EDWARDS-HINES: Oh, okay.

3 MR. GARRETT: Right there. Right  
4 there. He's right there.

5 MS. EDWARDS-HINES: Because I --

6 MR. GARRETT: So we can deal with that  
7 particular problem for you.

8 MS. EDWARDS-HINES: Okay, because I  
9 know that you sent us, the residents, a personal  
10 letter saying all maintenance issues to call to  
11 Housing.

12 MR. GARRETT: Right.

13 MS. EDWARDS-HINES: So that's what I  
14 did and --

15 MR. GARRETT: Okay.

16 MS. EDWARDS-HINES: -- they still  
17 didn't.

18 MR. GARRETT: Okay.

19 MS. EDWARDS-HINES: So I wanted to come  
20 and inform you guys that I did everything that you  
21 asked of me to do as a resident and still didn't  
22 get no outcome.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: So Rhonda, if you  
2 could do me a favor and so my email is  
3 nalbert@dchousing.org. If you can just keep me  
4 posted on the follow up, I'd appreciate it. So  
5 it's nalbert@dchousing.org.

6 MS. EDWARDS-HINES: Okay.

7 CHAIRMAN ALBERT: And thank you so  
8 much.

9 MS. EDWARDS-HINES: Okay, thank you.

10 CHAIRMAN ALBERT: You're welcome.  
11 Can you just leave that for us? Thank you. Thank  
12 you.

13 Next, Denise McCrory-Thomas.

14 MS. MCCRORY-THOMAS: Good afternoon,  
15 everybody.

16 CHAIRMAN ALBERT: Good afternoon,  
17 welcome.

18 MS. MCCRORY-THOMAS: My name is Denise  
19 McCrory-Thomas. I'm a resident of Kenilworth  
20 Dwellings and I just received a voucher. I'm in  
21 the first stage to move. Only have 90 days to  
22 utilize my voucher.

**NEAL R. GROSS**

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

1 I don't have good credit so what am I  
2 going to do?

3 CHAIRMAN ALBERT: Very good question.

4 COMMISSIONER TALIAFERRO: That's a  
5 very good question.

6 CHAIRMAN ALBERT: Do we --

7 MR. GARRETT: How do you want me to  
8 answer the question?

9 CHAIRMAN ALBERT: Yes, please.

10 MR. GARRETT: Because I can bring up --  
11 I can bring up -- Commissioners, I can bring up  
12 someone from our Mobility and Relocation team to  
13 go into detail about the circumstances.

14 CHAIRMAN ALBERT: Well, it's sort of a  
15 larger question.

16 MR. GARRETT: Right.

17 CHAIRMAN ALBERT: And I'm pretty sure  
18 that --

19 MR. GARRETT: So we have --

20 CHAIRMAN ALBERT: -- Denise is not the  
21 only person in this situation.

22 MR. GARRETT: Right.

**NEAL R. GROSS**

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

1 MS. MCCRORY-THOMAS: No, I'm not  
2 because there's only 90 days.

3 CHAIRMAN ALBERT: Right.

4 MR. GARRETT: So Commissioners,  
5 remember these vouchers are issued over a year ago  
6 to our residents and there's a specified process  
7 that they have to go through. Now, what we also  
8 have done, learning from our past experiences that  
9 we've actually created a total unit that deals only  
10 with relocation issues.

11 So in this particular case, Ms. Thomas  
12 is going to be dealt with by a mobility counseling  
13 specialist. When we talk about bad credit and  
14 different things like that, we've created a  
15 scenario where we try to contact landlords and work  
16 out various components where residents can still  
17 partake of market rate units out in the public.

18 So we have a team that deals with this.  
19 There are some components, nuances to this  
20 particular issue that you're not aware of, but we  
21 are working with Ms. Thomas to try and resolve them.

22 CHAIRMAN ALBERT: Well, Ms. Thomas, so

**NEAL R. GROSS**

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

1 are you engaged with someone from the Housing  
2 Authority specific to your issue?

3 MS. MCCRORY-THOMAS: Yes, I am, but  
4 besides myself there's other people, too.

5 COMMISSIONER TALIAFERRO: Right.

6 MS. MCCRORY-THOMAS: -- that's in the  
7 first stage.

8 MR. GARRETT: And we are aware of those  
9 individuals --

10 MS. MCCRORY-THOMAS: And I'm trying to  
11 find out --

12 MR. GARRETT: -- also.

13 MS. MCCRORY-THOMAS: -- what they  
14 going to do with us if we are not able to locate  
15 a unit within 90 days? I just received my voucher  
16 last, about more than two weeks ago.

17 FEMALE PARTICIPANT: Very good.

18 MS. MCCRORY-THOMAS: So how can I use  
19 a voucher that fast and everybody else had  
20 something, like, six months.

21 CHAIRMAN ALBERT: Or a year, yeah.

22 FEMALE PARTICIPANT: A year.

**NEAL R. GROSS**

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

1 MS. MCCRORY-THOMAS: A year?

2 CHAIRMAN ALBERT: What property are  
3 you at?

4 MR. GARRETT: Kenilworth.

5 MS. MCCRORY-THOMAS: Kenilworth  
6 Dwellings.

7 CHAIRMAN ALBERT: Kenilworth, yeah.

8 MS. MCCRORY-THOMAS: And like I say, I  
9 live on Coral Street so that's one of the first  
10 areas they're tearing down, and I'm right there on  
11 the front line.

12 So where am I going to to? Where is --

13 COMMISSIONER SAINT JEAN: My --

14 MS. MCCRORY-THOMAS: -- myself and my  
15 grandkids going?

16 COMMISSIONER VANN-GHASRI: My  
17 question --

18 CHAIRMAN ALBERT: So before you  
19 answer, Commissioner Saint Jean wanted to offer  
20 something.

21 COMMISSIONER SAINT JEAN: Are you  
22 engaged with your mobility counselors or the

**NEAL R. GROSS**

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

1 navigators or your coordinator?

2 MS. MCCRORY-THOMAS: I just met with  
3 someone last week on Friday.

4 COMMISSIONER SAINT JEAN: What is this  
5 someone named?

6 MS. MCCRORY-THOMAS: I, excuse me, his  
7 name is Mr. Manning. All I know is Manning, and  
8 he's a specialist that's help locate properties.

9 COMMISSIONER SAINT JEAN: Mm-hm.

10 MS. MCCRORY-THOMAS: And I've been  
11 involved with a realtor that's trying to assist me,  
12 too. But so many units they're showing me I might  
13 as well stay on Coral Street right there on the  
14 front line where drugs are sold every day.

15 COMMISSIONER SAINT JEAN: Because they  
16 slum landlords.

17 MS. MCCRORY-THOMAS: I mean, every day  
18 of my life that I done lived there for the last 20  
19 years I done seen so many people die.

20 COMMISSIONER SAINT JEAN: So when you  
21 got your voucher did you go to your -- did you go  
22 to a voucher briefing?

**NEAL R. GROSS**

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

1 MS. MCCRORY-THOMAS: Yes, I did.

2 COMMISSIONER SAINT JEAN: So and the  
3 mobility counselors were there and they didn't  
4 guide you?

5 MS. MCCRORY-THOMAS: Young ladies  
6 informed me of certain things, and there's someone  
7 in the rec center every day, scheduled by  
8 appointments, but you have a gentleman named Mr.  
9 Q. He's assisting other people --

10 COMMISSIONER SAINT JEAN: Correct.

11 MS. MCCRORY-THOMAS: -- and myself  
12 giving us locations of places, I'm calling these  
13 places. I'm trying to get it. I'm trying to learn  
14 you guys' system of how you do the areas as far as  
15 Deanwood, Kenilworth, yadda, yadda, yadda.

16 CHAIRMAN ALBERT: Mm-hm.

17 MS. MCCRORY-THOMAS: These price  
18 ranges and put it with the units that I feel  
19 uncomfortable with moving into an apartment where  
20 I done been living in a house for the last 40 years  
21 is going to be hard for me.

22 COMMISSIONER SAINT JEAN: Mm-hm.

**NEAL R. GROSS**

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



1 MS. MCCRORY-THOMAS: Going to any type  
2 of unit because I don't deal with a a lot of people.  
3 So therefore it's going to be -- it's very, very  
4 hard to place me, but it's not that bad because I  
5 only get a two-bedroom unit now --

6 COMMISSIONER SAINT JEAN: Mm-hm.

7 MS. MCCRORY-THOMAS: -- out of four.  
8 So I'm compromising all the way down. But  
9 nevertheless, I'm still dealing with the situation  
10 of my credit and it just really happened just  
11 recently as just --

12 CHAIRMAN ALBERT: Right.

13 MS. MCCRORY-THOMAS: -- finally came,  
14 you know, about. As it's coming about that's where  
15 my credit got messed up because I fell behind in  
16 my rent so therefore I'm trying to deal with  
17 assistance with helping me pay this back so that  
18 I can get myself established a little it better.

19 I've been paying it properly now and  
20 it's going forward pretty good for me again. I  
21 mean, I got sick so therefore things didn't really  
22 work out too good for me --

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: So let me --

2 MS. MCCRORY-THOMAS: -- on that.

3 CHAIRMAN ALBERT: -- let me see if I can  
4 get Mr. Garrett to provide some support.

5 MR. GARRETT: So Deborah Jackson is  
6 here. She's on our mobility counseling team,  
7 relocation team.

8 MS. MCCRORY-THOMAS: Where's she at?

9 MR. GARRETT: She's right in the back.  
10 She can talk to Ms. Thomas directly about her  
11 situation, and she's aware.

12 Ms. Thomas, right there.

13 COMMISSIONER TALIAFERRO: Standing  
14 up.

15 MR. GARRETT: She's standing up.

16 COMMISSIONER TALIAFERRO: She's  
17 standing up.

18 MR. GARRETT: She's getting ready to  
19 walk up to you.

20 MS. MCCRORY-THOMAS: Okay. Thank you.

21 MR. GARRETT: But Commissioners, just  
22 to know that we have engaged Ms. Thomas already.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Right, and then  
2 she's acknowledging that but she --

3 MR. GARRETT: Yeah.

4 CHAIRMAN ALBERT: -- needs some  
5 additional help. So if you could provide that  
6 help, we would really appreciate it.

7 MR. GARRETT: Yes, sir.

8 MS. MCCRORY-THOMAS: Okay.

9 CHAIRMAN ALBERT: Thank you so much,  
10 Ms. Thomas.

11 MS. MCCRORY-THOMAS: I thank you all  
12 and I'll see you all the next time.

13 CHAIRMAN ALBERT: You're welcome.

14 Renee Saunders Blount? Renee? Hmm.

15 Shonta High? You don't have to come  
16 up. We're going to -- let's get somebody to loan  
17 her the mike?

18 COMMISSIONER VANN-GHASRI: No, you  
19 ain't got to do that. We're going to bring the mike  
20 to you.

21 MS. HIGH: Good afternoon, Board of  
22 Commissioners.

**NEAL R. GROSS**

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

1 MALE PARTICIPANT: Good afternoon.

2 MS. HIGH: My name is Ms. Shonta High.  
3 I am the President of the Council at Park Morton,  
4 and I'm here to speak on the current interim  
5 controls process, as well as a couple of notes that  
6 I made to myself while I was sitting here.

7 I bought one of my residents, Mr. Pratt,  
8 who is also going to speak on his experience with  
9 this interim controls process. Again, we have  
10 many, many residents who have already gone through  
11 the abatement and do not wish to go through it  
12 again, even though they're being pretty much forced  
13 out of their homes so the abatement can be done.

14 It is a big inconvenience when we could,  
15 again, have used my Park Morton equity plan to move  
16 residents into safe, viable housing rather than  
17 moving them into a hotel for a week. You know, it's  
18 tedious to pack up, leave for a week and come back  
19 and unpack when your life, many of them have spent  
20 50 years at the property.

21 I myself just reached 18 years and,  
22 again, I'm in no position to pack up 18 years' worth

**NEAL R. GROSS**

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

1 of life. You know, I had major surgery on my leg  
2 due to my accident and I can't do any of the things  
3 that are required right now.

4 So we have a resident who is on oxygen  
5 who is in a worse position than myself. So I say  
6 all of that to say, again, I'm not leaving, so you  
7 all going to have to come up with some kind of way.  
8 You all mentioned there was a waiver but now there's  
9 no wavier.

10 You all need to come with the truth and  
11 that's about the truth, so help you God when you're  
12 messing with me. I can't deal with lies. I don't  
13 lie to my residents.

14 Also, where are our locks? Because the  
15 flyers went up in February saying we were getting  
16 locks for our buildings and here we are in July and  
17 we have no locks still. And we still have those  
18 problematic people coming in our building on the  
19 late night.

20 And also I wanted to ask the Board when  
21 they'll hold a homeowners -- when will you hold the  
22 homeowners that live in the houses adjacent to us,

**NEAL R. GROSS**

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

1 when you going to start holding them accountable  
2 for throwing their trash in our dumpsters?  
3 Because you all don't pay for trash removal for  
4 them. You pay for us and I am tired of returning  
5 their trash back to them because I'm petty like  
6 that.

7 Okay? I'm just not going to lie to you.  
8 I'm petty and I caught somebody putting their trash  
9 in ours and he ignored me when I tried to tell him  
10 that that was illegal. And so I went in the house,  
11 got a trash bag, put all his trash back in that bag  
12 and took it back to his house because he left a piece  
13 of mail in there to show me where he live at. So  
14 I took it back.

15 And you all need to start holding them  
16 accountable. One of our DCHA Police Officers,  
17 Officer Romero, he saw my video of one of them that  
18 we caught that walked past me and my boy and put  
19 trash in the trashcan. And he happily walked over  
20 and introduced himself and issued that homeowner  
21 a nice fat citation. So we need to make that  
22 happen.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 CHAIRMAN ALBERT: Shonta, we actually  
2 discussed that a little earlier today. We asked  
3 about -- in fact, Vann-Ghasri I think is the one  
4 that asked about enforcing private residents  
5 throwing their trash in our dumpsters. And I  
6 cannot remember what the answer was, but there is  
7 some enforcement mechanism that is on the way.

8 MS. HIGH: And also the dog owners,  
9 make them -- you've got to make them pick that up  
10 because now that you all are taking up all the  
11 fences around, oh, they just feel so, you know,  
12 obligated to allow their dogs to do their business  
13 and just walk away and leave it there.

14 And we have a lot of children that play  
15 in that grass and I'm going to tell you, I love all  
16 of my children, and the minute one of those kids  
17 gets sick because one of the neighbors allowed  
18 their dog to do the business in the grass and didn't  
19 pick it up, you all are going to hear from me.

20 CHAIRMAN ALBERT: All right. Thank  
21 you.

22 MS. HIGH: Is that right, Mr. Garrett?

**NEAL R. GROSS**

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

1 Won't you hear from me?

2 MR. GARRETT: Yes, ma'am.

3 MS. HIGH: All right.

4 (Laughter)

5 CHAIRMAN ALBERT: Thank you so much,  
6 Shonta.

7 MR. GARRETT: He came and told me  
8 straight. I read all your tweets and all you're  
9 and I'm, like, okay. All right. Thank you all  
10 very much.

11 CHAIRMAN ALBERT: You're welcome.  
12 Good to see you again.

13 Brian Pratt?

14 COMMISSIONER FALCICCHIO: Chairman,  
15 is somebody going to answer about the locks?

16 COMMISSIONER TALIAFERRO: Yeah.

17 CHAIRMAN ALBERT: Yes.

18 MR. GARRETT: Yes, we can.

19 MR. WILLIAMS: The locks will be  
20 installed after the --

21 MR. GARRETT: Okay.

22 COMMISSIONER FALCICCHIO: I'm sorry.

**NEAL R. GROSS**

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



1 Can you come to a mike?

2 MR. GARRETT: I'm sorry. This is  
3 Larry Williams, Senior Director for our PMO.

4 MR. WILLIAMS: Good afternoon,  
5 Commissioners. The locks will be installed after  
6 we're done installing the interim controls, which  
7 this is the last week of the interim controls here.

8 So they will be installed shortly  
9 after.

10 COMMISSIONER FALCICCHIO: Just for the  
11 good of the group, is there a -- just for the good  
12 of the group is there a deadline by which you think  
13 it'll be done, the work will be done?

