

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY  
SEPTEMBER 12, 2018

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

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice Chairman
- KENNETH COUNCIL, Commissioner
- KEN GROSSINGER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ARNALDO ORTIZ GAUD, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

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

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

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

(1:06 p.m.)

CHAIRMAN ALBERT: Good afternoon, everyone. We're going to call the Board Meeting to order.

My name is Neil Albert, I'm the Chairperson of the Board of Commissioners and I'm calling this meeting to order. This is our regular monthly meeting being held today, September 12th, 2018 at the Housing Authority's Headquarter.

As I remind you ever month, please silence your phones and other electronic devices so that you can hear us when we speak and we can hear you when you speak.

As is our custom, we are going to observe a moment of silence. Thank you.

Again, I welcome you hear today. Our engagements have been lively and spirited at times. I encourage us to, we can still maintain the liveness and the spirit nature of the discourse but I'd like for us to be respectful to each other, and you have done a great job of doing that in the past.

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1           Please allow people to finish their  
2 thoughts before speaking, without speaking over  
3 them. We really appreciate the interest that you  
4 have in the matters that are going to be presented  
5 here today.

6           I'm going to ask our Secretary to  
7 determine a quorum for today's meeting.

8           MS. MCNAIR: Thank you. Commissioner  
9 Slover?

10           COMMISSIONER SLOVER: Here.

11           MS. MCNAIR: Commissioner Council?

12           COMMISSIONER COUNCIL: Present.

13           MS. MCNAIR: Commissioner Grossinger?

14           COMMISSIONER GROSSINGER: Here.

15           MS. MCNAIR: Commissioner Kenner?  
16 Commissioner Lancaster? Commissioner Neal Jones?

17           COMMISSIONER NEAL JONES: Present.

18           MS. MCNAIR: Commissioner Ortiz Gaud?

19           COMMISSIONER ORTIZ GAUD: Here.

20           MS. MCNAIR: Commissioner St. Jean?

21           COMMISSIONER ST. JEAN: Here.

22           MS. MCNAIR: Commission Vann-Ghasri?

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1 COMMISSIONER VANN-GHASRI: Present.

2 MS. MCNAIR: Chairman Albert?

3 CHAIRMAN ALBERT: Present.

4 MS. MCNAIR: You have eight  
5 Commissioners present, you have a quorum.

6 CHAIRMAN ALBERT: Thank you. As is  
7 our custom, we welcome comments from the audience  
8 and from our, particularly from our public housing,  
9 public resident, advisory recipients.

10 We give people the opportunity to  
11 comment twice. One on the resolutions that are  
12 going to be present and voted on today.

13 If you wish to speak on a single  
14 resolution you have three minutes, if you wish to  
15 speak on multiple resolutions you have five  
16 minutes. And we do afford the opportunity for  
17 non-residents to speak also.

18 Do we have a sign in sheet? Could  
19 someone get the sign in sheet? Could someone get  
20 the sign in sheet for us, the folks who have signed  
21 up?

22 (Off record comments)

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1                   CHAIRMAN ALBERT: Thank you. So, we  
2 have just one resident that has signed up and that  
3 is, we have a number of other people that have  
4 signed up however. No, we have more than one  
5 resident that's signed up, I'm reading the wrong  
6 sheet.

7                   We do have quite an extensive list so  
8 we're going to have to limit our testimony to the  
9 three minutes. First on our list is Valerie  
10 Flamer. Valerie, come forward.

11                   MS. FLAMER: And talk into the mic?

12                   CHAIRMAN ALBERT: Yes, please speak  
13 into the mic. Please say your name.

14                   MS. FLAMER: My name is Valerie Flamer.  
15 I wanted to discuss these young people getting  
16 these vouchers. I have a lot of my friends say,  
17 I'm still on that waiting list and they haven't  
18 called me yet.

19                   Have you see how young they are? They  
20 look like they 11 and stuck with two or three kids.  
21 That don't make no sense.

22                   And then the landlords are putting in

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1 the lease, I just now moved, he has prostitution  
2 on the list. Now, this is William C. Smith, a  
3 person I have been looking up to for a long time.  
4 I've been renting from him.

5 Prostitution, selling drugs. That's  
6 something that a young person would do, so why are  
7 they getting vouchers, you know they are immature.  
8 It should be age limit on people that's getting  
9 those vouchers.

10 That's is not fair to senior citizens,  
11 like myself, and people that don't carry ourselves  
12 like that. They have not been trained. You just  
13 giving them a voucher.

14 They selling drugs, then their  
15 boyfriend sells them. The food stamps. It's  
16 pitiful, I'm almost about to cry.

17 The way they treat them little kids.  
18 We got the haters and I, I fill out an application,  
19 he's charging me \$995. The lady put me in an  
20 apartment where a window won't open, the bugs, the  
21 windows is filthy, the radiator.

22 The guy upstairs is making a lot of

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1 noise. One across the hall is selling drugs and  
2 smoking it in the hall, and I got to put up with  
3 all of that.

4 Then she act funny when I go to  
5 management. When I go to pay my rent, she's  
6 leaving out information like the apartment number  
7 I'm in, she's not writing my name correctly. And  
8 then she want to argue.

9 So I went to landlord in tenant court  
10 and I stayed down there for almost three hours. So  
11 she told me how to get pictures. First of all, I  
12 have to get pictures, give her a time to fix it.

13 Then they put a bathtub in there, and  
14 the bathtub us made out of some kind of material  
15 I ain't never heard of. You can't clean it with  
16 Ajax.

17 And it's like walking into Kings  
18 Dominion. When you go in, you would slide across  
19 the floor like, I went to Kings Dominion and went  
20 in this house that didn't no gravity.

21 I mean, you got deep, the floor is deep  
22 like I'm going to fall in. In the living room, the

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1 kitchen and the bedroom.

2 The toilet flushes, it flushes back up.  
3 And she tell me, said just flush it again. So I  
4 said, now wait a minute, she's like wanted to mace  
5 me and scratch at the counter. If that was me she's  
6 be fired. Something wrong with that lady.

7 So what I was getting ready to say, you  
8 cannot rent us an apartment, anything, and charge  
9 us all this enormous amounts of money. I have been  
10 here for a long time, I would hate to have to leave  
11 after being here all this time.

12 I know this area and people have been  
13 good to us. But these young people, I feel sorry  
14 for them, they ain't got no training. And they  
15 should be with their mommas.

16 That is statutory rape. You let  
17 somebody you, and then they ask me here in Section  
18 8, have I let any pedophiles move in. I don't know  
19 no pedophiles.

20 Them young girls be letting anybody  
21 keep their kids. They ain't got no business with  
22 no vouchers.

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1           Some of these people that's on your  
2 list, some people I know, they said they want their  
3 own, women going to be called for a voucher list.  
4 Senior citizen vendors are discriminating against  
5 us. Oh, we don't take no checks, now this lady  
6 already told me she take Section 8.

7           I just come by way of the newspaper.  
8 All kinds of outlandish lies. They are enjoying  
9 the money, but we not having fun with this. It's  
10 horrible.

11           And I'm already sick. I had to come  
12 down here today. She had, you rented me that  
13 property with a whole bunch of mosquitos, they want  
14 you to pay for everything. It's a brand new lease,  
15 you all should stop that lease.

16           I almost was getting ready to take  
17 somebody to court for my security deposit. I had  
18 to call two policemen to go in there so I could get  
19 in touch with corporate office.

20           They just walking all over the top of  
21 us. Whose taking care of my rights. I went all  
22 this a long time, I ain't never prostituted. I was

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1 mad when I read that I had to go and get those leases  
2 blowed up at one of those places where you go and  
3 get copies.

4 She had it so I couldn't even see that.  
5 I'm not no prostitute. You all just done slapped  
6 us in the face by letting young people get them  
7 vouchers.

8 I want to meet, a lot of people, we want  
9 a meeting with HUD. Whoever paying out that money  
10 and tax payers, we want a meeting with HUD. Why  
11 couldn't that be arranged.

12 I went over there, you can't get in  
13 unless you got an appointment.

14 CHAIRMAN ALBERT: Ms. Flamer.

15 MS. FLAMER: HUD.

16 CHAIRMAN ALBERT: Ms. Flamer, I'm  
17 going to ask you to talk with Mr. McCoy, he can help  
18 you set up that meeting.

19 MS. FLAMER: Okay. With HUD --

20 CHAIRMAN ALBERT: I don't know who  
21 they're going to --

22 MS. FLAMER: -- we want a town hall

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1 meeting. It's not only me, a lot of people want  
2 to address this issue.

3 CHAIRMAN ALBERT: I understand that.  
4 So, but if you can just talk to Mr. McCoy. Can you  
5 raise your hand so --

6 MS. FLAMER: I know Mr. McCoy.

7 CHAIRMAN ALBERT: Got it. Thank you  
8 so much.

9 MS. FLAMER: Yes. And thank you for  
10 the water, okay.

11 (Laughter)

12 MS. FLAMER: Thank you.

13 CHAIRMAN ALBERT: That's because Pat  
14 said I had to give you water.

15 MS. FLAMER: What?

16 CHAIRMAN ALBERT: Pat, Ms. Malloy said  
17 I had to give you water.

18 MS. FLAMER: Yes, we don't have no  
19 water. Why you all get food from Panera and water  
20 and everything when we go to other places and don't  
21 treat us right at home plate, okay?

22 CHAIRMAN ALBERT: Point well taken.

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1 Thank you so much.

2 MS. FLAMER: Yes, because when you be  
3 talking you need water. All right.

4 CHAIRMAN ALBERT: Yes, so you guys  
5 heard right, they need water. She needs water the  
6 next time she's here.

7 So I actually messed up, the first, and  
8 it's not the first time I've messed up, probably  
9 not the last time, we actually have someone signed  
10 up to talked about a resolution so I'm going to ask  
11 Debra Frazier to come forward.

12 (Off microphone comment)

13 CHAIRMAN ALBERT: I probably needed  
14 glasses too.

15 MS. FRAZIER: I'm sure I'm not the only  
16 one that wants to speak on the resolution, am I?

17 CHAIRMAN ALBERT: You're the only one  
18 that signed up to speak on the resolution --

19 MS. FRAZIER: Okay.

20 CHAIRMAN ALBERT: -- so come forward.

21 MS. FRAZIER: Hello there, Board, and  
22 hello my peers. Yay, glad to see the place filled

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1 up.

2 (Applause)

3 MS. FRAZIER: It ought to be like that  
4 all the time. So, I'm Debra Frazier, I'm a voucher  
5 holder and I want to speak to Resolution 18-25, to  
6 authorize execution of a contract for landlord and  
7 tenant legal services.

8 So my questions are, oh, for this  
9 operation budget, for legal services comes, can we,  
10 can you give to us some clarity because somehow,  
11 in my addled mind, I thought legal services was the  
12 purview of the Office of the General Counsel.

13 So we see here in this resolution that  
14 the Board has authorized the Director to spend \$1  
15 million over three years, which is \$425,000 a year,  
16 for landlord and tenant services. So would you  
17 give us please some clarity, what that organization  
18 will do, why OGC can't do it and where is it as a  
19 line item in the operating budgets?

20 CHAIRMAN ALBERT: Good questions.  
21 I'm going to ask Mr. Slaughter to respond to you.

22 (Off microphone comment)

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1 MR. SLAUGHTER: Hello, my name is Ken  
2 Slaughter, I'm the General Counsel of DC Housing  
3 Authority. And Musolino and Dessel contract that  
4 in the proposed for your budget is a --

5 (Off microphone comment)

6 MR. SLAUGHTER: -- providing these  
7 services to the Housing Authority for several years  
8 under the provision of the Office of General  
9 Counsel.

10 The services include litigation, I'm  
11 sorry, services include litigation in the landlord  
12 tenant court. And as we have explained to the  
13 Boards operations committee, the volume of those  
14 cases has increased because the D.C. Bar is now  
15 funding a free private counsel for residents.

16 We also have this special firm to, we're  
17 contracting for them to train our operation staff  
18 and lawyers in my office, on the subtle of landlord  
19 tenant law. There are changes in the practice of  
20 landlord tenant law, including evictions as the  
21 Marshal services change its process. And all of  
22 those things are incorporated in the services

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1 provided.

2 We, the authority made a decision to  
3 contract out because of the specialty. There is,  
4 that would be about four lawyers handling the  
5 volume that we have, and we would have to develop  
6 that expertise.

7 CHAIRMAN ALBERT: Thank you.

8 MS. FRAZIER: So if -- that's my bell  
9 ringing.

10 MR. SLAUGHTER: That's okay.

11 MS. FRAZIER: So, okay, thank you for  
12 that. So, this is for litigation. The number of  
13 cases has gone up because?

14 MR. SLAUGHTER: Because they are less  
15 settled. So they are more contested which is, of  
16 course, more time consuming for the lawyers.

17 MS. FRAZIER: And that's not a skill  
18 that your staff has?

19 MR. SLAUGHTER: My staff has the skill  
20 to supervise the operations of that contract, yes.

21 MS. FRAZIER: Okay. So before the  
22 Board, for Director Garrett, where is this money

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1 coming from, I didn't see it in the operating  
2 budget?

3 MR. GARRETT: It's within the  
4 operating budget. It is --

5 MS. FRAZIER: Under what?

6 MR. GARRETT: It's going to be, you  
7 don't have the line item. It's going to be an  
8 additional line item --

9 MS. FRAZIER: What that is, is that,  
10 that's not the line item?

11 MR. GARRETT: No, it would be broken  
12 down even further than that, Ms. Frazier.

13 MS. FRAZIER: Okay.

14 MR. GARRETT: It's under  
15 administrative. But then we have, for OGC, there  
16 would be a separate budget line.

17 MR. SLAUGHTER: Administrative and  
18 general expenses is here.

19 MR. GARRETT: It just falls into that  
20 category, but then we break it down even further  
21 by department.

22 MS. FRAZIER: Okay, is it, one last

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1 thing for this resolution, is there a way that the  
2 public can get a copy of the complete itemized  
3 budget for Fiscal '19?

4 MR. GARRETT: Yes, we can provide that.  
5 Once its approved.

6 MS. FRAZIER: And it will be where?

7 MR. GARRETT: We haven't, the Board  
8 hasn't approved that --

9 CHAIRMAN ALBERT: Where can she find  
10 it?

11 MS. FRAZIER: Once you approve it, it  
12 will be?

13 MR. GARRETT: Oh, we'll be able to put  
14 it on the website.

15 MS. FRAZIER: Okay.

16 MR. GARRETT: I'm sorry.

17 MS. FRAZIER: All right.

18 CHAIRMAN ALBERT: Thank you, Ms.  
19 Frazier.

20 MS. FRAZIER: Yes, Mr. Chair.

21 CHAIRMAN ALBERT: So just now we're  
22 going to go through our resolutions and then get

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1 back to public comments. So, let's start with  
2 Resolution 18-24.

3 PARTICIPANT: 24 or 25?

4 MR. GARRETT: You skipped over --

5 CHAIRMAN ALBERT: But before we do  
6 that, let's do the Executive Director's report.

7 MR. GARRETT: You skipped it on  
8 purpose.

9 CHAIRMAN ALBERT: I did not do it on  
10 purpose.

11 MR. GARRETT: Okay.

12 (Laughter)

13 MR. GARRETT: Okay. I was just --

14 (Off microphone comment)

15 (Laughter)

16 (Off record comments)

17 MR. GARRETT: Commissioners, good  
18 afternoon everyone. Okay, I'm going to try to do  
19 a couple of things. I'm going to try to, as always,  
20 recognize the employees of the month but I'm also  
21 going to have a quick, I'm going to try to keep it  
22 to ten minutes, if that, eight minutes, a quick

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1 presentation.

2 So, I'm just going to ask the residents,  
3 just indulge me for about three minutes on this  
4 part.

5 Okay, so our employees of the month for  
6 the month of August 2018 are from the Housing Choice  
7 Voucher Program. Shernita Jefferson, Noelee  
8 Wishart and Deborah Jackson.

9 (Applause)

10 MR. GARRETT: Now, the reason we're  
11 recognizing these particular employees from the  
12 Housing Choice Voucher Program, are their efforts  
13 with their clients, with their vouchers. Not only  
14 with the vouchers but their diligent work in  
15 dealing with our issues with our relocation  
16 process.

17 Helping these individuals. These  
18 individuals have helped our residents with  
19 mobility counseling and have conducted several  
20 outreach programs for us.

21 They produce more than 200  
22 pre-inspected units throughout D.C. with,

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1 interacting with over 80 landlords during a short  
2 period of time. And they've done several of our  
3 meet and lease events with our residents and our  
4 landlords who are looking to offer their apartments  
5 to our Housing Choice Voucher Program.

6 They've also nearly handled almost 50  
7 families who are just walking homeless and who have  
8 matched with them particular units within the  
9 District of Columbia. So, I think we should  
10 congratulate them for their efforts.

11 They're really been diligent and they  
12 really are catalyst in what we're trying to promote  
13 within the agency now. So, thank you.

14 (Applause)

15 (Off record comments)

16 MR. GARRETT: Okay, thank you. Thank  
17 you, I appreciate it. I really do.

18 (Applause)

19 MR. GARRETT: Okay, Commissioners,  
20 just, I've been here 12 months and I just wanted  
21 to just go over a couple of things. We tried to  
22 put it up, can't see it as clearly because of the

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1 light but --

2 PARTICIPANT: Turn the lights out, it  
3 won't hurt nobody.

4 MR. GARRETT: Okay. And we can get a  
5 copy of this out to everyone.

6 I just wanted to talk about where we are  
7 in terms of some type of review. And I didn't want  
8 to go into the month of October, although we're  
9 going to have a formal presentation on some things  
10 in October, I wanted to, just in the year, on some  
11 type of note.

12 So what I did was, we and the team were  
13 able to break down our year into these four  
14 components. Well, five actually if you consider  
15 workforce development administration.

16 And what I want to say to you is, I have  
17 actually 35 pages of notes. I'm only going to hit  
18 hopefully five of them in the instance of time.

19 But I wanted you to understand, and what  
20 I want the public to clearly understand as we move  
21 forward under this new administration is that  
22 integrity, accountability and responsibility are

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1 at the forefront of what we're trying to do now.

2 I cannot, as I have said in previous  
3 meetings and I have said to board members  
4 individuals and to resident individuals, through  
5 our one-on-one meetings, through our town hall  
6 meetings that I've had, that I can't necessarily  
7 go back in time and create a new history. But I  
8 can go forward and try to create a new history. And  
9 that's the process that we're trying to adopt here  
10 at the organization, here at the authority.

11 I want everyone to clearly understand  
12 that that's what our effort and that's what our  
13 purpose is.

14 So, when you talk about development and  
15 sustainability, property management operations,  
16 voucher administration and resident services,  
17 we've identified some ways that we have improved  
18 over the year. But remember, we are not perfect  
19 by any stretch of the imagination and we have a long  
20 way to go. We clearly understand that.

21 But the first step in all of that is  
22 understanding you have improvement that is needed

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1 and necessary. When you ignore that you have  
2 things and deficiencies, you're never going to get  
3 better. You're never going to be able to provide  
4 the services to the residents that are necessary  
5 so that they're quality of life is improved.

6 So, we've tried our best to focus on  
7 some actual constraints and some points. Our  
8 organizational structure and our staffing, we're  
9 trying to move the needle as we call it. Trying  
10 to move it in the right direction, in the direction  
11 that everyone will be happy with and the direction  
12 that everyone will be happy with.

13 In doing that, we've actually talked to  
14 our staff. We've tried to do an agency-wide  
15 staffing plan for the overall organization moving  
16 forward.

17 And it's a five year plan, Commissioner  
18 Grossinger, where we're actually mapping out  
19 exactly where we need to be. Through whether it's  
20 through training, recruitment or otherwise, for  
21 our immediate staff.

22 Especially in our maintenance

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1 department and our management department. So  
2 they're clearly aware of the things that are  
3 necessary and needed for them, to improve the  
4 quality of life for our residents.

5 I've tasked the human resources  
6 department with that, and they have been working  
7 on it diligently. So we're going to be talking  
8 about inventory ready maintenance training for our  
9 maintenance department and general maintenance,  
10 electrical maintenance, electrical immediate  
11 maintenance and plumbing.

12 We also talking about renovation repair  
13 and paint training. So that all of our members of  
14 the maintenance department clearly understand  
15 what's expected of them and they have the necessary  
16 skills to perform the job duties.

17 We often heard about our work orders,  
18 and our work orders are backing up on us.  
19 Sometimes our work orders are backing up on us, not  
20 only because we don't have the personnel in front  
21 in place, but some of our personnel don't  
22 necessarily have all the skills that we actually

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1 need.

2 So that's something that we're working  
3 on with the maintenance skills trade program. So,  
4 it's on the agenda.

5 Our policy development and  
6 implementation. We also internally are talking  
7 about drug testing and also our smoke free work  
8 policy. Doesn't necessarily just address the  
9 residents, but it also addresses us directly for  
10 health and safety of our workplace.

11 We also are doing something else with  
12 this moving the needle concept. We're also having  
13 clear written procedures for evaluations of our  
14 staff so that they know exactly what they're  
15 responsible for and we can hold them accountable  
16 when and if they fall short. We can give them the  
17 appropriate guidance so that they are able to  
18 improve.

19 So, for property management and  
20 operations, you know, and we talked about it last  
21 week in our special meeting, our environmental  
22 effort. Now, that's a big thing, because what

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1 happened was, from our town hall meetings, as I  
2 discussed and as many of the residents that are in  
3 place understand and know, we came out to the sites,  
4 we talked to the residents, I listened to the  
5 residents, I understood what their issues and  
6 problems where.

7 Now, the question is whether or not  
8 you're going to be responsive to those issues and  
9 are you going to put in place a plan to try and fix  
10 them. So, we created their environmental  
11 initiative where we made the decision and  
12 determination that we were going to go into every  
13 single unit within our portfolio before the end of  
14 the year and identify, through visual inspections,  
15 issues that might be problems.

16 Especially when we're dealing with  
17 quality of life, such as mold, mildew, rodent  
18 infestation, all of those types of things, we are  
19 definitely working on and working towards figuring  
20 out a way to fix them.

21 In some cases, we have to direct more  
22 resources to a particular building or complex in

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1 order to accomplish that, but that's the idea. The  
2 one piece, if you do not listen you're not going  
3 to be able to accomplish much.

4 And we're trying to listen to the  
5 residents and come up with an idea that works for  
6 them. So we created the three C campaign where we  
7 have to be courteous, we have to be clean and we  
8 have to be complete when we're doing our work  
9 orders.

10 And when we're doing anything that  
11 involves a resident. That is the goal and that is  
12 the purpose of the organization of the DC HA, as  
13 a Housing Authority.

14 So, are idea is to ensure that we have  
15 directed all of our employees to bring their A game  
16 to work each and every day. That's the idea.

17 We want to provide good customer  
18 service. And good customer service, at its core  
19 first is, again, listening and then acting in a  
20 responsible manner.

21 We also have initiated a work order  
22 quality control. The idea is for that any work

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1 order that is performed by anyone from our  
2 maintenance department can be pulled at any point  
3 in time. And we do random quality controls acts.

4 Also, there was also the question of,  
5 I don't know whether or not, under the three C  
6 campaign, I don't know whether or not a maintenance  
7 individual has actually been in my physical unit.

8 So, not knowing if a maintenance  
9 individual had been in the unit to fix or make a  
10 repair on the work order, we've decided that we are  
11 going to go forward. And each time a maintenance  
12 individual walked into a resident's unit, they're  
13 going to leave a note.

14 They're going to leave some type of,  
15 they're going to leave a standard note for that  
16 resident letting that resident know that we have  
17 been in their unit letting them know that whether  
18 or not we have actually completed the work order  
19 or if we actually need to come back.

20 Because one of the problems that I heard  
21 at the town hall meetings was, we were going in and  
22 there would be a work order that would be incomplete

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1 and we wouldn't know, the resident wouldn't know  
2 whether or not we needed to come back out again or  
3 whether or not, what was happening. There was no  
4 communication.

5 So we've tried. And we have created a  
6 plan to try and address that where residents will  
7 know exactly if we need to come back out with  
8 another part, the resident will know that.

9 So the residents will stop assuming  
10 where we are with the particular process, they will  
11 actually know. So we're going to improve our  
12 communication with the residents directly by  
13 ensuring that each maintenance individuals leaves  
14 some type of note for the resident to let them know  
15 exactly what's going on with their work order.

16 Again, we're not perfect by any stretch  
17 of the imagination but we're trying to get there.  
18 And we understand what the goal is in front of us.

19 Our Office of Capital Programs, as you  
20 know, we're going to be doing, dividing down into  
21 that a little bit more in the month of October with  
22 another presentation to the Board. But right now

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1 we've worked on and started our ECP, our Energy  
2 Conservation Program.

3 We're working on our solar for all  
4 program at Parkway Overlook, where we've employed  
5 many members of the community as Section 3.

6 Fort Lincoln, we've spent over \$535,000  
7 to date dealing with solar array for them.

8 And Garfield Terrace, we've partnered  
9 with DOEE to work on some solar array there. To  
10 work on our maintenance inventory. And also, to  
11 try and cut down on actual costs.

12 One of the biggest things that driving,  
13 not only is the preservation of housing through  
14 affordable housing aspects, but also, it's the  
15 ability to afford the operating subsidy to maintain  
16 those units over time. That's one thing that  
17 drives.

18 So one of the ways that we can deal with  
19 that is trying to cut down on the energy costs at  
20 many of our sites. We've also converted Bixby, the  
21 construction finance, to a permanent financing  
22 mechanism, along with Highland Dwellings, where we

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1 have done the same thing.

2 Where it's no longer a construction  
3 financing, it's a permanent financing. And both  
4 of those happened in, this happened in 2018.

5 You know that we've started and  
6 commenced on the demolition of Barry Farm, which  
7 is an achievement for us. I mean, that was  
8 something that we were working hard towards when  
9 I came on board, and we have gotten it started.

10 Now, we realize there was a long way to  
11 go with that, and we're going to be working with  
12 the public and our development partner in order to  
13 ensure that happens in a timely fashion.

14 Because as we have said, and have been  
15 very, very adamant about, our idea with the Barry  
16 Farm project is to get it moving as quickly as  
17 possible so that we can have the opportunity to  
18 return all the residents that have been relocated,  
19 or will be relocated to this site, as soon as  
20 possible.

21 Leadership and staffing. One thing  
22 that we did do, remember, we have to deal with

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1 resident services, we have to deal with human  
2 capital. Human capital is most important, that  
3 means our residents.

4 Engaging them in a way and giving them  
5 the services that they actually need on a daily  
6 basis, or on an annual basis or whatever it may be.  
7 Whether it's educational components, whether it be  
8 workforce development or just engaging them with  
9 some social service that they might not have in  
10 their life or need for their family.

11 So, we redesigned the Office of  
12 Resident Services under director Larry Williams  
13 and we were able to dispatch our community  
14 navigators out to the community now. They're  
15 actually onsite, they're no longer here in the  
16 office.

17 And I just want to, a couple of notes  
18 about that and a couple of metrics about what the  
19 Office of Resident Services has done thus far. For  
20 job readiness, we had 290 intakes within the last  
21 year.

22 From this 290 intakes, 230 individuals

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1 have received jobs. So that's almost a 77 percent  
2 success rate on that. We want to get to 90 or above  
3 if at all possible.

4 Along with that, in line with the focus  
5 of the family self-sufficiency program, we've had  
6 a number of graduates for that program this year.  
7 And it actually bounced up by 450 percent.

8 Now, that's an astounding number where  
9 we have gone from six to 27, but that's something  
10 I think was important.

11 We're going to utilize the EnVision  
12 Center under the Office of Resident Services to  
13 better prepare our residents as we move forward,  
14 for workforce development and opportunities. And  
15 also, we have expanded our collaboration with our  
16 stakeholder at UDC to offer more opportunities and  
17 courses for residents to achieve the goal of  
18 self-sufficiency, if that's what they're looking  
19 for.

20 We also have one thing that's unique  
21 under this administration, which is our  
22 entrepreneur --

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1 (Off microphone comment)

2 MR. GARRETT: I'm sorry. I'm sorry,  
3 I'm going back and forth Ms. Matthews. Just hang  
4 on, I'm sorry. I do apologize.

5 We also had an entrepreneur class that  
6 we've been having for the last four weeks. That  
7 entrepreneur class for the last four weeks will  
8 train a resident own business to be established,  
9 and possibly a contract with the Housing Authority  
10 to deal with work.

11 That's something new and different that  
12 we haven't done in the past. That's something that  
13 we're going to be moving forward with.

14 Our goal is to actually have two  
15 entrepreneurial opportunities for a resident owned  
16 business. Hopefully that will allow us the  
17 opportunity with them to work with the Housing  
18 Authority on whatever it may be.

19 It could be our work order backlog, it  
20 could be something else that we had. But that's  
21 engaging the residents and participating in the  
22 actual program.

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1 Over the last three months we've done  
2 a deep dive in our financial management. As we  
3 talked about, and as you have discussed with the  
4 budget, we've made some changes. And, you're  
5 going to be seeing some new things as the Board of  
6 Commissioners, and also from the public  
7 standpoint.

8 Cyber security and communication,  
9 that's something that we are going to be gradually  
10 working on.

11 Public safety, there's always going to  
12 be something that's going to be important to the  
13 residents because we need to be more visible. So  
14 we tried our opportunity to do something with our  
15 summer initiative.

16 And we also did the Power Shift with the  
17 Office of Public Safety where we tried to shift our  
18 office during those times when we thought that  
19 there would be an increase in activity at the  
20 various sites.

