

**DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

FINAL

MINUTES

Wednesday, November 9, 2016

The Board of Commissioners of the District of Columbia Housing Authority (“DCHA”) held its monthly meeting at Barry Farm Recreation Center 1230 Sumner Road, S.E., Washington, DC 20020

I. CALL TO ORDER

COMMISSIONERS PRESENT

Terri Thompson, Chairman
Ken Grossinger, Vice Chairman
Kenneth Council
William Slover
Shelore Fisher
Aquarius Vann-Ghasri
Clarence Mobley
Frank Lancaster

COMMISSIONERS ABSENT

Brian Kenner
Nakeisha Neal Jones
Jose Ortiz Gaud

Chairman Thompson called the meeting to order at 1:04 pm. She welcomed everyone to the Barry Farm Recreation Center stating that this was the first opportunity the Board has had to hold a public meeting at this site. She also made a statement regarding DCHA’s policy on decorum in public meetings. After a moment of silence, Chairman Thompson then asked for a roll call to determine a quorum.

II. ROLL CALL

Commissioner Kenneth Council – “Present”
Commissioner Shelore Fisher – “Here”
Commissioner Brian Kenner – no response
Commissioner Frank Lancaster – “Present”
Commissioner Clarence Mobley – “Present”
Commissioner Nakeisha Neal Jones – no response
Commissioner Jose Ortiz Gaud – no response
Commissioner William Slover – “Present”
Commissioner Aquarius Vann-Ghasri – “Present”
Commissioner Ken Grossinger - “Here”
Chairman Terri Thompson – “Present”

A quorum was recognized with eight Commissioners present.

III. APPROVAL OF MINUTES OF SEPTEMBER 14, 2016 AND THE OCTOBER 12, 2016 BOC MEETINGS

Chairman Thompson asked the Commissioners to consider the amended minutes of the September 14, 2016 Board of Commissioners' meeting. A motion was made to approve the minutes and was seconded. The minutes of September 14, 2016 BOC meeting were approved. Chairman Thompson then asked the Commissioners to consider the minutes of the October 12, 2016 Board of Commissioners' meeting. A motion was made and properly seconded. The minutes of the October 12, 2016 BOC meeting were approved.

IV. EXECUTIVE DIRECTOR'S REPORT

Director Todman highlighted the following activities that occurred during the month of October:

Barry Farm Host Site – Director Todman thanked all of the staff at Barry Farm and asked resident leaders to stand to be recognized. She stated that she was happy to be at the Barry Farm Recreation Center and this is the first Board of Commissioners' meeting to be held at this site.

Housing Production Trust Fund - Director Todman announced that the Mayor of the District of Columbia is making some awards at the Wilson Building for the latest round of affordable housing units that will be built using the Housing Production Trust Fund. Her announcement today is after a wonderful event last month at a site called the Beacon Center in Ward 4 where it was the place where we celebrated the fact that over \$100 million of City funds is going towards the construction of new affordable units here in D.C. for very low income families and for families who are in workforce housing.

dcConnectHome – Director Todman stated that dcConnectHome, a collaboration between the Office of the Mayor and DCHA, marked its first year with a Connectivity Celebration and Technology Resource Fair on October 28 at the Southwest Family Enhancement and Career Center. dcConnectHome exceeded its year one connectivity goal of providing Wi-Fi connectivity to 1,500 public housing households by connecting over 1,700 households.

Season of Giving – Director Todman announced that DCHA has started its annual food drive competition among departments or anyone who wants to open their heart and donate.

Barry Farm – Director Todman stated that there have been meetings at Barry Farm regarding the redevelopment, including relocation. DCHA will continue to work with families on various options including homeownership.

Employee of the Month – Director Todman recognized July Employees of the Month - Officers Ronald Tarpley and Joseph Tedrow for their dedication and thanked them.

They were unable to be present at the meeting but will be presented with a certificate and monetary award. The employee of the month award for September was given to Nasheed Ali. Director Todman recognized Ms. Ali as an upcoming leader in the Agency and remarked on not only her dedication to the job but also her pursuit of personal growth and enrichment. Ms. Ali was presented with a certificate and monetary award. The employee of the month for October was presented to Daniel Simmons of Capital Programs. Director Todman thanked him for excellent work at the Housing Authority and presented him with a certificate and monetary award.