14 MR. WILLIAMS: I would say in the next  
15 30 days, like, right after they come back from  
16 interim controls. We have the locks that are  
17 delivered but we need to finish the interim  
18 controls and then install the locks.

19 COMMISSIONER FALCICCHIO: Okay. And  
20 that whole process you think in the next 30 days?

21 MR. WILLIAMS: Yes.

22 COMMISSIONER FALCICCHIO: Great,

**NEAL R. GROSS**

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

1       okay.

2                   MR. GARRETT:   Interim controls will  
3       end by the end of July.

4                   COMMISSIONER FALCICCHIO:   Okay, but  
5       are we saying the same thing?

6                   MR. GARRETT:   I mean, yeah, we are.   I  
7       mean --

8                   COMMISSIONER FALCICCHIO:   Okay.

9                   MR. GARRETT:   Yes, we are.

10                  COMMISSIONER FALCICCHIO:   So just, and  
11       then interim controls by the end of July.

12                  MR. GARRETT:   Interim controls by the  
13       end of July.

14                  COMMISSIONER FALCICCHIO:   -- but the  
15       whole process --

16                  MR. GARRETT:   The whole process, the  
17       locks being installed would be --

18                  COMMISSIONER FALCICCHIO:   -- would be  
19       in 30 days.

20                  MR. GARRETT:   -- just so you know,  
21       Commissioner --

22                  COMMISSIONER FALCICCHIO:   Sure.

**NEAL R. GROSS**

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

1 MR. GARRETT: -- the locks and the  
2 interim controls are two separate processes. But  
3 we held onto the locks not to install them so we  
4 could complete. With the contractors going in and  
5 out of the building and containing it, we thought  
6 it was best to hang onto the locks before we started  
7 to install them because that would make it easier  
8 for the contractors to work in the buildings.

9 Now, after interim controls are  
10 completed at the end of this month then we'll be  
11 able to move on with the locks. So before the end  
12 of August the locks should all be installed at the  
13 buildings.

14 COMMISSIONER FALCICCHIO: Okay. So

15 --

16 MR. GARRETT: Okay? Because we're not  
17 talking about individual -- just so you know, we're  
18 not talking about individual units. We're talking  
19 about entrances to the actual buildings  
20 themselves.

21 COMMISSIONER FALCICCHIO: Absolutely.  
22 Okay, but now we've said two different things. You

**NEAL R. GROSS**

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

1 said by the end of August.

2 MR. GARRETT: Yes.

3 COMMISSIONER FALCICCHIO: Is it 30  
4 days or end of --

5 MR. GARRETT: We finish the interim  
6 controls the end of July.

7 COMMISSIONER FALCICCHIO: Okay.

8 MR. GARRETT: That's what we scheduled  
9 and then 30 days after that it will be complete.

10 COMMISSIONER FALCICCHIO: Thirty days  
11 later, okay, --

12 MR. GARRETT: Yes.

13 COMMISSIONER FALCICCHIO: -- so end of  
14 August so we're all on -- okay.

15 MR. GARRETT: Yes.

16 COMMISSIONER FALCICCHIO: Thank you.

17 MR. GARRETT: Okay? Because we don't,  
18 we're not scheduled to complete all the interim  
19 controls until the end of this month, until the end  
20 of July.

21 COMMISSIONER FALCICCHIO: Okay.

22 MR. GARRETT: Okay.

**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, for clarifying.

3 Brian?

4 MR. PRATT: Good morning, Council. My  
5 name is Brian Pratt. I live on Park Morton Plaza  
6 Apartment. My mother, Valerie Pratt, and I have  
7 been living there for four years. And that interim  
8 control was awful.

9 You know, we stayed at the Holiday Inn.  
10 It was not no senior citizen access thing for my  
11 mother because she has a disability. She just  
12 recently came out of the hospital.

13 We had problems with people not  
14 cleaning the sheets in the room in the hotel we  
15 stayed at for the week.

16 And then another thing, my mother had  
17 her computer destroyed. Her computer and printer  
18 got destroyed and she does not want the blue market  
19 value. She wants the full price for the pain and  
20 anguish. They even went in and stole medication  
21 of mines, taking medicine for me to get myself  
22 healthy and stuff.

**NEAL R. GROSS**

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

1 I'm an Iraqi War veteran, you know, and  
2 this is really stressing me out with my PTSD and  
3 I suffer with sleep apnea. So this whole thing has  
4 been a real issue.

5 Mr. Garrett, my mother wants you to come  
6 to her apartment personally. She wants to speak  
7 to you personally face-to-face. My mother doesn't  
8 play that, so she wants to see you personally.

9 But other than that --

10 CHAIRMAN ALBERT: I --

11 MR. PRATT: -- I'm upset because, you  
12 know, I'm not trying to put race in this in this  
13 city, but it seems like when it comes to white and  
14 LGB communities, you all treat them better in this  
15 city before us black folks that want to stay here  
16 and want better.

17 You know, a lot of us don't do drugs in  
18 housing or nothing. Some of us have college  
19 education. We want better. We just can't afford,  
20 we can't afford living in this city, you know?  
21 There needs to be a renter cap here in this city,  
22 you know, that people could be able to afford to

**NEAL R. GROSS**

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

1 live in this city.

2 I love Washington, DC. My mother was  
3 born and raised here. I'm not originally from  
4 here, but I've loved this city ever since I was a  
5 baby, coming up here visiting my aunts and uncles.

6 CHAIRMAN ALBERT: Thank you.

7 MR. PRATT: And it really -- this whole  
8 situation really took me out of my element. I'm  
9 still trying to pack boxes and stuff, and my mother  
10 just coming out the hospital, she was in the  
11 hospital for two months because we were in a car  
12 accident on April the 3rd this year.

13 So it's a lot on my plate that I'm trying  
14 to take care of my mother. I'm going to physical  
15 therapy because of this accident and then dealing  
16 with other stuff and dealing with other stuff with  
17 the VA.

18 So it's just so stressful.

19 CHAIRMAN ALBERT: Well, I thank you for  
20 sharing your thoughts with us and I heard the  
21 request you made to our director to meet --

22 MR. PRATT: Right.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: -- with your mom.  
2 I'm sure he will do that, but, Director, in the  
3 interim can we just address Brian's mom's computer  
4 needs and at some point in time we will as a Board  
5 will want a report on how the moves went as part  
6 of these interim controls because I'm sure Brian's  
7 story is probably replicated a few times.

8 But thank you so much for sharing with  
9 us.

10 MR. PRATT: And then last before I go,  
11 what's going to go over with the waivers with some  
12 of the residents that want to stay there? They're  
13 going to get waivers?

14 MR. GARRETT: I will let Joe -- ODC  
15 would have to discuss that, Commissioners, if you  
16 want them to come up and explain the waiver process  
17 they can do that.

18 MR. PRATT: Okay.

19 MR. GARRETT: What he's speaking of is  
20 individuals that are refusing to allow us into  
21 their apartment to perform interim control and in  
22 refusing we have drawn up a waiver for those

**NEAL R. GROSS**

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



1 particular individuals. But I can tell you it does  
2 cause a problem for the contractors to perform  
3 their work and for this and it does impact the  
4 safety of other residents that are in the building.

5 MR. PRATT: Okay.

6 MR. GARRETT: So if you want ODC to come  
7 up?

8 CHAIRMAN ALBERT: So do you want -- you  
9 can talk to Ken --

10 MR. GARRETT: Ken or --

11 MR. PRATT: And I have one thing before  
12 you let me go.

13 CHAIRMAN ALBERT: Go ahead.

14 MR. PRATT: My mother had a fire in the  
15 thing in the apartment. We had to get a new stove  
16 replaced because one of the contractors put her  
17 plastic cake pan in there and I had to go in there  
18 and try to save my mother's life.

19 CHAIRMAN ALBERT: How.

20 MR. PRATT: Just turn off the stove  
21 because she had the stove, like, on 195 and it  
22 caught on fire. And we had to come in there. It

**NEAL R. GROSS**

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

1 was a police report from Housing Police Department  
2 and everything, so me and a couple of neighbors had  
3 to go in there, get the fire company. The  
4 firefighters came out there to get a ramp and to  
5 clear the smoke out and everything else.

6 CHAIRMAN ALBERT: Well, thank you for  
7 sharing with us, but please talk to Mr. Slaughter  
8 before you leave here today.

9 MR. PRATT: Okay, Mr. Slaughter.

10 MR. GARRETT: Ken, did you want to --  
11 Commissioners, did you want Mr. Slaughter to just  
12 address the waiver issue publicly?

13 CHAIRMAN ALBERT: Sure.

14 MR. GARRETT: Okay.

15 MR. PRATT: Okay, sir.

16 MR. SLAUGHTER: As you know, we're  
17 doing the interim controls as a required measure  
18 of safety for our residents because we have  
19 discovered lead hazards. We have certainly  
20 notified our residents and given them the  
21 description that interim control is an effort to  
22 paint over or remove the hazard.

**NEAL R. GROSS**

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

1           There are some residents, and you've  
2           heard them testify today, that do not want to  
3           participate in the interim control process because  
4           of -- and we understand it, disruption of their  
5           lives. That Ms. High, for example, said she had  
6           been in her apartment for 18 years and packing and  
7           unpacking is a difficulty.

8           Our argument, of course, is that what  
9           we are being asked to waive or we're asking the  
10          resident to waive is not to hold us liable for that  
11          they would choose to continue to be exposed to the  
12          lead hazard. And as you could certainly surmise,  
13          that's a tough one for us.

14          Now, the individual adult may make that  
15          decision and we have drafted a waiver for the  
16          individual adult. That however does not cover  
17          invitees of that family or children who may visit  
18          or others who may visit so that would continue our  
19          exposure to liability for lead that might harm  
20          them.

21          Another problem is that when we do the  
22          common area interim controls it makes the building

**NEAL R. GROSS**

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

1 very dusty.

2 FEMALE PARTICIPANT: Mm-hm.

3 MR. SLAUGHTER: So that we can't have  
4 people occupying while they're doing the laundry  
5 room, the hallways, et cetera. So the waiver is  
6 a -- and it's certainly a discussion we've had, but  
7 we're not certain how to make it work considering  
8 what we have there.

9 COMMISSIONER VANN-GHASRI: Well, let  
10 me go on record and say it's Commissioner  
11 Vann-Ghasri who recommended the waiver.

12 MR. SLAUGHTER: Yes.

13 COMMISSIONER VANN-GHASRI: Okay?  
14 Because I play two roles. One roles I play is to  
15 look out for the health and safety of my  
16 constituents, and the other role I play is the  
17 fiduciary part of this Housing Authority.

18 Now, we can't, now I'm just going to  
19 keep it real. First of all, when you live in the  
20 District of Columbia, whether you live in public  
21 housing or private sector, if you feel that you have  
22 housing code or reg violations you have the right

**NEAL R. GROSS**

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

1 as a resident, with your own money, because the  
2 government ain't going to give you the money to do  
3 this, you can go down to DC Superior Court and you  
4 can file for a housing code violation and pay your  
5 money to the Court.

6 Now, that's one of the rights we all  
7 have. Now, that's up to us to whether or not we  
8 want to accept that right.

9 Now, another thing that I want to go on  
10 record to say, we who live in public housing know  
11 where we live at and we know the conditions we live  
12 at. And we understand the gentrification is about  
13 space and location.

14 Now, I'm going to be honest with you.  
15 I live in Potomac Gardens. I love where I live at  
16 and if it was a slum landlord and they charge me  
17 \$900 for my two-bedroom apartment and I can catch  
18 the subway, I'm going to pay that slum landlord  
19 before I go up 16th Street.

20 If you have an organizer -- and your  
21 organizers in your community, all I can say is this.  
22 I was once an organizer. And this is what Paul

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Battle (phonetic) taught me. If I went into Park  
2 Morton and I just talked to you and then I talk to  
3 you, all of you all would be putting your money in  
4 escrow because I'm an organizer. That's the first  
5 thing we do.

6 If I go around -- DCHA didn't say your  
7 properties were condemned. We telling them. So  
8 if I tell you that I'm living in a condemned unit  
9 and I'm going to pay you rent every month, to me  
10 that don't make sense.

11 If I'm going to live in a condemned unit  
12 I'm going to exercise my rights because I know I  
13 can't have it both ways. And unfortunately, I am  
14 the commissioner that asks that each and every  
15 person that live in public housing in the District  
16 of Columbia we no longer want your local vouchers.  
17 We want federal vouchers.

18 Now, if I'm already saying we want  
19 federal vouchers, and I said that 12 years ago, why  
20 are we still up here playing voucher games? So I  
21 live in public housing and guess what I'm doing and  
22 I sit on this Board?

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 I am now opening up an account with my  
2 stipend salary, have to save some money because I  
3 know when the time come for me, I'm going to ask  
4 for a credit report and then I'm going to look in  
5 that block and anywhere that I can pay somebody off  
6 in the seven years, I'm going to exercise that.  
7 And I'm going to be ready because I know I can't  
8 have it both ways.

9 But if I like my community I'm not going  
10 to come up here and act like it's condemned. I'm  
11 going to solve the problem how we all going to live  
12 there, but I would have to have a group of residents  
13 to want to support me.

14 So we've got to figure out in Park  
15 Morton what is it that you want to do because Tyrone  
16 Garrett only been here for how long? And we all  
17 come up here talking like he been here for 12 years.  
18 We need to come up and give him recommendations and  
19 make sure he do our recommendation. We don't have  
20 time to talk about problems. We done that for 20  
21 years.

22 MR. SLAUGHTER: Commissioner?

**NEAL R. GROSS**

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

1 Commissioner, Mr. Garrett has directed us. I'd  
2 set forth our dilemma, but he's directing us to try  
3 to find a solution. We intend to work with  
4 residents, their advocates and others. We know  
5 that the lead situation requires that we fix it.  
6 We understand the concern about protecting  
7 personal property.

8 We understand the disruption, but  
9 somehow we've got to work out a compromise that  
10 works for families.

11 COMMISSIONER VANN-GHASRI: No, we're  
12 talking the workout is when you break up people's  
13 stuff, DCHA has no insurance.

14 MR. SLAUGHTER: We're going to replace  
15 it. No question about it.

16 CHAIRMAN ALBERT: And --

17 COMMISSIONER VANN-GHASRI: And so  
18 you're going to have to pay them.

19 MR. SLAUGHTER: And but some people  
20 don't want to -- some people are fearful that we  
21 will do it and so they say they don't want to move  
22 to risk that and --

**NEAL R. GROSS**

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



1 CHAIRMAN ALBERT: And --

2 MR. SLAUGHTER: So we've got to give --

3 COMMISSIONER TALIAFERRO: I've got a  
4 question.

5 COMMISSIONER VANN-GHASRI: Well,  
6 they've got a right.

7 CHAIRMAN ALBERT: And Commissioner --

8 COMMISSIONER VANN-GHASRI: They see.

9 MR. SLAUGHTER: Right, and we've got to  
10 give reassurance that we will replace, that we will  
11 have careful movers --

12 CHAIRMAN ALBERT: And we have.

13 MR. SLAUGHTER: -- and we will replace  
14 any unfortunate damages. But we've got to find a  
15 way to get people out of that lead and it's not just  
16 the individual units.

17 COMMISSIONER TALIAFERRO: I've got a  
18 question.

19 MR. SLAUGHTER: But as I said, there  
20 are common areas.

21 COMMISSIONER TALIAFERRO: I've got to  
22 go -- I'm going to get you -- I've got a question,

**NEAL R. GROSS**

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

1 Mr. Council.

2 MR. SLAUGHTER: Sure.

3 COMMISSIONER TALIAFERRO: Like Ms.  
4 High was saying to you, you've got so many of your  
5 residents they have fear. And the fear is in the  
6 way of what they've got to do.

7 MR. SLAUGHTER: Yes. And I should add  
8 that our education to the hazard, to the reason for  
9 the the controls, whether the controls are working  
10 is a continuous process that we must make sure that  
11 we put forth the effort to make sure all of our  
12 residents, his mother and others are fully informed  
13 of what we're trying to do here.