21 Now remember, we have to partner with  
22 the MPD many times to get a lot of things done.

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1 That partnership is still there. We're going to  
2 grow it as best as we possibly can to give you the  
3 service because I know public safety, crime, things  
4 like that are very important to the residents.

5 And we want you to feel safe because  
6 that's an aspect of quality of life that we need  
7 to ensure, that you always have.

8 (Off microphone comments)

9 MR. GARRETT: Okay. And also, we did  
10 something, we did something and I'm going to close  
11 it out with this. We did something unique with  
12 public safety.

13 We did conversations over pizza. That  
14 was a new initiative that we started. That  
15 initiative was supposed to be done with, for the  
16 children to engage with law enforcement --

17 (Simultaneously speaking)

18 MR. GARRETT: -- along with the adults  
19 --

20 CHAIRMAN ALBERT: Can we just allow him  
21 to do his presentation? Thank you.

22 MR. GARRETT: Along with the savings

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1 where we would have interaction between the police  
2 department, our police department, MPD, and the  
3 actual residents. Mainly dealing with the  
4 children, trying to get them to have an  
5 understanding of what law enforcement's actual  
6 purpose is onsite.

7 And then finally, with the Housing  
8 Choice Voucher Program, under Ron McCoy, we use  
9 that HALO Program where we had over 60 lease ups.

10 Now, HALO is a unique program that was  
11 created by the Housing Choice Voucher Program to  
12 try and help residents that wanted to take a voucher  
13 but may not have necessarily been ready. And it  
14 also helped us with our resident, with our training  
15 of our landlords.

16 Our landlords sometimes were somewhat  
17 hesitant to offer opportunities to our resident,  
18 to our resident base. So we created a HALO program  
19 which basically monitors and supports our resident  
20 that may be taking a voucher and going out into the  
21 private workplace.

22 So what we're going to do,

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1 Commissioners, is that this particular  
2 presentation is going to be expounded on in  
3 October. But I just felt the need, being that it  
4 was 12 months in actuality, I felt the need to just  
5 make a statement to the Board and also to the  
6 public, so thank you for indulging me.

7 CHAIRMAN ALBERT: Thank you so much.

8 (Off microphone comment)

9 MR. GARRETT: This was in a --

10 COMMISSIONER VANN-GHASRI: It's in the  
11 minutes.

12 MR. GARRETT: -- anything during the,  
13 I think the public session, you can bring it up.

14 PARTICIPANT: I want it back.

15 MR. GARRETT: Or we can setup a  
16 one-on-one if you want to.

17 CHAIRMAN ALBERT: She wants a copy.

18 COMMISSIONER VANN-GHASRI: It is going  
19 to be provided.

20 CHAIRMAN ALBERT: Yes, so can we make  
21 sure we copies of it? It's going to be on our  
22 website but we'll working with Mr. McCoy to make

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1 sure that we get copies to all those who need it.

2 COMMISSIONER SLOVER: Can I make a  
3 comment?

4 CHAIRMAN ALBERT: Commissioner  
5 Slover.

6 COMMISSIONER SLOVER: I would like to  
7 thank the Director for might be the most  
8 comprehensive and honest assessment of this agency  
9 I've heard in the ten years I have been involved  
10 on this Board.

11 And so, I think it is incredible for him  
12 to go out and talk about what he's learned over the  
13 year. And I hope we can give him the opportunity  
14 to enact some of this stuff we just talked about.

15 And I really looked, it was incredibly  
16 refreshing for me as someone whose, and a lot of  
17 us have been around here a long time but I've never  
18 heard anybody in that job, talk about deficiencies,  
19 about fault, about failure. And those are  
20 important things to listen to and I hope we can all  
21 try to figure out a way to advance the ball here.

22 And thank you very much for your candor

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1 and your honest assessment. Thank you.

2 CHAIRMAN ALBERT: Thank you,  
3 Commissioner Slover.

4 COMMISSIONER VANN-GHASRI: And may I  
5 say?

6 CHAIRMAN ALBERT: Commissioner  
7 Vann-Ghasri.

8 COMMISSIONER VANN-GHASRI: And may I  
9 say this. If there is any resident council  
10 presidents in the room, as the chair of the Resident  
11 Service Resident Initiative Committee, I would  
12 sincerely appreciate it that when, if it hasn't  
13 been done it will be done, that the minutes are not  
14 only on the website, but we want the secretaries  
15 of every resident council to have a hard copy of  
16 the minutes so that they can brief their residents  
17 on a monthly level.

18 Anytime you come to the Board of  
19 Commissioner's meeting and you have that recording  
20 plan, that is on the minutes and your attorneys or  
21 you can always call and ask for those minutes. So  
22 that's the best MOU you will ever have.

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1 PARTICIPANT: Yes.

2 COMMISSIONER VANN-GHASRI: Thank you  
3 so much.

4 CHAIRMAN ALBERT: Thank you  
5 Commissioner.

6 PARTICIPANT: Thank you.

7 CHAIRMAN ALBERT: So, Commissioners,  
8 let's move up to the approval of minutes. We have  
9 two sets of minutes to approve.

10 July 11, 2018 Board of Commissioners  
11 meeting and the August 10, 2018 emergency Board of  
12 Commissioner's meeting. I would entertain a  
13 motion to approve the minutes. Is there a motion?

14 COMMISSIONER SLOVER: Motion.

15 CHAIRMAN ALBERT: Is there a second?

16 COMMISSIONER VANN-GHASRI: Second.

17 CHAIRMAN ALBERT: All those in favor  
18 say aye?

19 (Chorus of ayes)

20 CHAIRMAN ALBERT: Any opposed? The  
21 ayes have it.

22 The first resolution we'll discuss

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1 today is Resolution 18-24, which is to approve the  
2 renewal of the DC HA insurance policies with the  
3 Housing Authority Insurance Group. And I'm going  
4 to turn it over to our Executive Director.

5 MR. GARRETT: Okay. Commissioners,  
6 we are asking you to approve the insurance coverage  
7 through the Housing Authority Insurance Group, HAI  
8 Group as its now known.

9 We went out and we did offer the  
10 opportunity with our broker to shop our housing  
11 authority and our various policies that we had in  
12 place now. In doing so we did not receive a  
13 favorable response from the various insurers that  
14 are across the country. And we have made the  
15 determination that to continue with HAI would be  
16 in our best interests.

17 Also, please note that the premium did  
18 increase by approximately \$250,000. But that is  
19 also because of our value of our assets and the,  
20 if you identify exactly what departments and  
21 various things that we have within our portfolio,  
22 including our office of public safety, our police

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1 department, which is something that's unique to our  
2 authority, that was the reason for the increase in  
3 actual costs.

4 CHAIRMAN ALBERT: Questions from our  
5 Commissioners? Commissioner Grossinger.

6 COMMISSIONER GROSSINGER: Just to say  
7 that I appreciate the scope and how comprehensive  
8 your look was for different insurance companies and  
9 appreciation for coming up with the best possible  
10 solution. And I'd like to make a motion that we  
11 approve.

12 MR. GARRETT: Thank you.

13 CHAIRMAN ALBERT: Commissioner  
14 Slover.

15 COMMISSIONER SLOVER: Given that  
16 insurance is only as good as the company that's  
17 behind it, could you talk a little bit about the  
18 solvency of the Housing Authority Insurance Group?

19 MR. GARRETT: Okay. The Housing  
20 Authority Insurance Group was created in the  
21 mid-1990s for Housing Authorities across the  
22 United States who could not acquire insurance

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1 through regular means, so they create their own  
2 pool.

3 That same Housing Authority Insurance  
4 Group, and as known now, again, as HAI Group, was  
5 able to secure a waiver from the Department of  
6 Housing and Urban Development for Housing  
7 Authorities. Meaning, that if a Housing Authority  
8 wanted to be insured by HAI Group, it could do so  
9 without any formal procurement process.

10 But as you are aware, we follow that  
11 procurement process. Our procurement's process  
12 anyway to ensure that we were in the best position.

13 As far as the solvency, it has a bond  
14 rating of, double A bond rating with solvency in,  
15 I want to say, Commissioner, it's in the millions.  
16 It's over \$700 million in financial stability in  
17 case of a possible claim or some type of disaster.  
18 They would be able to cover the cost of a claim that  
19 would hit us.

20 They were very, very proactive when  
21 Sandy hit the State of New Jersey. I know for a  
22 fact because we had that same coverage at the same

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1 time, along with other Housing Authorities. They  
2 covered every single claim that was out there.

3 They also covered claims for hail, hail  
4 storms in Oklahoma. And those happen on an annual  
5 basis and sometimes on a daily basis in Oklahoma  
6 during the hurricane season. Or tornado season  
7 for them.

8 So, they are sound. I can get you more  
9 information, their financial background and their  
10 last annual report if necessary.

11 COMMISSIONER SLOVER: Thank you.

12 CHAIRMAN ALBERT: Thank you. Ms.  
13 Vann-Ghasri.

14 COMMISSIONER VANN-GHASRI:  
15 Unfortunately, my constituents suffered from  
16 insurance. And even though that we're required to  
17 have our own insurance, the question about this  
18 insurance policy is, A, when the Housing Authority  
19 had the electrical problems in the unit that  
20 creates the fire in the resident unit and the  
21 resident do not have insurance, or there's a flood  
22 or broken pipe and that pipe impacts the resident

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1 unit and the resident is not insured, or there could  
2 be mold that has actually did do some health damages  
3 to a family, however that family does not have  
4 insurance. And in many cases the ceilings in our  
5 units has failed, fortunately so far not on a person  
6 but people have come home and found that happened,  
7 and they do not have insurance.

8 How does this insurance policy impact  
9 my residents who do not have insurance? And that  
10 would go for the seniors and the family properties.

11 I know that we're not trying to do in  
12 the past, but in the past the Housing Authority had  
13 a process in place that they would pay a X amount  
14 of monies whether or not that resident had  
15 insurance. If that resident did not have  
16 insurance and there was damages, there was only one  
17 inspector.

18 And he went out and he did an assessment  
19 and a claim would be made, and there was a minimum  
20 amount of money paid. Because my constituents,  
21 who cannot afford insurance, suffer deeply while  
22 the Housing Authority still gets paid for the

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1 structure of their units.

2 That's something that needs to be taken  
3 into consideration.

4 CHAIRMAN ALBERT: Thank you  
5 Commissioner. So the motion has been moved by  
6 Commissioner Grossinger, is there a second?

7 COMMISSIONER VANN-GHASRI: Second.

8 CHAIRMAN ALBERT: It's been seconded,  
9 can we have a roll call?

10 MS. MCNAIR: Thank you. Commissioner  
11 Grossinger?

12 MR. GARRETT: Aye.

13 MS. MCNAIR: Commissioner Neal Jones?

14 COMMISSIONER NEAL JONES: Yes.

15 MS. MCNAIR: Commissioner Ortiz Gaud?

16 COMMISSIONER ORTIZ GAUD: Yes.

17 MS. MCNAIR: Commissioner St. Jean?

18 COMMISSIONER ST. JEAN: Yes.

19 MS. MCNAIR: Commissioner  
20 Vann-Ghasri?

21 COMMISSIONER VANN-GHASRI: Yes, with  
22 the consideration taken into account.

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1 MS. MCNAIR: Commissioner Slover?

2 COMMISSIONER SLOVER: Yes.

3 MS. MCNAIR: Commissioner Council?

4 COMMISSIONER COUNCIL: Yes.

5 MS. MCNAIR: Chairman Albert?

6 CHAIRMAN ALBERT: Yes.

7 MS. MCNAIR: You have eight yes, the  
8 resolution is approved.

9 CHAIRMAN ALBERT: Thank you. Next is  
10 Resolution 18-25, which will authorize execution  
11 of a contract for landlord and tenant legal  
12 services for the District of Columbia Housing  
13 Authority. And again, I'm going to ask our  
14 Executive Director to speak on this.

15 MR. GARRETT: Okay. As you heard,  
16 Commissioners, early on from Mr. Slaughter, this  
17 is a legal service that we actually outsource this  
18 particular tenant, tenant legal services, for  
19 eviction court. Basically, that's what it is.

20 And the number of cases that we actually  
21 have now that are actually contested versus the  
22 ability for us to actually resolve them in-house

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1 has grown expeditiously. So that is why we have  
2 the need for an outside contract with this  
3 particular law firm.

4 CHAIRMAN ALBERT: Thank you.  
5 Commissioners, any question on this?  
6 Commissioner Vann-Ghasri.

7 COMMISSIONER VANN-GHASRI: My first  
8 question about this law firm is whether or not the  
9 law firm is doing payment arrangement, and once any  
10 of our constituents who has legal action,  
11 litigation with them in LNT, whether or not the law  
12 firm is actually giving them their rights? And one  
13 right would be that they have a right for payment  
14 arraignment.

15 Then the other problem I'm going to  
16 have, or the question at hand, is now that the  
17 eviction laws has changed is going to impact my  
18 constituents again?

19 Because if my constituent already is  
20 late in rent, now they getting evicted, now they  
21 can't even, their items are no longer put on the  
22 street where they can at least get a van or a family

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1 member to help them move, now it would be, now,  
2 correct me if I'm wrong, locked up in their unit.

3 And the next thing that I want to put  
4 on the minutes is this, whether or not the law firm  
5 is just going at straight rent, because many law  
6 firms that land in tenant court with Public Housing  
7 in the past, with not only want just the rent but  
8 would want the late fees.

9 So is this law firm is dropping the late  
10 fees and only going after full rent?

11 MR. GARRETT: Okay, I'm going to let,  
12 Commissioner Vann-Ghasri, I'm going to let Mr.  
13 Slaughter discuss more about Musolino and  
14 Dressler. Dessel, sorry.

15 MR. SLAUGHTER: This is Ken Slaughter,  
16 for the record. Ms. Vann-Ghasri, I think one of  
17 your questions is whether this --

18 COMMISSIONER VANN-GHASRI: The  
19 payment arraignment.

20 MR. SLAUGHTER: -- law firm handles  
21 payment plans. Certainly. At the direction of  
22 our operations managers, the law firm is authorized

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1 to try to work out settlements with reasonable  
2 conditions with some of our tenants.

3 And those arraignments are entered in  
4 the court and are enforceable through a  
5 continuation of the original eviction action. So  
6 those are formal arraignments. And, yes, that is  
7 a part of their charge.

8 On the late fees --

9 COMMISSIONER VANN-GHASRI: Late fees.

10 MR. SLAUGHTER: -- yes. Like any  
11 other landlord in the district we are certainly  
12 pursuing late fees.

13 And, again, a settlement might waive  
14 part of some compromise of the total amount due,  
15 maybe worked out with the tenant given their means  
16 to repay. A repayment agreement when it's  
17 impossible for the tenant to repay is not a good  
18 agreement.

19 COMMISSIONER VANN-GHASRI: So, I want  
20 to make myself clear. So, if I'm a tenant and I  
21 haven't paid rent, and so you're going to tax the  
22 late fees to me.

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1           But let's say, for instance, my rent  
2           could be over, it can be whatever you want it to  
3           be, but I have the rent, I just cannot afford to  
4           pay the late fee, will this attorney accept my rent  
5           and waive the late fee, the late fees, because that  
6           law office does have that right?

7           MR. SLAUGHTER: That's not, we're not  
8           leaving that discretion totally to the law firm.  
9           The law firm gets direction from D.C. Housing  
10          officials, including my office.

11          And, yes, within their discretion they  
12          could, in some circumstances, waive late fees.  
13          But late fees are also due. And as a landlord we  
14          have the authority to collect them.

15          COMMISSIONER VANN-GHASRI: And the  
16          only reason why I'm asking this because --

17          MR. SLAUGHTER: But it's not -- I'm  
18          sorry.

19          COMMISSIONER VANN-GHASRI: The only  
20          reason why I'm asking this because one of the owners  
21          of the law firm, she and I was both tweaked by this  
22          same attorney --

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1 MR. SLAUGHTER: That's correct.

2 COMMISSIONER VANN-GHASRI: -- which  
3 was Kenneth Lowinger. And one thing Lowinger did,  
4 when he was working on LNT cases, he would go  
5 directly for the rent and he'll leaving public  
6 housing, as far as your late fees, and he would just  
7 go directly to collect rent on a hardship.

8 Now, he may not have made it a history,  
9 but at least a resident had the opportunity their  
10 --

11 MR. SLAUGHTER: Yes, ma'am.

12 COMMISSIONER VANN-GHASRI: -- first  
13 time, not to be charged with the late fees but to  
14 just go with the straight rent.

15 MR. SLAUGHTER: Well, again, we try not  
16 to have a blanket policy on these matters, we try  
17 to take each case, case-by-case and consider the  
18 circumstances --

19 COMMISSIONER VANN-GHASRI: Thank you  
20 --

21 MR. SLAUGHTER: -- under --

22 COMMISSIONER VANN-GHASRI: -- but you

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1 will take it case-by-case?

2 MR. SLAUGHTER: Yes, ma'am.

3 COMMISSIONER VANN-GHASRI: Okay. Now  
4 --

5 MR. SLAUGHTER: And then you had one  
6 final question about?

7 COMMISSIONER VANN-GHASRI: Can we put  
8 on the minutes the new eviction with the United  
9 States Marshal so that --

10 MR. SLAUGHTER: Yes.

11 COMMISSIONER VANN-GHASRI: -- it can  
12 be on the minutes?

13 MR. SLAUGHTER: Under the policy, as  
14 you correctly introduced, the landlord is no longer  
15 placing tenant personal property out on the  
16 sidewalk, that we all are used to over the years.

17 What the Marshal service supervises is  
18 a change of locks. And once locked, the property  
19 is back in the possession of the landlord, us.

20 And the law, I think, requires that the  
21 landlord, us, would have to give the tenant access  
22 within a ten day, I think it's a ten day period,

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1 access to their former abode and they can remove  
2 their property within that ten days. I think they  
3 must afford eight hours of time back in the  
4 apartment, by some arraignment, between the  
5 landlord and the former tenant.

6 After the ten days, it's still not put  
7 on the sidewalk, it's put in, it's discarded as  
8 trash.

9 CHAIRMAN ALBERT: Thank you so much,  
10 Mr. Slaughter.

11 MR. SLAUGHTER: Okay.

12 CHAIRMAN ALBERT: Any questions from  
13 any other Commissioners? I'd entertain a motion  
14 --

15 COMMISSIONER VANN-GHASRI: Can we only  
16 explain the Section 3 compliance with this  
17 resolution? Can someone explain --

18 CHAIRMAN ALBERT: How are they meeting  
19 a Section 3 requirements?

20 MR. GARRETT: Lori, Lori Bonds can  
21 explain Section 3.

22 MS. BONDS: Lori Bonds. For this

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1 contract, Musolino and Dessel, have started a  
2 professional clothing closet at the enhancement  
3 center as part of their past performance. And they  
4 are providing to assist incorporating resident  
5 owned businesses through 12 different sessions.

6 They're also contributing \$1,000 to the  
7 commitment to excellent scholarship program, as  
8 well as paying a portion of wages for a client to  
9 intern in the Office of Resident Services.

10 CHAIRMAN ALBERT: Thank you.

11 COMMISSIONER VANN-GHASRI: Thank you  
12 so much.

13 COMMISSIONER GROSSINGER: I'd like to  
14 move.

15 COMMISSIONER VANN-GHASRI: It's  
16 second.

17 MR. SLAUGHTER: One correction, Mr.  
18 Chairman. The period for the tenant to recover  
19 their belongings is seven days not ten I was told.

20 CHAIRMAN ALBERT: Thanks.

21 PARTICIPANT: Business or calendar?

22 CHAIRMAN ALBERT: Thanks for the

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1 correction.

2 PARTICIPANT: Business days or  
3 calendar days?

4 MR. SLAUGHTER: Business.

5 CHAIRMAN ALBERT: Business days.

6 Thank you. So the motion has been moved by  
7 Commissioner Grossinger, is there a second?

8 COMMISSIONER VANN-GHASRI: Second.

9 CHAIRMAN ALBERT: Its seconded by  
10 Commissioner Vann-Ghasri. A roll call.

11 MS. MCNAIR: Thank you. Commissioner  
12 Neal Jones?

13 COMMISSIONER NEAL JONES: Yes.

14 MS. MCNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Yes.

16 MS. MCNAIR: Commissioner St. Jean?

17 COMMISSIONER ST. JEAN: Yes.

18 MS. MCNAIR: Commissioner  
19 Vann-Ghasri?

20 COMMISSIONER VANN-GHASRI: Yes.

21 MS. MCNAIR: Commissioner Slover?

22 COMMISSIONER SLOVER: Yes.

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1 MS. MCNAIR: Commissioner Council?

2 COMMISSIONER COUNCIL: Yes.

3 MS. MCNAIR: Commissioner Grossinger?

4 COMMISSIONER GROSSINGER: Yes.

5 MS. MCNAIR: Chairman Albert?

6 CHAIRMAN ALBERT: Yes. Resolution  
7 passes.

8 MS. MCNAIR: You have eight yes, the  
9 resolution is approved.

10 CHAIRMAN ALBERT: And then finally  
11 Resolution 18-26, which will authorize execution  
12 of a contract for janitorial services, for the  
13 District of Columbia Housing Authority. Mr.  
14 Executive Director.

15 MR. GARRETT: Which is this?

16 CHAIRMAN ALBERT: 18-26.

17 MR. GARRETT: 18-26. Chelsea gave me  
18 --

19 CHAIRMAN ALBERT: It might as well come  
20 back up.

21 MR. GARRETT: Yes, it might as well  
22 come back up. Hold on. For the janitorial

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1 services, Commissioners, we're going to be going  
2 with Rock Solid District Group, to continue with  
3 their contract with us for janitorial services.

4 We did have in discussion, and the  
5 discussion probably will come out again now in  
6 reference to how they were actually selected.  
7 There was a close differential between technical  
8 abilities between two organizations. And then  
9 came down to actuality, and Lori will go into more  
10 detail if necessary, about the actual cost of the  
11 service that was being provided, where the gap did  
12 open up by approximately \$400,000.

13 We've had a good past and a good  
14 consideration through Rock Solid, especially with  
15 their Section 3 program where they have hired from  
16 members of our community to participate. We  
17 anticipate that they will continue to do so, hiring  
18 another additional nine individuals to bring them  
19 onboard to their organization.

20 Lori, do you have anything to add?

21 MS. BONDS: No, that's all.

22 CHAIRMAN ALBERT: Any questions?

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1                   COMMISSIONER VANN-GHASRI: I have one  
2 question. Whether or not this company, have they  
3 hired any public housing residents to be employed  
4 with them?

5                   MS. BONDS: Yes.

6                   COMMISSIONER VANN-GHASRI: How many?

7                   MS. BONDS: As part of their past  
8 performance, 55 percent of their actual workforce  
9 was Section 3 residents. And they're, again,  
10 proposing to hire another nine through the life of  
11 this contract, custodians, day ports. As well as  
12 hiring an operations supervisor intern to be able  
13 to work with the firm.

14                   COMMISSIONER VANN-GHASRI: And how  
15 would my constituents know how to apply for that  
16 job, is there going to be a letter in the mail to  
17 every household, because every household do not  
18 have the internet?

19                   MS. BONDS: No, through the Southwest  
20 Enhancement Center. And the Office of Resident  
21 Services manages, obviously, that database. So as  
22 they have needs for obviously being able to hire

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1 Section 3 clients. And they go through the Office  
2 of Resident Services.

3 But as I speak right now, other than  
4 whether or not the residents who are sitting in this  
5 room, whether or not they picked up a calendar that  
6 I left outside, how would they even know about a  
7 vision family enhancement center or how to get  
8 there or to be able to utilize their resources to  
9 be placed in a data bank?

10 MS. BONDS: Well, obviously that would  
11 be incumbent upon us, as a Housing Authority, to  
12 make sure that we're providing information to all  
13 of our residents, of the availability of the  
14 Southwest Enhancement Center.

15 COMMISSIONER VANN-GHASRI: Well,  
16 here's my recommendation. My recommendation is,  
17 ASAP, starting tomorrow.

18 I know for a fact that Brian and Harry  
19 sent each and every one of your property manager  
20 that same calendar that's out there. It should be  
21 a mandatory requirement that at every property  
22 management office, meeting, that that document is

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1 handed to the residents that are attending.  
2 That's one way to get it out.

3 The second way to get it out is you  
4 cannot depend on the resident council because we  
5 all do not have, we may have an internet, but we  
6 all don't have a printer that works. But we do know  
7 that your property managers could give it out at  
8 their property management meeting and it could  
9 always be placed in their office.

10 CHAIRMAN ALBERT: That's a very good  
11 suggestion, Commissioner.

12 COMMISSIONER VANN-GHASRI: Thank you  
13 so much.

14 MR. GARRETT: Thank you, Commissioner  
15 Vann-Ghasri.

16 MS. BONDS: You're welcome.

17 CHAIRMAN ALBERT: Any further  
18 questions. Is there a motion, thank you so much,  
19 Lori, is there a motion to approve this resolution?

20 COMMISSIONER NEAL JONES: So moved.

21 CHAIRMAN ALBERT: So moved by  
22 Commissioner Neal Jones, is there a second?

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1 COMMISSIONER ST. JEAN: Second.

2 CHAIRMAN ALBERT: Seconded. All  
3 those in favor? Roll call.

4 MS. MCNAIR: Thank you. Commissioner  
5 Ortiz Gaud?

6 COMMISSIONER ORTIZ GAUD: Yes.

7 MS. MCNAIR: Commissioner St. Jean?

8 COMMISSIONER ST. JEAN: Yes.

9 MS. MCNAIR: Commissioner  
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Yes.

12 MS. MCNAIR: Commissioner Slover?

13 COMMISSIONER SLOVER: Yes.

14 MS. MCNAIR: Commissioner Council?

15 COMMISSIONER COUNCIL: Yes.

16 MS. MCNAIR: Commissioner Grossinger?  
17 Commissioner Neal Jones?

18 COMMISSIONER NEAL JONES: Yes.

19 MS. MCNAIR: Chairman Albert?

20 CHAIRMAN ALBERT: Yes.

21 MS. MCNAIR: You have seven yes, the  
22 resolution is approved.

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1                   CHAIRMAN ALBERT: Thank you. On our  
2 agenda is Resolution 18-20, we're going to table  
3 any action on the budget today. There is still a  
4 number of outstanding questions that we need the  
5 staff to address, so we will vote on this in a  
6 subsequent meeting.

7                   At this time, we're going to open back  
8 up for public comments. I want to remind folks  
9 that you're going to be limited to three minutes  
10 today. We have a very extensive list.

11                   We already heard from Valerie, thanks  
12 for your comments. Next up is Gwendolyn DeVore.

13                   MS. DEVORE: Good afternoon.

14                   CHAIRMAN ALBERT: Good afternoon, Ms.  
15 DeVore.

16                   MS. DEVORE: Commissioner and all  
17 parties concerned, my name is Gwendolyn DeVore --

18                   (Off microphone comment)

19                   CHAIRMAN ALBERT: We'll bring it  
20 closer to you, you can sit.

21                   MR. GARRETT: I got you.

22                   MS. DEVORE: Okay. Okay, thank you.

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1 The beginning of my journey is that in 2008 I moved  
2 to this property at 305 Webster Street, Northwest,  
3 and in February the landlord sold the property.  
4 No, he put the property up to be sold.

5 And by the grace of God, in February I  
6 started looking for other units to live in. And  
7 God bless me to get another housing unit in March.

8 But in March things started  
9 deteriorating in the home and a gentleman said  
10 housing had give him notice to fix this property  
11 up. April he did not fix it up. So they failed  
12 him and therefore he's no longer with housing,  
13 associated with housing.

14 In June the property is sold. So,  
15 since April I have been living a toilet that runs  
16 constantly, since April. And I have tried to, all  
17 types of ways of plugging and finding a situation  
18 of the leaks of this.

19 And the landlord, I said, bought the  
20 property in June, so therefore I don't have a  
21 landlord because he bought the property so he said  
22 he don't have any involvement with housing.

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1                   But I've been working Ms. Booker here  
2                   at housing and the property that I will be living  
3                   at, they're having communication gaps because the  
4                   inspector, a Mr. Perry, the new house is on C  
5                   Street, and Mr. Perry says July, the lease up with  
6                   him in July.

7                   And since July he's supposed to be  
8                   having an inspection. In fact, today was supposed  
9                   to be an inspection day. And I talked to Mr. Perry.

10                  And so he says, well, I told them to do,  
11                  he's been cancelling the inspection, he said, well,  
12                  I told them to the inspection on the 10th, they're  
13                  supposed to be here on the 10th of September to do  
14                  an inspection. I said, no, Mr. Perry, you told  
15                  them to come back on the 12th, which is today.

16                  And so he goes like, well, I don't know  
17                  anything about the 12th. So therefore, we got a  
18                  gap. Today there is no inspector, anybody that's  
19                  going to come out today.

