

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS

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REGULAR MONTHLY MEETING

+ + + + +

WEDNESDAY

JULY 12, 2017

+ + + + +

The Board of Commissioners met in Fort Lincoln, 3400 Banneker Road, NE, Washington, D.C., at 1:00 p.m., Terri Thompson, Chairman, presiding.

COMMISSIONERS PRESENT:

TERRI THOMPSON, Chairman  
 NEIL ALBERT, Commissioner  
 KENNETH D. COUNCIL, Commissioner  
 SHELORE FISHER, Commissioner  
 BRIAN KENNER, Commissioner  
 FRANK LANCASTER, Commissioner  
 NAKEISHA NEAL JONES, Commissioner  
 AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

NATHAN BOVELLE, Deputy Executive Director  
 for Operations  
 PAT FAGIN SCOTT, Board Liaison

COMMISSIONER(S) ABSENT:

WILLIAM SLOVER, Vice Chairman  
 KENNETH GROSSINGER, Commissioner  
 JOSE ORTIZ-GAUD, Commissioner

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

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

2 (1:14 p.m.)

3 CHAIRMAN THOMPSON: Good afternoon.

4 My name is Terri Thompson, I'm Chair of the Board  
5 of Commissioners, and I call this meeting to  
6 order. This is the regular monthly meeting of  
7 our District of Columbia Housing Authority.

8 (Off microphone comments)

9 CHAIRMAN THOMPSON: Is that better?

10 I'm asking them is that better? No? No? Is  
11 that better? Okay. Yes, I think part of the  
12 problem is where this, no there's a speaker in  
13 the back as well. Yes.

14 So this is the regular monthly meeting  
15 of the District of Columbia Housing Authority.  
16 It's being held today, July 12, 2017 at Fort  
17 Lincoln. The address is 3400 Banneker Drive  
18 Northeast, Washington, DC. And the zip code is  
19 20018.

20 Congratulations on getting off of  
21 Bladensburg Road. The time now is approximately  
22 1 o'clock. So I'm going to ask that everyone

1 please check and then silence your cell phone or  
2 other devices. Thank you.

3 And I would now like to ask for a  
4 moment of silence.

5 (Moment of silence.)

6 CHAIRMAN THOMPSON: Thank you. So it  
7 has become our new tradition to read a statement  
8 regarding public decorum in our meetings. The  
9 Board of Commissioners welcomes constituents'  
10 input on matters of public concern and offers you  
11 today an opportunity to express your views,  
12 including spirited debates of DCHA's decisions by  
13 its management and its board during the public  
14 testimony portion of every meeting.

15 However, we require that members of  
16 the public who attend our meetings abide by  
17 certain rules of decorum to allow the Board to  
18 complete the business before it.

19 Members of the public cannot engage in  
20 any disruptive conduct, or loud, threatening, or  
21 abusive language during Board meetings. This  
22 includes loud outbursts or shouting during times

1 when you have not been invited to speak.

2 Anyone who violates these rules will  
3 be asked to leave the meeting immediately, and  
4 could be subject to arrest for violation of DC  
5 laws on disorderly conduct. Serious or repeated  
6 violations of the rules may result in you being  
7 barred from future Board meetings for a period of  
8 at least 60 days.

9 We appreciate your interest in the  
10 matters before us today, and thank you in advance  
11 for abiding by these rules of conduct.

12 Great, so with that I would now like  
13 to recognize our newest commissioner,  
14 Commissioner Neil Albert who I think is at the  
15 end of the --

16 COMMISSIONER ALBERT: I am at the end.

17 CHAIRMAN THOMPSON: Yes, so  
18 Commissioner Neil Albert has previously served on  
19 this Board when he was Deputy Mayor for Planning  
20 and Economic Development, and is now returning to  
21 the Board. I would ask him for a few words if he  
22 would like.

1                   COMMISSIONER ALBERT: Thank you.  
2                   Happy to be back here working with you on some of  
3                   these very important issues. As the Chair  
4                   mentioned, I was previously on this Board in my  
5                   capacity as Deputy Mayor for Planning and  
6                   Economic Development almost seven years ago. So  
7                   I look forward to working with all of you. Thank  
8                   you.