14 COMMISSIONER FORESTER: Excuse me?

15 MR. SLAUGHTER: And we understand it's  
16 not -- it is disruptive automatically.

17 COMMISSIONER FORESTER: Along with the  
18 education has there been any, well, I'm assuming  
19 that there's probably some education to the  
20 community of what the hazard is.

21 MR. SLAUGHTER: Yes, ma'am, we have.

22 COMMISSIONER FORESTER: Has there been

**NEAL R. GROSS**

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

1 any surveying of the community of when are the right  
2 times for these things to happen? I'm thinking as  
3 myself as a parent, you know, if I had the  
4 opportunity to be engaged in that I'd be, like,  
5 let's do it during the summer so my kids aren't  
6 disrupted or has there been a survey of the  
7 community to identify, like, when is the best time  
8 for this to happen, reasonable that this is also  
9 a safety hazard?

10 MR. SLAUGHTER: Some of it would be  
11 guided by what we may survey, but some of it is  
12 dictated by the federal law, which is it gives us  
13 for children under six, it gives us 90 days to get  
14 them, get the controls implemented.

15 For the adults it gives us one year --

16 CHAIRMAN ALBERT: And --

17 MR. SLAUGHTER: -- so yes, you know,  
18 with the need to do contracting, the need to  
19 describe a process to identify hotels. Yes, their  
20 opinion obviously of the residents is a big factor,  
21 but we're also working against the mandated  
22 deadlines that the law dictates.

**NEAL R. GROSS**

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

1 COMMISSIONER FORESTER: Thank you.

2 MR. GARRETT: Can I just add,  
3 Commissioner, that with the, not only the 12-month  
4 mandate to perform the interim controls, we as an  
5 administration attempted to look at other options,  
6 but we lost actually about three months in doing  
7 that. So that put us at this particular timeframe  
8 that we needed to complete before the end of July,  
9 actually before the end of July.

10 CHAIRMAN ALBERT: All right, thank  
11 you.

12 Thank you, Brian.

13 MR. PRATT: All right.

14 CHAIRMAN ALBERT: Please follow up  
15 with Ken.

16 Next up Angela Spence?

17 MS. SPENCE: Good day, people.

18 COMMISSIONER FORESTER: Good day.

19 COMMISSIONER TALIAFERRO: How you  
20 doing?

21 MALE PARTICIPANT: Good day, hello.

22 MS. SPENCE: I'm all over the place to

**NEAL R. GROSS**

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

1 be honest with you. I have a little situation. I  
2 was here before. I came and spoke to you guys a  
3 few months back and definitely tried to remedy.

4 The first advice I had for Mr. Garrett  
5 is we've got to read the policies. We've got to  
6 know the policy, isn't that right then?

7 Here's my situation here. I went to --

8 CHAIRMAN ALBERT: Please speak into  
9 the mike, would you please so people can hear?

10 MS. SPENCE: Yes, I'm sorry. And like  
11 I said, I'm all over the place, full of emotions  
12 because the Housing Authority or the rules --

13 CHAIRMAN ALBERT: Shh.

14 MS. SPENCE: -- for me working has kind  
15 of caused a barrier in my household as far as  
16 supporting my family. I'm a mother of six.

17 So to make a long story short, I'm  
18 trying to speed you up because I know I only have  
19 five minutes to discuss. What I was trying to do  
20 is pursue what was called a hardship waiver with  
21 the DC Housing Authority.

22 The first couple of months of me

**NEAL R. GROSS**

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

1        requesting a hardship waiver I was told that there  
2        was no policy.    There was no hardship waiver.  
3        There's nonexistent, pretty much off the table even  
4        though I read it.

5                But now I'm skipping a few years back,  
6        let me say this.    Growing up my aspiration was to  
7        become an attorney.    That's what I wanted to do.  
8        I went to college.    Other things happened and I  
9        didn't become an attorney.

10               However, that don't take away my  
11       knowledge.    I came back home from DC and I went to  
12       a program called the OSS Program.    You all remember  
13       that where they had a paralegal?    Okay, so I took  
14       that paralegal course.    I passed it successfully,  
15       but what I realized is paralegals read a lot and  
16       I didn't want to read that much.

17               So I said I'd better find another route  
18       because I don't see me reading all of that.    But  
19       anyway, that tells you that I know policy.    I read.

20               But anyway, I know that the no  
21       government, including DC, sets a family up for  
22       failure.    I know that there's a loophole

**NEAL R. GROSS**

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

1 everywhere. I know that they will come about with  
2 something to aid a family at a time of need.

3 And so I started to read. And I came  
4 down to -- I went to Housing and I asked them about  
5 the first question was about the hardship waiver  
6 because it's all here. And what I did was I did  
7 print it out exactly how it's appears on the DC  
8 Municipal Rules.

9 And the big problem that I have, and  
10 like I said, I'm all over the place, but the big  
11 problem that I have, I had a one-on-one with Mr.  
12 Garrett on May 28th which I had six minutes to plead  
13 my life and story.

14 And so my question to Mr. Garrett was  
15 I couldn't understand why my family was not allowed  
16 to even apply for a hardship waiver. Mr. Garrett  
17 told me that pretty much, like, you can't do it  
18 unless it's from A through G, and he pointed out,  
19 you know, and I do have and I would like you guys  
20 to pass it along, Section 9118.2.

21 It says, "the process for requesting a  
22 hardship waiver." Mr. Garrett would you like to

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 explain to your member what you told me that means?

2 MR. GARRETT: Okay. That was a --  
3 Commissioners, there's a couple other pages that  
4 go along with that document, so what she's speaking  
5 of is the process to request a waiver.

6 But there are some guidelines in which  
7 you can be allowed to have the waiver approved.

8 MS. SPENCE: Right. Okay, so here's  
9 the thing. My big problem is not one person at DC  
10 Housing Authority had asked me how would this  
11 remedy my family.

12 CHAIRMAN ALBERT: Okay.

13 MS. SPENCE: Because let me tell you  
14 why this will remedy my family if I can free up the  
15 money to buy the house then I'm on the program. I'm  
16 going to exit out the program. So I'm upset, you  
17 know, I -- listen. I got some words in me real deep  
18 and I don't want to be that person that come across  
19 as crazy because sometimes -- I'm not.

20 This right here will remedy my family  
21 because it tells you. I mean, I -- I actually urge  
22 and encourage everybody because I'm going to come

**NEAL R. GROSS**

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



1 here every month.

2 CHAIRMAN ALBERT: Every week, yeah.

3 MS. SPENCE: Understand that. While I  
4 go through my process to get where I need to go,  
5 I'm going to share my journey with you, but when  
6 you read this, and I have read this probably 200  
7 times, I can tell you -- I can tell you word for  
8 word what it says. It pretty much is saying that  
9 you have to -- there has to be a remedy for allowing  
10 a household to go through the hardship waiver.

11 My remedy is that I'm going to --

12 CHAIRMAN ALBERT: You're going to  
13 exit.

14 MS. SPENCE: -- exit out of your  
15 program.

16 CHAIRMAN ALBERT: Right.

17 MS. SPENCE: Because I do have a job.  
18 I can support -- I'm a supervisor at DHS. You know,  
19 I could take care of myself, but guess what? I need  
20 the help to get out the program.

21 CHAIRMAN ALBERT: Right.

22 MS. SPENCE: So how, you know, are you

**NEAL R. GROSS**

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

1 two commercial, just came on with Mr. Garrett and  
2 he out there shooting ball with the kids. You all  
3 don't know what I'm going through right now. We  
4 don't have nothing.

5 Like, literally, how can you sit there  
6 and a person can show you the money that they can  
7 touch, meaning I can't touch my escrow. We all  
8 know that. So I'm not touching the tax money to  
9 trim it out, so if a consumer can show you the money  
10 that they touch is still not enough to pay what the  
11 bills that they have, how don't you use this as a  
12 remedy?

13 CHAIRMAN ALBERT: Right. So Angela,  
14 so I hear you. I -- and I sympathize with what  
15 you're saying. I would like to find a way. I  
16 would like for us to find a way for you to exit as,  
17 to use your words, and that's what our focus should  
18 be on.

19 I haven't read those, but if you would  
20 leave it with me I would read it, but I would also  
21 encourage, and I don't see Ken Slaughter here, Ken  
22 and our executive director.

**NEAL R. GROSS**

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

1 MR. GARRETT: Ed. Ed is right there --

2 CHAIRMAN ALBERT: No, no, no, no, hold  
3 on one second, to work with me and Mr. Garrett to  
4 find a way to accommodate what it is that you want  
5 to get done within the law.

6 COMMISSIONER VANN-GHASRI: Don't give  
7 --

8 MS. SPENCE: Within the law, that's all  
9 I want to do. But also so I want to also point out  
10 that these people out here, they can see it, I want  
11 you to recognize Mr. Garrett body behavior. Every  
12 time someone sitting here speaking he's down in his  
13 lap.

14 That's disrespectful first and  
15 foremost because when I met with him on number 21  
16 -- on May the 28th the last word he said was,  
17 "Somebody will be contacting you." Today is July  
18 the what, 10th?

19 Have they contacted me thus far? No.  
20 But let me also point out I've reached out to Robert  
21 White, Councilman, and I'm going to have a meeting  
22 with him. I've been working with one of his

**NEAL R. GROSS**

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

1 workers, Ms. Whitehorse, and she has somebody  
2 partnership with housing because she read the same  
3 thing. She said wait a minute.

4 So she reached out to her person who  
5 reached out to housing and they said, she said,  
6 "Well, they going to call you back." And I ain't  
7 heard a call yet.

8 CHAIRMAN ALBERT: So Angela, here's  
9 what I'm going to do. So I chair this Board so I  
10 do have some responsibility.

11 MS. SPENCE: Mm-hm.

12 CHAIRMAN ALBERT: So I'm going to  
13 consult with our inside counsel, meaning Ken  
14 Slaughter, and I'm also going to consult with  
15 council that I know at the Washington Clinic for  
16 the Homeless and others. Okay, I don't know the  
17 law. I need to have someone explain it to me and  
18 if there's anything that we can do to accommodate  
19 your situation, my commitment to you today is that  
20 we will accommodate your situation.

21 MS. SPENCE: Well --

22 CHAIRMAN ALBERT: I would like you to

**NEAL R. GROSS**

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

1 take my email address. It is  
2 nalbert@dchousing.org. So I know the folks that  
3 work at the DC Housing Authority. I think they  
4 want the same thing. We are this close to getting  
5 you into home ownership. Let's make sure that that  
6 happens and that's our goal right now.

7 MS. SPENCE: Thank you, Mr. Albert. I  
8 appreciate, you but I want you to know, you guys  
9 know, I'm, like, built up. I ain't come this long  
10 to give up. I did -- you know, at one point my  
11 remedy was to quit my job.

12 CHAIRMAN ALBERT: No, can't do that.

13 MS. SPENCE: But that's unacceptable.

14 COMMISSIONER VANN-GHASRI: No.  
15 Instead I'm going to interrupt. You are going to  
16 get his calling card because he's one of our  
17 stakeholders and that's the Deputy Mayor.

18 MS. SPENCE: Yes.

19 COMMISSIONER VANN-GHASRI: And if DCHA  
20 housing program may or may not always go by the  
21 municipal regulations because they may not have to  
22 with HUD. However, being that he's a stakeholder

**NEAL R. GROSS**

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

1 and they, too, have houses, that you are eligible  
2 for and do with this situation maybe the  
3 stakeholder with DCHA will be able to assist you  
4 being that you have provided service for the  
5 District of Columbia, the department of a local  
6 government, because I'm not going to say where you  
7 work at, but I do know.

8 And you've been on your job long enough  
9 and you are a model to many of us.

10 CHAIRMAN ALBERT: Yeah, absolutely.

11 COMMISSIONER VANN-GHASRI: So I think  
12 he's going to give you call -- his business card  
13 and maybe those partners can work and something  
14 will work out for you.

15 CHAIRMAN ALBERT: You know, we'll work  
16 it out for you.

17 MS. SPENCE: All right. Thank you.

18 CHAIRMAN ALBERT: And appreciate you  
19 bringing it to us.

20 MS. SPENCE: Again, thank you and I  
21 definitely will see you next month.

22 CHAIRMAN ALBERT: Deputy Mayor?

**NEAL R. GROSS**

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

1 COMMISSIONER VANN-GHASRI: Ma'am, you  
2 walking in the wrong direction. This is the Deputy  
3 Mayor. He's all right.

4 (Laughter)

5 CHAIRMAN ALBERT: All right. So  
6 that's -- while Jonathan does business at the side,  
7 Wanda Jones? Wanda Jones come on up.

8 MS. JONES: My name is Wanda Jones and  
9 I'm --

10 CHAIRMAN ALBERT: Welcome.

11 MS. JONES: -- from Montana property.  
12 Thank you. My concerns are the drugs that's on 15  
13 street. The recreation is across the street.  
14 They were congregating over there until MPD came  
15 up there and has run them back on the property of  
16 Montana.

17 I've been living there come October 1st  
18 for seven years and I have not seen one change yet.  
19 I go to work leaving my house 8:30 in the morning,  
20 drug dealers are already out there.

21 In the evening time they're back on this  
22 side trashing the place up. There's nowhere to

**NEAL R. GROSS**

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

1 park. I have to park in the back sometimes, which  
2 I prefer to park in the front. Then I have the  
3 residents putting their trash cans on -- in the  
4 parking lot to save their parking spaces.

5 Where I've had a resident come knock on  
6 my door and ask me could I move my car because I  
7 was parking in his parking spot.

8 You have no designated parking spot.  
9 This parking space out here is for every resident  
10 that lives on the parking lot, that lives on the  
11 premises and has a sticker in their car.

12 So I told him I would move my car this  
13 time, but I'm not going to do it again. And I will  
14 mention it to the management, which I did the next  
15 following day.

16 I'm, you know, tired of the drugs. You  
17 have housing police living next door. They see  
18 what's going on every day but nobody's doing  
19 anything about it. They're blocking the sidewalks  
20 where you cannot pass through. You've got to, you  
21 know, wait for them to move to get through the  
22 walkway.

**NEAL R. GROSS**

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



1           They won't sit in front of my house.  
2           They know not to do that. But they'll go a little  
3           bit just down from where I live at, lawn chairs,  
4           everything is out there, and I think this is  
5           ridiculous. I've been saying this for the longest  
6           to this panel and nothing has ever been done.

7           You might see them go for a little  
8           while, but they're right back. The trash, the beer  
9           bottles, the alcohol, I mean, just everything. It  
10          doesn't make sense for you to have to live there  
11          and pay your rent. And every time I get an increase  
12          on my job my rent goes up, and I shouldn't have to  
13          be paying almost close to \$1,000 for rent to live  
14          like I do.

15          And like I said, I just want better  
16          conditions and the police to do what they're  
17          supposed to do and not be living in there for free.  
18          So how can you give a unit to someone to live there  
19          and that house could be used for someone else to  
20          live?

21          They don't need to be in there if  
22          they're not going to do anything and you see this

**NEAL R. GROSS**

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

1 activity every day. Because if I see it, I know  
2 you see it and I go in and out. I don't bother  
3 anybody, but I don't want to live like that.

4 My other concern is they used to have  
5 -- the trash pickup is good. The recycling they  
6 don't pick up nothing. I've had to take -- stop  
7 recycling because it gets filled up until my son  
8 had to take it to the dumpster and dump all the trash  
9 down there, the recycling boxes or whatever I get  
10 that needs to be recycled.

11 So recycling isn't being picked up. So  
12 I wish the drugs -- right now you can go right up  
13 on that property right now and they're sitting in  
14 the walkway as you to go through the back. Lawn  
15 chairs, they sitting there. I see -- I can look  
16 out my window or just come outside and see them make  
17 a sale.

18 If I was the police, you know, I don't  
19 know what they do. MPD is sitting on the side now  
20 for their recreation. They don't do anything, so  
21 what's going to happen? What are you planning on  
22 doing about all this drug activity up there every

**NEAL R. GROSS**

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

1 day?