20                  He's willing to rent me the property but  
21                  there's a communication gap between Housing and Mr.  
22                  Perry as far as this inspection is concerned and

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1 I just need for --

2 MR. GARRETT: We'll take care of it.

3 MS. DEVORE: -- the inspector or  
4 someone to contact with Mr. Perry to get the  
5 solution when I can do my move in date. Because  
6 like I said, I did the lease up package --

7 CHAIRMAN ALBERT: Our Executive  
8 Director will take care of it.

9 MS. DEVORE: -- in July. Okay.

10 MR. GARRETT: We'll try to take care of  
11 it right now.

12 MS. DEVORE: Okay.

13 COMMISSIONER SLOVER: Can I ask a quick  
14 question?

15 CHAIRMAN ALBERT: Yes.

16 COMMISSIONER SLOVER: Did you attempt  
17 to resolve this issue prior to today?

18 MS. DEVORE: I did, but I called,  
19 nobody, they never called me back. I emailed them,  
20 the proper people --

21 COMMISSIONER SLOVER: Could you, as  
22 part of your conversations with the Executive

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1 Director --

2 MS. DEVORE: Ms. Booker --

3 COMMISSIONER SLOVER: -- could you  
4 please relay to him your process prior to getting  
5 here because, what we would like to do is try to  
6 alleviate people's need to come here --

7 MS. DEVORE: Right.

8 COMMISSIONER SLOVER: -- because it  
9 seems like a pretty drastic thing you have to do,  
10 so we apologize for that. But if there were steps  
11 missed along the way, it would be important for us  
12 to know so that we could try to resolve those issues  
13 for the future.

14 MS. DEVORE: Okay.

15 COMMISSIONER SLOVER: So, as you go  
16 through this, could you relay to us, or to someone,  
17 your process?

18 MS. DEVORE: The main is communication  
19 and responded back to me. If I call you and I got  
20 you on the phone and you says, well, missy, I'm  
21 going to call you back and you never call me back.

22 MR. GARRETT: And was that only --

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1 COMMISSIONER SLOVER: I would offer  
2 you --

3 MR. GARRETT: -- Mr. Perry?

4 MS. DEVORE: Okay.

5 MR. GARRETT: Was that only Mr. Perry?

6 MS. DEVORE: No, this is with the  
7 people here at Housing --

8 MR. GARRETT: Yes. Yes, okay.

9 MS. DEVORE: -- that I was doing this  
10 with.

11 MR. GARRETT: Okay. Do you --

12 MS. DEVORE: I would email them even.

13 MR. GARRETT: Do you have a specific  
14 name for any one person?

15 MS. DEVORE: Well, Ms. Annie Booker was  
16 the original individual.

17 MR. GARRETT: Okay.

18 MS. DEVORE: She's not my case manager  
19 or anything, but she's the individual that helped  
20 me along this process --

21 MR. GARRETT: Okay.

22 MS. DEVORE: -- and was really the one

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1 that kept me sane. Because she would do whatever  
2 she could.

3 MR. GARRETT: Thank you.

4 MS. DEVORE: But then, I don't know her  
5 workload, because sometime her workload may  
6 prevent it, for her to contact me back. But she's  
7 not the original so yes.

8 MR. GARRETT: Okay. We'll take care  
9 of it right now.

10 CHAIRMAN ALBERT: Mr. Garrett will  
11 take care of it.

12 MS. DEVORE: Okay.

13 CHAIRMAN ALBERT: I appreciate your  
14 comments. Taron Oliver and Leonard Watson. Come  
15 on up, gentlemen.

16 MR. WATSON: Hello, Commissioners.  
17 Good evening, Chairman, members of the Board. My  
18 name is Leonard Watson. Sitting with me, I'm here  
19 representing Taron Oliver who I have known since  
20 5 years old, and he'd be blessed to see his  
21 birthday, he'd be 65.

22 CHAIRMAN ALBERT: Wow, you don't say.

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1 MR. WATSON: 66, I'm sorry. He's in  
2 personally good standing, as far as I'm concerned.

3 He reached out to me because he has had  
4 amount of problems as you in Harvard Towers. And  
5 for the sake of brevity and the timelines before  
6 the Board, based on my expertise in knowing him all  
7 his life, he asked that I represent this issue  
8 before this Board.

9 And with the Board's indulgence, I'd  
10 like to submit for the record, he has pictures.  
11 With the Chair's indulgence, I'd like to submit  
12 these pictures.

13 CHAIRMAN ALBERT: Sure. Yes,  
14 absolutely.

15 MR. WATSON: Okay.

16 CHAIRMAN ALBERT: Thank you. You can  
17 continue.

18 MR. WATSON: Okay. He has been living  
19 in Harvard Towers for the past three years. And  
20 he'll be re-certified May of this year. He's  
21 turning in his rent, he don't owe any monies.

22 He's been suffering from bed bug

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1 problems for the past year. He tried to address  
2 these problems to no avail.

3 The manager, for some odd reason, think  
4 they can just cut off trash chutes whenever they  
5 feel that they're done. And as a consequence,  
6 trash is being picked up and left in the halls, all  
7 weekend. Till when the manager decides to have it  
8 picked up.

9 But more important that, when you look  
10 at some of those pictures you will see that he  
11 received notice that the maintenance people is  
12 coming in his unit to correct the problem over the  
13 top of his kitchen.

14 They came in, they looked at the work,  
15 toilet and air conditioner repair, and they did not  
16 correct the work. And as a consequence, his unit  
17 is dark, counter tops have black filth. And at the  
18 end of the day, he don't deserve such treatment.

19 CHAIRMAN ALBERT: I agree.

20 MR. WATSON: And he asks for the  
21 Board's consideration, after you look at the  
22 pictures and make your determination, he would ask

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1 that he would receive emergency transfer. He is  
2 a senior, he's disabled.

3 He's asking that you send him down to  
4 Carroll's building for entry or your senior  
5 building on 5th and K Southeast. He asking the  
6 Board's indulgence, take all these serious matters  
7 into consideration and move expeditiously to get  
8 him out of this area before he become very ill. And  
9 I don't want to be having to carry him in a casket.

10 CHAIRMAN ALBERT: Yes.

11 MR. GARRETT: Okay.

12 CHAIRMAN ALBERT: Well, Mr. Watson, I  
13 really appreciate you coming and advocating on  
14 behalf of your friend, Mr. Oliver. We have heard  
15 and we have seen the conditions. I'm going to ask  
16 the Executive Director to briefly explain how we're  
17 going to --

18 MR. GARRETT: Ms. Punter, Carolyn  
19 Punter, the Senior Director for PMO is going to be  
20 in contact along with the area manager.

21 MR. WATSON: Carolyn Hunter?

22 MR. GARRETT: Carolyn Punter,

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1 P-U-N-T-E-R.

2 MR. WATSON: Oh, Punter.

3 MR. GARRETT: Yes. Yes, sir.

4 CHAIRMAN ALBERT: Is Ms. Punter in the  
5 room?

6 MR. GARRETT: Yes, she's in the room.

7 (Simultaneous speaking)

8 MR. GARRETT: She's right there, so  
9 she'll be able to grab you before the meeting ends.

10 MR. WATSON: Okay, yes.

11 MR. GARRETT: Okay.

12 MR. WATSON: That resolves his matter,  
13 but you understand you also see as a segue into what  
14 I want to talk about I have it on the same request  
15 and I am here to speak in terms of Barry Farms.

16 And as you -- I was in the performance  
17 hearing before the council and the council, the  
18 Executive Director he made a commitment to the  
19 Chairman of the Housing Evaluation Committee, Ms.  
20 Anita Bonds, that in every two weeks you send a  
21 report.

22 I am asking that have you sent the

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1 reports and if so can I have copies of the reports?

2 MR. GARRETT: We sent the information  
3 to -- What we agreed to do was send the information  
4 to the new communities through DMPED and DMPED  
5 would actually submit the report, so that's how  
6 we've been doing it, sir.

7 MR. WATSON: Okay. And if it wouldn't  
8 be at a displeasure to you and without me conferring  
9 with you, could I be given copies of these reports  
10 you submitted to the council?

11 MR. GARRETT: I need to go over exactly  
12 what we were sending, but we can work something out,  
13 it's not a problem.

14 MR. WATSON: Not a problem.

15 MR. GARRETT: Okay.

16 MR. WATSON: My telephone number is  
17 (202) 706-2231. Give me a call when you ready for  
18 me, I'll come to see you.

19 MR. GARRETT: Okay. Let's -- You know  
20 what, hey, why don't we do this. Hey, Delly, can  
21 we go ahead and set up the one-on-one with Mr.  
22 Watson, so you can come in and we can talk directly

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1 just the two of us.

2 MR. WATSON: Okay.

3 MR. GARRETT: Okay.

4 MR. WATSON: That will work.

5 CHAIRMAN ALBERT: And, Mr. Watson --

6 (Simultaneous speaking.)

7 MR. GARRETT: Yes, Delly is right  
8 behind -- Delly is right -- He is right there.

9 CHAIRMAN ALBERT: The young man behind  
10 you.

11 MR. GARRETT: Yes, we'll figure out a  
12 way to get it on the calendar.

13 MR. WATSON: Not a problem.

14 CHAIRMAN ALBERT: And I just want to  
15 thank you for your continued advocacy for people  
16 that live in public housing and what you do. I know  
17 you don't get paid for it, so I just want to say  
18 thank you so much.

19 MR. WATSON: The more you know the more  
20 you responsible.

21 CHAIRMAN ALBERT: Thank you.

22 VICE CHAIRMAN SLOVER: Can I ask a

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1 quick question? Is this one of the properties at  
2 Harvard Towers, is it one of the properties that  
3 we manage internally?

4 MR. GARRETT: Yes, sir.

5 VICE CHAIRMAN SLOVER: So we should be  
6 able to obviously reconcile that situation sooner  
7 rather than later.

8 MR. GARRETT: Yes, sir.

9 CHAIRMAN ALBERT: Ms. Malloy, I am  
10 ready for you. We are ready for you.

11 MS. MALLOY: Good afternoon, all.

12 CHAIRMAN ALBERT: Good afternoon, Ms.  
13 Malloy.

14 VICE CHAIRMAN SLOVER: Good afternoon,  
15 Ms. Malloy.

16 MS. MALLOY: I am here today to speak  
17 -- Can you hear me now?

18 CHAIRMAN ALBERT: We can, yes.

19 MS. MALLOY: Back in May I attended the  
20 Board of Commissioners meeting at Stoddert Terrace  
21 and I spoke on safety in Lincoln Heights. This  
22 summer was a very exciting experience for our

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1 youth.

2 I would like to thank the D.C. Housing  
3 Authority, Police Department, and the MPD. I also  
4 would like to thank the SPOs. We have had a 24  
5 hour, seven day a week patrol. They walked the  
6 property, they went in every building.

7 During our camp they helped to  
8 supervise our youth from five to 18. We also  
9 provided trips, they were there. I would like to  
10 see if the funding can continue to be there for this  
11 special patrol.

12 It's to the point that some of the  
13 residents are saying that we have a jump out team,  
14 the D.C. Housing Authority SPOs. I also would like  
15 to thank Mr. Larry Williams, Mr. Tyler (phonetic),  
16 Director Garrett, the Lincoln Heights staff,  
17 management, and maintenance, they also helped us  
18 with our summer camp.

19 The maintenance staff, the management  
20 staff, went beyond really what they were supposed  
21 to be doing, as well as the maintenance. The  
22 manager would always come up every morning and

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1 speak to the youth.

2 The young children -- They got used to  
3 if the manager didn't come up or someone in the  
4 office they would, all of them call me Grandma, they  
5 would say where are those people that's upstairs.

6 I said where upstairs, you mean the  
7 people downstairs. But I'll always hear  
8 complaining about something that is not right,  
9 which I am going to complain in a few minutes, but  
10 I have to give credit to Director Garrett.

11 We went through some issues regarding  
12 an offsite development. Director Garrett out of  
13 his busy schedule took time to walk this building  
14 with me and the developer and we were able to sit  
15 down and have a one-on-one and I want to say thank  
16 and your commitment that you made to me has been  
17 kept.

18 Also, we were fortunate to have  
19 conversation over pizza. We had youth and the  
20 adults with the Housing Authority police.  
21 Director Garrett, your three C's, courtesy, clean,  
22 and complete in Lincoln Heights has been carried

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1 out.

2 I also would like to see Lincoln Heights  
3 staff honored for something. You are always  
4 honoring other properties. No one in Lincoln  
5 Heights have been honored for what they do for us.

6 PARTICIPANT: That's right.

7 CHAIRMAN ALBERT: Well taken.

8 MS. MALLOY: And I just want to -- Our  
9 staff needs to be honored, bring up their morale.

10 PARTICIPANT: Amen.

11 MS. MALLOY: Our mechanics are  
12 phenomenal, so bring up their morale.

13 PARTICIPANT: That's right.

14 MS. MALLOY: My last piece, this Board  
15 of Elections, this election for the Advisory Board  
16 was a Nightmare on Elm Street. No one picked up  
17 our boxes until 9:30 last night.

18 I was completely terrorized. We were  
19 not on their list for anyone to pick up our boxes.  
20 I was totally disrespected by your third party.  
21 They only sent one person over and that person got  
22 on my nerve.

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1 I was getting ready -- At 9:15 I was  
2 getting ready to lock up the Enhancement Center,  
3 put her out, and lock the box up. She called the  
4 third party monitor and I told them there is nothing  
5 you can do to me.

6 He going to tell me if I leave I'm going  
7 to get locked up. I told him well lock me up. I  
8 pushed her wheelchair out, God forbid me, I locked  
9 the door, but Karen Settles saved everybody.

10 She got the Housing Authority police to  
11 come to Lincoln Heights and pick up that box. The  
12 third party monitor for your election you need to  
13 get rid of her.

14 CHAIRMAN ALBERT: Thanks so much, Ms.  
15 Malloy. And, again, thanks for all that you do in  
16 your community. I have known you for a long time,  
17 you've always been active, and I appreciate your  
18 comments here today. Ms. Carter?

19 MS. CARTER: Good evening.

20 CHAIRMAN ALBERT: Good evening, Ms.  
21 Carter.

22 MS. CARTER: I am Ms. Carter and I am

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1 from Eaton Road. I wanted to come talk to you all  
2 about the simple fact that you all have you all  
3 relocation team out there that's supposed to be  
4 taken to help us move.

5 You can't never get a hold of them.  
6 They never return the phone calls or anything. And  
7 the simple fact is and whatnot is also that when  
8 I was told that to go look at a place and how they  
9 are disrespectful telling you that you need to take  
10 this and all that, that's not professional.

11 You need to talk with people with  
12 respect. You can't talk to people any type of way  
13 you want to. Again, I was told that I was off the  
14 property at Eaton Road. I went to call, I went to  
15 over here across the street from you all where they  
16 showed me this apartment over here for the single  
17 building across the street, okay, went there, took  
18 that and everything.

19 When I told them about the rent that I  
20 had already paid my rent up for September and  
21 October, well they told me they don't have anything  
22 to do with that and whatnot.

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1                   So what I did, I did call Ms. Glenn  
2                   (phonetic) that is at the manager's office now and  
3                   whatnot. When I went to see her on Thursday that  
4                   just passed last week, went to see her, talked to  
5                   her.

6                   They told me that they didn't have none  
7                   of my information, they couldn't pull up anything.  
8                   She asked me the date that I'm moving. I said,  
9                   ma'am, the date was supposed to be the 14th so how  
10                  do you all not have my information over here.

11                  That doesn't make sense to me. She  
12                  couldn't pull up anything. So she called Ms.  
13                  Wasson (phonetic). Ms. Wasson had told her that  
14                  I had to talk to Ms. Cooper.

15                  I am not going to be running back and  
16                  forth, back and forth, back and forth. You all  
17                  have my information. I don't see how it got lost  
18                  or wherever it is at, I don't know.

19                  This is frustrating because you got to  
20                  run here, there, all around the place and whatnot  
21                  and stuff and then got to come up with more rent  
22                  money to pay where they claim I at and I'm not there.

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1 I don't understand this and it's really  
2 frustrating. You can't get a hold of people, they  
3 won't return your calls, and that's not right.  
4 It's not right at all.

5 And then over there at 11 North Capitol  
6 the managers over there, the assistant managers  
7 can't answer my question, that I have to wait for  
8 the other property manager to come in.

9 That does not make sense either,  
10 because if I have a question, you assistant  
11 manager, you was trained to do this, you should be  
12 able to answer my question.

13 PARTICIPANT: Amen. That's right.

14 CHAIRMAN ALBERT: Agree. Mr.  
15 Garrett, do you want to respond?

16 MR. GARRETT: Yes. Yes, ma'am --

17 MS. CARTER: So -- Excuse me. Uh-uh,  
18 I don't want nobody respond right now, let me  
19 finish.

20 CHAIRMAN ALBERT: Okay.

21 MS. CARTER: This my time, let me  
22 speak.

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1 CHAIRMAN ALBERT: Finish, yes.

2 MS. CARTER: Because number one you are  
3 a professional and if you being trained you need  
4 to do your job. Your attitude was not right, you  
5 don't need to be on that job. You have to respect  
6 people.

7 You can't talk to us any way that you  
8 want to. That's not right. All of us got our  
9 situation issues going through, but you have to  
10 respect the person.

11 You can't talk to people any kind of way  
12 you want to because you feel that you have a  
13 position. That's not right, it's not right. All  
14 of us have to be respected, right. People don't  
15 want to hear what you have to say. You have to  
16 listen to us.

17 CHAIRMAN ALBERT: Yes.

18 MS. CARTER: We live there. These are  
19 our homes. We just want the respect, that's it,  
20 and to do what is right by you all. You want us  
21 to elect you all to be in these office then do your  
22 job, please. That's all I have to say.

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1 CHAIRMAN ALBERT: Thank you very much.

2 MR. GARRETT: Ms. Carter?

3 (Applause)

4 MR. GARRETT: Ms. Carter? Ms. Carter,  
5 I totally agree with you and what I want to do is  
6 Quantay Oliver is going to talk to you about Sibley,  
7 he is right there, ma'am, he just stood up, and  
8 he'll deal with it right now.

9 CHAIRMAN ALBERT: Thank you, Director.  
10 Doris Foreman?

11 MS. FOREMAN: Hello. My name is  
12 Doris Foreman and I am the President of the Fort  
13 Lincoln Resident Council.

14 The reason I am here is because we have  
15 been having a lot of issues with a lot of flooding,  
16 a lot of the ceilings coming down, mice coming down  
17 through the ceiling, stuff like that.

18 I live in a senior citizen building that  
19 is mixed with handicapped individuals, some of them  
20 younger, and they cause a lot of problems.

21 Also, the security there is terrible.  
22 The security guard is gambling for money with the

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1 residents and asking the residents for money to  
2 gamble, walking around with flip-flops on all day,  
3 dressed inappropriately, not in uniform that's  
4 what I would say.

5 But, anyway, the real reason is I feel  
6 like I have been in that building since 2004. They  
7 keep fixing stuff on top of stuff on top of stuff,  
8 it keeps breaking down.

9 The building is dank, it's wet in a lot  
10 of areas, which is hazardous to seniors. Also,  
11 they don't have enough help. They only have one  
12 man that does maintenance.

13 He does the electricity, he does the  
14 plumbing, he does the painting, the plastering, all  
15 of that, one person. We have like 123 units in  
16 there.

17 So, you know, we have been told that we  
18 are going to get more people to come and all of that,  
19 more staff, we don't have that. So I want to know  
20 what, if any, is anything going to be done about  
21 Fort Lincoln Senior building.

22 I really wish it could just be seniors

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1           only, but I have been chosen to try to ensure the  
2           quality of living for these seniors and I can't do  
3           it if I don't get help from housing to do it.

4                     You know, I've been told things like,  
5           well, yours is one of the better buildings. I'd  
6           hate to see the worse ones, you know. And I feel  
7           like people my age and older have done their time  
8           as far as in their life they should be able to live  
9           comfortably, you know.

10                    CHAIRMAN ALBERT: Yes, agree.

11                    MS. FOREMAN: So I want to -- I am  
12           coming here because I need help for my community  
13           and I want to know what's going to be done and I  
14           want to know when it's going to be done and can it  
15           start like right away.

16                    CHAIRMAN ALBERT: Mr. Executive  
17           Director?

18                    MR. GARRETT: Ms. Foreman, you know,  
19           when residents get up, and one of the reasons why  
20           I made the comments I did in the beginning of the  
21           meeting is because I clearly understand what you  
22           are talking about and I sincerely agree and we need

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1 to figure out a way to do better.

2 So the idea is that we have to create  
3 a plan. We have over 50 properties throughout the  
4 District that are probably suffering from the same  
5 issue and problem that you are having at Fort  
6 Dupont. It's the same.

7 MS. FOREMAN: Fort Lincoln.

8 MR. GARRETT: Fort Lincoln, I'm sorry.  
9 And we are trying our best to figure out a way to  
10 deal with it. We have made -- There are changes  
11 in our area managers along with our superintendents  
12 to try and deal and hold everyone accountable for  
13 what they are supposed to be doing.

14 MS. FOREMAN: Well what about the  
15 staff, the maintenance staff?

16 MR. GARRETT: And that's what I'm  
17 talking about, the maintenance staff, and we're  
18 also assessing exactly how many more people we need  
19 to bring onto our maintenance staff to deal with  
20 the particular issues.

21 MS. FOREMAN: But that's taking a --

22 MR. GARRETT: So we realize that we

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1 have at least currently approximately 50 positions  
2 within the maintenance staff that actually needs  
3 to be filled.

4 So we've done the analysis, we know  
5 exactly how many people we believe we need to bring  
6 onboard and it's our effort that we'll be able to  
7 bring on some of those individuals within the near  
8 future.

9 MS. FOREMAN: Because that poor  
10 maintenance man does everything. He talks to  
11 himself, you know.

12 MR. GARRETT: And we also want to --  
13 Yes. Yes, ma'am, and I totally agree. So we are  
14 looking at what ways we can deal with it.

15 MS. FOREMAN: Also I wanted to mention  
16 that in 2015 we were called to this special meeting,  
17 the resident leaders were called to a special  
18 meeting at Benning Stoddert about doing some kind  
19 of make-up to our buildings and we were told we had  
20 to make a decision in two days to get this done.

21 I sent you a notice that we never  
22 received that. We need like -- The doors are

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1 coming off the hinges, the closet doors, the  
2 bathroom stuff is raggedy, you know, the cabinets  
3 and stuff like that.

4 They were supposed to replace those,  
5 you know. We never heard any more from it.

6 MR. GARRETT: Okay. I am not aware of  
7 the 2015 meeting.

8 MS. FOREMAN: I sent a --

9 MR. GARRETT: But I do know that we have  
10 a physical needs assessment of all our properties,  
11 and yours included, so we are trying to identify,  
12 again, which properties need what type of  
13 rehabilitation and what the resources will be to  
14 deal with it, whether it be another HUD program or  
15 whether or not we can handle it internally through  
16 our capital fund.

17 MS. FOREMAN: Okay, one more thing.

18 MR. GARRETT: Yes, ma'am.

19 MS. FOREMAN: We live on a fixed  
20 income. Now I have been told like every five years  
21 we are going to be given paint to paint our  
22 apartments and stuff.

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1 I have been there since 2004 and what  
2 I'm saying is a lot of these seniors cannot paint  
3 nor can they --

4 MR. GARRETT: And I don't agree with --

5 MS. FOREMAN: -- afford to pay for  
6 somebody to paint their apartment.

7 MR. GARRETT: And I don't agree with  
8 that. So I don't agree with the idea of giving  
9 residents the paint. I believe that we need to be  
10 on some type of paint cycle internally and we should  
11 be doing that.

12 MS. FOREMAN: Yes, yes.

13 MR. GARRETT: So that is something that  
14 we, along with our physical needs assessment and  
15 what we need to do internally to get the units to  
16 a quality of life, painting is also one of those  
17 processes that we are looking at to figure out how  
18 we can better handle it.

19 MS. FOREMAN: Okay.

20 MR. GARRETT: Because I don't believe  
21 that should be put on to the residents as their  
22 responsibility.

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1 MS. FOREMAN: Okay.

2 MR. GARRETT: Okay.

3 MS. FOREMAN: Thank you so much.

4 CHAIRMAN ALBERT: Thank you so much.

5 MS. FOREMAN: So I got your word on  
6 that, right?

7 MR. GARRETT: Yes, ma'am. Yes, ma'am.

8 MS. FOREMAN: Okay. So I'm going to  
9 call up Yodie Baker.

10 MR. GARRETT: Question. Is this one  
11 we manage?

12 PARTICIPANT: This is ours.

13 MR. GARRETT: We manage, all right.

14 PARTICIPANT: This is ours.

15 CHAIRMAN ALBERT: Is Leonard Baker  
16 with you, Lenora Baker with you?

17 MS. Y. BAKER: Yes, that's my sister.

18 CHAIRMAN ALBERT: Come on up at the  
19 same time.

20 MS. Y. BAKER: Good afternoon.

21 CHAIRMAN ALBERT: Good afternoon.

22 MS. Y. BAKER: My name is Yodie Baker

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1 and I live in Greeleaf public housing. I have a  
2 concern about the mice. When I went to go get  
3 in the bathtub a mouse came out the tub and then  
4 I got these mice, like seven or eight mice right  
5 behind my door.

6 When I go open up my cereal they eating  
7 all my cereal. My son went in the cereal, the mouse  
8 jumped out the cereal. I had a mouse in my bed.

9 They ain't not fixing nothing in the  
10 unit. They keep telling you I'm going to send  
11 somebody in a week. This week is all gone and  
12 nobody came to do nothing.

13 And I'm throwing food away and I'm  
14 living on a once income check. I used to work for  
15 Housing and I just retired last year so I know they  
16 can do better than they can do because I worked for  
17 you all so I know.

18 And if I'm going to go in a unit I'm  
19 going to make sure that unit is clean. When I moved  
20 in my unit last year they didn't even clean the  
21 windows, the windowsills are dirty.

22 She took me to court, said they are

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1 going to put new windows in. Nothing ain't  
2 happened yet. Nothing. Don't keep putting me  
3 that we going to come there and do it and you all  
4 not doing it.

5 And I think that's not fair to me  
6 because I pay my rent and I think I should maybe  
7 live just like anybody else. I have a clean house.  
8 You can come out any day to eat off of my floor but  
9 I can't eat off my floor when it's full of seven,  
10 seven mouses on the floor. Every day I'm picking  
11 up mouses, every day.

12 CHAIRMAN ALBERT: Yes.

13 MS. Y. BAKER: Not once a day, every  
14 day. All these many gaps that I have in my wall  
15 when they did the unit, it's poor. They didn't  
16 even clean the unit right, for real to be honest.

17 I'm going to be honest. And I know how  
18 a unit should they be clean when you go into a unit.  
19 They didn't even clean the cabinets right or none  
20 of that. And I'm tired of it. I am tired of  
21 housing authority saying I'm going to send somebody  
22 and nothing ain't getting done.

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1                   Enough is enough. Nobody should have  
2 to live like this, with full of mouses, you get in  
3 the bathtub, the mouse come up the tub, going back  
4 down the tub. That's crazy.

5                   And I am not going to keep living like  
6 this because I'm not used to this. I love cleaning  
7 and if I'm going in the unit cleaning I'm going to  
8 make sure that unit is cleaned right.

9                   I'm not going to go in no unit and say,  
10 oh, it's clean, and you go up in there and now it's  
11 still the same. I know how to clean the unit and  
12 they should know how to do it, too.

13                   And her staff, the maintenance, I mean  
14 the mechanic staff, they sorry. I'm sorry, they  
15 sorry. They sorry.

16                   PARTICIPANT: They sorry.

17                   MS. Y. BAKER: Yes, they sorry. And  
18 when you -- I mean my sister, we next door  
19 neighbors. Who would put a screw in the bathtub  
20 to hold the tub up?

21                   Tell me who would do that. Who would  
22 do that? One of her mechanics put a screw in my

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1 sister's tub to hold it up instead of replacing it.  
2 Nobody should have to live like that.

3 CHAIRMAN ALBERT: We agree.

4 MS. Y. BAKER: We pay our rent. We  
5 want better service than we getting. Better  
6 service. Enough is enough.

7 CHAIRMAN ALBERT: Thank you. Lenora,  
8 you can have your three minutes, yes.

9 PARTICIPANT: Yes, go ahead.

10 MS. L. BAKER: Good afternoon.

11 CHAIRMAN ALBERT: Okay, just please  
12 give her an opportunity to speak.

13 MS. L. BAKER: Hi. Good afternoon.  
14 My name is Lenora Baker. How you all doing?

15 CHAIRMAN ALBERT: Good. How are you?

16 MS. L. BAKER: I am here about the mold  
17 and I lost a child behind the mold two years ago.  
18 The condition is still there.

19 CHAIRMAN ALBERT: In the same unit?

20 MS. L. BAKER: Same unit.

21 CHAIRMAN ALBERT: You are at Greenleaf  
22 also?

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1 MS. L. BAKER: Yes.

2 CHAIRMAN ALBERT: Okay.

3 MS. L. BAKER: And I'm tired of them  
4 saying I'm coming, I'm going to do this, I'm going  
5 to do that. No one been there yet. I got the  
6 toilet leaking water at the bottom. No one been  
7 in to fix that yet.

8 MS. Y. BAKER: What about your tub?

9 MS. L. BAKER: The tub messed up. He  
10 came in with a screw in the wall to hold it up. The  
11 tub came back apart.

12 CHAIRMAN ALBERT: And how long ago was  
13 that?

14 MS. L. BAKER: This, they did it --

15 MS. Y. BAKER: About a couple months,  
16 about three or four --

17 MS. L. BAKER: It wasn't that long,  
18 about a month.

19 MS. Y. BAKER: About a month.

20 MS. L. BAKER: About a month.

21 CHAIRMAN ALBERT: So I just want to ask  
22 a couple of questions so that I can better

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1 understand.