V. RESOLUTIONS

PUBLIC COMMENT

PRESENTATION AND BOARD DISCUSSION OF THE RESOLUTIONS

[At this point in the meeting, those members of the public who signed up to speak were given the opportunity to address the Board on the resolutions under consideration.]

No one signed up to speak.

Resolution 16-25 To Adopt Final Regulations to Allow Triennial Recertification for Elderly and Disabled Families on a Fixed Income

Director Todman stated that resolution 16-25 is to adopt final regulations that would make life a little easier for residents at recertification time. This resolution would make things as simple as possible for HCVP and Public Housing residents who are senior and/or disabled or disabled and on a fixed income. This resolution allows those residents to recertify every three years for all members of the household (audience applause). Director Todman was asked to explain "Fixed income". Director Todman explained that fixed income is typically Social Security or Social Security Disability. TANF is not considered fixed income. It was further stated that this does not apply to just senior properties but to any resident at any property that falls within this category. Director Todman was asked how property managers will be trained on this new procedure. Director Todman stated that once this resolution is approved, DCHA will work quickly on training as well as notifying residents. Commissioner Vann-Ghasri requested that all management offices have the proper grievance forms in their offices and notices regarding tenants' rights to a grievance. Director Todman was asked how many household this would affect. She replied that it would affect roughly 2,000 to 3,000 households across the portfolio.

Chairman Thompson called for a roll call vote on the resolution after the motion to approve was moved and properly seconded.

The Commissioners responded as follows:

Commissioner Slover – "Yes"

Commissioner Vann-Ghasri – "Yes"

Commissioner Grossinger – "Yes"

Commissioner Council – "Yes"

Commissioner Fisher – “Yes”
Commissioner Lancaster – “Yes”
Commissioner Mobley – “Yes”
Chairman Thompson – “Yes”

There were eight yes, the resolution was approved.

VI. PUBLIC COMMENT

RESIDENTS

Michelle Hamilton - A Barry Farm resident stated that she is not pleased with the pest control services at Barry Farm. She asked the Board to please do something about the rodent problem on the property. She also stated that she was not happy about the passing of the resolution for Barry Farm redevelopment. She stated that she does not believe DCHA is doing one for one replacement. Ms. Hamilton also stated that she thought Ms. Watson; the property manager was doing an excellent job.

Alberta Walker – A resident of Woodland came before the Board with complaints regarding mice in her unit. She said that the rodent problem affects her sons’ asthma. She stated that the glue traps that the pest control contractor uses are not helping and chemicals can’t be used because of her sons’ condition. She also stated that she has requested a transfer. Director Todman stated to Ms. Walker that her attorney wrote to DCHA and stated that she no longer wanted a transfer but if that has changed then she would be accommodated.

Duan Crestwell - Ms. Crestwell stated that she was a former resident of Barry Farm and wants to be able to maintain a two bedroom if she returns after redevelopment. She also stated that she was told she cannot use the facilities at the Barry Farm Recreation Center. Director Todman stated that she could not speak to the use of the Rec Center but stated that she would have Ms. Hampton, ORS Director to make sure she had the use of the collaborative. Commissioner Vann-Ghasri asked if a resident moved on their own will they still receive the benefits of NCI.

James Wilder- A resident of Judiciary House stated that his issue has been resolved and has been assured that the matter had been taken care of. He thanked the Board.

Rhonda Edwards-Hines – Ms. Edwards-Hines stated that she is a Barry Farm resident as well as the Barry Farm Resident Council President. Ms. Edwards-Hines thanked DCHA for hiring four residents for the Fall clean-up program. She stated that new parking signs have been posted on the property and she went to DMV regarding parking tickets that she had received two of which had not been submitted. She also stated that the abandoned cars had been removed. Commissioner Vann-Ghasri recommended that Ms. Edwards-Hines find other resources to help flyer the property. Ms. Edwards-Hines stated that she called residents and put flyers on the property regarding the scheduled Board meeting.

Maria Johnson – A Barry Farm resident stated that her concerns have been addressed and thanked the Board.

Paulette Matthews – A Barry Farm resident stated that she was glad that a Board meeting was being held at Barry Farm. She stated that Barry Farm has rat and bed bug problems and didn't understand why the Board chose to keep the services of the pest control company. She also stated that Barry Farm residents feel unwanted at the Rec Center. Ms. Matthews stated that Barry Farm residents want to build in place and still feel like they are being forced out. She asked the Board to please consider what they are doing here.