2 On Fridays and Saturdays, like, when I  
3 came to this meeting someone is out there with their  
4 car music. I don't want to hear that. You know,  
5 it's them coming in my house. How can I be able  
6 to enjoy what I'm doing inside for listening to that  
7 on the outside?

8 So you all need to do something about  
9 this. Seven years and it's the same activity, the  
10 same thing. The MPD police came to my house for  
11 something that I needed to address and I said  
12 something to her about that. She said this is  
13 never going to go away. She ain't told no lie  
14 because it's still going on. And you all are not  
15 doing anything about it.

16 Because I've come to the meeting and  
17 it's the same old scenario. You all say this, but  
18 you don't do it.

19 MR. GARRETT: Can I have Chief Maupin  
20 come up to the microphone, Commissioners, please?

21 CHAIRMAN ALBERT: Sure.

22 MR. GARRETT: Thank you.

**NEAL R. GROSS**

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

1 CHIEF MAUPIN: Good afternoon.

2 MS. JONES: Good afternoon.

3 CHIEF MAUPIN: I met with Ms. Jones  
4 prior to the meeting and we discussed these same  
5 issues. And we did address the drug activity over  
6 in Montana of the activity where it once was over  
7 on the private side because we moved it off of  
8 Montana.

9 MPD has established a detail through  
10 our request at the community -- at the rec center.  
11 We also requested that the rec center hire security  
12 personnel up there, which they did. But  
13 apparently, according to Ms. Jones, the activity  
14 has moved back over to our side.

15 So we are addressing that. We're using  
16 our trek officers. I sent them up there this  
17 morning to address the issue and we'll be going up  
18 there on a daily basis to address it.

19 But me and Ms. Jones have a history  
20 where we've talked about various issues over the  
21 years and I thought we've been very responsive to  
22 her. But we're going to continue with our efforts

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 over at Montana certainly.

2 COMMISSIONER FALCICCHIO: What's the  
3 security camera coverage in the area?

4 CHIEF MAUPIN: Montana has security  
5 cameras throughout the property. They're not  
6 actively monitored cameras because we don't have  
7 a post at Montana. They're available to the  
8 resident managers so any activity that does occur  
9 we can go and review, but they're not actively  
10 monitored.

11 COMMISSIONER FALCICCHIO: And right  
12 now all are operational?

13 CHIEF MAUPIN: I can't say all are  
14 operational because we haven't checked this  
15 morning. We get a report from the property  
16 management because we don't have immediate access  
17 to them. When they go out they're reported to the  
18 command center and the Office of Capital Programs  
19 gets out to repair.

20 COMMISSIONER FALCICCHIO: Okay. And  
21 how often do you get those reports?

22 CHIEF MAUPIN: We do reports on our

**NEAL R. GROSS**

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

1 cameras every day.

2 COMMISSIONER FALCICCHIO: Okay.

3 CHIEF MAUPIN: But the reports from the  
4 property management will have to go directly to the  
5 command center.

6 COMMISSIONER FALCICCHIO: Okay. So  
7 each day we know that they're working?

8 CHIEF MAUPIN: Each day we know that  
9 the property -- the cameras on the properties that  
10 are monitored by OPS are either working or not  
11 working and report it to the Office of Capital  
12 Programs. The cameras on sites that don't have OPS  
13 security personnel there we're not monitoring so  
14 we don't know when they go out, but the property  
15 managers should know when they go out and they can  
16 report that to the command center.

17 COMMISSIONER FALCICCHIO: Okay.

18 COMMISSIONER TALIAFERRO: I've got a  
19 question for the gentleman. The question I've got  
20 is I ain't going to say what was said so I'm going  
21 on the defensive. This is happening to all the  
22 property just not your property, too.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 MS. JONES: I understand that, but --

2 COMMISSIONER TALIAFERRO: And well,  
3 wait a minute, I'm not getting on you. I'm with  
4 you.

5 MS. JONES: I know, so --

6 COMMISSIONER TALIAFERRO: But some of  
7 the -- the Chief and the Chief of the DC Police they  
8 -- you all need to get your act together because  
9 I see it all the time. There's no excuse.

10 CHIEF MAUPIN: No, no.

11 COMMISSIONER TALIAFERRO: And I see  
12 and and I'm two minutes up -- I'm two minutes not  
13 to say something I don't want to say because I'm  
14 tired of seeing it. And I'm going to leave it like  
15 that for right now.

16 But the next Board meeting I'm going to  
17 have an issue with the Chief of DC and yourself.

18 CHIEF MAUPIN: Well, certainly --

19 COMMISSIONER TALIAFERRO: No, no, no.

20 CHIEF MAUPIN: -- when -- well,  
21 certainly when --

22 COMMISSIONER TALIAFERRO: No. No.

**NEAL R. GROSS**

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

1 CHIEF MAUPIN: You spoke --

2 COMMISSIONER TALIAFERRO: I talked to  
3 some of your people and I see things and I don't  
4 know what is going on, but see, I'm going to leave  
5 it in your hand to get it done.

6 CHIEF MAUPIN: Thanks.

7 COMMISSIONER TALIAFERRO: You've got  
8 until September.

9 CHIEF MAUPIN: Well, thank you.

10 COMMISSIONER TALIAFERRO: Being after  
11 that meeting come up I'm going to have an issue with  
12 security.

13 COMMISSIONER VANN-GHASRI:  
14 Well, let me say this, Chief, you've done a good  
15 job because now I'm going to tell you how I feel.  
16 You would be fired from me if you go on record and  
17 tell us how you're going to catch criminals. I  
18 would have been disappointed with you. I only know  
19 that you're supposed to tell us whatever you need  
20 to know. I know that you're supposed to keep  
21 whatever you're doing among yourself because I live  
22 in Potomac Gardens and I tell them straight up.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)



1 See, we as residents that say police, police, and  
2 she's right.

3 So I'll tell you what to do, and I call  
4 them biker boys. Run them up and down there, and  
5 then the next thing you know, the parents going to  
6 complain about that. The biker people is on the  
7 bike. The kid could get hit. Okay. So now when  
8 it comes to as far as drugs, if we want to settle  
9 with drugs, how many of you all want to go up to  
10 the Hill with me and tell congressman stop -- the  
11 only thing that grow in America is Marijuana.  
12 Everything else is coming through this coming  
13 country.

14 We as public housing residents, we need  
15 to go up to Congress and we need to let them know  
16 stop sending your heroin and cocaine in D.C. by air  
17 and boat. We'll deal with our marijuana that grow,  
18 but we can't deal with that. Until then don't tell  
19 me what you're going to do with the chief of both  
20 of the police because I've seen how they work.

21 I'm going to be honest with you, I ain't  
22 telling on nobody because I don't want to get

**NEAL R. GROSS**

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

1 killed. Okay? So in my neighborhood, I'm going  
2 to really be honest with you, it would have to be  
3 some really, really something deep for me to stand  
4 out there and tell the police I saw you do A, B and  
5 C. I may be scared to call you and tell you it's  
6 confidential. But the only thing I can say is I  
7 do control -- I can only control where I live, and  
8 you're absolutely correct because when I come up  
9 to Montana, the record's off the chain, it's  
10 everywhere. So what are we going to do?

11 CHAIRMAN ALBERT: No, actually, it's  
12 everywhere.

13 COMMISSIONER VANN-GHASRI: I say let's  
14 go up to Congress.

15 CHAIRMAN ALBERT: So thank you.

16 COMMISSIONER VANN-GHASRI: With  
17 public residents, let's go up to Congress.

18 CHAIRMAN ALBERT: Commissioner  
19 Vann-Ghasri, thank you for your comments.  
20 Commissioner Falcicchio, what I'd love to -- like  
21 to suggest is that we somehow get together the chief  
22 of police and our chief of police here. There's

**NEAL R. GROSS**

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

1 some coordination efforts that I think we could  
2 undertake jointly. Camera coverage has always  
3 been an issue. I know D.C. has public cameras. I  
4 don't know if you guys have access to them, if D.C.  
5 has access to our, MPD has access to our cameras,  
6 but if you could facilitate a meeting between our  
7 chief and your chief, I think that would be helpful.

8 COMMISSIONER FALCICCHIO: Yeah, I  
9 think that would be good. And also when we talk  
10 about the cameras, the important thing is that they  
11 work.

12 CHAIRMAN ALBERT: Yeah, absolutely.

13 COMMISSIONER FALCICCHIO: Right? And  
14 then also that they don't have blind spots. So if  
15 there are some on the Housing Authority property,  
16 are there also some on the DPR, because it's DPR  
17 property.

18 CHAIRMAN ALBERT: That's right.

19 COMMISSIONER FALCICCHIO: You're  
20 talking about the rec center. So are there some  
21 there to eliminate any blind spots and spots that  
22 we wouldn't be able to monitor or see at least would

**NEAL R. GROSS**

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

1       happen afterwards

2                   CHAIRMAN ALBERT:   Yes.

3                   COMMISSIONER FALCICCHIO:   So we should  
4       talk about that so that coordination happens  
5       better.

6                   CHAIRMAN ALBERT:   Okay.

7                   COMMISSIONER VANN-GHASRI:   And the  
8       property --

9                   CHAIRMAN ALBERT:   Great.

10                  COMMISSIONER VANN-GHASRI:   And I  
11       recommend whoever is the property manager, the  
12       property manager need to send everybody a letter  
13       and let them know just like she said about the  
14       parking space.

15                  CHAIRMAN ALBERT:   Yes.

16                  COMMISSIONER FALCICCHIO:   And I've got  
17       one more thing, it's not to you, though, it's not  
18       to you.

19                  MS. JONES:   Yeah, I=m going to go see  
20       her about that in a few minutes, I mentioned it to  
21       her.

22                  COMMISSIONER FALCICCHIO:   But I got

**NEAL R. GROSS**

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

1       you -- but when you got up there and said that you  
2       got to --

3               MS. JONES:   Again, when the residents  
4       started knocking on my door --

5               COMMISSIONER   FALCICCHIO:       Right,  
6       right.   But that --

7               MS. JONES:   -- that's a problem.

8               COMMISSIONER FALCICCHIO:   Well, the  
9       thing that got me when you start got up on this table  
10      is that you got the police -- where I live, I live  
11      in Sibley and I see the police -- there's a police  
12      car sitting right there and the boys do whatever  
13      they want.   They got their lawn chairs out and  
14      doing all this stuff, and the police don't do  
15      nothing.   So I'm upset because you tell me one  
16      thing and I see another.

17              MR.       GARRETT:               Commissioner  
18      Taliaferro, are we talking about a Housing  
19      Authority vehicle, or a MPD?

20              COMMISSIONER TALIAFERRO:   Both.

21              MR. GARRETT:   Okay.

22              MS. JONES:   You know, I see how -- I

**NEAL R. GROSS**

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

1 mean MPD, I don't see how it=s a --

2 CHAIRMAN ALBERT: Great.

3 COMMISSIONER NEAL JONES: I just have  
4 a question.

5 CHAIRMAN ALBERT: Yes, Commissioner.

6 COMMISSIONER NEAL JONES: So we have  
7 heard about this, I don't know what=s going on with  
8 the mic. Okay, okay.

9 CHAIRMAN ALBERT: You got to speak into  
10 it.

11 COMMISSIONER NEAL JONES: So we  
12 certainly heard about this issue, and it's been a  
13 persistent issue not just here but around the  
14 country. What I want to know is what are we doing  
15 different to try to have some kind of an impact in  
16 terms of a positive impact, and what are we learning  
17 about what we might need to expand because of that?

18 CHIEF MAUPIN: Well, what we are doing  
19 is increasing our community policing efforts.  
20 We're getting our officers out of cars. We  
21 purchased what you call trikes which we are having  
22 officers' enhanced ability to perform foot

**NEAL R. GROSS**

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

1 patrols. We're going to out to all our sites,  
2 actually engaging with the residents while also  
3 being mobile enough to quickly respond to different  
4 offenses.

5 MR. GARRETT: And you've also  
6 redeployed the special officers, correct, on foot  
7 patrols?

8 CHIEF MAUPIN: Right. We've  
9 redeployed our special police officers who  
10 normally -- someone worked behind desks, someone  
11 worked only in the senior buildings, but we've  
12 increased those numbers where they're actually  
13 working out in our family communities going from  
14 site to site engaging with our residents.

15 We've enhanced our residential our  
16 residential officer program with the officers that  
17 live on the site. There's one that lives -- a  
18 couple that live in Montana. This gentleman said  
19 they're not doing what she would like to see them  
20 doing so we're going to address that also. But we  
21 have them in various properties that they actually  
22 are part of the community.

**NEAL R. GROSS**

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

1           They go to the community meet and see.  
2           They are required to do mentorship with the  
3           families in the community and show what they're  
4           doing. We have a group that's taking a group of  
5           kids over to the harbor this weekend, families to  
6           the harbor this weekend to get them out of the  
7           community kind of just work with them as not police  
8           officers but just fellow residents.

9           MR. GARRETT: And we also have the COPs  
10          program which is the conversations over pizza which  
11          we've initiated again this summer to engage the  
12          community policing aspect. We not only utilize  
13          the OPSR department to engage with the residents  
14          on this level, but we also have MPD come in also.  
15          So it's not just foot patrols and engaging in terms  
16          of law enforcement so to speak, but there's also  
17          another component of social, a social service  
18          component that we also have included.

19          CHIEF MAUPIN: Yeah, we had a very  
20          robust conversation over pizza yesterday in the  
21          Woodland community where we had a group of  
22          youngsters, they have some very good questions

**NEAL R. GROSS**

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



1 about policing and talking about why they don't  
2 like the police at the beginning of the meeting.  
3 By the end of that meeting they saw the police not  
4 as a --as policies officers, but just as people that  
5 are there to assist. So we think that went very  
6 well.

7 CHAIRMAN ALBERT: So what I would like  
8 to suggest as a board is we have a conversation  
9 about this issue. You're right, Commissioner Neal  
10 Jones, I've heard it for the year and a half or so  
11 I've been on this board, almost two years. The  
12 situation doesn't seem to be getting any better,  
13 and so we have to take a look at what are our  
14 solutions out there.

15 And so I know you guys have given it your  
16 all, but if I'm living in a public housing facility  
17 and I'm not feeling it, it doesn't make a  
18 difference. And so what are the strategies out  
19 there that other cities are deploying, other  
20 housing authorities are deploying? Are there some  
21 social services that need to be infused into this  
22 equation? Are there groups that better connect

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 with the community than the police department does?  
2 So we don't have to discuss it right now because  
3 we're out of time.

4 CHIEF MAUPIN: Certainly. But I just  
5 wanted to add that --

6 CHAIRMAN ALBERT: I'd love for us to  
7 put out on one of our coming agendas for our  
8 conversation.

9 CHIEF MAUPIN: Okay.

10 CHAIRMAN ALBERT: Yes.

11 CHIEF MAUPIN: I just wanted to add  
12 that as a result of a lot of our activities and a  
13 lot of partnerships, crime in our communities,  
14 while there are still issues going on, of course,  
15 and more work needs to be done, crime in our  
16 communities are substantially down, violent crime  
17 anyway, and particularly homicides as compared to  
18 last year.

19 CHAIRMAN ALBERT: Thank you. Thank  
20 you so much, Ms. Jones. Delores Williams?  
21 Delores Williams?

22 MS. WILLIAMS: Good afternoon.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Good afternoon, Ms.  
2 Williams.

3 MS. WILLIAMS: My name is Delores  
4 Williams. I live 4500 Douglas Street Northeast,  
5 Washington, D.C. and I'm in phase one, and have  
6 about four questions I'd like to ask.

7 CHAIRMAN ALBERT: Sure.

8 MS. WILLIAMS: Question number one.  
9 Number one, I just received my voucher and they said  
10 that -- down at Housing, they said that I have to  
11 be out by September. So this is one question that  
12 I want to ask. This is -- okay, after the voucher,  
13 sir, time runs out and we cannot find a place, where  
14 do we go to speak to someone to tell them we cannot  
15 find a place, and is there any other help in this  
16 area of finding a place?