2 MS. L. BAKER: Yes, about a month,  
3 about a month ago.

4 CHAIRMAN ALBERT: So when they do the  
5 work is there someone that comes back behind them  
6 to --

7 MS. L. BAKER: No, they don't.

8 MS. Y. BAKER: No one don't check it,  
9 no.

10 CHAIRMAN ALBERT: -- inspect and  
11 verify --

12 MS. Y. BAKER: No.

13 CHAIRMAN ALBERT: -- that what was in  
14 the work order was performed?

15 MS. Y. BAKER: No.

16 CHAIRMAN ALBERT: Is there a resident  
17 satisfaction survey? Do you have --

18 (Simultaneous speaking)

19 MS. L. BAKER: I didn't even sign the  
20 paper off yet because the work wasn't done right.

21 CHAIRMAN ALBERT: Right, but is there  
22 a procedure based on -- Maybe this is a question

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1 for the Executive Director.

2 MS. L. BAKER: Mm-hmm.

3 CHAIRMAN ALBERT: So if I rent from a  
4 private landlord --

5 MS. L. BAKER: Yes, sir, yes.

6 CHAIRMAN ALBERT: -- and I request work  
7 the landlord has to do it to my satisfaction.

8 PARTICIPANT: That's right.

9 MS. Y. BAKER: Right.

10 MS. L. BAKER: Yes, it wasn't -- I  
11 wasn't satisfied.

12 CHAIRMAN ALBERT: Is there a way here  
13 in the Housing Authority, Mr. Executive Director,  
14 that the residents have the right and the  
15 opportunity to approve, because it is to their  
16 standard to approve repairs and renovations that  
17 occur on their property, and is there a mechanism  
18 to be in place for it to be done in real time?

19 PARTICIPANT: No.

20 CHAIRMAN ALBERT: Because I hear the  
21 same issues --

22 PARTICIPANT: Over and over.

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1                   CHAIRMAN ALBERT:  -- every month from  
2                   location to location and it generally falls under  
3                   a couple of themes.

4                   MS. L. BAKER:  Mm-hmm.

5                   CHAIRMAN ALBERT:  People promise to  
6                   get back to you and they don't get back to you in  
7                   a timely basis.

8                   MS. L. BAKER:  And they don't.  They  
9                   don't.

10                  CHAIRMAN ALBERT:  They do the job sort  
11                  of half -- I mean half finished --

12                  MS. L. BAKER:  Halfway, enough to get  
13                  by.

14                  CHAIRMAN ALBERT:  And say they'll come  
15                  back in a couple of months and they never come back  
16                  and there is not the quality assurance that goes  
17                  with it.

18                  MS. L. BAKER:  Yes.

19                  CHAIRMAN ALBERT:  So if I am paying a  
20                  plumber to fix something in my house --

21                  MS. L. BAKER:  I want it done.

22                  CHAIRMAN ALBERT:  -- he's not getting

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1 paid until --

2 MS. L. BAKER: Until he get it done,  
3 yes.

4 CHAIRMAN ALBERT: -- it's done to my  
5 satisfaction.

6 MS. Y. BAKER: That's right.

7 CHAIRMAN ALBERT: I think that's the  
8 same quality and standard we should have here at  
9 the Housing Authority. So I don't get on my  
10 soapbox too often because I am short, but today I  
11 am getting on my soapbox.

12 Actually it has been a year since I have  
13 been the Chair of the Board of the Housing Authority  
14 --

15 MS. L. BAKER: Thank you.

16 CHAIRMAN ALBERT: -- and the same  
17 themes have been around for the year.

18 PARTICIPANT: Yes, forever.

19 MS. L. BAKER: Same stuff going on and  
20 --

21 (Simultaneous speaking)

22 MS. L. BAKER: But I'd be darned if we

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1 are here not a year from now and the same themes  
2 are occurring. So here is a couple of things that  
3 I think we are doing --

4 MS. L. BAKER: They need to get rid of  
5 --

6 (Simultaneous speaking)

7 CHAIRMAN ALBERT: -- as the Housing  
8 Authority that you can look forward to. So we just  
9 recently approved on an emergency basis financing  
10 for some more rapid repairs in response to the needs  
11 of this community.

12 We recognize that our stock of housing  
13 is old and hasn't been kept up with and --

14 MS. L. BAKER: And they don't come out  
15 ---

16 (Simultaneous speaking.)

17 MS. Y. BAKER: About the rent.

18 CHAIRMAN ALBERT: And the quality of  
19 upkeep and support needs to be improved. We have  
20 charged our Executive Director with doing that.  
21 We are going to hold him accountable for doing that  
22 until --

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1 MS. L. BAKER: Mm-hmm.

2 CHAIRMAN ALBERT: We are going to drive  
3 him. It's his responsibility to drive his staff.  
4 We are going to do regular check-ins with him to  
5 ensure that the issues are addressed in a timely  
6 manner, and he is correct, we need more people.

7 MS. L. BAKER: Yes, we do.

8 MS. Y. BAKER: We do.

9 CHAIRMAN ALBERT: So we need more  
10 maintenance staff. We have to hire more  
11 maintenance staff and we are going to do that. We  
12 are going to approve this FY-19 budget that will  
13 provide additional resources so we can bring people  
14 on board.

15 But I just wanted to acknowledge that  
16 we don't just sit here and tune you out, we hear  
17 your concerns. We have vigorous conversations  
18 with the Executive Director and the leadership  
19 about the changes that need to be made.

20 So this is sort of the one-year  
21 anniversary for our Executive Director. He has  
22 had a honeymoon period, which is over, and so we

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1 will be monitoring and working collectively with  
2 him to make sure that we improve as rapidly as we  
3 can.

4 MS. Y. BAKER: Here's another thing I  
5 want to add --

6 MR. GARRETT: So, Commissioners, I  
7 just wanted to bring to your attention --

8 MS. Y. BAKER: -- I think some of those  
9 people need to be moved around, moved around,  
10 because if you in this one property all the time  
11 you used to the property so you don't care.

12 CHAIRMAN ALBERT: Right.

13 MS. Y. BAKER: Some of these staff need  
14 to be moved, even the manager needs to be moved.

15 CHAIRMAN ALBERT: Right.

16 MS. Y. BAKER: Some of them need to be  
17 moved.

18 MR. GARRETT: So, Commissioners --

19 MS. Y. BAKER: They getting relaxed.

20 CHAIRMAN ALBERT: Yes, I agree.

21 MS. Y. BAKER: And once they get  
22 relaxed they don't care.

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1 MR. GARRETT: So, Commissioners, one  
2 thing that I recognized and I noticed that I did  
3 recognize when I came on board was that, I agree,  
4 some people have become numb.

5 MS. Y. BAKER: Yes.

6 MR. GARRETT: And what I mean by that  
7 is that they were not, they did not have the same  
8 interests in their job performance as they once did  
9 when they first came on board and some of the  
10 conditions that they had that some of our residents  
11 are living in they didn't see it in the same way  
12 that I did.

13 So we do have the initiative of a work  
14 order or quality control initiative where our  
15 managers and other assigned staff to the work  
16 orders are supposed to go in.

17 Also, Mr. Chair, there is a text message  
18 that comes out if a resident feels as though the  
19 work order was incomplete and I actually get those  
20 work order --

21 PARTICIPANT: No, it don't.

22 MR. GARRETT: I get those on my phone.

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1 MS. L. BAKER: No, we don't --

2 MR. GARRETT: I get those on my phone.

3 No, we do. We do.

4 MS. L. BAKER: Oh, they do.

5 MR. GARRETT: We do when a resident  
6 feels as though the work order was actually  
7 incomplete the text message comes out to the staff  
8 and then from there, from our call center if a  
9 resident calls and says, hey, it wasn't completed  
10 appropriately, I don't feel satisfied, then that  
11 comes out to the staff and I'm --

12 (Off microphone comments)

13 MR. GARRETT: I'm sorry, Ms. Malloy,  
14 but I am actually noted on those also and then when  
15 I get them, if I do get a notice that a work order  
16 was incomplete or not satisfactory I send it over  
17 to the Senior Director of PMO now.

18 That's the way the process actually  
19 works and we're looking to improve it.

20 PARTICIPANT: Okay, correct.

21 MR. GARRETT: Also, I just want to let  
22 everyone know we did interview for the 19 positions

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1 for the maintenance individuals today. We have 11  
2 interviews on Friday for the open mechanic  
3 position.

4 So we have 11 mechanic positions that  
5 are open and we have 19 positions open for our  
6 maintenance department. Those interviews -- The  
7 interviews for the 19 positions for maintenance  
8 happened today on our laborer side and the  
9 interviews for the mechanics happen on Friday for  
10 11 positions that we have open there.

11 So we are trying to fill the positions  
12 that we have open --

13 (Simultaneous speaking)

14 CHAIRMAN ALBERT: So let me just --

15 MS. L. BAKER: And I have one more  
16 thing. I called for the electrical box. They  
17 asked me, well, do you got electric, I say yes. But  
18 every two, three days the box hit and it knocks the  
19 power out the whole house.

20 CHAIRMAN ALBERT: Wow.

21 MS. L. BAKER: Because water been in  
22 there so many times.

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1 PARTICIPANT: The circuit breaker box?

2 MS. Y. BAKER: Yes, the circuit  
3 breaker.

4 MS. L. BAKER: Circuit breaker.

5 MS. Y. BAKER: Yes.

6 PARTICIPANT: Okay.

7 MS. L. BAKER: Water been running in  
8 there for years since I have been there.

9 CHAIRMAN ALBERT: So, Baker ladies,  
10 thank you so much for your time.

11 MS. Y. BAKER: Thank you, too.

12 CHAIRMAN ALBERT: So I just want to say  
13 before we call the next witness, one of things I  
14 would like to encourage our Executive Director to  
15 do is to maybe put together a focus group of people  
16 who actually live and experience so that we could  
17 create a --

18 (Off microphone comments)

19 MR. GARRETT: But we do the Town Hall  
20 --

21 (Simultaneous speaking)

22 CHAIRMAN ALBERT: No, no, no I'm not

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1 saying study. So the thing that I heard here is  
2 feedback. So what's the best way to --

3 (Simultaneous speaking)

4 CHAIRMAN ALBERT: Hold on one second.  
5 You had your chance. What is the best way to get  
6 feedback? Commissioner Vann-Ghasri said earlier  
7 not everybody has an email or a text message, so  
8 people come here, as you said, on a weekly, on a  
9 monthly basis.

10 COMMISSIONER VANN-GHASRI: Okay, so  
11 give this person a chance. Let's not be -- Just  
12 work with him. Shh.

13 CHAIRMAN ALBERT: Let's figure out  
14 working with some members of the community how we  
15 get feedback, because also what I am hearing is  
16 that, you know, you just said about text alerts.

17 Nobody here knows that you get text  
18 alerts, so how do we communicate with people  
19 effectively so that they know that their issues are  
20 being addressed so people know in real time.

21 If you live in some private buildings  
22 if there are maintenance issues you can logon to

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1 some place or you can see it on a bulletin board.  
2 So the same kind of communication is what I am  
3 advocating that we have here in our buildings.

4 But I can go on and on for the next two  
5 hours and you don't want to hear me. So I want to  
6 call Ms. Pat Bishop up. Pat Bishop.

7 PARTICIPANT: She's coming now.

8 CHAIRMAN ALBERT: Okay.

9 MS. BISHOP: Good afternoon.

10 CHAIRMAN ALBERT: Good afternoon, Ms.  
11 Bishop.

12 MS. BISHOP: My name is Pat Bishop.  
13 I'm a tenant of 203 N Street. That's Greenleaf  
14 property.

15 My first comment is please build first.  
16 I am a former board member of the Resident Council,  
17 sergeant of arm, and I'm going to get to that  
18 sergeant of arm part of me today. I am not holding  
19 back for myself and for the tenants and for these  
20 public housing and Housing to hear me loud and  
21 clear.

22 The living conditions -- y'all took

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1 money that was given to us once a year from D.C.  
2 Energy it was told to us for appliances and  
3 fixtures. We're still having this problem.  
4 Y'all get an insurance policy. I sit on a second  
5 floor and I live on the fourth floor from 8:00 at  
6 night until 5:00 in the morning? Whoa, baby, y'all  
7 don't know I'm still disturbed by that. Ain't  
8 nothing you could say to me because you wasn't there  
9 with me. I could have had another heart attack.  
10 My medicine was at home. I couldn't get home until  
11 5:00 in the morning?

12 We have an elevator problem, that the  
13 budget cannot put new elevators in but the  
14 maintenance can get air-conditioner and remodeled?  
15 But for rain pouring down when this does come again;  
16 that storm coming, that water run through that  
17 sounding like Niagara Fall. Please don't make me  
18 go to the media. Get elevators in there. Get that  
19 roof fixed because we still living in there and we  
20 deserve better condition to live in throughout that  
21 building.

22 Them rats, roaches, mice, bedbugs.

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1 That extermination, we got a notice on our door  
2 today talking about the same type of extermination.  
3 If that ain't working all these years, get a new  
4 extermination company. Terminator will come in  
5 there. Pay Terminator to come in each individual  
6 unit that's got those bedbugs and them rats and  
7 roaches and I guarantee you -- because even when  
8 I had a Section 8 certificate and living in the  
9 house, my landlord brought Terminator in there and  
10 they terminated the situation. Terminate the  
11 situation for all these years that y'all have got  
12 us paying rent.

13 COMMISSIONER VANN-GHASRI: I have a --

14 MS. BISHOP: I'm there.

15 COMMISSIONER VANN-GHASRI: I have a  
16 question, because Ms. Luffridge called me and Ms.  
17 Luffridge -- now I'm going on record for her and  
18 I'm going to be honest because I live in public  
19 housing, too. I have a problem when I allow the  
20 exterminator to come in my unit but my next door  
21 neighbor have that choice and she says no, and the  
22 one across. So that extermination don't do me any

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1 good.

2 MS. BISHOP: It don't do no good.

3 COMMISSIONER VANN-GHASRI: So the  
4 Housing Authority, I don't know how you going to  
5 handle that, because when you do get  
6 exterminator -- and we have to be fair. And when  
7 you get exterminators, some residents don't want  
8 the exterminator in because whatever they're using  
9 could impact their health.

10 MS. BISHOP: Yes.

11 COMMISSIONER VANN-GHASRI: That's one  
12 reason why I say --

13 (Simultaneous speaking.)

14 MS. BISHOP: -- use peppermint oil. I  
15 got COPD and asthma. I got a bad heart. I done  
16 survived two heart attacks in 203. I don't want  
17 the third one. I could have had it stuck on the  
18 second floor, but there is a God that sit above and  
19 watches over all of us. And He watch me.

20 CHAIRMAN ALBERT: Thank you --

21 (Simultaneous speaking.)

22 MS. BISHOP: I guy peppermint oil, 100

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1 percent peppermint oil off of eBay. If I don't  
2 burn it every night, oh, a mouse in there every day.  
3 You guys know how much that's costing me to burn?  
4 But then y'all want somebody to pay some extensive  
5 fees from a lawyer when we get up in court, when  
6 we going to lose that battle because we ain't got  
7 proper pictures or proper paperwork. And you  
8 still want to throw us out there in the streets.

9 Come on, Housing, this ain't fair.  
10 First of all, this ain't fair. Give us what we  
11 deserve to have it. Fair.

12 CHAIRMAN ALBERT: Thank you, Ms.  
13 Bishop.

14 Rhonda Hamilton?

15 (Pause.)

16 CHAIRMAN ALBERT: Rhonda, could you  
17 say which property you're from? I didn't see it  
18 on the record.

19 MS. HAMILTON: I'm an advisory  
20 neighborhood commissioner. I represent Greenleaf  
21 Gardens, Senior and Mid-Rise James Creek and Syphax  
22 Gardens.

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1 CHAIRMAN ALBERT: Thank you.

2 MS. HAMILTON: I'm here today in  
3 support of Greenleaf. I'd like to echo my  
4 constituents' comments for Build First Greenleaf.  
5 The residents deserve to know what the status of  
6 the redevelopment is and when the RFP will be  
7 released.

8 I'm here today because I am tired of  
9 seeing pictures of rats, mice, mold, water damage,  
10 children who are sick, adults who are sick, living  
11 in worse conditions that animals live in this city.  
12 It is not fair. We understand that, Director  
13 Garrett, that you are new and that you are doing  
14 everything that you can, but what does that mean  
15 when you have sick children that are living in  
16 this -- these units. They cannot wait for a plan  
17 to develop months down the road.

18 We need to know what the plan is for  
19 these properties. What are the improvement plans  
20 for Greenleaf? What are the improvements plans  
21 for Syphax, for James Creek? People are getting  
22 sick and they're -- they've died living under these

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1 poor conditions. As you all sit in these seats I  
2 ask you to evaluate are you doing everything within  
3 your power to make a difference?

4 I have served this city for over a  
5 decade as a volunteer. I care a great deal about  
6 these residents, but I'm tired. I get pictures in  
7 the middle of the night. People are scared, they  
8 are crying and they are tired of living in these  
9 conditions. We have one maintenance staff that  
10 works hard on our property. I have not seen  
11 increases in maintenance staff. I have not seen  
12 the enthusiasm that you have explained in your  
13 testimony, in your message amongst the maintenance  
14 staff.

15 And I do not push everything to these  
16 managers. They are also tired of trying to pull  
17 rabbits out of their hats. They're tired of us  
18 complaining. They're tired of us calling them  
19 because they do not have the resources to  
20 effectively do their jobs. And we as public  
21 housing residents are sick and tired of getting  
22 sick in these sub-standard housing conditions.

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1 A lot of us can barely breathe in these places.  
2 We're exposed to environmental hazards in addition  
3 to bad living conditions in your properties.

4 Do more for us. Help us. Make a  
5 difference. When you have dinner tonight imagine  
6 what it's like to look on the floor and see eight  
7 rats, eight mice, to open a box of cereal and a rat  
8 beats you to it. It is not acceptable.

9 We know that progress takes time, but  
10 we need to see it in these households and we need  
11 to feel it and we need to understand that you care  
12 and to know what steps are being taken on a daily  
13 basis to make a difference for us. Thank you so  
14 much.

15 COMMISSIONER VANN-GHASRI: Rhonda, I  
16 have a question to ask you because I noticed when --  
17 from building to building to Syphax -- this go  
18 for -- I saw it in Lincoln Heights as well, but I  
19 want to start with Syphax.

20 My question is where do they get the  
21 water to scrub and mop the floors? I can't figure  
22 that out. It seem like to me that your maintenance

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1 man start with one clean bucket of water and they  
2 do the whole court, because in your hallways it  
3 smell like dirty mops. Then there's a lot of  
4 rodents around the corner, and then your walls.  
5 How often is your walls sprayed down and washed,  
6 because your walls are different than the rest of  
7 our walls.

8 MS. HAMILTON: Yes, well, that's a good  
9 question.

10 COMMISSIONER VANN-GHASRI: And those  
11 are all bacteria.

12 MS. HAMILTON: Most of our spigots are  
13 off so I don't know where they get the mop water.

14 COMMISSIONER VANN-GHASRI: So do they  
15 drive it around on a truck?

16 MS. HAMILTON: No, I barely see it  
17 actually because most of the spigots are off. And  
18 unless they're going to drag one mop bucket three  
19 and four blocks --

20 COMMISSIONER VANN-GHASRI: And I think  
21 that's something --

22 MS. HAMILTON: -- I don't know how they

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1 do it.

2 COMMISSIONER VANN-GHASRI: -- that we  
3 need to look into, because that was what I was  
4 addressing. That was one of the things I was  
5 addressing. I see it in Lincoln Heights. There's  
6 in Syphax. There is anywhere where there is  
7 apartment buildings. Something is not right.  
8 And then there's no type of disinfect smell. I  
9 don't --

10 MS. HAMILTON: Yes.

11 COMMISSIONER VANN-GHASRI: You know,  
12 like I don't know what they're using, but you  
13 don't -- you know, like when you clean your own  
14 house, you may mop with ammonia and you smell that  
15 or you mop with bleach and you smell that. But I  
16 have gone to many of your buildings and the person  
17 just finish mopping and all you smell is dirty mop  
18 water. And how often are the maintenance men  
19 cleaning the mops? That's important, too. You  
20 have to clean the mop itself. It have to be new  
21 or it have to be cleaned. These are the things that  
22 need to be looked into.

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1 MS. HAMILTON: Yes, we need more  
2 maintenance staff because the few that we have,  
3 they do -- they work with the resources that they  
4 have. But we don't have enough. We don't have an  
5 adequate source of water. We have managers -- our  
6 managers is responsible. You know, Ms. Sly, Mr.  
7 Oliver, they care. I know they care. They work  
8 hard. But they need more resources to help us  
9 because they're doing the best that they can with  
10 what is provided to them.

11 But we need an effective plan to help  
12 these properties. You're not -- cleanliness this  
13 is important. People are getting sick because you  
14 see dirt caked in these buildings.

15 COMMISSIONER VANN-GHASRI: Correct.

16 MS. HAMILTON: You see a lot of  
17 exterior maintenance, but you don't see a lot of  
18 interior maintenance.

19 So to your point, Commissioner  
20 Vann-Ghasri, you are correct, we do need a way to  
21 supply them with buckets to turn those spigots off  
22 and to make sure that those hallways are mopped on

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1 a regular basis because we want our families to  
2 experience better standards of living because our  
3 counterparts that live in the high rises across the  
4 street, they're not going through this. And it's  
5 unfair for us to be looking at these better-kept-up  
6 properties while we have to sit and experience this  
7 negligence.

8 COMMISSIONER VANN-GHASRI: And I also  
9 want to go on record to say that in many -- just  
10 like Syphax and also -- and I'm just saying Syphax  
11 because you're there, but most of the apartment  
12 buildings, they're not being swept every day and  
13 they're not being mopped every day. And the  
14 managers are saying because of a lack of labor, but  
15 that cause a lot of bacteria where we live at.

16 But I do want to go on record to say  
17 this, because I too live in Ward 6. And our council  
18 member is on record stating that in Ward 6 when it  
19 comes to public housing it will be built first.  
20 Charles Allen is on record saying that at the City  
21 Council and at many of the meetings that you have  
22 invited me to. So I think it would be all but right

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1 to put on this record at DCHA to let it be known  
2 that our council member supports Build First.

3 MS. HAMILTON: He does and we hope that  
4 this Board supports it. And I just have one final  
5 point.

6 CHAIRMAN ALBERT: Yes.

7 MS. HAMILTON: I see all of these  
8 conditions and I still see resident being evicted  
9 from these units. I still see in the Hasbin Center  
10 that it's thriving, but why is this case? If we  
11 have resources that are on these properties, why  
12 are people still being evicted, and especially when  
13 they living under these conditions that I think --  
14 and I'm hoping that the Board would look into that,  
15 because it makes no sense. You have to pay to live  
16 in a mice-infested unit and then you get evicted  
17 from it. It has to be a better way and a better  
18 plan for how we effectively help people.

19 And I thank you so much for taking the  
20 time to listen to me today.

21 CHAIRMAN ALBERT: Well, and I'd like to  
22 follow up with you, so if you can just stay around

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1 after this meeting.

2 VICE CHAIRMAN SLOVER: Could I ask a  
3 quick question --

4 CHAIRMAN ALBERT: Yes.

5 VICE CHAIRMAN SLOVER: -- Chair? This  
6 is the second time we've heard a reference to  
7 Greenleaf and what the plan is, what the status of  
8 the RFP is. I would actually like to know that  
9 myself. Where are we in that process? It's sort  
10 of fallen off the radar, at least in terms of what  
11 I know. Is there any update?

12 MR. GARRETT: We have the RFP actually  
13 prepared. RFQs did come back from various  
14 developers. We did short-list it. We haven't  
15 sent out the RFP because we are ourselves waiting  
16 to identify a Build First location. We wanted to  
17 be consistent in what we did. To date we do not  
18 have a solid Build First identified parcel for  
19 Build First. So we didn't want to put it out  
20 without that.

21 VICE CHAIRMAN SLOVER: Thank you.

22 MR. GARRETT: So we've been in

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1 discussions with the District about what actual  
2 location it might be.

3 Mr. Chair, I also just want to say one  
4 additional thing. You were talking about forums  
5 or a roundtable of residents. Well, that's the  
6 purpose of our town hall meetings. The town hall  
7 meetings were for me to go out in the community and  
8 try to gather information and find out what's going  
9 on. And many times -- as I said, we're not perfect  
10 by any stretch of the imagination, but many times  
11 when residents have brought things to our  
12 attention, in the same manner that we identify in  
13 our board packages the comments from residents that  
14 come to the Board and how we've responded, we do  
15 the same thing for our town hall meetings.

16 Residents who come to us with  
17 complaints or have issues in their various units,  
18 we do the exact same thing to approach and to  
19 actually respond. So we don't just listen and  
20 ignore. We actually respond to many complaints.  
21 Many times we -- as many residents show up, that's  
22 how many residents we get to.

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1                   CHAIRMAN ALBERT:  So I was just talking  
2                   about -- I wasn't just talking about a one time.  
3                   A consistent body that can be an advisory body.  
4                   And I think Debra volunteered to be on it.  You may  
5                   not want her on it, but she volunteered.  But  
6                   that's what I'm talking about, not the town hall  
7                   forums where you get to respond, but a consistent  
8                   group that you can bounce ideas off of, that you  
9                   can get real-time feedback off of.

10                   MR. GARRETT:  Okay.  Thank you.

11                   CHAIRMAN ALBERT:  And I think Ms.  
12                   Hamilton is volunteering to be part of that  
13                   group --

14                   MS. HAMILTON:  Yes.

15                   CHAIRMAN ALBERT:  -- also.

16                   VICE CHAIRMAN SLOVER:  So I want to  
17                   respond to something that I just heard, which was  
18                   that we're waiting for the city to identify a Build  
19                   First site.

20                   MR. GARRETT:  What we were -- what we  
21                   did was we actually dealt with the Office of  
22                   Planning and we took some of their suggestions and

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1 looked at some of the parcels. And one of the  
2 parcels that they suggested did not work -- didn't  
3 work for us.

4 VICE CHAIRMAN SLOVER: Well, it is my  
5 impression that we were going to do this deal  
6 without the city, so we should discuss --

7 MR. GARRETT: No, I was just -- I'm just  
8 talking about in terms of a parcel --

9 VICE CHAIRMAN SLOVER: Okay.

10 MR. GARRETT: -- that's --

11 (Simultaneous speaking.)

12 VICE CHAIRMAN SLOVER: Because I don't  
13 want us to -- I would like to do this if we can  
14 without the city because they seem to be a common  
15 link to us not getting things done.

16 CHAIRMAN ALBERT: Thank you.

17 Thank you, Ms. Hamilton.

18 MS. HAMILTON: Thank you.

19 CHAIRMAN ALBERT: Avon Braxton?

20 MS. BRAXTON: Good afternoon.

21 CHAIRMAN ALBERT: Good afternoon.

22 MS. BRAXTON: My name is Avon Braxton.

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1 I'm a resident of Greenleaf; I guess you guys call  
2 it the Gardens, 201. I've been there four years.

3 Two weeks ago I took my daughter to the  
4 Shenandoah Valley to a university in the mountains.  
5 When I had to come back by myself I was so scared  
6 to come back to that apartment building without my  
7 bodyguard, my daughter to the trap house.

8 What is a trap house? The unauthorized  
9 use of a dwelling by individuals, needless to say  
10 who they are -- they don't lease the hallway. They  
11 have occupied my hallway for four years. And I  
12 live in terror of every night coming home to see  
13 14 to 15-year-olds on the stairs cutting up coke,  
14 looking up my skirt. I have no privacy. Only  
15 reason I think they help me and they spare me is  
16 because they know Amy. They went to school with  
17 her. And so many days when I come home I want to  
18 tell them get the hell out of my hallway. I am so  
19 sick of y'all being here.

20 First district are my next door  
21 neighbor. I went in there, told him have you  
22 forgotten about me? They shot out my front window

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1 two years ago. I didn't bother to tell Ms. Harvell  
2 because she ain't going to do nothing. I just want  
3 to know am I entitled to be transferred to a safer  
4 unit? I'm on the front line right there. I don't  
5 want to live there no more by myself.

6 They use that maintenance room you  
7 talking about to wash the mop bucket. That's where  
8 they stay at night. I can hear that door closing  
9 and slamming all night. They pee down there. It  
10 smell like urine. I know what they doing.  
11 There's no mop being wash and it do smell filthy  
12 when he mops this black -- the mop is black.  
13 There's no laundry room. And she said we can't  
14 have a washing machine. It's not authorized. But  
15 why I got to way up Georgia Avenue to wash clothes  
16 because a man was hung down there years before I  
17 moved in there?

18 I'm grateful I have a roof over my head,  
19 but it's embarrassing living in squalor. When you  
20 see all the Nats fans walking past taking pictures  
21 I feel so humiliated. I walk the other way so  
22 people won't see me coming out that courtyard. And

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1 she said you guys are going to move first because  
2 201 is living the worst. But how long is that going  
3 to be?

4 MR. GARRETT: Okay. We need to check  
5 to see whether or not your reasonable accommodation  
6 request -- I'm going to first ask you to talk to  
7 our chief of police, Chief Maupin, and then we'll  
8 go from there with someone from PMO. Okay?

9 MS. BRAXTON: (No audible response.)

10 MR. GARRETT: Okay. Thank you.

11 CHAIRMAN ALBERT: Is the chief here?

12 MR. GARRETT: Yes, he's right there.

13 VICE CHAIRMAN SLOVER: All right.

14 CHAIRMAN ALBERT: Nicole Odom?

15 VICE CHAIRMAN SLOVER: Before I go, we  
16 got -- the mayor says we need to solve the problem,  
17 too.

18 CHAIRMAN ALBERT: Yes.

19 VICE CHAIRMAN SLOVER: I'm not  
20 saying -- I'm not suggesting you're not suggesting  
21 that, but what -- let's not just deal with this  
22 singular issue, which is drastic obviously, but

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1 let's try to fix the real issue and address that  
2 as well, which I'm sure you were going to, but I  
3 just want to --

4 CHAIRMAN ALBERT: Absolutely.

5 VICE CHAIRMAN SLOVER: -- point that  
6 out that this is not reacting to that singular  
7 event, but once again try to figure out what's going  
8 on there.