9                   CHAIRMAN THOMPSON: Great, thank you.  
10                  Okay, so I will now ask for roll call to  
11                  determine a quorum.

12                  MS. FAGIN SCOTT: Thank you, Chairman  
13                  Thompson. Commissioner Council?

14                  COMMISSIONER COUNCIL: Present.

15                  MS. FAGIN SCOTT: Commissioner Fisher?

16                  COMMISSIONER FISHER: Present.

17                  MS. FAGIN SCOTT: Commissioner  
18                  Grossinger?

19                  (No audible response)

20                  MS. FAGIN SCOTT: Commissioner Kenner?

21                  COMMISSIONER KENNER: Here.

22                  MS. FAGIN SCOTT: Commissioner

1 Lancaster?

2 COMMISSIONER LANCASTER: Present.

3 MS. FAGIN SCOTT: Commissioner

4 Nakeisha Neal Jones?

5 COMMISSIONER NEAL JONES: Present.

6 MS. FAGIN SCOTT: Commissioner

7 Ortiz-Gaud?

8 (No audible response)

9 MS. FAGIN SCOTT: Commissioner

10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Present.

12 MS. FAGIN SCOTT: Commissioner Albert?

13 COMMISSIONER ALBERT: Present?

14 MS. FAGIN SCOTT: Commissioner Slover?

15 (No audible response)

16 MS. FAGIN SCOTT: Chairman Thompson?

17 CHAIRMAN THOMPSON: Present.

18 MS. FAGIN SCOTT: You have eight  
19 members present, you have a quorum, Ms. Chairman.

20 CHAIRMAN THOMPSON: Thank you. So  
21 today's agenda is our regular agenda. We will  
22 allow the public to come before us twice to

1 speak, once to discuss any issues they may have  
2 concerning resolutions, and the second to discuss  
3 any issues that are related to housing.

4 We have two sign in sheets which were  
5 made available. Individuals should have signed  
6 in if they wish to speak on either one of those  
7 matters. If there's anyone who has not taken  
8 that opportunity, if you would go to the front  
9 desk and let them know that you would like to  
10 speak, that would be appreciated.

11 The time limits on testimony remain  
12 the same. It's five minutes for residents, three  
13 minutes for non-residents. We have a quite large  
14 clock that helps to remind people of that time.

15 And I would now like to ask the  
16 Commissioners to consider the minutes of the June  
17 14, 2017 meeting. Our minutes are no longer the  
18 traditional summary of our meetings, but they are  
19 the transcript of meetings. As you may recall a  
20 few meetings back we had a vote and there was a  
21 decision made to use transcripts rather than to  
22 do summaries of the --



1                   COMMISSIONER VANN-GHASRI: Well, I've  
2 read the minutes. If anyone else them, I move  
3 that the minutes of DCHA be accepted and move to  
4 the record.

5                   COMMISSIONER COUNCIL: Second.

6                   CHAIRMAN THOMPSON: Great. I have a  
7 motion and second. All in favor?

8                   (Chorus of ayes)

9                   CHAIRMAN THOMPSON: Any opposition?

10                  COMMISSIONER VANN-GHASRI: And this,  
11 and Madam Chair?

12                  CHAIRMAN THOMPSON: Yes.

13                  COMMISSIONER VANN-GHASRI: I would  
14 like to take this time out to thank Office of  
15 Public Safety with Mr. Bey. In Potomac Gardens,  
16 we were having some real difficult times.

17                         And I reached out to the Office of  
18 Public Safety, Mr. Bey and asked Mr. Bey that I  
19 was looking for somebody, they have to be in  
20 Potomac Gardens between the hours of 6:00 p.m. to  
21 9:00 p.m. because of the summer is coming up and  
22 I encourage all other resident councils to do the

1 same.