17 CHAIRMAN ALBERT: Okay. So let's call  
18 that question. Mr. Garret, can you respond?

19 MR. GARRET: So our mobility  
20 counseling team is going to be working with not only  
21 this resident but also -- not only Ms. Williams but  
22 the residents that are in this particular

**NEAL R. GROSS**

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

1 situation. One thing I want to note,  
2 Commissioners, is --

3 CHAIRMAN ALBERT: Is there a specific  
4 member of her team?

5 MR. GARRETT: Yeah.

6 CHAIRMAN ALBERT: Does she know the  
7 member of her team?

8 MR. GARRETT: Deborah Jackson is going  
9 to work with her. What I'm trying to explain to  
10 you Commissioners, is that we created a new  
11 relocation team, and what we also have at  
12 Kenilworth is a division of responsibilities.  
13 Kenilworth was a redevelopment project that I took  
14 on when I came on board that was already in the  
15 process where you had a group called HOU performing  
16 some services at that particular property.

17 When that happens, or what I've seen  
18 when that has been utilized as a tool, there has  
19 been some missteps between -- with the HOU and DCHA.  
20 Going forward, DCHA is going to clearly engage any  
21 redevelopment project, any relocation project  
22 directly without a third party participating. As

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 far as the residents at Kenilworth, what we've  
2 talked about is the Housing Authority being more  
3 prominent versus HOU working with them as best as  
4 we possibly can, but to engage our residents  
5 directly ourselves to try and help them with  
6 finding unit.

7 So we do have some time to find units  
8 for our residents who might have a 90 -- who might  
9 only have another 90 days, but we're going to  
10 aggressively take care of it.

11 COMMISSIONER ST. JEAN: So --

12 CHAIRMAN ALBERT: Yep.

13 COMMISSIONER ST. JEAN: So, Mr.  
14 Garrett, we did have a conversation about this when  
15 this phase was going to happen with the vouchers  
16 and how many units we have in place and everything.  
17 So with the community engagement, what did you guys  
18 do for the community engagement to instill these  
19 questions that was going to bring up because you  
20 guys should have -- look, you know, set forth not  
21 just right now but looked to future and see what  
22 was going to happen. So when these questions of

**NEAL R. GROSS**

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

1       when -- when I told you what if 90 days pass, now  
2       what happens?

3               MR. GARRETT:     Well, Commissioners,  
4       what I want to say to you is every particular case  
5       with a resident is very, very unique, and there are  
6       some cases when a resident comes before you and  
7       makes a statement about only having 90 days, there  
8       may be some other components that you are not aware  
9       of where we've tried to engage and we haven't  
10      necessarily been successful.

11             So in this particular instance when a  
12      resident is going to be at this point, then we gear  
13      up and we totally go 300 percent to try and help  
14      and assist that particular resident and find a  
15      unit.   Depending upon what their circumstances may  
16      be, if it is a credit issue or something else, we  
17      try to find alternatives that will work for them  
18      directly.

19             Now being straightforward, realizing  
20      the number of individuals that might be in this  
21      particular situation are probably less than 10 in  
22      total.   Actually, I believe it's only four to five,

**NEAL R. GROSS**

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

1 understanding that we're working with them as best  
2 as we can. They've been assigned someone to work  
3 with them directly. And Deborah Jackson is here,  
4 she can talk to Mr. Williams again about what  
5 exactly is going to take place, but that's where  
6 we are.

7 When we do the briefing for the  
8 individuals that are looking to accept their  
9 relocation voucher, there is a lot of information  
10 given to them up front about what they need to  
11 supply, things that they need to do and how they  
12 need to go about looking for a particular unit. In  
13 some instances because of their anxiety, it becomes  
14 somewhat difficult for people to be able to move  
15 forward as quickly as we would like them to. So  
16 this is one of those situations more than likely.  
17 So we just have to do more on our side to help our  
18 residents.

19 COMMISSIONER ST. JEAN: Okay.

20 CHAIRMAN ALBERT: Ms. Jackson, thanks  
21 for all the help you are giving and you are going  
22 to give. We appreciate that. Please continue,

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Ms. Williams.

2 MS. WILLIAMS: Question number two.  
3 Okay, is it -- I mean I am finding it hard to deal  
4 with having to move from the area where my church  
5 is, which I do go to church every Sunday, and my  
6 neighbors who have looked out for me for such a long  
7 time. Okay, I'll just go on and disregard this one  
8 right here and go on to question number three.  
9 Number three, please explain to me the process of  
10 stop, if you find a place, do you have to stop paying  
11 your rent where you are, or do you have to pay rent  
12 at both places?

13 MR. GARRETT: No, you don't have to pay  
14 in both places.

15 MS. WILLIAMS: Okay.

16 CHAIRMAN ALBERT: And Ms. Thomas will  
17 explain that.

18 MR. GARRETT: You don't have to pay --  
19 yeah, and Ms. Jackson can go over that with --

20 CHAIRMAN ALBERT: Jackson.

21 MR. GARRETT: -- you in further detail.  
22 But, no, you're not going to be required to do both.

**NEAL R. GROSS**

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



1 MS. WILLIAMS: Okay. The next  
2 question I have, what do you do with your things  
3 when you have to downsize from a four bedroom, which  
4 I live in, to a two bedroom and you don't want to  
5 throw your all your things away?

6 CHAIRMAN ALBERT: Good question. Ms.  
7 Jackson can answer that question for you. What is  
8 the answer to that question, Ms. Jackson? Come on  
9 up.

10 MS. JACKSON: How are you?

11 MS. WILLIAMS: How are you?

12 MS. JACKSON: Good.

13 MS. WILLIAMS: Pleased to meet you.

14 MS. JACKSON: Pleased to meet you, too.

15 CHAIRMAN ALBERT: Can you share your  
16 mic with Ms. Jackson?

17 MS. WILLIAMS: Go right ahead.

18 MS. JACKSON: Thanks. Hi, how are  
19 you? So when we're looking at relocation and  
20 mobility, we want to go in and really talk to the  
21 resident and see what they have. Maybe they can  
22 part with or what they can't part with. And we

**NEAL R. GROSS**

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

1 really try to accommodate where they--

2 CHAIRMAN ALBERT: If the resident is  
3 like my mom, they can't part with nothing.

4 MS. JACKSON: They don't want to get  
5 rid of anything, right?

6 CHAIRMAN ALBERT: Right.

7 MS. JACKSON: And so maybe we can  
8 organize with them. And so there is organizations  
9 here in the District that can help organize things.  
10 Maybe we can put them in boxes. Maybe categorize  
11 things. So there's always options to work with  
12 residents.

13 MR. GARRETT: And then there's another  
14 option that was afforded the residents at Barry  
15 Farm, but in this particular instance this was  
16 ahead of us where there was a storage opportunity  
17 given to residents by developers. That is not the  
18 case for Kenilworth, but it will be built in going  
19 forward.

20 MS. JACKSON: Okay.

21 MR. GARRETT: An allocation that is  
22 covered by the developer for storage for our

**NEAL R. GROSS**

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

1 residents' belongings for a period of time.

2 COMMISSIONER VANN-GHASRI: So what I  
3 should understand if I ever have to move from  
4 Potomac Gardens and I'm a hoarder with papers, so  
5 DCHA is going to pay for a storage for my papers  
6 until I die?

7 CHAIRMAN ALBERT: No.

8 MR. GARRETT: No, no.

9 CHAIRMAN ALBERT: No, no, no, no.

10 MR. GARRETT: Not an eternity.

11 CHAIRMAN ALBERT: No, no, no, no.

12 MR. GARRETT: No, not an eternity.

13 COMMISSIONER VANN-GHASRI: Okay. So  
14 that means that --

15 CHAIRMAN ALBERT: The answer is no.

16 COMMISSIONER VANN-GHASRI: So I think  
17 that one thing that need to be specific is this.  
18 As we know if anybody move out of traditional,  
19 conventional public housing, you will lose your  
20 square footage. I don't care if the building that  
21 you move in cost \$3,000 a month, you will never,  
22 ever again in life be poor to live in the space that

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 we are living in now.

2 We will downsize because that's their  
3 movement. That's just the -- whatever the  
4 movement is. So we need some honesty with telling  
5 us as residents, A, if you're going to get somebody  
6 to -- is it going to be like one of those makeovers  
7 and all my boxes -- and when my boxes is there,  
8 wherever I move, and when that inspector do a  
9 Housing inspection on me, are they going to try to  
10 evict me for the boxes that you said that I could  
11 use as -- how are we going to do this? Because  
12 that's something that we may need to work out.

13 MS. JACKSON: So the relocation team  
14 works with the individual on a one-on-one basis,  
15 and they work with the resident to decide what they  
16 can do to organize again, or work with them to put  
17 it in a box or a container. So it's organized.  
18 It's not we're just going to throw everything in  
19 a box and then just put it aside. We make sure that  
20 the resident works with the relocation specialist  
21 to make sure that everything is organized, and  
22 again, make sure that we house the resident and put

**NEAL R. GROSS**

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

1 all their valuables in place.

2 CHAIRMAN ALBERT: Great. Ms.  
3 Jackson, thank you so much.

4 MS. WILLIAMS: Thank you, Ms. Jackson.

5 MS. JACKSON: Thank you.

6 MS. WILLIAMS: Question on -- let me  
7 borrow the mic for a minute.

8 MS. JACKSON: Yes, please, take it.

9 MS. WILLIAMS: I've been having so many  
10 people knocking on my door, which has been getting  
11 on my nerves, knocking on my door and they said  
12 they're from the Department of Housing Authority,  
13 and they ask me -- they was telling me that by --  
14 and I have to sign a piece of paper stating that  
15 I would be out in September. They said they're  
16 from downtown, they said they're on -- they're the  
17 Housing. They're stating that I got to be out by  
18 --

19 MR. GARRETT: I don't know what that --

20 MS. WILLIAMS: -- September, and I have  
21 to sign the piece of paper that I got to move.

22 MR. GARRETT: I don't know what

**NEAL R. GROSS**

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

1 document she's referring to.

2 MS. JACKSON: Do you have any documents  
3 showing that, or paperwork that they have given you  
4 to sign?

5 MS. WILLIAMS: No, they ain't give me  
6 because I didn't sign anything. I was not going  
7 to sign that --

8 CHAIRMAN ALBERT: Smart move.

9 MS. WILLIAMS: -- because I thought  
10 that -- I said this is illegal, you know, me have  
11 to sign a piece of paper stating I'll be out. I  
12 said where do I go?

13 MR. GARRETT: You have Ms. Jackson  
14 right next to you, ma'am.

15 CHAIRMAN ALBERT: Great. So Ms.  
16 Jackson, if you can take care of Ms. Williams, I'd  
17 appreciate it.

18 MS. JACKSON: Yes, sir.

19 MS. WILLIAMS: And that means that we  
20 do have extension or something?

21 COMMISSIONER FORESTER: Can I ask a  
22 question?

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Yeah.

2 COMMISSIONER FORESTER: Because this  
3 seems like this is coming up a lot. And I think  
4 I've asked this before outside of this arena. What  
5 is your experience, anecdotal, being able to help  
6 someone with a voucher relocate in the District?  
7 And I'm asking as a parent and most of these people  
8 are impacted because they're families, and the  
9 school system, taking them out of the D.C. Public  
10 School System and maybe moving them into the Prince  
11 George's County Public School system or the  
12 Arlington. You know, there is a bridge there that  
13 has to be --

14 CHAIRMAN ALBERT: Yeah.

15 COMMISSIONER FORESTER: -- you know,  
16 help to cross. So I just would like to know, you  
17 know, on your own experience anecdotally how  
18 successful have you all been, especially the summer  
19 from now until September, a lot of families are  
20 looking to secure a home before school --

21 CHAIRMAN ALBERT: Yeah, yeah.

22 COMMISSIONER FORESTER: -- starts.

**NEAL R. GROSS**

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

1 So I can only imagine what her experience may be,  
2 especially if she has children. So, anecdotally,  
3 what has been your success rate on keeping a family  
4 maybe within their community, or even within the  
5 city?

6 MS. JACKSON: So this is a new position  
7 for me, so I can only speak on the four months that  
8 I've been in this position. But I know personally  
9 --

10 COMMISSIONER FORESTER: Welcome.

11 MS. JACKSON: Thank you. So I know  
12 personally that the residents meet with the  
13 relocation specialists one-on-one and the resident  
14 tells us where they want to live. And so we go off  
15 of their document, and we make sure that we are  
16 finding units to where they want to live. So we're  
17 not telling the resident this is the place that you  
18 need to go to. We're asking the resident where  
19 would you like to go in the city.

20 And so from my experience, I have not  
21 relocated anybody outside of the District. And so  
22 that has not been a part of my, you know, my practice

**NEAL R. GROSS**

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



1 since I've been in this role. And so I can only  
2 speak on, again, since I've been in this role and  
3 since they've moved people in the District.

4 COMMISSIONER FORESTER: Well, maybe  
5 your experience living Kenilworth, do know other  
6 families that have been inconvenienced by or have  
7 not been able to secure housing in the District of  
8 Columbia or within their neighborhood?

9 MS. WILLIAMS: No, I haven't met any  
10 recently.

11 COMMISSIONER FORESTER: Okay. Thank  
12 you.

13 CHAIRMAN ALBERT: Thank you.

14 COMMISSIONER ST. JEAN: And I have  
15 another question.

16 CHAIRMAN ALBERT: Commissioner Saint  
17 Jean.

18 COMMISSIONER ST. JEAN: So with the 90  
19 days, let's say they don't find a place, do they  
20 have an extension?

21 MS. JACKSON: So, no, they do not have  
22 an extension. No.

**NEAL R. GROSS**

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

1 MR. GARRETT: But Commissioners, as we  
2 saw with the Barry Farm issue, we were able to work  
3 with residents to ensure even in vouchers that were  
4 close to expiration, we were able to figure out a  
5 way that they could maintain the vouchers long  
6 enough to find a unit.

7 COMMISSIONER ST. JEAN: Okay.

8 MS. JACKSON: So I, again, will work  
9 with each resident and I'm looking to go to  
10 Kenilworth not and sit down with on one-on-one with  
11 the mobility specialist so we can concentrate more  
12 on the residents that don't have a unit right now.

13 COMMISSIONER ST. JEAN: Are we doing  
14 robust calls or texts or something that we have in  
15 play for those residents that are not here, or  
16 that's going to go through the same situation?

17 MS. JACKSON: So as Mr. Garrett said  
18 there's only a handful of residents that have not  
19 located a unit. And so working with HOU, I'm in  
20 communications with them to work with those  
21 residents that do not have a unit.

22 COMMISSIONER ST. JEAN: Okay.

**NEAL R. GROSS**

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

1 MR. GARRETT: But we did start a -- we  
2 did start a robocall and also text messages and  
3 e-mails -- I'm sorry -- and text messages and  
4 e-mails to residents who were in danger of having  
5 expiration of their voucher. So that has started.

6 COMMISSIONER ST. JEAN: Okay, thank  
7 you.

8 CHAIRMAN ALBERT: Well, thank you,  
9 guys, so much. We've got to move on. Deborah  
10 Parrish.

11 MS. WILLIAMS: Thank you.

12 CHAIRMAN ALBERT: Thank you, Ms.  
13 Williams. We appreciate it. Deborah Parrish.

14 MS. PARRISH: Hi, Deborah Parrish.

15 CHAIRMAN ALBERT: Hi, Ms. Parrish.

16 MS. PARRISH: Hi. Hi, my name is  
17 Deborah Parrish. I wanted to come down, I called  
18 Housing and I wanted to come see when the next  
19 meeting because --

20 CHAIRMAN ALBERT: Can you bring the mic  
21 closer to you?

22 MS. PARRISH: Okay.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Okay.

2 MS. PARRISH: I wanted to come down so  
3 I can talk to you all, the Housing, to let -- and  
4 to ask questions and to see what can be done. I  
5 live in the Grove Apartments. I've been there  
6 three years and a half. It's going to be four years  
7 December. And since I've been here, the  
8 management role had changed. They brought  
9 Edgewood Management in from Park 7. They tore that  
10 building up on Minnesota. So now ours is tore  
11 down.

12 My problem is that I've been having air  
13 conditions problems, and Section 8 helps pay my  
14 rent because I've been on disability since I hurt  
15 my right leg at work. That's why I moved into Grove  
16 because it was better for me to have everything on  
17 one floor.