9 CHAIRMAN ALBERT: Got it. Thank you.

10 MS. ODOM: Good afternoon, everyone.

11 CHAIRMAN ALBERT: Good afternoon.

12 MS. ODOM: My name is Nicole. I live  
13 in Barry Farm and I'm with Empower DC.

14 First let me say thank you for helping  
15 my family last week. We're going through a tough  
16 time and that was news that we really needed to  
17 hear. I know that I'm going to be speaking further  
18 today with Mr. Garrett. Also Ms. Jefferson.  
19 She's been working diligently as you had said  
20 earlier. I had wrote this earlier today, so that  
21 was spot on. She's been really good to me.

22 And with that said, there are residents

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1 that I am hoping that this can be done for them as  
2 well. They're being offered places that aren't  
3 safe, that aren't of their liking or choosing, and  
4 they're feeling the frustration that I did before  
5 last week when I spoke with you all. And so I'm  
6 asking that they be worked with in the same way and  
7 offered some different options.

8 And then you were speaking about ways  
9 to work with the community to better get these  
10 messages out, like meetings, events, things of that  
11 nature. And you know, I'm willing to do that. I  
12 call the residents on a weekly basis. I let them  
13 know about meetings that we have, meetings that you  
14 all have. And they told me that they didn't even  
15 know about the meeting that was happening this past  
16 Monday. And if I hadn't called them, a lot of them  
17 wouldn't have been there.

18 And so, you know, I actually talked  
19 about this with my group in the meeting about ways  
20 to communicate better and the issues and the  
21 barriers that, you know, we have to kind of  
22 breakthrough to get to them, because a lot of times

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1 I don't get those and we have to really go digging  
2 and searching for things that come up in DCHA.

3 So also with the approval with the BFTAA  
4 president, I'm asking, Mr. Garrett, if we could  
5 please sit down with you as a community with the  
6 BFTAA, the leaders and the members of Barry Farm  
7 and have a discussion with you. Is that something  
8 that we could do?

9 MR. GARRETT: (No audible response.)

10 MS. ODOM: Okay. Thank you.

11 CHAIRMAN ALBERT: And, Nicole, I -- so  
12 with something that you were saying just sort of  
13 took me back to my earlier comments.

14 MS. ODOM: Yes.

15 CHAIRMAN ALBERT: You talk about  
16 communication. You know, there are hundreds,  
17 thousands of people that live in these units and  
18 again the method of communication varies from unit  
19 to unit, from person to person. And so the whole  
20 idea behind sort of having a -- Debra, I'm going  
21 to use the word "not focused," but advisory group,  
22 as to kind of understand what works best for

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1 specific properties for specific people?

2 MS. ODOM: Right.

3 CHAIRMAN ALBERT: Because again, this  
4 sounds like a broken record, but a common theme is  
5 you're not listening to me, you're not hearing me,  
6 you're not communicating with me, you're not  
7 talking to me.

8 MS. ODOM: Right.

9 CHAIRMAN ALBERT: And the underlying  
10 theme is just sort of a miscommunication or a lack  
11 of communication. We got to figure out a way to  
12 solve it. And I think the only way you solve it  
13 is not by sort of sitting around inner offices doing  
14 it. It's sort of understanding what's the best way  
15 to communicate with you and Debra and Pat and others  
16 that come here?

17 So I'm going to -- the executive  
18 director might ask me off the Board, but I'm  
19 actually going to push for us to at least have an  
20 advisory group that we can work with on  
21 communications and other issues moving forward.

22 MS. ODOM: Yes, I suggested that same

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1 thing at the meeting on Monday, a specific --

2 (Simultaneous speaking.)

3 CHAIRMAN ALBERT: Right, and even if  
4 have to chair it, I don't mind doing it, so --

5 MS. ODOM: Yes, for communication.  
6 Yes, that would be great. Thank you.

7 CHAIRMAN ALBERT: Great. So are you  
8 volunteering?

9 MS. ODOM: I would.

10 CHAIRMAN ALBERT: Okay. Great.

11 MS. ODOM: I'm not opposed to it.

12 CHAIRMAN ALBERT: Commissioner St.  
13 Jean?

14 COMMISSIONER ST. JEAN: So the thing  
15 that we was talking to -- I'm ACVP Commissioner St.  
16 Jean. So we talked about Rick Wyshop to do  
17 another -- like a web site so we could actually  
18 enhance communication. And October 1st we are  
19 sending newsletters out to each of our participants  
20 for communication, ways to tell them about events  
21 and other issues that's going on.

22 MS. ODOM: Well, another good idea that

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1 I think is a good idea; and this was from word of  
2 mouth from one of the residents where I live, is  
3 that we also need to let residents know about the  
4 opportunities that they have for things like WiFi  
5 through Xfinity. And there are other places that  
6 have those things. And that's not something I ever  
7 even knew about. And thankfully I'm able to  
8 utilize that. But those are things that we should  
9 also be promoting too with the residents, that they  
10 can get WiFi. And it's \$10 a month. And you'll  
11 be able to do things, the kids can do their  
12 schoolwork. We'll have access to Internet so that  
13 we can get those emails and send those emails,  
14 better ways of communication.

15 COMMISSIONER VANN-GHASRI: And,  
16 Chairman, here's another recommendation: I'm on  
17 a national engagement group and we're throughout  
18 the whole United States. And this is free. It's  
19 called a conference call. And especially -- and  
20 the only thing we have done is to figure out -- and  
21 we're on different time zones. So we be honest  
22 with each other. I'm going to be honest with you.

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1 In order for something to work you got to be honest,  
2 too. You can't flip the script because it ain't  
3 working for you.

4 So the first thing you have to do is sit  
5 down and think what it is that you want. And that's  
6 not like an overnight thing. Then I believe that  
7 everybody need to do a MOU with each other so when  
8 we cross each other I can say see, Nicole, remember  
9 this is what we was going to do.

10 MS. ODOM: Yes.

11 COMMISSIONER VANN-GHASRI: You done  
12 switch on me. Because that's what happened with  
13 us. So I think that right now -- now I'm really  
14 being serious. One reason why Mr. Trump is so  
15 successful with his staff because ain't nobody  
16 flipping and those that flip, they get fired.

17 So it's now time for us to not only  
18 organize -- because I too am a certified organizer  
19 and I come out the National Institute Center out  
20 of Chicago. And I think I was taught by the best,  
21 Cheryl Trapp, T-R-A-P-P. And I am an attack  
22 leader, and I got the credentials. And I came out

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1 of Washington Inner City Self Help.

2 And one thing Paul Battle told us is  
3 this: (1) Come up with your strategic plan. You  
4 going to have to shift gears when you have to shift  
5 gears. You're not representing yourself. You  
6 represent your group.

7 MS. ODOM: Yes.

8 COMMISSIONER VANN-GHASRI: And you're  
9 representing a group that's left in Barry Farms.

10 MS. ODOM: Yes.

11 COMMISSIONER VANN-GHASRI: First of  
12 all, I went door to door in Barry Farms. I have  
13 an interest in Barry Farms. My family came out of  
14 Barry Farms. You can ask anybody do they know the  
15 Kellys. My brother Michael Kelly was a manager of  
16 the Junk Yard Band, one of the original managers.  
17 Everybody know Phil Kelly. So I'm not afraid.  
18 That's why I'm never afraid to walk in Barry Farms.  
19 And I've spoken to people who's lived there over  
20 40 years and they are there. And I've heard their  
21 stories.

22 So you need to get with the group. The

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1 whole group need to get together and reassess what  
2 everybody want and know what you want. If you want  
3 a federal voucher, ask for a federal voucher and  
4 lose it -- and use it before you get stuck.

5 MS. ODOM: Yes.

6 COMMISSIONER VANN-GHASRI: Know where  
7 you want to live at because you going to have to  
8 know D.C. to really know where you want to live at  
9 because wherever you go you may be stuck.

10 MS. ODOM: Yes, we knew what we wanted  
11 in the beginning, but that wasn't offered to us in  
12 that manner. We just -- I mean, they had an  
13 information session on the voucher two days before  
14 the expiration for applying. So there's a lot of  
15 things that weren't in place.

16 COMMISSIONER VANN-GHASRI: We could do  
17 it. All we have to do now is to go back -- we do  
18 need an extension on those vouchers. And we need  
19 to really go back, reassess real quick -- because  
20 you can do it.

21 MS. ODOM: Yes.

22 COMMISSIONER VANN-GHASRI: So do it.

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1 Y'all can do it.

2 MS. ODOM: Yes, we get together. We  
3 know what we want. That's why I come up here and  
4 I say what I say. I don't say anything without them  
5 knowing and approving that. So thank you.

6 CHAIRMAN ALBERT: Nicole, thank you so  
7 much.

8 Linda Brown? Hi, Ms. Brown.

9 MS. BROWN: Good afternoon.

10 CHAIRMAN ALBERT: Good afternoon.

11 MS. BROWN: My name is Linda Brown and  
12 I live in Greenleaf Senior and I had a whole speech  
13 planned, but all I'm going to say is that I know --  
14 and I thank Mr. Garrett for at least trying to get  
15 those repairs done. So I also want to know -- to  
16 give me a timeline of when those repairs will be  
17 done because you say that you've been here a year,  
18 well, we've been a lot of the years.

19 And so these things -- winter is coming,  
20 so the rats and the mice, these things are  
21 time-sensitive. So I need to know exactly when  
22 you're coming in and working on those repairs that

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1 you find in these residents' home.

2 And also I'd like to make a comment  
3 about technology. Technology is fine and it's  
4 useful, but everybody is not up to par with it. And  
5 so if you want to know how to communicate with  
6 people, I suggest you might want to try some  
7 old-fashioned door to door because everybody is not  
8 aware of technology. And so communication is very  
9 important. Okay?

10 So as I said, I'd like to know when --  
11 to give us a timeline on when you're going to do  
12 these repairs, because as I said, winter is coming.  
13 The mice are still coming in. And so have to live  
14 there. And you have to give us some kind of  
15 timeline on when are you going to get these repairs  
16 done, because it's important because I -- we can't  
17 take another year of those mice coming in. You  
18 have to come and patch those things up.

19 MR. GARRETT: So we'll be able to look  
20 at patching for the infestation because we're doing  
21 that in all the buildings. And we've also tried  
22 some new methods for the infestation. In

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1        judiciary we've started the practice of utilizing  
2        dogs to come into the site to see whether or not  
3        they can assist us with pushing the infestation out  
4        as far as the actual work order. And that's  
5        something that's a pilot. That's something that  
6        we were trying because we were -- we're getting to  
7        that point where we have to try anything that will  
8        be beneficial to improve the quality of life,  
9        especially when we're dealing with the  
10       infestation.

11                As far as the work orders we  
12        definitely -- when we were doing our environmental  
13        one thing that we stressed last week was that we  
14        were dealing with trying to get units that had  
15        children in those units to deal with those in terms  
16        of some of the environmental issues first and then  
17        we'll be coming back to the other units. So we  
18        categorized and prioritized in that manner. So  
19        we're trying to get through the initial set of work  
20        orders from our environmental process as quickly  
21        as possible. But we're -- those are building up  
22        fast. So again, we need to bring on more

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1 individuals to help us with that.

2 MS. BROWN: Okay.

3 MR. GARRETT: Okay?

4 MS. BROWN: So again I'm saying --

5 MR. GARRETT: So we -- I know you're  
6 looking for a specific time frame.

7 MS. BROWN: -- first is that -- yes, I'm  
8 looking for a specific --

9 MR. GARRETT: We're trying to get it.

10 MS. BROWN: -- time because you're  
11 actually rebuilding the ramp outside of my home,  
12 and so that stir up those rodents.

13 MR. GARRETT: Right. So as far as the  
14 rodents, that's something that we're going to be  
15 doing I immediately over the next few weeks.  
16 That's one thing. But when we're talking about the  
17 actual work orders that are in individual units,  
18 we're going to continue to try to prioritize those  
19 as quickly as we can.

20 MS. BROWN: Okay. So --

21 MR. GARRETT: So the rodent  
22 infestation is something that we're dealing with

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1 across the board at all of the sites, trying to deal  
2 with them immediately.

3 MS. BROWN: Okay. So --

4 MR. GARRETT: Okay?

5 MS. BROWN: -- I still -- maybe it's  
6 must me, because I still need to hear --

7 MR. GARRETT: If I said within 30 --

8 MS. BROWN: -- like two weeks or a week  
9 or a month, or what does that look like?

10 MR. GARRETT: If I said to you for  
11 Greenleaf within the next two weeks we were going  
12 to get in and try to patch as many holes that we  
13 possibly could, would that be -- would that work  
14 for you?

15 MS. BROWN: It would work for me --

16 MR. GARRETT: Within the next two  
17 weeks?

18 MS. BROWN: -- like now, as I said,  
19 because we're coming onto winter.

20 MR. GARRETT: Okay. I understand  
21 that, ma'am.

22 MS. BROWN: And they need somewhere to

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1 stay in the -- yes.

2 MR. GARRETT: So within the next two  
3 weeks. Yes, ma'am.

4 MS. BROWN: Okay.

5 CHAIRMAN ALBERT: Is there someone  
6 that she can sit with to -- that has sort of a  
7 schedule that says for Greenleaf, X amount of  
8 properties, it will take two weeks to do each --  
9 or two days or two hours to do each property?  
10 Here's the issues in the property. I think what  
11 she's trying to get at is sort of concrete time  
12 frames, right?

13 MS. BROWN: Yes.

14 CHAIRMAN ALBERT: So you could set  
15 expectations among your -- the residents, right?

16 MS. BROWN: Yes, because --

17 CHAIRMAN ALBERT: And arrange your --

18 MS. BROWN: -- when it gets cold --

19 CHAIRMAN ALBERT: -- life accordingly,  
20 yes.

21 MS. BROWN: -- they're going to need  
22 somewhere to inhabit.

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1 CHAIRMAN ALBERT: Correct.

2 MS. BROWN: And they're running back  
3 into the apartments. And that can't be  
4 because --

5 CHAIRMAN ALBERT: Right.

6 MS. BROWN: -- the apartments are  
7 closed in.

8 CHAIRMAN ALBERT: Right. Right. So  
9 it's not like she -- I don't know -- I don't want  
10 to put words in your mouth, Linda, but you're not  
11 asking for definitive answers on every outstanding  
12 issue. You're asking in my mind for a  
13 prioritization with timelines so we know that the  
14 rodent issue is going to be a big issue in the cold  
15 weather months. So what's the timeline for  
16 remediating that? Then there are other issues  
17 down the pike.

18 So what I'm offering, and again you can  
19 tell me shut up -- what I'm trying -- what I'm  
20 hearing from you is that you would love to sort of  
21 look at a document or hear from someone here are  
22 the issues, here's when they're going to be

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1 addressed.

2 MS. BROWN: Yes.

3 CHAIRMAN ALBERT: Simple timelines  
4 like that.

5 MS. BROWN: But if you say it and then  
6 don't follow through on it --

7 CHAIRMAN ALBERT: Exactly.

8 MS. BROWN: -- that's something else  
9 because there have been a lot of things that have  
10 been said here, but there has been no follow  
11 through.

12 CHAIRMAN ALBERT: Right.

13 MS. BROWN: So one of the things is to  
14 make sure that you follow through on what you say  
15 you're going to do.

16 CHAIRMAN ALBERT: Yes.

17 MS. BROWN: That's the other thing.

18 CHAIRMAN ALBERT: Got you.

19 MS. BROWN: Mr. Garrett?

20 MR. GARRETT: Yes, ma'am?

21 MS. BROWN: Can you also talk about the  
22 loop for resident feedback on that, because we know

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1 that this is an issue that affects many properties.  
2 So can you just talk about after that abatement  
3 happened? How do we know from residents if they  
4 think that it's working?

5 MR. GARRETT: Well, they'll definitely  
6 let us know. Also the way we've been trying to  
7 handle it is our pest control company is going back  
8 out to the sites and looking at exactly -- based  
9 on how they do their -- based on their industry how  
10 they identify if we still have an infestation and  
11 at what actual level based on what's left behind  
12 and if there are any traps that are not being  
13 utilized or being utilized in abundance.

14 And we've kept -- in some instances  
15 we've kept some numbers on some of the pilot  
16 programs that we've done at some of the other  
17 buildings about the abatement actually.

18 COMMISSIONER VANN-GHASRI: Mr.  
19 Garrett --

20 MR. GARRETT: Yes, ma'am?

21 COMMISSIONER VANN-GHASRI: -- another  
22 recommendation: in Assets Management the --

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1 they're doing something where they drill holes in  
2 our wall and they're using something. And it is  
3 working. I don't know, but with Assets  
4 Management, they're not putting down rat traps.  
5 They're doing something where they're coming into  
6 the units and they are drilling holes. But it's  
7 not like you see the hole either. And something --  
8 whatever they're using, it works because you don't  
9 see the mice.

10 MR. GARRETT: Yes, ma'am.

11 COMMISSIONER VANN-GHASRI: So that's  
12 something that we may need to look into.

13 MR. GARRETT: Okay.

14 CHAIRMAN ALBERT: Yes. Thank you, Ms.  
15 Brown.

16 MS. BROWN: Thank you.

17 CHAIRMAN ALBERT: Detrice Belt?

18 MS. BELT: All righty. I'm Detrice  
19 Belt. I'm a resident of Barry Farm. I'm the chair  
20 of the Barry Farm Tenant and Allies.

21 Just want to know what's happening in  
22 Barry Farms. We did not get notices for this

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1 demolition. We just had to ride down a street or  
2 calls or Facebook messages, me, from a lot of old  
3 residents or friends worried if I was okay living  
4 there on the property. What's happening? Are you  
5 okay? Are you still there? We see them  
6 demolishing. This was very hurtful. And that at  
7 least we should have gotten some type of letter to  
8 say when the exact date was going to start.

9 So now we're here. Things have  
10 started. But there's a lot of issues going on with  
11 this -- them demolishing Sumner Road. As you go  
12 down there, they have some of the street blocked  
13 off with the gate and they've demolished some units  
14 and then they have some still up with the doors wide  
15 open. Things can still happen in these units.  
16 Then they have a whole row that is not gated with  
17 the doors open 24 hours with no gate.

18 And people walk this path. This is  
19 along a path. It's on Sumner and Eaton, between  
20 the alley of Eaton and Sumner Road. And people  
21 have to walk this path. My mom walks this path,  
22 her and her boyfriend, to go to work every morning

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1 to the Anacostia Metro, and the doors are wide open.

2 My next house door to me -- I live on  
3 Stevens, there's no demolition, there's no gates  
4 up. So somebody took the -- one of the frames out  
5 of the house next door to me, which is vacant. I  
6 called the rental office and let them know, which  
7 is I thought that -- I don't even know why I need  
8 to call them because they have all these  
9 maintenance walking around, cutting the grass,  
10 doing this work, this great work you're saying that  
11 you're trying to get them to do. I'm thinking that  
12 I don't need to call them because they're going to  
13 see this frame on the ground with the window open  
14 next door to me and my daughter that somebody can  
15 just go in this house and be waiting, sitting,  
16 whatever.

17 So the lady said, when I called the  
18 rental office, she's going to get somebody out  
19 there. Two days went past. It's been two weeks.  
20 They just put the frame back today. But now and  
21 I'm worried did they check the unit? Is anybody  
22 in there? I was hearing some things there the last

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1 couple of nights. I hope nobody -- you know is --  
2 no body will be found there or they're locked in  
3 now. They're locked in with the bolt lock and the  
4 gate. Now they put the frame back on the window  
5 so I don't know if they can get out. So I don't  
6 know if they checked it or they just put the frame  
7 up because they knew I was coming here. I don't  
8 know.

9 What is going on? You talked about  
10 reviews. Where is our reviews? We haven't heard  
11 anything. We're still living on this property.  
12 We were supposed to have a meeting. People put in  
13 the paper from your -- from somewhere, I don't know,  
14 wherever Angie Rogers is from, said she's going to  
15 meet with BFTAA. She has not met with us. Meeting  
16 with the community on Monday is not meeting with  
17 BFTAA. She has not -- nobody here has set up a  
18 meeting with the Barry Farm Tenants and Allies.

19 There are still residents here you're  
20 talking about relocating. In this meeting on  
21 Monday they're asking us -- the only thing they were  
22 asking us is how do we get in touch with you all

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1 when you move? How can we better help you relocate  
2 from the property?

3 To better help us is to not relocate in  
4 the first place. It's enough room on the property  
5 for them to -- you're already tearing down Sumner.  
6 You're demolishing while we're there. So you can  
7 rebuild it while we're there. I'm hoping that  
8 Sumner will be built and you can move the rest of  
9 the -- the little bit of residents that are left  
10 on the property into these new units. I'm really  
11 hoping for that. It needs to be done while we're  
12 there. That's the best way you can help us is to  
13 make sure that we -- we can do it while we're there  
14 on the property, point blank. We still believe in  
15 this.

16 There was lead found in units. I want  
17 to know why was it years it hasn't been checked for  
18 lead. And then you came in and painted everybody's  
19 unit really fast, which is -- I think is a cover-up.  
20 And they painted my unit without me being home and  
21 they did not leave a note on the door that said that  
22 we came in your unit. I'm very upset about that,

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1 that they came. And they kept trying to call me  
2 and put mail -- letters in the mail talking about  
3 this lead stuff. And then I feel like it's a  
4 cover-up that -- and then still, what if somebody  
5 still chips the paint or eats it, a kid, and there's  
6 lead underneath of that paint that you repainted  
7 over? So I really don't get what is happening.  
8 What is happening with this whole demolition?  
9 What's the rush?

10 Why is residents -- why is the -- we need  
11 to stop these resident-only meetings also. What's  
12 to hide? It is a lot of residents who do not live  
13 on the property or have family members that need  
14 to come to these meetings and see what's going on.  
15 They need to hear. They can't be there. They have  
16 home health aide nurses. They have whatever they  
17 have: cousins, family needs to be in these  
18 meetings. It should not be residents only. And  
19 they checking us at the door writing down our names  
20 and checking. Let these people in the meetings.  
21 It's nothing to hide. It -- like this should be  
22 controlled by your office when you had these

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1 meetings with our community. Thank you.

2 CHAIRMAN ALBERT: Thank you.

3 MR. GARRETT: Commissioners, just for  
4 the record the meeting she's referring to was not  
5 a Housing Authority meeting. It was a meeting put  
6 together by New Communities through DMPED.

7 CHAIRMAN ALBERT: Okay. I got it.

8 COMMISSIONER VANN-GHASRI: Well my  
9 concern about Barry Farms is the lighting,  
10 especially y'all's -- especially people like where  
11 Paulette live at. And you only have one person --  
12 like where Ms. Pharrell live at, it's only like two  
13 people and there's all this space in between and  
14 there's no lights, period.

15 So I'm looking at when your kids are  
16 coming home from their after-school program that --  
17 I know there would have to be a mother and somebody  
18 else because if the area is under that much of a  
19 threat, I mean seriously, I mean because it's too  
20 dark out there.

21 CHAIRMAN ALBERT: Thank you.

22 COMMISSIONER VANN-GHASRI: Now that's

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1 one concern with having them especially like  
2 Stevens Road and -- I call it the cut. There is  
3 no lights whatsoever, so that means when 5:00 and  
4 6:00 come, it take a soldier to walk through there.

5 CHAIRMAN ALBERT: Thank you, Ms. Belt.

6 Commissioner Slover, you have --

7 VICE CHAIRMAN SLOVER: So it's my  
8 understanding that building in place is not an  
9 option. Like we're not doing that, correct?

10 MR. GARRETT: It's still not an option.

11 VICE CHAIRMAN SLOVER: And so I keep --  
12 people keep coming up and testifying that they hope  
13 that that's going to be the case. I just want to  
14 say; may not be popular, but that's not going to  
15 be the case. And so I think we have made a decision  
16 on the Housing Authority's part. And so it's --  
17 it was our professional decision.

18 So at -- everybody's -- I think the best  
19 solution is to try to move forward with  
20 redeveloping the property as we have architected  
21 it. So hopefully we can all get on board with that.

22 CHAIRMAN ALBERT: Thank you. Can you

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1 just respect people when they speak? We'll give  
2 you a turn to speak.

3 So next up is Linda Smith.

4 MS. SMITH: Good afternoon.

5 CHAIRMAN ALBERT: Good afternoon.

6 MS. SMITH: My name is Linda Smith. I  
7 live at Kentucky Courts, the condominium, and I'm  
8 here to discuss today because back here August the  
9 25th I had a fire in my unit and I've been displaced.  
10 So everything got damaged in my unit and --

11 CHAIRMAN ALBERT: You said back on  
12 August 25th?

13 MS. SMITH: August 25th.

14 CHAIRMAN ALBERT: Yes.

15 MS. SMITH: Yes, my unit got damaged  
16 with a fire and water damages. And everything in  
17 my unit is damaged.

18 But what I'm here to discuss is that I'm  
19 kind of frustrated about is because I call the  
20 manager that oversees Kentucky Courts condominium,  
21 Judy Carr. I called her on that -- the night the  
22 incident happened of August the 25th about the

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1 fire.

2 She came out to the property on Monday.  
3 I met her at my unit on Monday so she could take  
4 a look at the damages. So she said, well, I have  
5 to call the Housing Authority to see who did she  
6 need to talk to far as getting the repairs done.  
7 So, which she said they had a meeting with -- I guess  
8 with the Housing Authority far as coming out, far  
9 as looking at the damages so they can start fixing  
10 it.

11 So the Housing Authority finally came  
12 out 12 days later. Now my apartment is, I mean,  
13 wet. Everything's damp. Now -- I know it got to  
14 the point now it's mold in there. So now --

15 CHAIRMAN ALBERT: Are you still living  
16 in there?

17 MS. SMITH: No.

18 CHAIRMAN ALBERT: Okay.

19 MS. SMITH: No, no. I have rental  
20 insurance so my insurance put me up in a hotel. So  
21 I do have rental insurance. But the thing is I want  
22 to know how long would it take for them -- for me

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1 to get back into my unit. I have called my adjuster  
2 for the insurance company. They ask me how long  
3 would I be out of my unit. I said that's a good  
4 question. Let me call the area manager, which I  
5 called Tammya Watson, which I gave the insurance  
6 company her name. And he explained to me that she  
7 gave him the 535-1000. I said why? Why did she --  
8 I said why did she give you the number? She  
9 couldn't tell you what's going on Kentucky Court?

10 CHAIRMAN ALBERT: How do we get a  
11 simple answer to the question?

12 MR. GARRETT: We can have it before she  
13 leaves today.

14 CHAIRMAN ALBERT: Can you just stick  
15 around? We'll have the answer.

16 MR. GARRETT: Yes.

17 MS. SMITH: Because I need some  
18 answers.

19 MR. GARRETT: Yes, ma'am.

20 MS. SMITH: The only thing I just need  
21 is someone to communicate to me, to let me know.

22 CHAIRMAN ALBERT: Absolutely.

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1 MS. SMITH: That's all I want.

2 MR. GARRETT: Yes, ma'am.

3 CHAIRMAN ALBERT: Yes.

4 MS. SMITH: All right. Thank you.  
5 That's all I ask. Thank you.

6 CHAIRMAN ALBERT: So don't leave.

7 MS. SMITH: Okay.

8 CHAIRMAN ALBERT: We'll have -- so is  
9 Ron around?

10 MR. GARRETT: No, it's Caroline.

11 CHAIRMAN ALBERT: Caroline?

12 MR. GARRETT: The PMO.

13 CHAIRMAN ALBERT: All right. Could  
14 you just talk to Caroline? She just raised her  
15 hands.

16 India Fuller?

17 MS. FULLER: Yes.

18 (Pause.)

19 MS. FULLER: Y'all ready?

20 CHAIRMAN ALBERT: Yes, go right ahead.

21 MS. FULLER: Okay. Hi. My name is  
22 Miss India Fuller. Matter of fact, let me back it

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1 up. Miss India Tavrin Fuller. I live at  
2 Greenleaf Gardens Extension.

3 I want to feel comfortable with this  
4 meeting. Normally I write stuff, but I'm not --  
5 I didn't write anything because --

6 CHAIRMAN ALBERT: You don't have to.

7 MS. FULLER: -- I don't have the  
8 patience for it.

9 I want to feel comfortable with this  
10 meeting and feel comfortable with a couple of  
11 issues. But, Mr. Garrett, you came to my property,  
12 Greenleaf Extensions, and you made an announcement  
13 that you would not contribute to people being  
14 homeless. You would not have no people be  
15 homeless. For you to say that statement and then  
16 for you to turn around and evict people from public  
17 housing, then I'm not feeling as comfortable with  
18 discussing a lot of stuff with you either because  
19 I don't feel like people should be homeless that  
20 lives in public housing, especially when y'all know  
21 the history of a lot of these properties.

22 Now taking the history of Greenleaf Gardens,

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1 the -- how long it's been up and running -- so  
2 knowing that, the history of Greenleaf Gardens,  
3 meaning the years that it was actually  
4 established -- okay. So the establishment of  
5 Greenleaf, that means it's been up for a long period  
6 of time. So the material that was used in  
7 Greenleaf is deteriorating. So if you know that,  
8 then that's contributing to people's health  
9 hazards because you're having people that's  
10 authorized, official slumlords that has been not  
11 doing they job. So they're contributing to the  
12 deterioration of the property.