2                   However, Mr. Bey went on with my call,  
3 I really would like to thank him. And I would  
4 like to thank Tia of Benning Terrace because of  
5 the Brother Huddlers, they did come into Potomac  
6 Gardens. They did an outreach and to my surprise  
7 there was many of our young men who already knew  
8 them.

9                   They passed out information and they  
10 did a fish fry. They're going to do two more.  
11 And at this time, Madam Chair, what I would be  
12 doing as the Commissioner and Chair of the  
13 Resident Service Resident Initiative Committee, I  
14 will be giving that information by emails and I  
15 will make sure that it will be mailed to  
16 households, and we're going to come up with a  
17 mobile, it's going to be called a mobile.

18                   If the Resident Council President does  
19 not want to participate, it would be fine.  
20 Again, I would try to organize a group to go into  
21 the community to place on everybody's door so  
22 that these type of groups can come into the

1 community.

2 They don't ask Resident Service for a  
3 dollar. All they ask for is that the Resident  
4 Council President give them permission to come  
5 into the community, give them a day to do the  
6 activity. There's no problem with the fliers  
7 because they put the fliers on every door.

8 They have their own team to set up  
9 everything. They fry the fish, they clean up  
10 after. You can't ask for a better deal.

11 CHAIRMAN THOMPSON: Thank you,  
12 Commissioner. So with that, I will now turn to  
13 our Executive Director for his report.

14 MR. BOVELLE: Thank you, Chair. Good  
15 morning, or good afternoon, everyone. Welcome to  
16 Fort Lincoln. Before I begin the report I would  
17 like to acknowledge that we are here at Fort  
18 Lincoln.

19 You heard the Chair reference the  
20 change in the address at Fort Lincoln. So for  
21 those of you who aren't aware, for years, since  
22 its inception, Fort Lincoln held a Bladensburg

1 Road address.

2 And for years that worked until the  
3 inception of GPS and mapping, and it made it very  
4 challenging for folks to find this address when  
5 it had a Bladensburg Road address, when on a GPS  
6 device led you to a vacant lot on Bladensburg  
7 Road.

8 So at the request of both the  
9 residents here, the Resident Council, and the  
10 Chair, we have gone to DCRA and worked with the  
11 Post Office to change the address to this site so  
12 that it now reflects a Banneker Street address  
13 which is where the front of the building exists.

14 So I would like to thank all of you  
15 all for your request, and I'm happy to report  
16 that that has happened.

17 I also want to acknowledge that this  
18 is a senior and mixed population building. It's  
19 120 units. It's managed by the manager Ms. Deon  
20 Williams who also manages Fort Lincoln which is  
21 nearby which is a 64 unit family site. Are you  
22 here, Ms. Williams?

1 MS. WILLIAMS: Yes.

2 MR. BOVELLE: Thank you for the  
3 excellent job that you do here. And Ms. Williams  
4 works directly for an area manager, Ms. Paige  
5 Ogle, and under the direction of Director of  
6 Property Management, Ms. KaShamba Williams, and  
7 the Senior Director of Property Management, Ms.  
8 Valerie Jackson. Are you all here as well?

9 (No audible response)

10 MR. BOVELLE: Do you want to stand so  
11 people can see how you are? Thank you very much.  
12 And I would be totally remiss if I did not  
13 recognize one of the most dynamic advocates on  
14 the Resident Council Board, throughout the  
15 Housing Authority, Ms. Foreman, are you here?

16 So Ms. Foreman is one of those  
17 Resident Council leaders who really, really works  
18 to advocate for the wants, the needs, the desires  
19 at her site. And she is tireless in her effort  
20 to do that.

21 Sometimes she says hey, I hate to  
22 bother you, but she's not bothering me or any of

1 the other staff. She's doing exactly what a good  
2 Resident Council leader does. So I applaud you,  
3 Ms. Foreman, and your staff for the hard work  
4 that you do serving this community.

5 COMMISSIONER LANCASTER: Amen to that.

6 MR. BOVELLE: So for the Executive  
7 Director's Report, there are several things I  
8 would like to mention. We had several things to  
9 celebrate last month.