18 Anyway, so I moved there and things was  
19 good for the first two years, but the management  
20 we had, they left. And so they brought the  
21 Edgewood Management. It stinks very bad. They  
22 put a trash dumpster at the back door. So you come

**NEAL R. GROSS**

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

1 in the front of the building, you will smell it.  
2 They say it's non-smoking, but, you know, marijuana  
3 is every day on every floor. We got a lot of  
4 seniors there, some sick, some with oxygen tanks,  
5 some in wheelchairs. That's a problem. And then  
6 the rent office -- that we don't have people that  
7 really clean our building.

8 And since the government helps pay some  
9 of the rent, I just want you all to know how -- I  
10 think you or someone need to come there and  
11 investigate to see what's going on.

12 And I also all of a sudden in the last  
13 two years we had to pay a water bill. I got behind  
14 in mine. I have two children in college, but one  
15 just graduated. He had got a Bill Gates  
16 scholarship. He was going to Cheyney University  
17 in Pennsylvania. He just graduated, and I was  
18 helping him get things, and get back and forth.

19 My daughter got a Bill Gates  
20 scholarship from H.D. Woodson and she doing  
21 interior design. She go to Moore College in  
22 Philadelphia on Ray Street -- Market right there.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Market Street, yeah.

2 MS. PARRISH: So I was helping them,  
3 and so I went to Washington Irving Lee Strengthen  
4 Families for the water bill. They tells me, oh,  
5 you all don't pay a water bill. Only one person  
6 because we don't have a meter in our apartment.  
7 It's only the owner. So they have a company called  
8 Studebaker that we've been getting letters and now  
9 we got to pay the water bill to the rent office,  
10 the Grove Apartments.

11 And so you can't -- and so they sent --  
12 I'm not going to lie to you all, most of all of us  
13 got letters to go to court. They tried to say we  
14 had to get put out because a lot of people is behind  
15 in water bill because some seniors, especially,  
16 they didn't have the money to pay it because one  
17 month is this price, the next month is that price.  
18 And so we all got court letters.

19 So I went to court and I paid on the  
20 bill. And I asked them because they investigate  
21 why my bill changes. When my children are in  
22 college, my water bill is cheaper. When they're

**NEAL R. GROSS**

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

1 home for the summer, it's higher. And I have three  
2 bedrooms, so tell me what's the problem?  
3 Something ain't right. So that's one reason why  
4 I wanted to come here because I feel that someone  
5 from Housing need to investigate that because  
6 there's a lot of Section 8 people in that building.  
7 Also, they closed D.C. John, they put a lot of them  
8 in there lately.

9 CHAIRMAN ALBERT: Let me ask the  
10 director to help me understand how he monitors  
11 something like that.

12 MR. GARRETT: So it would be a case  
13 manager through Carolyn Punter's office, Housing  
14 Choice Voucher. But also we would sent out a  
15 Housing Choice Voucher inspector to look at the  
16 property also.

17 MS. PARRISH: Yeah, we need that.

18 CHAIRMAN ALBERT: And so you have the  
19 address and everything?

20 MR. GARRETT: Yes, we have -- we all the  
21 information.

22 MS. PARRISH: Okay. It has a terrible

**NEAL R. GROSS**

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

1 smell for the trash. It's really -- they only had  
2 the trash man come once a week, and there's over  
3 100 something people in that building and we have  
4 trash chutes. So they got one trash can like in  
5 the middle of the hallway at the backdoor. That's  
6 what's smelling real bad.

7 CHAIRMAN ALBERT: So we will send our  
8 inspector out, and if he can follow up -- who can  
9 she follow up with, Mr. Garrett?

10 MR. GARRETT: So we'll follow up  
11 directly with --

12 MS. PARRISH: No. Okay. So what  
13 about the water bill? Why are we paying water bill  
14 in an apartment that at we didn't have to, but we  
15 can't get help from the city because they said we  
16 don't really have a water bill?

17 CHAIRMAN ALBERT: That I don't know.

18 MS. PARRISH: So whoever the owner of  
19 the property somebody should look into something  
20 because they got a lot of Section 8 money coming  
21 through there, Housing money, government.

22 CHAIRMAN ALBERT: Well, that's what

**NEAL R. GROSS**

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



1       our monitor will find out.

2                   MR. GARRETT:   Right.

3                   MS. PARRISH:   That's why I was letting  
4       you all know. And also, I don't have air condition.  
5       I didn't have it last year for five months.   A  
6       manager of Edgewood properties, she told me she had  
7       to buy my fan because the fan had conked out.   They  
8       didn't know where to get it from.   She used her own  
9       personal credit card, which I seen the bill.   This  
10      year now they saying, it's been, what, three weeks,  
11      now they saying it's on top of the roof, that the  
12      antifreeze are leaking.   It's four of us like that,  
13      but I'm one.

14                  So again, I don't have air again.   They  
15      bought me these white things with stick through the  
16      window to get the air to come out, a little square  
17      -- I got pictures of it, a little square thing --

18                  CHAIRMAN ALBERT:   Yeah.

19                  MS. PARRISH:   -- to give me a little  
20      air.   Yep.

21                  CHAIRMAN ALBERT:   So we're going to  
22      follow up --

**NEAL R. GROSS**

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

1 MR. GARRETT: I'll send an inspector  
2 out.

3 MS. PARRISH: And it's been 90 degrees,  
4 and I got a three bedroom, you know how much air  
5 we get and I bought my own fans.

6 CHAIRMAN ALBERT: Right. So my  
7 question, Mr. Director, is how does she get  
8 feedback? Who does she get feedback from?

9 MR. GARRETT: We've documented it.

10 MS. PARRISH: Yep.

11 CHAIRMAN ALBERT: No, no, but who --

12 MR. GARRETT: We'll contact her  
13 directly.

14 CHAIRMAN ALBERT: Okay.

15 MR. GARRETT: Someone from Ms.  
16 Punter's office will contact you directly. And  
17 we'll be posting a voucher.

18 CHAIRMAN ALBERT: Okay. Because it's  
19 been three weeks and they sent three people out to  
20 look at the thing, and they now -- I checked today  
21 before I came here to ask when does the contractor  
22 -- he ordered a piece. They be telling me it's been

**NEAL R. GROSS**

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

1 a week, they said they haven't heard from -- back  
2 yet.

3 MR. GARRETT: Okay. Remember -- okay,  
4 Commissioners, remember, this is a third party  
5 managed --

6 CHAIRMAN ALBERT: Yeah.

7 MR. GARRETT: -- private property.  
8 But we'll send our inspector out to it.

9 CHAIRMAN ALBERT: Understood. Yeah.

10 MS. PARRISH: Yeah, but they terrible.

11 CHAIRMAN ALBERT: Well, thank you, Ms.  
12 Parrish. We have a couple other people.

13 MS. PARRISH: Okay. No, just want to  
14 say please stop giving Edgewood Management money.  
15 You all do not let them have no other property in  
16 D.C. because they are very bad.

17 CHAIRMAN ALBERT: Well, thanks for the  
18 feedback.

19 MR. GARRETT: Thank you.

20 MS. PARRISH: So they was one of the  
21 ones when that apartment burnt up in southeast, my  
22 cousin lived in, so that man was gone, was everybody

**NEAL R. GROSS**

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

1 got out, one person still in there, it was my  
2 cousin, 75.

3 CHAIRMAN ALBERT: I'm sorry to hear  
4 that. Charlie Walker. Charlie, come on up.

5 MR. WALKER: Good afternoon,  
6 distinguished guests.

7 CHAIRMAN ALBERT: Good afternoon.

8 MR. WALKER: My name is Charlie Walker,  
9 retired Housing inspector. I've been a resident of  
10 the District of Columbia for 22 years. We have a  
11 problem here that I don't think no one has  
12 addressed. The problem is water. Like I said,  
13 the problem is water.

14 CHAIRMAN ALBERT: Okay. What is the  
15 problem, Charlie?

16 MR. WALKER: We have -- water.

17 CHAIRMAN ALBERT: Water.

18 MR. WALKER: We have -- this water  
19 right here is straight from the tap. This is the  
20 color we're drinking. This water is filtered.  
21 This is what I drink, and the lady back there in  
22 the pink shirt drinks. That's filtered. You all

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 know what this is, everybody drinking this.

2 The only thing I'm asking please get us  
3 a filter so we stop drinking sewer water. This is  
4 the same water that we -- in the bath tub. Same  
5 water in the fire hydrant. I had the water tested  
6 by the Water Department for the District of  
7 Columbia. You know what they told me? The  
8 water's safe to drink. Boil it first. Water  
9 ain't safe to drink if you have to boil it. Duh.

10 The only thing I'm asking if you all  
11 could please help us get a filter for that water  
12 filtration system. It can be done, I know it can.  
13 I've had it done before.

14 CHAIRMAN ALBERT: So I will promise  
15 that would explore it, and let you know what's  
16 feasible. Mr. Garrett, or some member of his team  
17 will be back in touch with you.

18 MR. WALKER: Okay. Thank you. All I  
19 can say now is domo arigato.

20 CHAIRMAN ALBERT: Yeah. Thank you.  
21 Karen Settles. Ms. Settles.

22 MS. SETTLES: So good afternoon,

**NEAL R. GROSS**

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

1 everyone.

2 CHAIRMAN ALBERT: Good afternoon, Ms.  
3 Settles.

4 MS. SETTLES: Commissioners. My name  
5 is Karen Settles from Stoddert Terrace. I won't  
6 use any other titles right now. So I'm president  
7 of Stoddert Terrace resident council. First, I'd  
8 like to address the executive director and let him  
9 know that it really is an inconvenience that  
10 Stoddert Terrace's meeting was schedule today, the  
11 10th, the same day of the Commissioner meeting.  
12 You know, in lieu of, I haven't been here for a  
13 minute, but I'm always intentionally coming to the  
14 meeting. So that right there I had to put on record  
15 that I think we need to do better planning as it  
16 relates to the schedules of residents or whatever.

17 I can also tell you that I appreciate  
18 the fact that the flyers that were put out, just  
19 not enough information on those flyers, but just  
20 enough to terrify a whole lot of my residents. For  
21 the last three nights or days, I want to be honest  
22 with you, I have been talking my mouth off till it's

**NEAL R. GROSS**

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

1 dry trying to tell residents we have to wait to  
2 what's going to be said. And here, I'm caught up  
3 because I don't know what's going to be said. I  
4 don't even have a notion as far as what the status  
5 is. I mean I've been through the documents or  
6 whatever with all fairness, but again, I don't have  
7 enough information and I had to recommend to my  
8 residents to say them you have to wait until -- ask  
9 the questions of the people who come out. Here's  
10 what my contention is. Shamefully, are you going  
11 to be here or at our meeting?

12 MR. GARRETT: I'm going to be at the  
13 meeting.

14 MS. SETTLES: You're going to be at the  
15 meeting?

16 MR. GARRETT: Yes, ma'am.

17 MS. SETTLES: That's the question,  
18 that's the populist question of a lot of residents  
19 wanting to know whether you would be there. I  
20 could not answer that, and I didn't try. Second  
21 to that is 5:30 -- I mean -- from 5:30 to 6:30, one  
22 hour? Absolutely, no. I'm going to let you know

**NEAL R. GROSS**

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

1 I'm giving up something great that I do. I'm  
2 taking some classes, and I really against myself,  
3 I don't want to give this class up tonight.

4 But I'm going to give this class up  
5 tonight because, no, you will not be at Stoddert  
6 starter for one hour because this -- somebody's  
7 going to help me do damage control with the people  
8 that I was elected to represent. A lot of damage  
9 control. That's number one.

10 And number two, I'm always going to be  
11 optimistic that we are going to work together.  
12 That's just with a period for me. But I'm still  
13 very, very disappointed. And at the same time I  
14 understand all of us got a thankless job. Well,  
15 you get paid, I don't, but the job is thankless.  
16 You can never satisfy anybody. That's okay with  
17 me. But the bottom line is we have to give our  
18 better effort.

19 I've sat her today, came in, you know,  
20 at the time I had because I did flyers before I came  
21 here today. And I wanted to share that. But when  
22 I got here I got a text saying that no flyers were

**NEAL R. GROSS**

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



1 sent out. Starting Monday I put flyers out till  
2 12 o'clock at night. Every resident that will come  
3 tonight will let you -- now let me tell you this,  
4 I did it.

5 COMMISSIONER VANN-GHASRI: Yes.

6 MS. SETTLES: Against my children  
7 telling me I'm too old to do something like that,  
8 I did it because I wanted to make sure the honesty  
9 of what had to be done, the seriousness of that  
10 flyer and because of just what it had on it, I wanted  
11 to be able to -- if I knocked at a door or went in  
12 slot and somebody happened to open that door, I was  
13 going to explain whatever I had and take the time  
14 that I had because that's what I do, outreach the  
15 best. I don't get in organizer's way, but I know  
16 how to organizer, too.

17 COMMISSIONER VANN-GHASRI: Oh, no, you  
18 get in the organizer's way.

19 MS. SETTLES: So -- I know.

20 COMMISSIONER VANN-GHASRI: Keep it  
21 rolling.

22 MS. SETTLES: I know. I can bump it.

**NEAL R. GROSS**

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

1 But here's what I know. What I've been hearing  
2 here today, I'm frightened about security as far  
3 as the security stuff, as far as the residents and  
4 relocation because those are all the things that  
5 I'm facing and you're going to face today when you  
6 come to our meeting, sir.

7 And I say this because we have  
8 overwhelming of residents getting \$250 tickets on  
9 our property from security. There's some  
10 precarious stuff with no means of being able to take  
11 and make a grievance about it. We're not going to  
12 keep on doing this for residents. Our residents  
13 are being treated in the whole Housing Authority  
14 as if we are sub-residents of the District of  
15 Columbia. And I'm always letting everybody know  
16 I'm a resident of the District of Columbia, this  
17 nation's capital and of the United States. And we  
18 have all the rights as tax payers as anybody else  
19 in this city, we don't get to be treated like  
20 aliens.

21 Maybe people are rendering through  
22 that, but we are not aliens. We are human beings

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 who have -- who rely upon not only your board, but  
2 the city services to supply us with the things that  
3 we need for upward mobility. I'll put it like that  
4 because we have enjoinders too. We are residents  
5 who don't understand that we can't always have a  
6 crutch. But those crutches were created for our  
7 purpose for a reason.

8 This gentrification time that we are  
9 going through I've read reports where we are  
10 abusing it the most in the District of Columbia,  
11 and when I say abuse, I watch every bit of the abuse.  
12 You telling people that they moving into a smaller  
13 unit. Okay. And get rid of your stuff. Well,  
14 it's not that happy yet. I heard what you said.  
15 I understand exactly what you said. But when you  
16 are planning for people and this type of miraculous  
17 stuff that's happening to people, there's one thing  
18 that comes to my mind, and that's called change  
19 management.

20 Change management happens to us on a  
21 daily basis, all of us, we're not excluded from  
22 that. But there is a process to change management,

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 and there is ways -- humans like ways that we touch  
2 one another. One of those greater things is  
3 something that Marion Barry put on the table some  
4 years ago about storage for residents, and the city  
5 taking responsibility for at least 90 days and  
6 letting that resident prepare their self to take  
7 it forward. We have to anticipate things like that  
8 that already is on the book.

9 I'm taking the time today because the  
10 truth is I'm very disappointed with all of us, I'll  
11 put myself in the bundle. We are dealing with  
12 human beings who are being told they're going to  
13 be homeless and we already got an epidemic in this  
14 city. We got to do better. I want to compliment  
15 some things, but it's hard to do it. Commissioner  
16 Vann-Ghasri, me and her can disagree all the time,  
17 but she's taking a stand here today that I have to  
18 respect. So has Commissioner Saint Jean, and I  
19 don't know this new commissioner's name, but I am  
20 --

21 CHAIRMAN ALBERT: Forester.

22 MS. SETTLES: -- so happy that you

**NEAL R. GROSS**

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

1 understand the dynamics of family to ask the  
2 question that I heard you ask. Dynamics of family,  
3 we all come from families, and Commissioner St.  
4 Jean, let me just say, I'm going to work hand in  
5 hand with you for one good reason, because  
6 everybody been offered a voucher that they won't  
7 be able to you.