13 Now you have a lot of people when they  
14 sign these lease, they state they issues, they  
15 medical issues. That should be addressed. You  
16 shouldn't have people living in these  
17 deteriorating issues and you have maintenance  
18 people that's slacking on they jobs. You're  
19 having work orders that been closed out and  
20 residents didn't even sign it off. Why? Because  
21 the work is not being done.

22 Now in addition to that I'm going to

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1 address this because I'm going to try to make it  
2 brief. Now, and this about people being tested for  
3 drugs or -- you have people that's living with  
4 terminal illness like cancer. Now I wish Miss  
5 Linda would have said this because she is -- she --  
6 Ms. Linda that was just --

7 CHAIRMAN ALBERT: Yes.

8 MS. FULLER: She has cancer. So that  
9 timely short frame that y'all have going on and she  
10 got rodents coming in her house, that's going to  
11 contribute to her further getting sick. My mother  
12 passed away from cancer. Okay? So my --

13 (Timer expires.)

14 MS. FULLER: I'm really pissed off  
15 about this. You can have this beeping or whatever,  
16 but it doesn't matter to me. If you actually pull  
17 the foyer to my house, my mother complained  
18 several, several times about these same issues.  
19 Now when you go down into the landlord tenant  
20 office, or whatever the case -- stating your claims  
21 or whatever, you have people that's down there that  
22 you have the lawyers down there and you have the

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1 manager going down there and lying.

2 Now I actually had to get an inspector.  
3 I asked before. Before I -- when I had a mushroom  
4 in my ceiling, I went down to Board of Commission  
5 or whatever this is, Housing, and stated my case  
6 before I even got so -- before I even got any  
7 inspector. I have an inspector to come out because  
8 I wanted to give Housing time enough to address my  
9 issues properly. But backing this up, when you say  
10 the past doesn't have anything to do with the  
11 present, the past has everything to do with the  
12 present of somebody's living condition because  
13 you're altering their future.

14 So with that being said, we need to have  
15 a better plan going on. Now we don't need to have  
16 people being homeless, let alone if you don't have  
17 a lot of workers that's on your staff, well, you  
18 get -- grab up some of these young boys and you train  
19 them to work on your property.

20 Now when you're talking about the drugs  
21 or whatever they might be consuming or whatever,  
22 first of all, people, like I said, they might have

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1 terminal illnesses that they might be living with,  
2 so that little bit of weed might be giving them an  
3 appetite to eat when you got cancer, or you might  
4 be living with AIDS or something, whatever the  
5 illness might be.

6 Me, let me state my case, I have a  
7 disability that's not going to go away, so  
8 therefore I should be accommodated for my living  
9 condition because I have a degenerating disc  
10 disease. That means that my body, if I'm not  
11 keeping my nurse from missing my body like that,  
12 that my result is a wheelchair. I'm 37 years of  
13 age right now, so sometimes I might not feel like  
14 doing all this work that I have to do, but I'm having  
15 peeling paint and -- and let's get back to this lead  
16 stuff that we got going on in here, how that's been  
17 covered up.

18 That lead-based paint was in the lease  
19 when they were saying, oh, don't sign that all so  
20 y'all won't be sued. If y'all know that the  
21 property -- and getting back to the property and  
22 the history of Greenleaf Gardens, if you know that

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1 that property was how many years? So that unit has  
2 lead-based paint. Now can you --

3 (Simultaneous speaking.)

4 CHAIRMAN ALBERT: Ms. Fuller, I'm  
5 going to ask you to wrap it up.

6 MS. FULLER: I'm almost finished.

7 CHAIRMAN ALBERT: Thank you. We have  
8 a lot of people after you.

9 MS. FULLER: How many -- can you  
10 actually give the residents the list of how many  
11 properties that have lead-based paint? Now what  
12 are y'all actually going to do about this  
13 situation?

14 CHAIRMAN ALBERT: Okay.

15 MS. FULLER: That's what I want to  
16 know. And you might not have to tell me right now  
17 or whatever, but -- and back to these slumlords.  
18 You need to get them out of the office. Train  
19 somebody that want to -- like somebody that's  
20 passionate, that care about the community and the  
21 residents. Let them be the landlord. Train them  
22 to do that, the job that somebody else don't want

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1 to do.

2 CHAIRMAN ALBERT: Thank you very much.

3 MS. FULLER: I rest my case right now.  
4 Might not want to hear, but you -- I been down  
5 several and -- and then -- oh, let me -- I have  
6 another person. I got to say this because she did  
7 ask me. Her name is Datisha. She came from  
8 Potomac Gardens. Let me speak because I speak up  
9 for the voiceless. She's not here to speak up for  
10 herself.

11 Now she lives -- let me get her address  
12 straight because I want this on record for her.  
13 She lives at 1016 3rd Street, S.W. Now she came  
14 from Potomac Gardens. She then move down to  
15 Southwest. This is the conditions that she's  
16 living in now. I have the pictures of her. So now  
17 she living in this mold, water and all this. She  
18 got children. That's going to contribute to her  
19 having health issues.

20 I have my own issue. I have asthma  
21 myself and all that. So when we have a peeling  
22 paint and all that and all that and all that, y'all

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1 got to do something about this. I don't want to  
2 say -- I mean I don't want to hear that. Get the  
3 job done. And y'all have a nice day.

4 CHAIRMAN ALBERT: Okay. Thank you.

5 Next on our list is Towdaleyo Qualls.

6 MS. QUALLS: Good afternoon,  
7 everybody.

8 CHAIRMAN ALBERT: Good afternoon.

9 MS. QUALLS: And good afternoon,  
10 Commissioners. I'm going to make it short and  
11 brief what I want to talk about.

12 Basically I'm here for the rights or  
13 representing the rights for seniors. I came down  
14 here -- I have a concern because I came here this  
15 morning to update my information for the Choice  
16 Voucher Program.

17 I was a little deterred or disturbed  
18 because of the fact of my thing is it's nice to be  
19 important, but it's more important to be  
20 nice --

21 CHAIRMAN ALBERT: I agree.

22 MS. QUALLS: -- when you representing

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1       yourself such as people working in the Housing  
2       Authority.

3               I was a little upset because at the time  
4       that I had applied I only checked off one, which  
5       was Choice Voucher. And the lady was trying to  
6       explain to me that there were other Section 8  
7       housing, public housing.

8               So my thing is is that I know that the  
9       preference of the homeless is a first priority, and  
10      I do emphasize -- sympathize with, but what about  
11      the preference of senior citizens that are on fixed  
12      income and are retired? I've been waiting for the  
13      last eight years for a response.               So my  
14      question to you is; maybe you might can answer it  
15      and maybe you might not, is it any way possible I  
16      can find out when I may be eligible, because I am  
17      at -- I have replacement, knee replacements. At  
18      the time that I applied I was a lot younger. And  
19      nobody never thinks that they're going to get old  
20      or older with health conditions. So I was just  
21      concerned about that and I just wanted to put that  
22      on the table.

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1 CHAIRMAN ALBERT: Okay. Is there  
2 someone that can help her?

3 MR. GARRETT: Yes, Mr. McCoy is  
4 standing back. He'll raise his hand. He can help  
5 you identify exactly where you are in terms of the  
6 time frame on the list.

7 MS. QUALLS: Okay.

8 MR. GARRETT: Does that work?

9 MS. QUALLS: And, Mr. Garrett --

10 MR. GARRETT: Yes, ma'am?

11 MS. QUALLS: -- can I ask you one more  
12 question? What does HALO -- the HALO Program? Is  
13 that a new program.

14 MR. GARRETT: Yes, that's a program  
15 that Mr. McCoy and the Housing Choice Voucher  
16 started through the course of this particular year  
17 where for residents -- it's a combination of  
18 helping residents adjust to living in the private  
19 sector --

20 MS. QUALLS: Yes.

21 MR. GARRETT: -- in a private sector  
22 unit. And it's also adjusting -- helping adjust

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1 the landlords to renting to residents that are on  
2 the Housing Choice Voucher Program also. So we  
3 guide them through the process on both sides for  
4 a period of time until they're both adjusted to the  
5 program.

6 MS. QUALLS: Okay. And seniors are  
7 qualified for that program?

8 MR. GARRETT: Yes, it doesn't matter.  
9 The HALO Program is actually after the voucher has  
10 been issued. There are some individuals or some  
11 of our residents that need more assistance than  
12 others, and so that's how the program works.

13 CHAIRMAN ALBERT: All right. Thank  
14 you very much.

15 MR. GARRETT: You're welcome.

16 CHAIRMAN ALBERT: Thank you so much.  
17 Ruth Hamilton?

18 (No audible response.)

19 MR. GARRETT: So Ron raised his hand.  
20 He's right there.

21 MS. QUALLS: Okay.

22 CHAIRMAN ALBERT: Ms. Hamilton?

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1 (No audible response.)

2 MR. GARRETT: Thank you, Ron.

3 CHAIRMAN ALBERT: Is Ms. Hamilton  
4 here?

5 (No audible response.)

6 CHAIRMAN ALBERT: Pastor Monica  
7 Raines?

8 MS. RAINES: Good afternoon,  
9 Commissioners. My name is Pastor Monica Raines.  
10 I'm the pastor of Christ United Methodist Church.  
11 We are located directly behind Greenleaf Gardens  
12 and I have a few members who are members -- live  
13 in Greenleaf Gardens, and I'm here to testify to  
14 the housing conditions of members of my church and  
15 members of the community and friends.

16 We have one member who her house has  
17 flooded so many times, once, twice a month, two  
18 inches of water, flooding, living off of K Street  
19 in Southwest. Many times she puts out requests for  
20 the maintenance staff to come, however, they don't  
21 come. And so the loving men on our trustee board,  
22 if you're familiar with how churches work, will go

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1 out to her house and try to do what they can. They  
2 care for our church building. Sometimes they have  
3 to care for her home because the maintenance staff  
4 is not there.

5 Looking at the budget I see that you  
6 have a \$500 million budget. I see you're putting  
7 \$350 million in housing payments. I also see  
8 approximately \$15 million for ordinary maintenance  
9 and operations and I see about \$72 million for  
10 extraordinary maintenance. Listening to you  
11 speak today I think you said you had about 50  
12 properties that you oversee.

13 And thinking about what a maintenance  
14 person does, because I've lived in apartments  
15 before, generally the maintenance people paint,  
16 they fix leaky faucets, they do yard work. Are  
17 your -- is your maintenance staff trained in rodent  
18 infestation and mold removal and fixing these  
19 issues, because a run-of-the-mill maintenance  
20 person is not trained in rodent infestation, in  
21 mold, in mildew, and these are the conditions.

22 And so if you're hiring 50 new people

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1 that are not specifically trained in rodent  
2 infestation and mold, then you're wasting your time  
3 and you're wasting \$22 million. What we need is  
4 we need some one, a professional company --  
5 somebody talked about Orkin or Terminix. This is  
6 a monetary issue. These maintenance people,  
7 run-of-the-mill maintenance people are not trained  
8 in rodent infestation.

9 Maybe your plan is to do new training  
10 and train these new 50 people in the specific  
11 issues, but we have heard from Barry Farms, we have  
12 heard from Greenleaf, and I'm sure these other 50  
13 properties: Lincoln and -- the list goes on and on.  
14 But if the root of the issue, which is money, is  
15 not addressed -- I'm glad you did not approve your  
16 budget today because it needs to be redone.

17 And your budget needs two very  
18 important line items: rodent infestation removal  
19 and mold and mildew. That needs to be a part of  
20 your \$500 million budget. And until it is in the  
21 budget as a line item, then we will know you are  
22 serious. But until you put it in the budget -- I

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1 know. I'm a pastor. I oversee a budget. If it's  
2 not in the budget -- clearly we know where your  
3 heart is, your treasure is also. And that is  
4 scripture. Big part of my job as a pastor.

5 So I would like to see, as someone who  
6 knows residents of Greenleaf who lives next to the  
7 property, a line item of rodent infestation, a line  
8 item of mold and mildew. And I think if we put  
9 money on this problem at issue, it will be solved.  
10 But a run-of-a-mill maintenance person is not going  
11 to fix this.

12 My last question is who is on your  
13 Budget Committee? Do you have people on your  
14 Budget Committee from the communities? Is this  
15 what your community presidents do? Is that a  
16 function of their job? Who is making this \$500  
17 million budget and can we add line items to it  
18 because it was not approved today?

19 CHAIRMAN ALBERT: Do you want to  
20 respond or you want to --

21 MR. GARRETT: I can do -- it can be a  
22 combination.

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1           Just for your information, ma'am, the  
2 maintenance individuals that we're talking about  
3 bringing on, we're recruiting -- making a valid  
4 attempt to recruit skilled individuals who can deal  
5 with a lot of these issues. But also, we use a pest  
6 control service, so we actually contract that  
7 service out. It's not done internally and  
8 in-house.

9           And additionally when we're dealing  
10 with plaster mold and different things like that,  
11 we actually use contractors for that. It's not all  
12 done in-house.

13           MS. QUALLS: Okay.

14           MR. GARRETT: So okay? So we do  
15 understand exactly what the mission is of the  
16 Maintenance Department and where we need to we  
17 contract out as necessary. Pest control is just  
18 one of those items.

19           MS. QUALLS: Got it.

20           MR. GARRETT: Okay?

21           MS. QUALLS: So is that a limited --  
22 because listening to the residents here calling and

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1 calling and calling for maintenance --

2 MR. GARRETT: It's not limited? No,  
3 no. It's not --

4 (Simultaneous speaking.)

5 MS. QUALLS: -- they're not coming.  
6 And so it seems that there's a monetary -- is this --  
7 so you're saying this is not a monetary issue? You  
8 have all the money you need to be able to do your  
9 job successfully? Because what it seems like is  
10 there's a -- you know, you have a little bit of money  
11 so you're trying to make it stretch over 50  
12 properties. Or do you feel like you --

13 CHAIRMAN ALBERT: I think that's --

14 MS. QUALLS: -- have what you need?

15 CHAIRMAN ALBERT: -- more like it.

16 Well, what he's saying is there is pest control  
17 services that's budgeted for. In fact, we  
18 approved the contract for that recently.

19 MR. GARRETT: Recently. About a month  
20 ago. A month ago, yes.

21 CHAIRMAN ALBERT: So if the question is  
22 is it adequate, I'd be the first say it is not

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1       adequate just given the --

2                   MS. QUALLS:    So we need to make it  
3       adequate, because I understand budget.  You got  
4       \$22 million.  You got to make it stretch over 50  
5       properties.  But if it's not enough, then let's  
6       not --

7                   (Simultaneous speaking.)

8                   CHAIRMAN ALBERT:  Well, it's a finite  
9       pot of money and you know as someone who does the  
10      church budgets that --

11                   MS. QUALLS:  Right.

12                   CHAIRMAN ALBERT:  -- got to make  
13      choices.

14                   MS. QUALLS:  Right.

15                   CHAIRMAN ALBERT:  And so what this  
16      director has done this year is to increase funding  
17      for the trouble areas.  We just approved a \$50  
18      million emergency spending of a couple weeks ago  
19      that will address those issues.  Pest termination  
20      is one -- pest control is one of those issues, but  
21      the issues of mold, etcetera, is also those issues.  
22      And so it's a combination of adding people on staff

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1 but also using contractors so we can move more  
2 rapidly.

3 MR. GARRETT: So that \$7.5 million for  
4 extraordinary maintenance --

5 MS. QUALLS: Right.

6 MR. GARRETT: -- that deals with these  
7 other issues that we're trying to face -- that we're  
8 trying to head off now based on an environmental  
9 initiative that we're working on which deal with  
10 mold, mildew, pest infestation, rodent  
11 infestation, air quality control. So that \$7.5  
12 million, that's what -- we're trying to dedicate  
13 it to that, dedicate it to that particular effort.

14 MS. QUALLS: Is that enough?

15 MR. GARRETT: No.

16 MS. QUALLS: Okay. So we need more.  
17 How much did you give in raises? Do you do 2.5  
18 percent raises for your salary every year?

19 MR. GARRETT: It doesn't work -- the  
20 raises and what we're talking were now in terms  
21 capital funding, we would be asking for an increase  
22 from let's say the -- that Department of Housing

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1 and Urban Development. We also utilize money from  
2 the District of Columbia on the Repairs and  
3 Maintenance Fund. So we're trying our best to put  
4 as many pieces of resources together to deal with  
5 the issues that we're actually facing.

6 MS. QUALLS: Got it. But it seems like  
7 you're still short a little bit of money.

8 MR. GARRETT: Yes.

9 MS. QUALLS: Yes.

10 MR. GARRETT: One point two billion,  
11 but we're --

12 MS. QUALLS: Okay.

13 CHAIRMAN ALBERT: Yes.

14 MS. QUALLS: Got it. Okay.

15 CHAIRMAN ALBERT: Thank you, pastor.

16 MS. QUALLS: Thank you.

17 CHAIRMAN ALBERT: Daniel?

18 MR. DEL PIELAGO: Good afternoon. My  
19 name is Daniel Del Pielago with Empower DC.

20 In listening to what's been happening  
21 I heard Director Garrett say that the meeting that  
22 happened this Monday, which was billed as let's

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1 update folks from Barry Farm as to what's  
2 happening -- now that was a New Communities  
3 meeting. That was something else. Who is running  
4 the show? Who runs this show? Because it seems  
5 that Barry Farm is the property of the Housing  
6 Authority and the residents that live there.

7 Meanwhile, you have other entities  
8 talking about what's happening and actually not  
9 really talking about what's happening because it  
10 was rehashing the same old stuff. All that I heard  
11 from residents that attended the meeting was that  
12 how are we going to get you all out and you all have  
13 the right to come back, which we've heard for dang  
14 near a decade now. So who's running the show?

15 And I would suggest that it should be  
16 you in concert with the residents. Let's get rid  
17 of all of these other entities, New Communities  
18 Initiative, who's saying something on this side.  
19 DMPED is saying something on this side. Why don't  
20 you all -- you all are developers, you own the  
21 land -- develop this property with residents and  
22 let's get a win out of this instead of constantly

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1 oppressing these residents, confusing these  
2 residents about what's happening?

3 We talk about communication. How can  
4 we better communicate? What are you  
5 communicating? Residents have no idea about  
6 what's happening. Detrice Belt mentioned that  
7 nobody knew about the demolition. We knew it was  
8 coming. There was no common courtesy to say it's  
9 happening this day. There's still a resident on  
10 Sumner Road who is fenced in. It's horrible.  
11 She's a senior. She's fenced in. She can't  
12 access Sumner Road. She's having trouble  
13 relocating and it's because HOU is a horrible  
14 company in helping people relocate.

15 We've got people who -- you guys -- you  
16 know, here's a little secret: You guys are the  
17 ones that are really holding up people getting out  
18 of the property. There's a -- Miss Emma Owens who  
19 lives on Stevens missed an opportunity to relocate  
20 because the inspection wasn't done.

21 So I mean, like we sit here every month  
22 and we bring up the same issues, but I think the

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1 main thing right now for us to discuss or to move  
2 forward on is let's get rid of New Communities.  
3 They're causing confusion. DMPED, the mayor,  
4 their interest is in building something for  
5 something else. The Housing Authority should take  
6 responsibility for their residents and work with  
7 residents; the Barry Farm Tenant and Allies  
8 Association more primarily, who has been  
9 organizing residents, who meets regularly, to  
10 develop something that is beneficial for the main  
11 parties involved, the Housing Authority and the  
12 residents that live there. Thank you.

13 CHAIRMAN ALBERT: Thank you so much.

14 MR. GARRETT: Thank you for your  
15 suggestion.

16 CHAIRMAN ALBERT: And then finally  
17 Debra Frazier. Debra, we saved you for last.

18 PARTICIPANT: No, I'm last.

19 (Simultaneous speaking.)

20 CHAIRMAN ALBERT: Well, Debra, we  
21 didn't save you for last, but we saved you for now.

22 MS. FRAZIER: Hello again.

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1 Transparency. Why was there an emergency meeting  
2 to discuss Resolution 21 to authorize  
3 modifications for an environmental Initiative  
4 contract and Resolution 1822 to adopt emergency  
5 regulations to amend the Housing Choice Voucher  
6 limited local preferences? Now I can't go into  
7 what these resolutions were for because you all  
8 conveniently did not distribute them.

9 So my question becomes in the interest  
10 of transparency and the newness that you're  
11 representing; Mr. Garrett and some of the new  
12 people on the Board, pay attention, transparency.  
13 There's emergency meeting and you all get to have  
14 an emergency meeting. What is your commitment to  
15 having residents present at the emergency meeting?  
16 There are many questions around these two  
17 resolutions that I'm sure my peers would like to  
18 have answers to.

19 So question No. 1: Not why do you have  
20 emergency meetings? Is there ever -- can there be  
21 a mechanism by which your residents, the  
22 constituency, the people you work for, get to come

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1 and know about the emergency meeting?

2 MR. GARRETT: Yes, ma'am. The  
3 emergency meeting was publicly noticed, ma'am.

4 MS. FRAZIER: How did that happen  
5 because I'm -- anybody in public get a meeting  
6 notice of the emergency meeting?

7 (Simultaneous speaking.)

8 MR. GARRETT: Okay.

9 MS. FRAZIER: Say some more.

10 MR. GARRETT: No, Ms. Frazier, we  
11 followed the procedures that we always do to notice  
12 the meeting. So that's all I can -- I mean that's  
13 the process.

14 MS. FRAZIER: Okay. Say a little bit  
15 more about the procedure you usually follow and  
16 what is that?

17 MS. OWENS: We notice it on the web  
18 site. We also notice it at the sites, ma'am. And  
19 we also have to publish it in the -- within the  
20 periodicals.

21 MS. FRAZIER: Okay. So that's very  
22 nice. Our 11,000 voucher holders --

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1 MR. GARRETT: Yes, ma'am.

2 MS. FRAZIER: -- are not on the  
3 properties. And as you have heard from some of the  
4 residents, I think the numbers are about 40 percent  
5 of our population is not related to the email. So  
6 pay attention please to that and find another way,  
7 as we talk about how we communicate. Find another  
8 way to let folks know what these resolutions will --  
9 how -- when you're having emergency meetings so  
10 that we can get to them.

11 So given that these issues have already  
12 been voted on, is there any mechanism or way that  
13 we can at least see what these resolutions were that  
14 you voted on?

15 MR. GARRETT: Yes, ma'am.

16 MS. FRAZIER: On the web site again?

17 MR. GARRETT: Yes. Yes, ma'am.  
18 They're on the web site.

19 CHAIRMAN ALBERT: Yes, we'll get a copy  
20 to you.

21 MR. GARRETT: We'll hard copy --

22 MS. FRAZIER: Not to me.

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1 CHAIRMAN ALBERT: To everyone.

2 MS. FRAZIER: Twenty thousand  
3 residents.

4 CHAIRMAN ALBERT: Yes.

5 MS. FRAZIER: Second, a thing is I will  
6 remind this Commission, our peers and Director  
7 Garrett that when you first came on board there  
8 was -- when you first came on board you talked about  
9 having a -- assessing where the Housing Authority  
10 was and creating or redoing a redevelopment plan  
11 for public/private partnerships, because that is  
12 indeed the expertise you brought to Housing  
13 Authority.

14 In November you promised it in March or  
15 April. You have now showed us a wonderful slide  
16 with little pie charts about what's been doing one.  
17 So first, is there really going to be a  
18 redevelopment plan?

19 MR. GARRETT: Yes, ma'am.

20 MS. FRAZIER: And when might we expect  
21 a draft of that?

22 MR. GARRETT: It's going to be

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1 presented next month to the Board of Commissioners.

2 MS. FRAZIER: So it will be next month?

3 All right.

4 And I will note also please let us  
5 know -- as you talk about the work you've done to  
6 2018, you could -- your slide is heavy on goals and  
7 light on results. For example, as you talk about  
8 your CCC Program, the number of units that you've  
9 already gone into to abate --

10 MR. GARRETT: Yes.

11 MS. FRAZIER: -- as you talk about  
12 other issues, the 50 units that you're going to do  
13 and all of that, what can you -- next time you  
14 present can you talk about what your progress is?

15 MR. GARRETT: Yes, ma'am.

16 MS. FRAZIER: How many units you're  
17 selling. And you talk about the mold and the lead.  
18 Can you say and give us numbers?

19 MR. GARRETT: Yes, ma'am.

20 MS. FRAZIER: How many units have mold,  
21 how bad is it and what we're going to do about it?  
22 And can we expect that from you next month?

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1 MR. GARRETT: Well, that's actually  
2 something we discussed at the previous meeting, but  
3 yes.

4 MS. FRAZIER: At the last meeting? I  
5 missed that.

6 MR. GARRETT: But we can talk about it  
7 again if we need to.

8 MR. GARRETT: Okay. Next month will  
9 be a redevelopment plan. All right. I think  
10 that's all.

11 MR. GARRETT: Ms. Frazier, that's  
12 going to be presented --

13 CHAIRMAN ALBERT: Thank you, Ms.  
14 Frazier.

15 MR. GARRETT: Just so you know, Ms.  
16 Frazier, that's going to be presented to the Board  
17 of Commissioners first.

18 MS. FRAZIER: Okay.

19 MR. GARRETT: Okay.

20 MS. FRAZIER: That will be first on the  
21 agenda next month?

22 MR. GARRETT: No, no, no, no. That's

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1 not what I'm saying.

2 MS. FRAZIER: No.

3 MR. GARRETT: I'm saying first it's  
4 going to be presented to the Board of Commissioners  
5 first.

6 MS. FRAZIER: Of course.

7 MR. GARRETT: And then after they have  
8 an opportunity to look it and make comments, then  
9 we'll unveil it to the public.

10 MS. FRAZIER: So at October's Board  
11 meeting you'll unveil it to the public and we get  
12 to go through the 50 pages?

13 MR. GARRETT: No, ma'am. We're going  
14 to talk --

15 MS. FRAZIER: You guys will get it  
16 first.

17 MR. GARRETT: And then we're going to  
18 discuss it internally. I'm going to take concerns  
19 and questions from the Board of Commissioners,  
20 revise it if necessary and then we'll publish it  
21 or talk about it with the general public at a later  
22 date. Okay?

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1 MS. FRAZIER: Oh, so it's not going to  
2 be in October.

3 CHAIRMAN ALBERT: It's not.

4 MR. GARRETT: It's not --

5 (Simultaneous speaking.)

6 MS. FRAZIER: Sometime to be  
7 announced?

8 MR. GARRETT: Yes, after I make -- if  
9 I have to make revisions.

10 CHAIRMAN ALBERT: Thank you, Ms.  
11 Frazier. You've had twice at the --

12 (Simultaneous speaking.)

13 MS. FRAZIER: -- tasking with a way to  
14 get this out to this?

15 CHAIRMAN ALBERT: Ms. Settles?

16 MR. GARRETT: Yes, ma'am.

17 MS. FRAZIER: Thank you so much. No,  
18 not thank you.

19 CHAIRMAN ALBERT: Ms. Settles, can you  
20 come forward?

21 MS. SETTLES: So I'd like to say good  
22 afternoon.

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1                   CHAIRMAN ALBERT: Good afternoon.

2                   MS. SETTLES: I first want to thank the  
3 courageous residents who've testified today. I'm  
4 really full. But first of all, I have to start  
5 where I started from. I had an emergency, so I'm  
6 just a bumblebee on wheels right now.

7                   CHAIRMAN ALBERT: Okay.

8                   MS. SETTLES: And I had all this energy  
9 to get down here. I stayed in the building until  
10 10:00 last night; a little history, listening to  
11 the count of the votes. Very interesting, but I  
12 actually originally wanted to make public my  
13 protest of the independent third party and the  
14 process, the really un-American process that it is.  
15 I'm going to tell you un-American.

16                   I'm being nice because this discussion  
17 will go on. I want to assure everybody in the  
18 audience right now we will never ever use that  
19 independent again. In the process of the  
20 independent person that's picked for any  
21 elections; that's Resident Council elections, and  
22 the rest of the elections that exist, especially

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1 our Commission election, we will have a process  
2 that is stand-up. I know we will, after  
3 discussions with our director and the Board.

4 I say that to not pour anymore salt on  
5 this situation today. Enough is enough as far as  
6 I'm concerned. I've heard some horrendous stories  
7 and we are all responsible for those stories going  
8 away and being resolved. I know this.

9 Here's my pledge: United we stand,  
10 divided we fall.

11 PARTICIPANTS: United stand, divided  
12 we fall.

13 MS. SETTLES: I say this because when  
14 Potomac Gardens hurts, Stoddert Terrace hurts.  
15 When Fort Dupont hurts, Stoddert Terrace hurts,  
16 Barry Farms hurts or whatever. I'm telling you  
17 this because we're going to have to help each other  
18 help each other. The truth really is is that your  
19 jobs are to listen to what we have to say and take  
20 action. It's as simple as that. I Know that.

21 All of our dialogue to no prevail has  
22 no stop. A task force, a communication, all that's

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1       been discussed here by way of simple resolution is  
2       not going to help the situation by building more  
3       barriers. You can have a focus group. And what?  
4       Accountability doesn't work like that. And I'm  
5       saying this because I know. It is an old-fashioned  
6       door to door asking people questions and getting  
7       some feelings from people, but it's not just that  
8       it's old-fashioned. We are in a state that nobody  
9       is prepared for or can predict. Let's just all  
10      surrender to that at least.