India Fuller – Ms. Fuller is a Greenleaf resident and stated that she has issues with mold and mildew in her unit and mushrooms growing out of her ceiling. She stated that the cleaning efforts by the property aren't helping the problem. She wanted to know why the residents are expected to pay rent when the properties are unfit. Commissioner Lancaster asked what Ms. Fuller would like for the Board to do to help her situation. Ms. Fuller asked that the manager fix the problem or she should receive a voucher. She also stated that she should pay zero in rent. Director Todman asked Ms. Fuller to see Mr. Bovellev regarding the problem in her unit.

Detrice Belt – Ms. Belt, a Barry Farm resident stated that the residents of Barry Farm do not want to be displaced. She stated that they would like redevelopment in place. She stated that there are problems with roaches and rodents.

Diane Foreman – Ms. Foreman, an HCVP resident stated that her landlord wants to sell. She stated that she cannot afford credit checks and security deposits to find a new place to live. She stated that she feels discriminated against. She stated that she has spoken with Mr. McCoy and his staff regarding her situation but is still finding it difficult to find somewhere else to live. Director Todman stated that she will ensure Ms. Foreman receives an updated listing of landlords and will find out if her current landlord is following City rules regarding time frames to sell his home.

Odessa Cade- Ms. Cade is an HCVP resident. She stated that she lives at Park 7 and said that the rental office has changed its hours from 7am - 7pm to 10 am - 5pm so she cannot see the manager because she is at work during that time. She stated that guests are no longer being signed in and there are only 3 maintenance workers for 500 units. She also stated that she is paying a company named Studebaker and not DC Water. Ms. Cade said that she was interested in the first time homeowners program. Director Todman asked staff to assist Ms. Cade with the program.

Lotus Lee Muladhara – Ms. Muladhara, an HCVP resident stated that she lives at Park 7 and thanked the Board because she said this time last year she was homeless and she is a Veteran. She stated that the building is in need of security cameras, there are drugs being sold in the building and there is evidence of water damage, and mail is being stolen. She also stated that her water bill jumped for \$50 to \$400 in one month. Director Todman informed Ms. Muladhara that she would look into her issues.

Jewel Sims – A Barry Farm resident, Ms. Sims stated that she has lived at Barry Farm for 20 years and has concerns about affordable housing. She stated that she cannot afford her rent. She also stated that she has not received notification regarding relocation and when she inquired about it she was informed that she was not in the system. Director Todman informed Ms. Sims that Mr. Bovellev will look into her situation.

Tonya Stinson – Ms. Stinson a Barry Farm resident stated that rodents have made her home uninhabitable. She stated that she has written to the Mayor and others trying to seek help regarding her unit including Mr. Bovellet and Ms. Todman. She said that she has had 4 refrigerators replaced in the last year, maintenance has to come to her home on a weekly basis and she has had to replace furniture and food because of the rat problem. She says she refuses to pay rent, she has asked for a transfer and she has caught over 300 rats. Director Todman asked Ms. Stinson to see Mr. Bovellet with her concerns.

NONRESIDENTS

Chris Otten – Mr. Otten stated that he is a resident of Champlain Courts and said it is part of DCHA. Mr. Otten further expressed the five squad cars in front of the Barry Farm rec is not inviting to those who are attending. He stated that the conditions at Barry Farm has been called inhumane and the rules of decorum have been put in place but what about rules of humanity and that Barry Farm should not be privatized. He stated that DCHA leaders should not misinform. He also stated that Kenilworth should be used as a model and stated that he felt racist government was taking over.

Lisa McCants – Ms. McCants stated that she lives on Wade Road which is close in proximity to Barry Farm and wanted to know how the Barry Farm redevelopment would affect residents who live nearby. Director Todman asked Ms. McCants to speak to Kimberly King of OCP for information and asked that nonresidents in the community are notified of changes.

VII. ADJOURNMENT

Chairman Thompson announced that the next DCHA Board of Commissioners meeting will be held on Wednesday, December 14, 2016 at DCHA Headquarters, 1133 North Capitol Street, N.E., Washington, DC 20002 at 1pm.

Meeting adjourned at 3:03 pm.