8 CHAIRMAN ALBERT: So, Ms. Settles, we  
9 --

10 MS. SETTLES: It's a reality.

11 CHAIRMAN ALBERT: We're a little time.

12 MS. SETTLES: You might be, but wait a  
13 minute, I had one more thing to say.

14 COMMISSIONER VANN-GHASRI: Karen  
15 Settles, I am proud of you today.

16 MS. SETTLES: Huh, huh, huh?

17 CHAIRMAN ALBERT: Karen.

18 COMMISSIONER VANN-GHASRI: Let me just  
19 say this.

20 MS. SETTLES: Can I say one more thing?

21 COMMISSIONER VANN-GHASRI: No, Karen,  
22 I am proud of you today because we just had a talk

**NEAL R. GROSS**

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

1 about flyers, and I knew --

2 CHAIRMAN ALBERT: Yes, we did.

3 COMMISSIONER VANN-GHASRI: -- that you  
4 --

5 MS. SETTLES: I did too. I have all --

6 COMMISSIONER VANN-GHASRI: And you  
7 flyer'd just like --

8 MS. SETTLES: Out of frustration.

9 COMMISSIONER VANN-GHASRI: -- you  
10 supposed to have flyer'd because you know if them  
11 flyers went up two days, nobody would get it. I  
12 know Stoddert got flyer'd and you did it. Thank  
13 you.

14 MS. SETTLES: And I don't -- give God  
15 the glory. Let me say this to you. As a mission  
16 I huff and puff. I'm a small woman, but I huff and  
17 puff in the sun. But I can tell you something, the  
18 reward was being able to speak and intermingle with  
19 my neighbors and calm them down off of things. But  
20 why would I have to do that? That adds to the  
21 responsibility that I already take on and  
22 willingly.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Yeah.

2 MS. SETTLES: The truth is is that our  
3 communications are not being done like we are  
4 talking to human beings. We're not talking to  
5 cattle. These are not cows and horses. You just  
6 can't say, well, you've got to move and that's it.  
7 You cannot do people that way. You have to  
8 congregate, engage with people. I mean I don't  
9 have to be the one who do it all the time, but  
10 engaging with people and residents particularly is  
11 necessary, and it's your job.

12 CHAIRMAN ALBERT: Right.

13 MS. SETTLES: It's your job.  
14 Everyone, you all work for us. And I'm not saying  
15 in this rudest way because I said that somebody got  
16 a misunderstood when I said it. I was not trying  
17 to be rude. What I am saying to you is we work --  
18 you work for us in service to residents. Without  
19 us you wouldn't have a job, so treat it as such.  
20 Treat it like that.

21 CHAIRMAN ALBERT: Thank you, Karen.

22 MS. SETTLES: That's all I'm saying.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Thank you, Karen.

2 MS. SETTLES: Thank you. And I want to  
3 hear from you. I want a meeting about it. I want  
4 residents to stop being discouraged when my name  
5 is mentioned, yeah, I'm a pastor but I know how to  
6 follow that pastor. We need to stop naming the  
7 residents who want to say this. We better start  
8 uniting and stop having all these issues beating  
9 up on each other and stick together.

10 CHAIRMAN ALBERT: All right. Daniel,  
11 thanks for waiting.

12 MR. PIELAGO: Thank you. Good  
13 afternoon, Commissioners. Just have a couple of  
14 brief questions regarding these meetings that  
15 we're speaking of. Do these meetings, are they  
16 just like, hey, this is what we're planning? And  
17 I know I've heard some information at the  
18 advocates' meetings, but I just want to get clear,  
19 are these meetings informational, or are they going  
20 to meet a HUD requirement for filing the demo-dispo  
21 applications?

22 MR. GARRETT: This particular meeting

**NEAL R. GROSS**

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



1       that we're having, this first touch, is just  
2       informational.

3               COMMISSIONER VANN-GHASRI: Right.

4               MR. GARRETT: We'll have several  
5       touches going forward as we get closer to those,  
6       and let's say demolition application or rad  
7       applications, we'll have the HUD required. But  
8       this first initial set of meetings right now is just  
9       our engagement.

10              MR. PIELAGO: Over the next two weeks?

11              MR. GARRETT: Over the next two weeks.  
12       Yes.

13              MR. PIELAGO: Okay, perfect. Thank  
14       you. Thank you for clearing that up. And  
15       regarding those demo-dispo applications, will they  
16       be -- and I understand it's a whole process, will  
17       they be -- I know you guys aren't meeting next  
18       month. So will they be presented to this body at  
19       a scheduled meeting, or will there be a special  
20       meeting, you know, to pass to read and vote on these  
21       demo-dispo aps, or any sort of actions?

22              MR. GARRETT: Right now based on the

**NEAL R. GROSS**

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

1 timeline that we've created, it's going to be a  
2 scheduled meeting, already scheduled. And it's  
3 going to be at least three to four months away.

4 MR. PIELAGO: Okay. Thank you.

5 CHAIRMAN ALBERT: Thank you, Daniel.  
6 Amy Gellatly. I hope I didn't mess up your last  
7 name or you will correct me when you come forward.

8 MS. GELLATLY: Good afternoon,  
9 Commissioners, Director Garrett. My name's Amy  
10 Gellatly.

11 CHAIRMAN ALBERT: Ah.

12 MS. GELLATLY: Close.

13 CHAIRMAN ALBERT: I was close.

14 MS. GELLATLY: Yes. I'm a housing  
15 attorney at Bread for the City, and I'm here today  
16 to speak in support of the residents of Kenilworth  
17 Courts a couple of whom you've already heard from,  
18 but I know from my experience out there on the  
19 property that there are many other families,  
20 definitely more than four or five. I would say at  
21 least 15 to 20 families who've received a voucher  
22 but have not been able to find a place to use it.

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 So I want to correct a couple --

2 CHAIRMAN ALBERT: You're saying 15 to  
3 20?

4 MS. GELLATLY: Yeah, households in  
5 Phase 1 who have either received a voucher or have  
6 applied for a voucher and haven't even gotten it  
7 yet. But are under the impression that if they are  
8 approved for a voucher, that voucher will expire  
9 on September 30th based on what they've heard from  
10 the property and what we've heard from you all at  
11 DCHA.

12 So I wanted to start by just correcting  
13 a few misstatements that I've heard so far today.  
14 About a half an hour ago, Director Garrett, you said  
15 that vouchers were issued over a year ago to our  
16 residents at Kenilworth Courts. That's not at all  
17 possible.

18 The Housing Authority's first meeting  
19 out there to speak with folks about the voucher  
20 timeline was November 7th, 2018. And the first  
21 batch of residents who received a voucher and went  
22 through the voucher briefing at Housing was in

**NEAL R. GROSS**

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

1 March of this year I believe.

2 MR. GARRETT: And I'm sorry. So let's  
3 just clarify that. Isn't there also a process in  
4 which the resident has to go through in order to  
5 have the voucher actually issued? For instance,  
6 some process through ECOD, our department bringing  
7 in particular documents or that they may actually  
8 be qualified.

9 So that also leads to the actual  
10 timeline, Commissioners, as to when we receive the  
11 vouchers from HUD and then how we issue them to the  
12 actual residents directly. There is another step  
13 in between there.

14 MS. GELLATLY: I don't know when  
15 Housing received the vouchers from HUD but I don't  
16 believe any residents had received a voucher until  
17 March of this year, and many of them have received  
18 vouchers in the months since then. And so only the  
19 residents who received their voucher in March had  
20 six months to use it, and everyone else has been  
21 told that they are going to have fewer than six  
22 months.

**NEAL R. GROSS**

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

1           And what I would like to know from the  
2           Housing Authority is whether there is a legal basis  
3           for not giving people the full six months that they  
4           need to use those vouchers because we know how hard  
5           it is to find a place to use a voucher in the  
6           District. I don't feel like I have to belabor that  
7           point. I know that the Housing Authority had this  
8           experience firsthand when they were trying to  
9           relocate the families -- or the seniors from Arthur  
10          Capper after the fire. Most of those folks were  
11          only looking for one or two bedroom apartments, and  
12          we know that these households at Kenilworth are  
13          looking for four or five or six bedroom homes which  
14          we all know are very hard to come by in the District.

15                 So my request to the Housing Authority  
16                 is that you issue some sort of guarantee that people  
17                 will have at least the full six months that they  
18                 deserve to have time to use their vouchers, unless  
19                 that's legally not possible because of some  
20                 restriction imposed on the Housing Authority by  
21                 HUD. And if so, please let me know what that  
22                 authority is because I have not been able to get

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 a clear answer.

2 MR. GARRETT: Okay. I can have OGC  
3 come up and talk about the voucher issuance. But  
4 again, Commissioners, it is a 12-month period in  
5 which residents have to use their voucher, but what  
6 I'm trying to also explain to you is that there is  
7 a process to actually physically receive the  
8 voucher and start your housing search. And that's  
9 one piece of the puzzle that I don't think is being  
10 presented to you right now. I can have OGC come  
11 up and talk about the actual voucher issuance  
12 itself.

13 CHAIRMAN ALBERT: So while OGC comes  
14 up, so, Amy --

15 MR. GARRETT: They don't --

16 CHAIRMAN ALBERT: -- just so that I'm  
17 clear on your part.

18 COMMISSIONER VANN-GHASRI: And can OGC  
19 give us a history of where these vouchers come from?

20 CHAIRMAN ALBERT: Can I just ask my  
21 question, Commissioner Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: Yes, sir.

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: So, Amy, the  
2 six-month period that you are talking about, can  
3 you clarify that for me?

4 MS. GELLATLY: My understanding is  
5 that D.C. law on housing on these federal vouchers  
6 gives residents usually six months to use a voucher  
7 when they get a voucher to transfer off a property.  
8 I don't know if there's different limitations in  
9 this particular redevelopment that's what I'm  
10 looking for some clarity on.

11 CHAIRMAN ALBERT: Got it, got it.

12 MS. POWELL: Good afternoon, Andrea  
13 Powell from the Office of General Counsel. So the  
14 vouchers that are received for the Kenilworth  
15 residents are tenant protection vouchers from HUD,  
16 and they are issued by HUD for tenants that will  
17 be needing housing as a result of the demolition  
18 disposition of the first phase of Kenilworth. It  
19 is specific funding from HUD, and the funding from  
20 HUD has limits. So the reason people are being  
21 told that the funding expire -- the vouchers expire  
22 is because the funding actually expires. The

**NEAL R. GROSS**

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

1 funding we receive from HUD has the expiration.

2 As Mr. Garrett indicated, there is a  
3 process for when the residents have to go through  
4 eligibility to be deemed eligible for the vouchers.  
5 So that took up probably some of the time in terms  
6 of people making sure they go through the process.

7 CHAIRMAN ALBERT: So when did people  
8 physically get the vouchers then?

9 MS. POWELL: We would have to -- we can  
10 follow up with the voucher program.

11 CHAIRMAN ALBERT: And you went in  
12 there, and from what you've heard, when did people  
13 get the vouchers?

14 MS. GELLATLY: The earliest date was  
15 March. March 2019 was the first household to get  
16 a voucher from phase 1.

17 MR. GARRETT: And we can check that,  
18 Commissioners, with our database and give you the  
19 actual date if it is March -- it's March, but there  
20 may be some other residents who did receive their  
21 vouchers earlier. So we'll check that date.

22 MS. POWELL: We can work with Amy and

**NEAL R. GROSS**

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



1 get the information from the voucher program.

2 COMMISSIONER ST. JEAN: So that was my  
3 first initial question as well, when did we receive  
4 the vouchers? And then the other question -- and  
5 then the other question is how do we do our  
6 communication because that is so big with me is  
7 about the communication. So we knew this  
8 demo-dispo thing was about to happen, you know, the  
9 Kenilworth phase 1.

10 MS. POWELL: Sure.

11 COMMISSIONER ST. JEAN: And then we're  
12 going to do phase 2, phase 3, et cetera. When did  
13 we start this communication with the residents and  
14 the community engagement piece?

15 MR. GARRETT: When we --

16 COMMISSIONER ST. JEAN: That is --

17 MR. GARRETT: When we received the  
18 vouchers, Commissioner. So in the --

19 COMMISSIONER ST. JEAN: So once we  
20 received the vouchers, that's what I want to -- --  
21 once we received the vouchers, that's when we have  
22 this community engagement?

**NEAL R. GROSS**

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

1 MR. GARRETT: Yes. And we explained  
2 to the residents exactly what's going to be  
3 necessary, and we start trying to go through  
4 eligibility. And the eligibility process will  
5 require residents to bring pertinent information  
6 in at times, and sometimes residents bring that  
7 immediately, and sometimes they do not. And I'm  
8 not -- and that's just the way -- and that's part  
9 of the process.

10 So we start the eligibility component  
11 and have the briefing right up front when we know  
12 we have the vouchers in the hand, when the funding  
13 has actually been allocated. But going through  
14 the process of being to actually issue the voucher,  
15 it's not only the Housing Authority's  
16 responsibility, but there is some responsibility  
17 on behalf of the residents to get us the paperwork  
18 so we can verify and issue the vouchers to them.  
19 So --

20 COMMISSIONER ST. JEAN: The thing I'm  
21 trying to say is we don't have the same issue with  
22 all the other units that we're going to do the same

**NEAL R. GROSS**

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

1 old dispo issues. We don't want to have the same  
2 question or the same people come up with the same  
3 issues again, and we start -- we have to do  
4 something better. If we could go, you know, do  
5 something beforehand if possible.

6 MR. GARRETT: I understand. I think  
7 we are doing that --

8 COMMISSIONER VANN-GHASRI: Solve this  
9 right now.

10 MR. GARRETT: And we will be -- and we  
11 are doing that, and we will be doing that. So --

12 COMMISSIONER ST. JEAN: Okay.

13 COMMISSIONER VANN-GHASRI: Mr.  
14 Director, here is my recommendation, and one thing  
15 about living in public housing we may not be IT  
16 literate but even my five year olds are. I've  
17 asked you once before, I'm telling you to do this  
18 ASAP. Go on YouTube. Have someone explain the  
19 difference between a tenant protection voucher, a  
20 local voucher and every voucher there is called the  
21 voucher that the District of Columbia can use.

22 So now once you have it on YouTube, the

**NEAL R. GROSS**

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

1 next thing you do is before this situation happen,  
2 let your property managers be retrained since  
3 gentrification is here, it's a fact, so when the  
4 property manager have his or her meeting, they will  
5 be able to know the same information to tell  
6 residents before the voucher hit because when I  
7 asked for federal vouchers for the District of  
8 Columbia, I know when I first sat on this board we  
9 wasn't getting federal vouchers. I learned that  
10 at conferences.

11 And what I couldn't understand living  
12 in the District of Columbia how come we are not  
13 getting federal vouchers where we would have the  
14 opportunity if we want to relocate year to year,  
15 we want to relocate year to year. If we want a  
16 voucher to purchase a home, we could purchase a  
17 home. Every major city was doing this except D.C.

18 Now that it's here at D.C., and this was  
19 way before Mr. Garrett, now we have a problem. Now  
20 the way we're going to solve this problem, by Monday  
21 you have a staff and media that can get on YouTube,  
22 and then you tell the schools because see, the

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 schools for real, the children tell the parents  
2 what to do. So when they show it in the school,  
3 in the elementary school and everybody else school  
4 your child will come home and say, mommy, let me  
5 show you, and they show it to us.

6 So we have to stop having excuses as  
7 being minority individuals to be left behind in the  
8 District of Columbia because how you going to be  
9 a state if you don't even know how to be a municipal  
10 corporation. We are having some serious problems  
11 here. We got to address them real, real quick. So  
12 that's one way of getting the word out. You have  
13 public announcements that do it free. We all have  
14 a flat screen.

15 CHAIRMAN ALBERT: Yes.

16 COMMISSIONER VANN-GHASRI: I'm  
17 probably the last one to get one. And I don't even  
18 have cable.

19 CHAIRMAN ALBERT: I don't have one.

20 COMMISSIONER VANN-GHASRI: So I'm  
21 saying somehow or another let's stop having  
22 communication being a problem. Now we have people

**NEAL R. GROSS**

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

1       that have braille. Do the braille individual know  
2       what's going on? In each of these communities you  
3       have people who speak another language. They  
4       don't know what's going on and this could be real  
5       easy.