11               So the way we do it is have ourselves  
12      pick our own selves up and understand that you who  
13      are in service to the residents have to understand  
14      that residents first are human beings and that we  
15      are citizens, in this case, of the District of  
16      Columbia and of the United States. And stop  
17      thinking that our input is only convenient when you  
18      need numbers.

19               I don't care about the slum landlord  
20      stuff. I have a different kind of respect for the  
21      staff that works for this building. On one hand  
22      it is my practice to be able to appreciate the

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1 services that are being rendered from this staff.  
2 On the other hand how do we get there when they are  
3 unequipped in many ways.

4 Mr. Garrett, with all fairness when our  
5 town hall meeting, which I felt was a very good town  
6 hall meeting -- but it wasn't a town hall meeting.  
7 It was a resident meeting. See, we are the aliens.  
8 A town hall meeting consists of the outer community  
9 and the public housing community coming together  
10 and people understanding what the issues are that  
11 has serious types of public housing. That's a real  
12 town hall meeting.

13 Okay. So I'm -- I had this whole thing  
14 figured out to say, but I cannot beat up on nobody.  
15 We have all -- we are all very beat up and our morale  
16 is down and because it's like that can we just  
17 understand that? The staff of this Housing  
18 Authority is so beat down, I can't complain on them.  
19 You talk about addressing rodents, and I heard the  
20 Commissioner Slover say that the District of  
21 Columbia --

22 CHAIRMAN ALBERT: Ms. Settles, I'm

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1 going to have to ask you wrap up.

2 MS. SETTLES: I'm not going to wrap up  
3 because this is what we are here for.

4 CHAIRMAN ALBERT: But we do have a --

5 MR. GARRETT: Let me say this. I'm  
6 going to be finished in a minute.

7 CHAIRMAN ALBERT: -- we have a couple  
8 of people --

9 (Simultaneous speaking.)

10 MS. SETTLES: Let me say to you the  
11 matter of the rodents, the health issue about the  
12 rodents has all to do with the District. Every  
13 street on my way here, bumpity-bump, is torn up.  
14 And the reason why it's torn -- and because it's  
15 torn up the rodents -- and all the development and  
16 building, the rodents are being robbed of their  
17 habitat. Look, this is not rocket scientists at  
18 all.

19 The District of Columbia has a  
20 responsibility through Consumer and Regulatory  
21 Affair to make sure our communities are abated  
22 properly. The Housing Authority has an inspector

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1 responsibility to make sure that the District does  
2 their job. Does that mean we're supposed to be  
3 separate? No, we're supposed to have working  
4 relationships with one another, that we don't have.

5 We ain't sitting on no ivy tower where  
6 the Housing Authority -- because it's a separate  
7 authority that you don't need the District. We  
8 need them more. We need their money and we need  
9 their cooperation. The residents do because we  
10 are citizens of the city. I don't feel that you --  
11 you all don't think that we're human. What I know  
12 is is that you're so full of being full you can't  
13 think to get to the point. That's only fair,  
14 because we are all humans.

15 Now here's my bottom line. This notion  
16 of communication has got to change and it can only  
17 change if we are really, really listening to each  
18 other. Surveys is a thing of a past because people  
19 think they're crap. They won't even participate.  
20 So the challenge is is for the elected  
21 commissioners from the resident body to understand  
22 specifically what their job is. And let me list

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1 that and then I'll close.

2 The resident commissioners, the  
3 at-large, the family and the seniors that's just  
4 able are a connected -- and let me change this  
5 because Marion Barry died with this. Also the  
6 voucher. That gives us four to one of votes to  
7 out-vote anybody else that's on that board. I'm  
8 going to be sure that's used. I'm going to be sure  
9 because it's nowhere in the world all this  
10 communication, all this moving and action is being  
11 taken and the residents are not prospering. As a  
12 matter of fact to the latter.

13 I'm not up here to fuss. I'm telling  
14 you the dynamics of -- so we need to know which all  
15 of your positions on gentrification. I want  
16 statements. I don't want you just to play with it.  
17 I want to know what your position is on  
18 gentrification, because then we can go from there.  
19 Because this slow process for gentrification is not  
20 like the last gentrification. It's much more  
21 sophisticated in practice and I know the books to  
22 read about it.

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1           So wrapping up. it is going to take  
2 some different conversations, but I won't be  
3 avoided as a person and I hope the other residents  
4 are not, but these conversations going to have to  
5 take place.

6           The first one is change management.  
7 All of the stuff that's going on at Barry Farms has  
8 a very specific mental health component to it. You  
9 are not going to get out of there without having  
10 some mental issues. That's it. Because change  
11 management has not been discussed in the reality.  
12 The reality is is that -- and this is on paper where  
13 I feel that the community should have a right to  
14 be built phase by phase, which is really what that  
15 struggle was all about. So the disrespect that  
16 that is, that's not the way it's going. But right  
17 now you all have no choice.

18           And I'm saying this to the Barry Farm  
19 members. They need to be out of that community and  
20 accommodated and all may be accommodate, because  
21 now it is a safety issue that you all will be sued  
22 for. And that's the bottom line. I don't want to

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1 wait and see. What I want it -- I want to do, I'm  
2 going to stir some people up about y'all moving  
3 those people, because right now you are  
4 personally -- this Board is personally responsible  
5 for their safety.

6 CHAIRMAN ALBERT: Thank you, Ms.  
7 Settles.

8 MS. SETTLES: Thank you. No  
9 disrespect.

10 CHAIRMAN ALBERT: No and --

11 MS. SETTLES: I love you all.

12 CHAIRMAN ALBERT: -- none taken.

13 Ms. Edwards?

14 MS. EDWARDS-HINES: Edwards-Hines.

15 CHAIRMAN ALBERT: Huh?

16 MS. EDWARDS-HINES: Edwards-Hines.

17 PARTICIPANT: She's hyphenated.  
18 Edwards-Hines.

19 MS. EDWARDS-HINES: Hines.

20 CHAIRMAN ALBERT: Welcome, Ms.  
21 Edwards-Hines.

22 MS. EDWARDS-HINES: Good evening. My

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1 name is Rhonda Edwards-Hines. I am the current  
2 president of the Barry Farm Resident Council, also  
3 the current ANC commissioner for AC-06.

4 Yes, I am upset. It is so much that's  
5 going on since y'all took y'all break in August.  
6 And I see you looking at the time. That's so  
7 disrespectful. Damn. I can't -- woo, I'm just  
8 really trying to deal with you. I really am.  
9 Okay? Because I'm the only staff for the resident  
10 council. Okay?

11 But that does not mean that I'm not  
12 doing my job, because you can call me at 10:00 at  
13 night, 5:00 in the morning, 2:00 and 3:00 in the  
14 morning to tell me that the electricity is not on,  
15 you got a water main break, and I'm on there talking  
16 to 3-1-1, Pepco to get it done to see why the  
17 residents don't have what they supposed to have.

18 Now this year I'm very upset because my  
19 residents -- not my residents, my neighbors, we  
20 always take the families to the water park every  
21 year. They didn't get to go. But I have been  
22 doing things in the community for the residents.

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1 We did the book bag drive that consist of the Coast  
2 Guards, my navigator Mr. Ron Frydee, DCHA, and  
3 myself. I have pictures of that, that we did that  
4 event. And I also have the annual event Barry  
5 Farms Day, which is always the last Saturday of  
6 August. That was a great show out. I want y'all  
7 to know that.

8 I am very concerned about the safety  
9 that's on that property. I have met and met with  
10 the vice president of POA for real estate that's  
11 overseeing the project to have them to come out to  
12 see what my concerns were far as safety because you  
13 put the fence up. My understanding is -- and yes,  
14 I'm yelling because I'm upset. Once those fences  
15 go up, that property doesn't belong to DCHA. It  
16 belongs to POA and A&R. Okay?

17 I'm going to keep it real. I've been  
18 doing my homework. So since y'all think -- and my  
19 constituents think that I'm not doing nothing, I'm  
20 doing it. I don't get a break. Even my fellow  
21 coworker commissioners, they took August off. I  
22 don't get a day off. I don't. I don't because of

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1 what's going on. I'm there when the first -- when  
2 the bulldozer came to knock the buildings down.  
3 That's not fair.

4 So my understanding is; and, Mr.  
5 Garrett, you can let me know if I'm been informed  
6 wrong, that once the fence is go up they belong to  
7 POA and R&A. Okay?

8 Now you have these -- I ask -- that's  
9 a question. Can you -- you want me to finish  
10 talking and then you're going to answer me, or are  
11 you going to answer that question?

12 MR. GARRETT: Yes, when the developer  
13 puts up the fence wall, that becomes the control  
14 of the development team.

15 MS. EDWARDS-HINES: Okay. Now on that  
16 note, that's why I met with them to find out who  
17 is what, because that's all I've been asking for.  
18 So I want my constituents and other community  
19 interests to understand that now that Sumner Road  
20 is fenced in it does not belong to DCHA. Do y'all  
21 specific that?

22 MR. GARRETT: Ma'am, no, no, no, no,

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1 no, no.

2 (Simultaneous speaking.)

3 MR. GARRETT: Ms. Hines, no, no, no,  
4 no.

5 MS. EDWARDS-HINES: Okay. Now --

6 MR. GARRETT: Let me explain.

7 MS. EDWARDS-HINES: No, that's what I  
8 just said to you.

9 MR. GARRETT: No, no, no. No, no.  
10 But we're talking --

11 VICE CHAIRMAN SLOVER: Can you  
12 clarify, please?

13 MR. GARRETT: What I'm talking about,  
14 the property is owned by DCHA, but it's under the  
15 control of the developer at the time. We still own  
16 the property, ma'am.

17 MS. EDWARDS-HINES: Okay.

18 MR. GARRETT: Okay? That's the way --  
19 that's -- it's -- there's a couple of pieces to this  
20 puzzle that works in tandem with one another. We  
21 still own the property.

22 MS. EDWARDS-HINES: Okay.

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1 MR. GARRETT: Okay? And --

2 MS. EDWARDS-HINES: So who do we go to  
3 about for safety because these buildings are --

4 MR. GARRETT: You're here.

5 MS. EDWARDS-HINES: -- gutted out,  
6 they're cutting the fences and --

7 MR. GARRETT: You're at the right  
8 place.

9 MS. EDWARDS-HINES: -- they're going  
10 in the units and individual females are being raped  
11 in those units. Okay? I'm getting the phone  
12 calls. I'm the commissioner. Not only that, I'm  
13 the president, so I know what's going on.

14 Just like I came and reported that my  
15 office got broken into that's on the property and  
16 they took over \$10,000 worth of merchandise. And  
17 I'm still as of today still waiting for the  
18 identification numbers for the computers that was  
19 in the lab that was taken from out of there. Seven  
20 D did a poor job of getting evidence, because there  
21 was a bunch of evidence there. I just had to pay  
22 two guys to clean out my office yesterday so they

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1 could have the election for the residents to come  
2 in because it was filthy and the locks had to be  
3 changed. All that was taken play.

4 But this been going on. They --  
5 Housing been notified about this issue for over a  
6 month now. So I'm really upset. And I don't want  
7 no one -- and for you to look down on me like I'm  
8 no one, Mr. Garrett, I am. I'm a leader of my  
9 community that which I lived for 30 years. I've  
10 been a leader for 25 years. And I want that to go  
11 on the record.

12 CHAIRMAN ALBERT: It is.

13 MS. EDWARDS-HINES: Because the way  
14 that you look at me is like I'm belittled of you.  
15 I am highly educated. And then for you to  
16 disrespect me and keep looking at this clock, I  
17 could talk for 15-30 minutes if I want to because  
18 I have a right. I am a resident of housing. And,  
19 yes, I do feel that you owe me an apology because  
20 that's my assumption. That's what I get from you.  
21 But you don't have to give it to me. I just want  
22 the Board to know on the record what this leader

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1 has been doing for the community in which I live  
2 in and ask of me to be their leader.

3 CHAIRMAN ALBERT: Thank you.

4 MS. EDWARDS-HINES: Because I'm tired  
5 of getting phone calls, are you the resident  
6 council president? What are you doing? You need  
7 to let them know. I come here and I testify. You  
8 now this.

9 CHAIRMAN ALBERT: Okay.

10 MS. EDWARDS-HINES: The Board knows  
11 this. The commissioners know this. But why is  
12 that some of my constituents don't or part of  
13 Housing doesn't know?

14 With that being said, as far -- I want  
15 to also note and let me neighbor know, Nicole, on  
16 the statement that she made about the Internet.  
17 Every event that we had, every Barry Farms Day we  
18 have information about DC Connect, which is \$10.  
19 You have to have a school-age child in your  
20 household to qualify for that program. So I wanted  
21 to bring that up because I'm --

22 And as far as the demolition, when the

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1 demolition started, we the residents was informed  
2 of a meeting that was back in the spring that come  
3 May, June, July that demolition was going to start.

4 Thank you, Aquarius.

5 That the -- not demolition was going to  
6 start. The fencing was going up to start the  
7 demolition, which was this past May, June of July.  
8 So I want that to be put on the record also, that  
9 we did have -- the meeting was either held at the  
10 end of the winter; because I don't have my -- all  
11 my paperwork with me, or the beginning of the  
12 spring, that we did have a meeting. And if I'm not  
13 mistaken, that meeting was held at Varney, formerly  
14 called Excel Academy, on the corner of Sumner and  
15 Martin Luther King. So we were informed.

16 And because so much is going on, you  
17 know, you can't forget some things, but I know  
18 because it affected me personally, because I lived  
19 on Sumner Road. So I was like I know I have to go,  
20 but I'm not going until the majority of my residents  
21 are gone, my neighbors are gone. And so soon when  
22 I left it was only four of us there, and

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1           unfortunately one resident is left.           And  
2           Ms. Green is a senior.   And I'm concerned and I've  
3           been talking about that issue.   What y'all are  
4           going to do with Ms. Green?   What accommodations  
5           are y'all going to do?   Are you talking to Ms.  
6           Green?   We need to get her out of that surrounding  
7           because it's not safe, because as I stated before,  
8           those houses are gutted out.   They took the windows  
9           off -- I mean took the window out.   The doors are  
10          wide open.   They cut the fence.

11                        You can go up in there and do whatever  
12          you want because we do -- and I stated in other board  
13          meetings that we do have homeless people in the  
14          area.   Because when some of the residents left they  
15          didn't take their other half and they just left them  
16          there, or they come trickling down from the shelter  
17          up the street.   So I just want the Board to be aware  
18          of the safety issues that's going on on the  
19          property.

20                        CHAIRMAN ALBERT:   Thank you.

21                        MS. EDWARDS-HINES:   And I want to  
22          apologize that I've screamed out, but I'm very

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1 passionate --

2 CHAIRMAN ALBERT: No apology needed.

3 MS. EDWARDS-HINES: -- about --

4 CHAIRMAN ALBERT: You don't have to  
5 apologize. You're very passionate about that,  
6 so --

7 MS. EDWARDS-HINES: Yes. And so I  
8 know I didn't cover everything, but it's always  
9 next month.

10 CHAIRMAN ALBERT: And we appreciated  
11 you coming down here and --

12 MS. EDWARDS-HINES: Because I was -- I  
13 wanted to talk about what was going on with my  
14 situation, but I wanted to talk about the  
15 community. I'll see y'all next month about me.

16 CHAIRMAN ALBERT: Thank you very much.

17 MS. EDWARDS-HINES: So, Mr. Garrett,  
18 did you have anything else you needed to say to me?

19 MR. GARRETT: No, ma'am.

20 MS. EDWARDS-HINES: Okay. Thank you.

21 CHAIRMAN ALBERT: So I just want to say  
22 as we call out Ms. Matthews, Paulette, that I --

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1       there's a lot that can be said about Mr. Garrett.  
2       Disrespectful is not one of the words that I would  
3       use to describe him. He's very inclusive. He's  
4       reached out to the community. I have been in this  
5       city for 18 years and he has been in and around --  
6       not -- no disrespect on any prior leadership here,  
7       but he's made himself available. He's listened to  
8       people. And that's one of the things I like about  
9       him.

10                        So, Ms. Matthews?

11                        PARTICIPANT: Excuse me. I have a  
12       question. How many more people are coming up,  
13       because I'm not going to sit in here --

14                        CHAIRMAN ALBERT: So at some point in  
15       time we've got to end this, so we're going to --

16                        PARTICIPANT: But I still have a right  
17       to speak.

18                        CHAIRMAN ALBERT: We're going to --  
19       here's how it works: So you have an opportunity  
20       to speak on -- hold on one second. I'm going to  
21       run this meeting.

22                        PARTICIPANT: You gave her several

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1 times and she --

2 (Simultaneous speaking.)

3 CHAIRMAN ALBERT: Hold on. So here  
4 are the rules: You can talk -- Debra came up twice  
5 because she signed up to talk about the resolutions  
6 and then she signed up once again. If you want to  
7 speak on either the resolutions or the issue, you  
8 get here before 1:00 -- and it's not new -- it's  
9 not a new rule -- and you sign up for it. I make  
10 accommodations for residents. And so -- and I made  
11 accommodations. So I'm going to ask Ms. Matthews  
12 to now come up. We're going to hear from her and  
13 then I'll decide.

14 MS. MATTHEWS: Hello, everybody. How  
15 y'all doing today?

16 MR. GARRETT: Good afternoon.

17 MS. MATTHEWS: It's like a whole lot of  
18 things going on as always, but when we speak of  
19 Barry Farms and all the things that are taking place  
20 in the redevelopment -- and as Mr. Slover kept  
21 saying that we've already established that it's no  
22 build in place in place, going to be taking place,

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1 so therefore we have to leave. But while are there  
2 we got fences, as Rhonda spoke of, we have a lady  
3 that's trapped in. And so out of people just  
4 hearing our concerns that might have been why they  
5 cut the gates, certain slots so people can walk  
6 through. But then they came and they replaced  
7 that, which is costing money to keep doing that.  
8 So that's an issue.

9 Then we have another issue with the  
10 lights. With those units being vacant we don't  
11 have the security outside lights that work. As  
12 Aquarius mentioned it's dark in the cubbyhole.

13 CHAIRMAN ALBERT: You mentioned that  
14 last month.

15 MS. MATTHEWS: I mention it every time.

16 CHAIRMAN ALBERT: So having --

17 (Simultaneous speaking.)

18 MS. MATTHEWS: We've been having a  
19 light issue for forever. Okay? So, but when you  
20 think of people's safety, you have to be ever  
21 mindful regardless of POA, HOA, whoever. There's  
22 people that's present at Barry Farms. How fast

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1 they going to move, who knows? Because what you're  
2 offering people is not acceptable to people.

3 CHAIRMAN ALBERT: Not interrupting  
4 you, but I just want to -- because you had this issue  
5 last month and I --

6 MS. MATTHEWS: Every single --

7 CHAIRMAN ALBERT: So listen to me for  
8 one second. I'm not going to rush you. We have  
9 this dialogue every month. So last month you  
10 talked about the lights being out. I was told that  
11 the lights were fixed. So either someone in the  
12 Housing Authority isn't telling me the truth or  
13 you --

14 MS. MATTHEWS: Let me say something.

15 CHAIRMAN ALBERT: -- didn't observe.  
16 Yes.

17 MS. MATTHEWS: Let me say something to  
18 you.

19 CHAIRMAN ALBERT: Yes.

20 MS. MATTHEWS: If you haven't realized  
21 it, the Housing Authority are the biggest slumlords  
22 that we have as far as I see it when you came to

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1 D.C. Housing Authority property, because I've been  
2 through it all. And people have let me into their  
3 house. So if you want to go there -- so you can  
4 believe what you want to believe, but I'm here to  
5 try to tell you that I've been constantly calling  
6 about the lights. Constantly. It's gotten worse  
7 since people have left. And especially if it's  
8 like rows of people who are gone, we have no lights  
9 there.

10 CHAIRMAN ALBERT: So they're not --

11 (Simultaneous speaking.)

12 MS. MATTHEWS: But we have fence. But  
13 you know what I know? I know that you could also  
14 attach --

15 CHAIRMAN ALBERT: Right.

16 MS. MATTHEWS: -- lighting to the fence  
17 for lighting. If you want to say -- because Ms.  
18 Watson had the nerve to tell me after she -- now  
19 that she's the area manager -- but I've been  
20 speaking about this for a long, long time. Now  
21 it's the responsibility I guess of Pepco. Like I  
22 told Ms. Watson, first and foremost I don't care

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1 nothing about POA and everybody else and the  
2 relocation staff and all of that. It's about the  
3 residents and their safety. That's the main  
4 concern.

5 You can put all of those people -- you  
6 could say all of their names, but you need to find  
7 a way of putting some lights so our people are  
8 there. Because if not, you will be getting sued.  
9 These is people's livelihoods. They have to go  
10 back and forth to wherever they need to go to.  
11 Little kids are there. Y'all got doors wide open,  
12 windows wide open for anything to happen to  
13 anybody. And on top of that now you have no lights.

14 And she's telling me about Pepco. No,  
15 I said, Ms. Watson, D.C. Housing Authority is  
16 responsible for the people on the property. So  
17 D.C. Housing Authority needs to make sure they get  
18 lights around here and to every living soul that's  
19 gone. That's what they need to do because people  
20 have to still travel through there.

21 So what I have been seeing is the D.C.  
22 Housing Authority -- they be out there riding

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1 around at night up until 10:00 at night. I just  
2 recently seen a few lights get placed in certain  
3 places, but there's still lights that need to be  
4 put in all these -- because you have to understand  
5 and realize that when you put the fences up you  
6 force people to go certain ways that they -- you  
7 understand what I'm saying?

8 CHAIRMAN ALBERT: Yes, for movement.

9 MS. MATTHEWS: Like we got people that  
10 hang out for -- you got them going down dark  
11 stairways where people hang out, might smoke dope,  
12 whatever they do, hang out, whatever they do. You  
13 understand me?

14 CHAIRMAN ALBERT: Yes.

15 MS. MATTHEWS: So you have to travel  
16 past these people with or without lights. It makes  
17 no sense. None of -- really none of this make any  
18 sense whatsoever. And then to send people to  
19 places that -- hear me when I say it, slumlords.  
20 So -- and inspectors who don't inspect right or --  
21 I don't know what's going on because I had a lady  
22 speak -- come to me and tell me that she done moved

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1 out of Barry Farms. She done moved somewhere and  
2 you're supposed to seal the tub. I forgot the  
3 proper term for it.

4 CHAIRMAN ALBERT: Yes, caulking.

5 MS. MATTHEWS: But you know. No, not  
6 the caulking around and so the water won't leak down  
7 and all that, but it's some type of -- I don't know  
8 what it's called, finishing. I don't know.

9 PARTICIPANT: Glazing.

10 MS. MATTHEWS: Yes, glaze. There you  
11 go. There you go. I had to hear the term again.  
12 Glaze. Well evidently they didn't glaze it right  
13 or something. Anyway the kids start eating off the  
14 chips of the paint, whatever went on. She's now --  
15 and I don't know if she's back where she's supposed  
16 to be, because D.C. Housing Authority know. They  
17 had to put her in a hotel. See, they know these  
18 things, but you don't always hear these things.  
19 But residents will tell you certain things.  
20 Housing Authority is never going to come and say  
21 blah, blah, blah, blah, blah, blah, blah. No,  
22 because that's not a part of their mission, I guess.

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1                    Their mission statement is to say that  
2 they're going to help. I don't see where there's  
3 being -- I see some help, but in the other -- and  
4 I see more harm than help, because when we come into  
5 these rooms and we speak, it's like y'all don't hear  
6 us. It's like y'all have a meeting and -- I could  
7 just be imagining it. Y'all have a meeting back  
8 there and then you have meetings here, and even the  
9 one that we have on Monday just to say we were  
10 present because you actually don't listen.  
11 Because we've been in these rooms several times  
12 talking about rats and all that.                    Y'all  
13 sat here and y'all passed -- y'all pass it. Y'all  
14 count. Yes, eight. It's a go. We set here and  
15 we spoke of the rats, the roaches and all of that.  
16 What y'all chose to do extend their contract and  
17 give them more money. I was disturbed, and you  
18 probably heard me in the audience, as I do when I  
19 get frustrated, with hearing the same thing. It's  
20 like somebody keeps pushing the repeat button and  
21 nobody's opening up their eyes to see that all of  
22 this is wrong. And it makes no sense that people

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1 have to go through all of this.

2 And Build First would -- probably would  
3 have been a good ideal, like right across the bridge  
4 when they have all those -- that new development  
5 across there --

6 CHAIRMAN ALBERT: Yes.

7 MS. MATTHEWS: -- if we could all move  
8 from over there to over there, and y'all could have  
9 torn that on up. But the way things are done  
10 everybody's displaced, put in different locations.  
11 Situations change, circumstances change and all of  
12 that. And it seem like no one could really have  
13 no pursuit of happiness here on earth because it's  
14 always some type of obstacle just in the way to help  
15 or keep another human being down. It's not hard.  
16 It's very easy. All you got to do it think of what  
17 you would want.

18 And everybody is not on the same  
19 education level, financial level or none of that,  
20 but what they all are are human beings. Some are  
21 just worse than others. Circumstances changes.  
22 People can change. Things come up. But people

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1 are human beings. And that's what you got to  
2 realize and that's what you have to think of each  
3 and every day. When you sit here and you make these  
4 decisions you have to think whether -- would I want  
5 it to happen to me? Would I want it to happen to  
6 my children? Would I want it to happen?

7 Because to keep saying let's do this,  
8 let's do this and it's all about money, first of  
9 all I feel as though the Government has  
10 discriminated against us from the laws. I might  
11 sound like I need to be on the floor in an  
12 institution somewhere, but because of these laws  
13 we're still stuck and we feel still justified to  
14 do all the wrongdoing and which is being done.

15 The master plan, that I call the blue  
16 plan by design. Because we all came in here,  
17 excuse my French, butterball naked and broke.  
18 They have everybody out here having to depend upon  
19 money. And whether you have a lot or a little bit,  
20 you're always talked about or whatever, or thinking  
21 that you're better than because you either have a  
22 little bit more education or a little bit more money

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1 or you live in Ward 1 or Ward 2.

2 We have discriminated in the beginning  
3 because we all need discipline and all that, rules  
4 and regulations, but we got from Ward 1 to Ward 8,  
5 and go check them all out. A child that lives in  
6 the District of Columbia should be able to live --  
7 go to any school in the District of Columbia. To  
8 go to get good education you shouldn't have to go  
9 to St. Charles County or Maryland or Virginia.

10 Right here with Ward 1 to Ward 8 it  
11 shouldn't be so much of segregation and  
12 discrimination. It starts there. And so  
13 people's mind set -- and now you can't even trust  
14 nobody. Who can you trust? But the thing of unity  
15 and being able to understand people and how people  
16 are and how to treat an individual will make things  
17 so much better, because right now we think of color  
18 and we think of money.

19 We got to think of a human being and  
20 their feelings and what they will go through  
21 mentally and all of that. And it has taken a toll  
22 on many. People that don't even live in public

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1 housing are still being affected of what's going  
2 on because they care about other human beings. And  
3 at the end of the day somebody needs to really sit  
4 down and figure this out because it makes no sense  
5 for us to keep repeating the same old thing over  
6 and over and over again.

7 My mother been dead for awhile, but I  
8 remember her saying being forced from Georgetown  
9 to Southwest. At that time I didn't know what she  
10 was talking about. Just like moving to public  
11 housing, I didn't know -- I didn't start seeing.  
12 I guess the blinders was taken off. I became no  
13 longer brainwashed to the system and the flaws of  
14 the system until I moved to public housing.

15 And so I'm not perfect. We're all  
16 human beings, but we got to stop making the same  
17 daggone mistakes over and over and over and over  
18 again. It has to stop somewhere, because for me  
19 it don't make no sense for me to keep voting if I  
20 keep seeing the same stuff, the steady happenings,  
21 no changes for the people. And everybody that  
22 takes over a chair that's what they supposed to do,

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1 represent and help the people, not harm the people.

2 And so therefore I don't see my  
3 ancestors were -- and they fought for us to be able  
4 to vote. Fine, because we couldn't --

5 CHAIRMAN ALBERT: One second. Can  
6 I --

7 MS. MATTHEWS: I know my time is almost  
8 up --

9 CHAIRMAN ALBERT: Yes.

10 MS. MATTHEWS: -- and I'm getting ready  
11 to cap it off right here at this one with my  
12 ancestors and the strong determination and the  
13 will. And I'm going to keep trying to have it  
14 because I think that's why we are all here. But  
15 they fought for us to be able to vote. It's no way  
16 I'm going to keep voting; and I don't care -- they  
17 say well it's because of you, that you didn't vote,  
18 you didn't get it. When I keep voting and I keep  
19 seeing the same thing happen. It's like everybody  
20 getting chairs and they follow that blueprint or  
21 their mouths and their hands get tied and they can't  
22 do nothing but follow the process. I'm tired of

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1 this process.

2 CHAIRMAN ALBERT: Thank you so much,  
3 Paulette.

4 Chris Otten?

5 MR. OTTEN: Good afternoon.

6 CHAIRMAN ALBERT: Good afternoon.

7 MR. OTTEN: My name is Chris Ott and I'm  
8 a public housing resident in the Champlain Court  
9 Coop in Ward 1. Before I get into my own situation  
10 I just want to highlight -- because I've spent  
11 hundreds of hours on the Barry Farms case. I  
12 helped with the lawyers and the residents there  
13 write that case and win that case. And I heard Ms.  
14 Settles talk about divide and conquer earlier, and  
15 I don't quite get it. So Barry Farms  
16 doesn't get built first, but Greenleaf, Park Morton  
17 and others get built first? That seems to be  
18 disparate treatment with no rationale.