6               MR. GARRETT: Yeah, no. Actually,  
7       Commissioner Vann-Ghasri, we identify residents of  
8       -- different language residents, and we specially  
9       reach out to them with a different document in their  
10      native tongue.

11             COMMISSIONER VANN-GHASRI: Okay.  
12      Well, let's get on YouTube.

13             CHAIRMAN ALBERT: I --

14             COMMISSIONER VANN-GHASRI: Let's get  
15      on social media.

16             CHAIRMAN ALBERT: That's a great  
17      suggestion. Amy, you were about to say something.

18             MS. GELLATLY: I was going to ask  
19      Director Garrett for a little more clarification.  
20      I know you said to the resident Ms. Williams that  
21      if residents are getting close to the end of the  
22      expiration of their voucher and they haven't been

**NEAL R. GROSS**

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

1       able to use it, there will be some sort of extra  
2       wiggle room. I was wondering what exactly can  
3       people do in that scenario if they haven't been able  
4       to find a place?

5               MR. GARRETT: On the record, they have  
6       12 months exactly for finding a unit based on the  
7       voucher. So I shouldn't say 12 months. The  
8       voucher expiration date is set by HUD it's  
9       regulatory.

10              MS. GELLATLY: And that's 12 months  
11       from -- what is that 12 months from?

12              MR. GARRETT: It's usually from the  
13       issuance date.

14              MS. POWELL: What we're clarifying is  
15       the funding from HUD expires on 9/30 of '19. The  
16       funding expires.

17              CHAIRMAN ALBERT: So the vouchers  
18       disappear on 9/30, but Amy's question is what  
19       happens like if a resident hasn't been placed by  
20       then?

21              MR. GARRETT: We become creative.

22              MS. POWELL: So I think what --

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: So we're not putting  
2 anyone out of their, you know --

3 MS. POWELL: So Ms. Punter isn't here,  
4 but I think that -- and Deborah is here, the  
5 mobility team wants to work very closely with you  
6 and the residents so that before September 30th  
7 they can find a place.

8 COMMISSIONER VANN-GHASRI: And, Amy,  
9 no disrespect. Ma'am, when it come to the legal,  
10 like legal aid, Bread for the City, you already know  
11 this problem, so don't act like -- when you go in  
12 somebody's community, this is what I'm asking you  
13 to do for me, when you go in somebody's community,  
14 you make sure first of all that you try to get a  
15 concession just in case the Housing Authority can't  
16 do what they need to do, Bread for the City, even  
17 if you got to use Lee Ann Scott, make sure you have  
18 a tape so when you go in people's communities you  
19 can show us. We're visual people.

20 Now let's don't play games. Most of us  
21 cannot read. I can't always pronounce words and  
22 nobody else can. But guess what I can do? Watch

**NEAL R. GROSS**

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



1 something up there on that screen and understand  
2 it and then ask you questions. Now if it's getting  
3 so -- if it's getting so that we are that daggone  
4 elementary and we are 50, 60, and I'm not blaming  
5 nobody. I'm looking at recommendation in how to  
6 cut it down. Make us some tape cassettes.  
7 Instead of listening to the music we listen to,  
8 we'll listen to Housing Authority telling us how  
9 to use a voucher, how to clean your house, how to  
10 do this, how to do that so by the time we become  
11 a state all of us are ready to act like California  
12 and not be a stepchild.

13 CHAIRMAN ALBERT: Thank you. Thank  
14 you, Commissioner. Thank you so much, Amy, for  
15 enduring my questions -- our questions.

16 MS. GELLATLY: Thank you.

17 CHAIRMAN ALBERT: Thank you.

18 MS. GELLATLY: Thank you.

19 CHAIRMAN ALBERT: And so that is --

20 COMMISSIONER VANN-GHASRI: Get this --

21 CHAIRMAN ALBERT: -- last witness, I  
22 just want to acknowledge that we do the chair --

**NEAL R. GROSS**

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

1 COMMISSIONER VANN-GHASRI: Now come  
2 on, you ain't got all day.

3 CHAIRMAN ALBERT: -- we have the  
4 president of Sibley here. Oh, you wanted to speak?

5 COMMISSIONER VANN-GHASRI: Yeah, real  
6 quick. Come on.

7 CHAIRMAN ALBERT: All right, make it  
8 real quick now.

9 MS. BLACKSON: Good afternoon.

10 CHAIRMAN ALBERT: Good -- could you  
11 just state your name for the record?

12 MS. BLACKSON: Good afternoon. My  
13 name is Denise Blackson, and I'm the president of  
14 Sibley Plaza Townhomes. I just wanted to share a  
15 few things. One thing that I wanted to share is  
16 we are one of the properties that's supposed to be  
17 demolition, and working with the relocation team,  
18 we have had a few meetings. And I've asked for a  
19 copy for the residents of a proposed plan, like how  
20 the community will look when the property comes  
21 back up.

22 You know, I understand that we may not

**NEAL R. GROSS**

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

1 even be up at the top of the street. Where we are,  
2 we will be on K Street. Me and the residents of  
3 Sibley Plaza Townhomes would like to see a proposed  
4 plan if there is one. From what I hear there  
5 is one, and I'm not sure, I've asked over the past  
6 two to three months for this proposed plan, and I'm  
7 not sure why we haven't been able to see that.  
8 That's one thing about relocation.

9 And also since we knew we were coming  
10 down before Sursum even came down, I've been asking  
11 them repeatedly about credit repair because being  
12 a resident right there in Sibley Plaza and I have  
13 friends who lived in Sursum. And I know some of  
14 the people there that was left at Sursum Corda,  
15 although that's private property or co-op, that  
16 they had trouble moving although they had the  
17 voucher. And that was because they needed their  
18 credit repaired prior to that move.

19 And what they shared with me, I don't  
20 know their situation personally besides what they  
21 shared, is that they were not given enough time to  
22 repair their credit or they were not given credit

**NEAL R. GROSS**

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

1 resources. So I have been repeatedly asking for  
2 that for Sibley Townhouses because I'm not sure if,  
3 you know, that demolition application if it's  
4 approved and they say, hey, you have until  
5 September --

6 CHAIRMAN ALBERT: Right.

7 MS. BLACKSON: -- to move, you have  
8 until December to move, how can anyone repair their  
9 credit in that short amount of time. So all I ask  
10 is that we can have someone work with us from a  
11 financial literacy team or a credit repair team and  
12 help the residents of Sibley Plaza Townhomes to  
13 repair their credit. That's my first question.

14 CHAIRMAN ALBERT: Done. Who's going  
15 to help her with that?

16 MR. GARRETT: That's the same mobility  
17 counseling team through Ms. Punter, and we have it  
18 set up.

19 CHAIRMAN ALBERT: So do you have Ms.  
20 Punter's information?

21 MS. BLACKSON: No.

22 MR. GARRETT: I can get it to her, it's

**NEAL R. GROSS**

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

1 not a problem.

2 MS. BLACKSON: Okay.

3 CHAIRMAN ALBERT: Okay.

4 MS. BLACKSON: Okay. And another --  
5 oh, did you want me to go ahead to the next?

6 CHAIRMAN ALBERT: Go right ahead.

7 MS. BLACKSON: Okay. The next  
8 question I had is that I wanted to just share my  
9 experience I had with one of DCHA officers who was  
10 very rude to me personally. Now I am the president  
11 of the townhouses as I shared, and I suggested that  
12 the officers come on our property which also  
13 leading back to before Sursum closed, I shared this  
14 with Ms. Todman. I have an e-mail trail of these  
15 messages, these meetings of how Sibley Townhomes  
16 would develop the traffic, the trash, the rodents,  
17 the shootings. We would get it all when Sursum  
18 closed because the guys got to go somewhere. And  
19 as we all know being Washingtonians, those of us  
20 who are, people go back to what they know.

21 CHAIRMAN ALBERT: Right.

22 MS. BLACKSON: If it's the area that

**NEAL R. GROSS**

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

1 they know and there's still one property there,  
2 they going to latch on to that one property because  
3 that's what they know. So my truck was shot up.  
4 I had a brand new 2018 Pathfinder, my truck was shot  
5 up in November last year, November 13th. I  
6 remember so well four days before my birthday. And  
7 I just want to stress we're hearing other residents  
8 share how, you know, they have trouble with  
9 parking, different issues there on their property  
10 that it's hard to get reimbursed.

11 I work with D.C. government. I found  
12 no outlet that assists me because my truck cost  
13 \$10,000 honest to get fixed. Thank God for  
14 insurance. I didn't have to pay it out of pocket,  
15 but I had to pay that \$500 deductible which affected  
16 me with rent. I had two girls in college. You  
17 know, it affected my rent as well. You know, and  
18 I had no agency that can help me, or no relief from  
19 anyone that could help me at that time that I need  
20 it.

21 But I had -- what do I want to call it  
22 -- static from the rental office, you know,

**NEAL R. GROSS**

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

1 pressing me with that rent. You know, with  
2 different situations, I'm not going to go into all  
3 that right this minute. But also, you know, if  
4 anybody wanted to speak on that we deal with that.  
5 We have guys hang out every day.

6 So to make a long story short, my  
7 grandson's prom was June 4th. My grandson lives  
8 with me. He's 13, he just 14 years old. The  
9 limousine was coming. The traffic was really  
10 heavy along M Street, you know, it's that one  
11 street. I asked the D.C. Housing Authority  
12 officers, they just pulled up. I said I'm going  
13 to need you all to move to the side. I go up in  
14 the street, I'm talking to them. It's just me that  
15 can hear him, even though there's guys all over the  
16 place.

17 And this officer said, you know, I  
18 introduced myself because I saw one officer I  
19 didn't know, he said you not running nothing but  
20 your mouth. We something -- I don't even -- once  
21 he said that, I kind of like blacked out. I didn't  
22 hear anything else he said. I said you are very

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1       rude and disrespectful, and I'm going to let Mr.  
2       Garrett know.

3               The other officer that did know me, I  
4       don't know them by name, but I know them from seeing  
5       them coming time to time since they started  
6       patrolling our area. He said why are you arguing  
7       with him? I said I'm not arguing with him. I just  
8       asked if he can move over. You're right here. He  
9       said I know, but don't worry about him. But they  
10      did eventually move over. But I had to have my  
11      grandson and his date meet the limousine --

12             CHAIRMAN ALBERT: Dropped off.

13             MS. BLACKSON: -- down the street around  
14      the corner. You know, we on a one way dead end  
15      street now that Sursum is closed because the gate  
16      is up blocking the street. So there's nowhere for  
17      the limo to go. I just want to say, you know, share  
18      that that's unacceptable behavior from the Housing  
19      Authority. We can never work with staff if staff  
20      is going to be rude to the residents when they come  
21      up. And me being a community leader is you treat  
22      me rude, how you think the residents is going to

**NEAL R. GROSS**

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



1 be reach out to you.

2 The first things one of the guys said  
3 why you want to disrespect her, she's a female?  
4 And that caused him to get in an argument with the  
5 guy. I don't even know the guy. That's the crazy  
6 part. But I mean I just think that's unnecessary  
7 and uncalled for.

8 CHAIRMAN ALBERT: Okay.

9 MS. BLACKSON: And I know time -- and  
10 I thank you for letting me speak. But I wanted to  
11 share that. And also I just wanted to share when  
12 you have third-party contractors managing  
13 properties, I think there should be -- I know there  
14 probably is something set in place like some  
15 certain rules. But I think, you know, I'm managed  
16 by CIH Properties and I think that during that  
17 management's term that residents should be brought  
18 to the table, or resident leaders --

19 CHAIRMAN ALBERT: As part of the  
20 evaluation, yeah.

21 MS. BLACKSON: Like a progress report  
22 --

**NEAL R. GROSS**

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

1 CHAIRMAN ALBERT: Absolutely.

2 MS. BLACKSON: -- or what's happening  
3 with this management company.

4 CHAIRMAN ALBERT: Yes.

5 MS. BLACKSON: The residents at  
6 Sibley, you know, I've shared with the mayor's  
7 office, and Council Member Alan's office just  
8 recently in a meeting. I've met with him quite a  
9 few times. And I thank you, Mr. Garrett for having  
10 someone from your staff try to work with me in some  
11 of those meetings, you know, to come and attend and  
12 hear my issues. But what remains is my maintenance  
13 issue where Sibley and that gate, Sibley Townhouses  
14 and that gate in between Sibley Townhouses and  
15 Sibley Plaza it's not stopping any shootings.  
16 It's not stopping anything from happening. Mr.  
17 Taliaferro live in Sibley High Rise. And I live  
18 in Sibley Townhouses. That gate being locked and  
19 the residents of Sibley Townhouses being treated  
20 unfair for so many years and not having -- we have  
21 access to go pay our rent, but we don't have access  
22 to go to that dumpster. I work for D.C. government

**NEAL R. GROSS**

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

1 so you know I get off after five, right? How can  
2 I access the trash can after I eat family with my  
3 -- eat dinner with my family, how can I access that  
4 dumpster to dump my trash at night?

5 COMMISSIONER TALIAFERRO: You have to  
6 go all the way around.

7 MS. BLACKSON: How can I access the  
8 laundry room if I didn't have a washer in my home?

9 COMMISSIONER VANN-GHASRI: Yeah, you  
10 can't use it.

11 MS. BLACKSON: They put a green trash  
12 can out there to say they addressed the problem,  
13 you know, a green regular trash can that will go  
14 in every backyard to a regular home, right?

15 COMMISSIONER TALIAFERRO: Right.

16 MS. BLACKSON: The city's trashcan.  
17 That one trashcan can't take care of 22 townhouses.  
18 My truck is now in the shop because -- I've been  
19 in a rental almost a month now, rats chewed on my  
20 wires on my truck. Now that's in the shop and that  
21 may not be covered by insurance again. So here I  
22 am put in another situation. I just had a daughter

**NEAL R. GROSS**

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

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 graduate from college in May and my baby girl's in  
2 her third year of college. This stuff is costing  
3 me unnecessary money about things that I reported  
4 and I said what happened, and it's happening.

5 And I have no control over the guys  
6 that's hanging out there. I say something to them.  
7 They know me very well. You ask them do they know  
8 me, they know me, they know my mouth. I'm always  
9 saying something. Don't sit in front of this unit.  
10 Don't put no trash right here. I'm bringing trash  
11 bags out of my house. I done bought three  
12 different brooms for outside, they keep  
13 disappearing. Get this trash out. You all got to  
14 do something.

15 You know, I'm just -- I just wanted to  
16 share that and have that on the record because I  
17 see other residents is experiencing the same  
18 things, and I thank you for allowing me to speak.

19 CHAIRMAN ALBERT: Thank you for  
20 speaking. We appreciate it.

21 COMMISSIONER TALIAFERRO: Thank you.

22 MS. BLACKSON: Can I share one more

**NEAL R. GROSS**

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

1 thing?

2 CHAIRMAN ALBERT: Yes, you can.

3 MS. BLACKSON: I do work for Office of  
4 the People's Council, so anybody that got a utility  
5 issue, we are the utility lawyers and we now take  
6 water complaints as of April 2019 passed by  
7 council.

8 COMMISSIONER VANN-GHASRI: And I also  
9 recommend that DCHA Office of Resident Services  
10 learn who your leaders are because Ms. Blackman has  
11 come to several of Potomac Gardens resident council  
12 meetings so that she can explain those incentives  
13 even to our resident.

14 CHAIRMAN ALBERT: Thank you, Ms.  
15 Blackman.

16 MS. BLACKSON: And I am a notary.

17 CHAIRMAN ALBERT: Thank you so much.  
18 And so with that, we're going to adjourn our  
19 meeting. Our next Commissioner's meeting will be  
20 held on September 11th at the D.C. Housing  
21 Authority Headquarters on North Capitol Street.  
22 We are adjourned.

**NEAL R. GROSS**

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

1 (Whereupon, the above-entitled matter  
2 went off the record at 4:21 p.m.)  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16