19 And, Commissioner Slover, you may not  
20 know this, but the plan was rescinded at the  
21 Planning Office by DCHA, so when you said we're  
22 going to move forward with the plan as architected,

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1       there is no plan. The plan has been rescinded. So  
2       the demolition is not only premature and pushing  
3       leads and other toxins into the air, the demo  
4       actually presents the care more than ever for Build  
5       First at Barry Farms so they can have equal footing  
6       as Greenleaf and Park Morton is getting.

7               There's no written explanation for this  
8       so-called professional decision that was made. I  
9       mean, last time I checked professional decisions  
10      are made in writing. And I'm not seeing anything  
11      to that. I think the people are owed an  
12      explanation why they can't have Build First at  
13      Barry Farms. You have the demolition now.  
14      There's a whole area where it's opened up for a new  
15      building for folks to move into when it's built and  
16      planned with the people of Barry Farms. So there's  
17      no explanation for that. And I think it's not only  
18      harmful to the folks there; I think it's an absolute  
19      injustice and complete negligence on behalf of DCHA  
20      to leave Barry Farms residents leaving -- pondering  
21      about this for years and seeing this opportunity.

22              But again at Champlain -- I need to put

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1 this on the record. Champlain Court Coop, I've  
2 been there almost five years. I've seen three DCHA  
3 inspections. None of the inspections would  
4 contend with the holes and cracks in my floor.  
5 Basically it was making sure the electricity was  
6 one and the water wasn't leaking and the pipes.

7 The situation with the cracks and holes  
8 in my floor is why I haven't used my AC and heat  
9 for three years, or seasons, because there's a  
10 nasty crawl space that I've just determined -- I  
11 thought it was the basement, but it's actually a  
12 three-foot crawl space underneath the building  
13 under my unit. I discovered that it has mildew.  
14 There's rats' nests, there's sewage under there.  
15 Under the building is toxic, so it comes up into  
16 my unit because of the cracks and the holes in the  
17 floor.

18 I've been asking for repairs including  
19 agreeing to the Board to pay for and repair the  
20 floor myself. The Board of the Section 8 Housing  
21 at Champlain Coop warned me that if I did these  
22 repairs, they would evict me, but they never

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1 repaired it themselves.

2 For the past two weeks I've not lived  
3 in my unit. I've come home on Tuesday on August  
4 28th in the morning to find my entire apartment  
5 covered in dust, toxic dust from an unannounced  
6 project in our courtyard. I've not been able to  
7 stay in my unit for two weeks. I'm sleeping on  
8 friends' couches. I've sent emails, texts and  
9 made phone calls to the Board, to the Board attorney  
10 and building maintenance company and no one has  
11 even acknowledged the situation.

12 I need a remedy. I've offered the  
13 remedy. It has been ignored. So I'm seeking help  
14 to address this. And, you know, just because we're  
15 working, low-income residents and folks doesn't  
16 mean we should be harmed and it shouldn't mean we're  
17 treated less than human. And that's what I  
18 constantly hear. I've only been to a few of these  
19 meetings, but it's the same story every time. I  
20 just -- it's shocking and it's disgusting and it's  
21 unacceptable. So I'm seeking help as well as long  
22 every -- with everybody here to get these issues

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1 taken care of and done quickly.

2 MR. GARRETT: Okay. Thank you. Mr.  
3 McCoy can -- or someone from his staff can actually  
4 assist you. Okay?

5 COMMISSIONER VANN-GHASRI: Chris?

6 MR. GARRETT: He's right behind.

7 COMMISSIONER VANN-GHASRI: Chris?

8 MR. OTTEN: Yes?

9 COMMISSIONER VANN-GHASRI: Mr.  
10 McCoy --

11 MR. GARRETT: Mr. McCoy is right  
12 behind. He can --

13 MR. OTTEN: Okay.

14 COMMISSIONER VANN-GHASRI: That's who  
15 you need to talk to.

16 MR. GARRETT: -- deal with your issue.  
17 Okay?

18 MR. OTTEN: And I guess just to  
19 clarify, is there going to be a new plan for Barry  
20 Farm? How is that going to be discussed with the  
21 residents? I was at the hearing with Angie Rogers'  
22 director and there was supposed to be a report to

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1 Angie -- to -- between you and Angie Rogers from  
2 DMPED and Anita Bonds. And we're hearing those  
3 reports aren't being done.

4 MR. GARRETT: But that -- no, it was --  
5 DMPED was -- the way it was supposed to work is that  
6 New Communities and DMPED were supposed to send the  
7 actual report to the Housing Committee. So that's  
8 the --

9 MR. OTTEN: It's not happening.

10 MR. GARRETT: Okay. Well, that -- we  
11 were sending our -- we were supposed to send our  
12 information over to New Communities and New  
13 Communities would funnel it up to the council  
14 members. So we can look into that and see exactly  
15 where it stands and also --

16 MR. OTTEN: How are you working on a new  
17 plan with the residents?

18 MR. GARRETT: That process as we've  
19 discussed and as we've talked about before is going  
20 to happen. But what we need to understand exactly  
21 what we're able to actually build based on those  
22 zoning requirements and based on what's been

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1 presented based on the legality of pushing it back  
2 and us having to start over again. So there's a  
3 discussion between DMPED, the Housing Authority --  
4 and I know we take some umbrage which -- why isn't  
5 the Housing Authority leading the charge?

6 We're all -- we're looking at what  
7 options we actually have out there with our partner  
8 POA and also with DMPED at the same time, because  
9 we're all in the boat together right -- as of right  
10 now. As of today we're supposed to be working on  
11 this together. And once we know exactly what we  
12 need to bring to the public, then we should do so.  
13 I don't think we should do anything that's  
14 premature because --

15 MR. OTTEN: Well, the demolition is  
16 premature.

17 (Simultaneous speaking.)

18 MR. GARRETT: No. Well, okay. So I'm  
19 glad you said that. I was going to ask  
20 Commissioner Slover if I could speak on the  
21 demolition.

22 But please understand and remember HUD

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1 with a demolition and disposition approval  
2 basically -- no, not basically. In no uncertain  
3 terms said that the property at Gruber Foundation  
4 was obsolete. Okay? And now we have all agreed  
5 on more than one occasion, I've agreed that the  
6 property is in desperate, deplorable, unsafe  
7 conditions for our residents. I've agreed.

8 So in saying that and acknowledging  
9 that, we all can say -- I think it's fair to say  
10 that we should be relocating residents out of those  
11 actual conditions because HUD has approved the  
12 demo/dispo application, which basically says there  
13 is no reason for us to continue to put capital funds  
14 into a site that cannot be repaired and brought up  
15 to a standard that we all believe they should have.

16 So now we're in this position where we  
17 want to quickly -- as quickly as possible relocate  
18 residents so we can begin some type of process to  
19 develop and bring residents who have been relocated  
20 off the site back as quickly as possible. So  
21 that's the goal.

22 MR. OTTEN: Let me ask you this: could

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1 you -- I mean, you've now opened up a whole area  
2 there on Sumner Road. Why can't you build a new  
3 building there for folks to move into?

4 MR. GARRETT: It's not going to be --  
5 because we want to make sure that we do the most --  
6 not only the most expedient method, but the best  
7 method that will allow us to bring as many people  
8 back at one time as we possibly can doing it --

9 MR. OTTEN: There's no --

10 MR. GARRETT: But --

11 MR. OTTEN: There's no housing units  
12 left in the city, and the ones that are left are  
13 in other --

14 MR. GARRETT: We can --

15 MR. OTTEN: -- spots that are scheduled  
16 for redevelopment.

17 MR. GARRETT: Understood.  
18 Understood. And I totally respect your opinion.  
19 And we've been working on what we can actually do  
20 on that particular site to quickly bring residents  
21 back. Now not everyone's going to always agree on  
22 exactly what the process should be, and we

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1 understand that we need to listen and we need to  
2 understand. But I think it's also incumbent upon  
3 the residents themselves also to see that we're  
4 going to do the best that we possibly can to bring  
5 as many people back as quickly as possible and we're  
6 going to use our expertise to do that.

7 MR. OTTEN: You know the track record  
8 for that? But let me just clarify then this last  
9 question: Why does Greenleaf get Build First and  
10 Park Morton get Build First but not Barry Farms?

11 MR. GARRETT: I can't answer that  
12 question. I can only look at what I have in front  
13 of me and try to develop the best --

14 (Simultaneous speaking.)

15 MR. GARRETT: -- to create the best  
16 plan that we possibly can for whatever  
17 redevelopment project we have in front of us. And  
18 that's what I'm going to do.

19 MR. OTTEN: People are asking for Build  
20 First, so --

21 CHAIRMAN ALBERT: Thank you.

22 MR. GARRETT: Thank you. Thank you

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1 very much.

2 CHAIRMAN ALBERT: So you want to come  
3 back up and say something?

4 PARTICIPANT: Absolutely.

5 MS. STALL: Excuse me. I was supposed  
6 to --

7 CHAIRMAN ALBERT: Oh, what's your  
8 name?

9 MS. STALL: Elizabeth Stall.

10 CHAIRMAN ALBERT: Elizabeth, come up.

11 MS. STALL: Thank you.

12 CHAIRMAN ALBERT: Yes.

13 MS. STALL: Hello, everyone. My name  
14 is Elizabeth Stall. I'm under a federal voucher  
15 and happy to be under one.

16 Okay. I come before y'all to explain  
17 some things that are going on at the Housing  
18 Authority that you all have no idea.

19 Mr. Garrett, this is my first time  
20 seeing you, but it's not my first time  
21 communicating with you. I've sent you more than  
22 four emails and Ms. Carmen Reilly was the one that

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1 told me to send it to Executive Director Garrett.  
2 So I've been also sending it to two other Garretts  
3 as the Housing Authority that are supposed to be  
4 directors. The other Garrett is  
5 tgarrett@dchousing.org, O-R-G. So are you  
6 getting either one of those emails, sir?

7 MR. GARRETT: Yes, ma'am, and we set up  
8 a meeting with you, correct, to have a one on one?

9 MS. STALL: We just set up a meeting,  
10 but you've been on the Board for 12 months, am I  
11 correct?

12 MR. GARRETT: Yes, ma'am, but we had a  
13 previous --

14 MS. STALL: Okay.

15 MR. GARRETT: Just for clarification,  
16 we had a previous meeting, did we not?

17 MS. STALL: We did in June.

18 MR. GARRETT: Yes, ma'am.

19 MS. STALL: And guess who canceled that  
20 meeting? You guys. Guess who had to say to you  
21 guys give me a letter as a resident that you used  
22 to do property management, so nothing gets over my

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1 head. So this is my first time talking to you. I  
2 don't want you to think I'm hostile, but I'm not  
3 happy either, because if I was I'd be skipping  
4 around here sucking on a lollipop, which you can  
5 clearly see I'm not.

6 To make a long story short, sir, we had  
7 a date back in June and in June you guys canceled  
8 that meeting. So guess what I said as a resident?  
9 Please send me a letter because y'all didn't have  
10 the sense to do this without me saying it. Please  
11 send me a letter stating that y'all canceled the  
12 meeting because I would not reschedule again until  
13 I got that letter from the so-called Housing  
14 Authority representative that the liaison going  
15 between me, you and Mr. Wonderful -- oh, he left --

16 (Laughter.)

17 MS. STALL: -- Mr. Wonderful, who's  
18 here over the Voucher Program. And I've been  
19 knowing him for a long time, Mr. Ronald McCoy.  
20 He's wonderful, isn't he?

21 But to make a long story short, I'm here  
22 to make sure that my issue gets resolved, sir, since

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1 this is my first time seeing you face to face. And  
2 I'm so glad I have your attention because as people  
3 are watching you, y'all hopefully are watching us.  
4 And we're seeing where y'all's eyes are going.  
5 We're seeing that y'all are worrying about the  
6 time, or if y'all are worrying about our heart, our  
7 mind and what we're going through as resident under  
8 these programs, rather it's public housing or  
9 rather it's a federal voucher.

10 It's a lot going on here. Y'all have  
11 no idea. Y'all have people standing up here that  
12 people are praising and clapping and half of them  
13 ain't nothing but thugs. One lady told me and my  
14 son while we was sitting in a briefing to get a  
15 voucher on May the 9th of 2018 -- guess what she  
16 said? She ain't going to live long enough anyway.  
17 That's y'all's wonderful one y'all was praising in  
18 the pink jumpsuit, Ms. Saunders.

19 There's another one that stood before  
20 y'all and she used to be a gang member. She told  
21 me and my son this like in the form of intimidation.  
22 So guess what I told her? Honey, I might look like

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1 I'm 36, but I'm well over that. I've never been  
2 in a gang because I never had a need to be in one.  
3 But let a gang member want to hurt me or my son for  
4 any training that I so choose to get on N Street  
5 and we going to see how many gang members in my  
6 family, which there are none, but my family is my  
7 loving gang. So I let her know that, however old  
8 she is.

9 But to make a long story short, another  
10 gentleman that probably is not here today or who  
11 probably also disappeared is the wonderful person  
12 that y'all have managing the Inspections  
13 Department. And the Inspections Department is ran  
14 for a long time, many years by Mr. Milton Dyer.  
15 Isn't he wonderful also? That's why all of them  
16 are here. All of them are here because they're  
17 wonderful. They wanted me to speak last or they  
18 didn't even want me to speak at all.

19 I'm not in public housing, however, I  
20 am partners with public housing. I have a voucher.  
21 And rather it's local or federal it shouldn't make  
22 a difference. We all deserve to live decent,

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1 respectfully and in order. And no one should be  
2 partners with these landlords that are slumlords,  
3 as the young lady said when she was up here. They  
4 shouldn't be partners with them. They should be  
5 partners with us. We're the ones that you guys  
6 work for.

7 And every time I call 535-1000 guess  
8 what I tell them? I don't work for you guys; you  
9 guys work for me. Give me proper respectful  
10 service because I demand it. I'm not asking for  
11 it. I demand it because y'all are getting paid by  
12 every tax dollar. Rather you're on welfare,  
13 rather you're getting Social Security, rather you  
14 got a disability, or rather you're working at the  
15 White House, we all pay taxes.

16 No one says to us if you're on welfare  
17 you don't have to pay taxes. No one says if you're  
18 a disabled person you don't have to pay taxes.  
19 Every single human being is a person that pays taxes  
20 in Washington, D.C. I'm assuming Maryland and  
21 Virginia as well, but I'm an original  
22 Washingtonian, born and raised, educated and a

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1 product of Washington, D.C., sir.

2 So to make a long story short, I'm so  
3 glad I have your attention because now I'm going  
4 to bring up the issue of Mr. Wonderful, Mr. Dyer.

5 Mr. Dyer has been called by me from June  
6 the 26th of 2018 all the way up until today. You  
7 know what today's date is, sir, since we having this  
8 meeting? Isn't today the 13 -- I mean, the 12th  
9 or the 13th -- I didn't even look myself, but I knew  
10 the meeting was today and I was going to be here  
11 with bells on.

12 So what happened was I've been calling  
13 Mr. Dyer since June of 2018 up until now and no reply  
14 from Mr. Dyer at all. I get his voicemail most of  
15 the time. And when he was here on Monday, I wanted  
16 Mr. Dyer to understand that I have been calling him  
17 since June. That voicemail sometimes is so backed  
18 up that you can barely ever leave a message because  
19 it says there's no space to leave a message.

20 Then you got your wonderful call center  
21 representative. Let's speak about them today.  
22 The wonderful call center representatives, and the

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1 main four are Ms. Summers, Ms. Parker, Ms. Hope,  
2 and there's a person that -- whose name is very  
3 close to me, Ms. Holt, that doesn't even know how  
4 to pronounce her own name. Her name is Ms. Holt,  
5 but when you talk to her, you think you're speaking  
6 with Ms. Hope, because she doesn't know how to say  
7 Ms. Holt with a T.

8 So guess what I started asking her?  
9 Ma'am, I don't want to get Ms. Hope and Ms. Holt  
10 confused. So are you able to spell your name for  
11 me since you're not able to pronounce it? Guess  
12 what she said to me? You don't tell me how to  
13 pronounce my name. I said let's back up, sister,  
14 because number one, if you're saying Ms. Holt with  
15 a T as opposed to Ms. Hope with a P, I wouldn't be  
16 getting y'all confused.

17 So we first have to go through the  
18 regimen and the rigmarole of going through these  
19 crazy sick individuals they have hire and given  
20 wonderful paychecks to. They call them call  
21 center representatives when they're really nothing  
22 but, if you ask me; and I'm trying to be nice,

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1 something off the street.

2 CHAIRMAN ALBERT: Please be.

3 MS. STALL: If you talk to me like I'm  
4 a dog and I'm not getting paid, I'm still going to  
5 show respect that I'm a lady. Not a woman, but a  
6 lady. But I'm also going to check you and tell you  
7 who the heck you're talking to so that we can get  
8 it straight who's getting paid to give me services  
9 and who's calling and working like a dog to get  
10 through all of them nuts that they call a call  
11 center representative.

12 Mr. Wonderful, wonderful Mr. McCoy is  
13 very aware of all of this because I sent him a email  
14 back in 2017 telling him from February through  
15 March I've been calling Mr. Dyer, his wonderful  
16 little partner or buddy, and I'm not getting  
17 through to him, in Inspections. So guess what?  
18 Just recently I called him again but he was on  
19 vacation from the 4th through the 10th.

20 I hope I can get your attention back,  
21 sir, or did something just hit a core?

22 To make a long story short, I would like

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1 to get your attention back. Mr. Milton Dyer has  
2 chosen to ignore me, sir, from June all the way  
3 through September. And guess what I have in my  
4 phone today? An inspection date because they knew  
5 I was going to come here, stand before you the Board  
6 and executives and tell the truth. And I can show  
7 it to you in my phone.

8 I also can show you every single email  
9 that me and Mr. Ronald McCoy and the mayor's office  
10 when I see CC'd her lazy behind now that we know  
11 she's not even a truth anymore. She told us  
12 transparency, but that's a whole other issue. I'm  
13 not going to go there.

14 CHAIRMAN ALBERT: Okay. I'm going to  
15 ask you to wrap it up.

16 MS. STALL: But to make a long story  
17 short, I have everything in my phone. So I'm  
18 finally getting a date for an inspection. And  
19 they're telling me I'm coming in your unit on the  
20 14th. No, they're not. They're coming on the  
21 17th, which will be Monday, because I haven't  
22 spoken to them from the beginning of this month all

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1 the way until today when I just get a text. No  
2 one's going to tell me when you're coming in my  
3 unit. You're going to ask me when it's feasible  
4 for you to come and fix the corrections. That's  
5 how I operate.

6 I used to do this for a living for 12  
7 years and I don't let nobody let my age or my size  
8 fool you. I'm older than what I look like. I know  
9 I look like I'm 36, but I'm not going to give out  
10 my real age. But as you can tell, I'm very  
11 knowledgeable and I don't let nobody walk over me.  
12 And y'all work for us. We do not work for y'all.

13 When we call for services, we went them.  
14 And I don't want anyone dictating to me that I can't  
15 go up to Mr. Ronald McCoy and speak to him without  
16 speaking to Ms. Alger who is his assistant, when  
17 Ms. Alger's voicemail can be backed up for more than  
18 a month or a year, whatever, and we never get  
19 services. So I'm sitting before you today --

20 CHAIRMAN ALBERT: So you --

21 MS. STALL: -- and right now to let you  
22 know I'm not getting services, sir. And I finally

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1 got a service date on the same day I'm meeting with  
2 y'all. Isn't that wonderful?

3 Now I'm done. Any --

4 CHAIRMAN ALBERT: Thank you so much.

5 MS. STALL: Would anyone like to give  
6 me some feedback? And I also asked for the -- I  
7 mean, the head chairperson's information and I was  
8 told they couldn't give that to me. Just email the  
9 Board of Directors. That's what I was told. I  
10 said where is all this dictatorship, cover-up and  
11 no transparency so we can get to the people we need  
12 to get to and make sure you guys actually work,  
13 because the Board oversees you guys.

14 CHAIRMAN ALBERT: So I'm going to give  
15 you my email address --

16 (Simultaneous speaking.)

17 MS. STALL: And I want a card, too, if  
18 you don't mind, because I would like to talk to you  
19 directly.

20 Now, Mr. Garrett, I'm going to be fair  
21 with you because this is my first time talking with  
22 you other than through email. But when I email

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1 you, I also email your buddy Mr. Dyer. I also email  
2 your buddy Mr. McCoy. So y'all can be in this  
3 little three-gap-twine thing or whatever y'all in,  
4 but I'm going to get services, sir. I'm under a  
5 federal voucher. And if this means going to the  
6 news media to explode -- expose that you guys have  
7 a lady name Ms. Shin -- I think she disappeared,  
8 too. Maybe she's still here. But she's the  
9 person --

10 CHAIRMAN ALBERT: So, ma'am, we truly  
11 have to wrap it up.

12 MS. STALL: Was she ever here, Ms.  
13 Shin?

14 CHAIRMAN ALBERT: No, I say we truly  
15 have to wrap it up.

16 MS. STALL: Okay. I understand we got  
17 to wrap it up because a lot of truth is coming out  
18 and a lot of facts are coming out, but the truth  
19 of the matter is we deserve services. We're going  
20 to get services, not just because we deserve it,  
21 but that's why y'all exist, because we need  
22 services.

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1 CHAIRMAN ALBERT: Totally agree with  
2 you.

3 MS. STALL: And we're going to get  
4 them.

5 CHAIRMAN ALBERT: Yes.

6 (Applause.)

7 CHAIRMAN ALBERT: Thank you so much.

8 MS. STALL: Or we're all going to sign  
9 something and march to the WUSA Channel 9 news  
10 media.

11 CHAIRMAN ALBERT: Thank you.

12 MS. STALL: And I guarantee you we get  
13 serviced then. Thank you so very much for --

14 CHAIRMAN ALBERT: You're quite  
15 welcome.

16 MS. STALL: -- letting me speak,  
17 because I really thought it was going to be a game  
18 played and I wasn't going to get a chance to speak  
19 today, sir. Okay. Thank you very much.

20 Before I leave I want your information,  
21 sir. You're the Chair of the Board, right?

22 CHAIRMAN ALBERT: That's what they

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1 say.

2 MS. STALL: Okay.

3 CHAIRMAN ALBERT: Yes.

4 MS. STALL: Thank you.

5 CHAIRMAN ALBERT: All right. Come on  
6 up.

7 PARTICIPANT: Oh, you want me to come  
8 up now?

9 CHAIRMAN ALBERT: Oh, no, no, no, no.  
10 (Pause.)

11 CHAIRMAN ALBERT: Okay. This is your  
12 second time around so make it real quick.

13 MS. BISHOP: Okay. I'm going to make  
14 it real quick. Did you ever receive my letter that  
15 I gave you back months ago when we first met in the  
16 Hasbin Center?

17 MR. GARRETT: Yes, ma'am.

18 MS. BISHOP: Okay. I need your  
19 response back to that.

20 MR. GARRETT: Yes, ma'am.

21 MS. BISHOP: Secondly, y'all new lease  
22 recertification. Why are they not accepting my

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1 verification of income from Social Security but the  
2 want my card, they want a statement as though it's  
3 a bank. The federal Social Security issued me that  
4 card, not a bank or a credit union. And when I do  
5 get it if I see my account number or my credit card  
6 number -- not account number, credit card number  
7 on that, I'm going to black that out. That is not  
8 y'all information to have, because anybody can  
9 ahead and figure out and push numbers and push  
10 numbers, just like them telemarketers do and find  
11 out what's my PIN. Thank you.

12 MR. GARRETT: Yes, ma'am.

13 MS. BISHOP: So are y'all really  
14 enforcing that?

15 MR. GARRETT: I need to look into your  
16 recertification requirement, ma'am, but --

17 MS. BISHOP: They said --

18 MR. GARRETT: -- I'm going to --

19 (Simultaneous speaking.)

20 MS. BISHOP: No, no, no. No, I'm going  
21 to tell you what they told me.

22 MR. GARRETT: Okay. Yes, ma'am.

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1 MS. BISHOP: They told me that my  
2 verification that I get from Social Security, which  
3 I have always took in, was no longer being  
4 acceptable.

5 MR. GARRETT: Okay.

6 MS. BISHOP: They dialed that 1-800  
7 number, pushed those numbers to get a statement  
8 sent to me. Not me doing it. Your office managers  
9 did it. And they want me to give it to them when  
10 it comes. And like I said, I'm going to black out  
11 my card number.

12 MR. GARRETT: Yes, ma'am.

13 MS. BISHOP: So therefore will the  
14 retaliation come back on me because I blacked that  
15 out?

16 MR. GARRETT: No, ma'am.

17 CHAIRMAN ALBERT: All right. So thank  
18 you so much.

19 So we have spent a few hours today and  
20 I just want to repeat some of what we heard today;  
21 and I know, Commissioners, it's been a long day so  
22 I'll make it really, really quick. A

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1           s I said earlier, it's the one-year  
2 anniversary, a little over a year, for our  
3 executive director and for me as the Board Chair.  
4 This has been quite a year. It's quite a year of  
5 education, but good education. I think the issues  
6 that we hear from month to month are the same  
7 basically and -- but we have to and we will do  
8 better. We cannot be placed in the same situation  
9 a year from now or else I would have failed as the  
10 Chair of this Board. Executive Director would  
11 have failed as the executive director of this  
12 agency, and everyone that works here would have  
13 failed.

14           I'm not promising that we'll have a  
15 magic wand and everything will clear up. I foresee  
16 that we'll have tons of disagreement over the next  
17 year, but what I would like -- the place I'd like  
18 to get as a community is that we fix the issues,  
19 the living conditions of people in a timely and a  
20 respectful manner, that we respond to people in a  
21 timely manner. And we may not have the answer that  
22 you're looking for, but I can tell you as a product

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1 of public housing getting a response means a lot  
2 to people, even if it's can't come to you right now,  
3 it's going to take two weeks or you keep your house  
4 to -- you didn't make -- keep your appointment, but  
5 having a conversation with people is very  
6 important.

7 So we're going to focus as a board on  
8 those issues and you keep us accountable every  
9 month. We're going to keep the staff and the  
10 leadership here accountable also.

11 So I just want to set expectations for  
12 next meeting. So we didn't meet for a long time.  
13 I know people had a lot on their minds and I wanted  
14 to give everybody an opportunity to express  
15 themselves. We're going to go back to some kind  
16 of regular order next time around. So we're going  
17 to observe as much as possible the three-minute  
18 rule. So just condense your thoughts. You have  
19 a whole month to condense it. But in the  
20 meantime please send your issues over to the staff  
21 here. I'm going to give you my email address. It  
22 is a public email address. If you have a pen and

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1 paper you can take it down. So it's  
2 neil@dchousing.org. That's N-E-I-L at  
3 dchousing.org. Don't email me at the same time.  
4 It's a small email box.

5 (Laughter.)

6 CHAIRMAN ALBERT: But I will try to  
7 respond as quickly as I can and -- oh, sorry.  
8 Sorry. It's nalbert. It's nalbert. I have so  
9 many email addresses. nalbert, N-A-L-B-E-R-T  
10 @dc --

11 PARTICIPANT: Can you start over?

12 CHAIRMAN ALBERT: Yes, yes, yes.  
13 nalbert@dchousing.org. And some of you have been  
14 to my office and has had meetings with me. Not  
15 everyone, but some of you have. So you know where  
16 to find me. But that's my email address and you  
17 can communicate with me that way.  
18 nalbert@dchousing.org.

19 All right. So that is the last word.  
20 I'm the Chair and I get the last word except to  
21 say --

22 PARTICIPANT: Okay. But are you

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1 saying -- I have to say something. I just want to  
2 say in addition to you saying you want to get the  
3 information out to the residents, some of the  
4 residents, like Ms. Paulette was saying, but it is  
5 truth. Some people don't have the same education  
6 that you have.

7 CHAIRMAN ALBERT: Right.

8 PARTICIPANT: Some people they cannot  
9 read or write. So then how are y'all going to --

10 (Simultaneous speaking.)

11 CHAIRMAN ALBERT: Yes, so we talked  
12 earlier about -- yes.

13 PARTICIPANT: So how can you get the  
14 information out to the people that might can't read  
15 or write?

16 CHAIRMAN ALBERT: So --

17 (Simultaneous speaking.)

18 PARTICIPANT: They might not -- and  
19 then you have some people that has -- they might  
20 could read maybe, but they might have dyslexia.

21 CHAIRMAN ALBERT: So some people  
22 volunteered to work with us -- hold on one second.

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1 (Simultaneous speaking.)

2 PARTICIPANT: -- computer and they --

3 (Simultaneous speaking.)

4 CHAIRMAN ALBERT: Yes. No, I got it.

5 I got it. Some people volunteered to work with us  
6 to sort of develop a good communication strategy  
7 that can work for everyone. And we've heard it a  
8 million times. Not everybody is on a computer.  
9 My grandmother don't know how to turn a computer,  
10 but I still got to communicate with her through a  
11 letter or something, or phone.

12 So we're going to come up with  
13 strategies so we can reach as many people as  
14 possible. That's why we're here.

15 So, and this is indeed the last word.  
16 So our next Board of Commission's meeting will be  
17 held on Wednesday, October 10th, 2018 at 1:00 p.m.  
18 at Highland, which is 662 Atlantic Street,  
19 Southeast, Washington, D.C. And our meeting is  
20 adjourned.

21 (Whereupon, the above-entitled matter  
22 went off the record at 4:55 p.m.)

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