10 We had an FFS graduation that took  
11 place on June 29th where 14 graduates completed  
12 the FSS program. Also the very next day we  
13 celebrated a home ownership celebration at the  
14 ARC where 11 DCHA residents became homeowners,  
15 and we really want to applaud their efforts.

16 It's great to see people taking  
17 advantages of the work that we do here at the  
18 housing authority.

19 We also had a number of units coming  
20 back online with the redevelopment of Phyllis  
21 Wheatley, that's a project that created 82  
22 affordable housing units. It's one that used

1 some very creative financing.

2 DCHA made an annual commitment of over  
3 \$700,000 through the local rent supplement  
4 program and over \$400,000 in traditional subsidy.  
5 This was a project that used a combination of  
6 local and federal funds, and it's the first time  
7 that we used that financing structure in the  
8 District.

9 It's also the first project that used  
10 PACE which is a Property Assessed Clean Energy  
11 grant to finance the affordable housing. So  
12 congratulations to our development staff for  
13 that.

14 Also wanted to recognize that we held  
15 a grand opening for a new playground and a ribbon  
16 cutting at Garfield Terrace. The Office of  
17 Operations actually spearheaded that effort, and  
18 it's great to have a new site at this Garfield  
19 for kids to play. It's something that the  
20 Resident Council there had been asking for for a  
21 long time.

22 The other acknowledgment that I would

1 like to make known to everyone is that the  
2 Property Management Division actually housed over  
3 90 new residents off the waiting list in one  
4 month, which is a tremendous effort. So  
5 congratulations to you for helping to support  
6 affordable housing in the District.

7 I am going to leave the table for the  
8 tradition of the customer, the presentation of  
9 the Customer Service Award as well as the  
10 Employee of the Month.

11 We will first do the Employee of the  
12 Month. There were two special police officers  
13 who were assigned to work at 1133, our  
14 Headquarters. And in the month of June, they  
15 actually arrested a suspect who came into the  
16 building carrying an unregistered handgun as well  
17 as ammunition.

18 Their quick action was instrumental in  
19 making sure that they protected not just the  
20 staff at the Housing Authority, but the customers  
21 that we have who come in to receive service as  
22 well.



1                   We thank you for your diligence and  
2 your quick action. Those two officers were Donna  
3 Hayes and Henry Johnson. Would you come forward,  
4 please?

5                   (Applause)

6                   MR. BOVELLE: And the awards read the  
7 same. So to both Officer Johnson and Officer  
8 Hayes, in recognition for performance as a  
9 special police officer, we present this Employee  
10 of the Month Award.

11                   So Ms. Hayes, your award, and  
12 something for your pocket. And Officer Johnson,  
13 for you as well. Thank you very much for the  
14 work that you do keeping us all safe.

15                   For police officers, it's a job that  
16 they don't often get recognized, they don't often  
17 receive thanks. So I'm very pleased to have been  
18 able to have the opportunity to award that this  
19 year.

20                   So the next one I'm going to be  
21 calling several names. The Housing Choice  
22 Voucher Program keeps getting bigger and bigger

1 and bigger, but it also keeps getting better and  
2 better and better.

3 So three months ago, the Housing  
4 Choice Voucher Program was experiencing some  
5 challenges and some complaints from landlords as  
6 they transition to their HCVP Homeowners Portal  
7 which is an online way for them to submit  
8 applications and to process their paperwork.

9 But lease up packages were being  
10 delayed due to incomplete data, inspections were  
11 being stalled, and in short, folks weren't  
12 getting housed in a timely basis.

13 But thank you to the leadership of Mr.  
14 Ron McCoy, the director of the program, he  
15 instituted what he calls the Housing Action Team,  
16 the HAT.

17 That team worked quickly to work with  
18 the landlords to reduce the wait time, to process  
19 the lease up packages, and in emergency  
20 situations for elderly, veterans, and VAWA  
21 families, get their paperwork completed so that  
22 they could get housed.

1           The HAT has reduced the number of  
2           complaints by 90 percent and landlords have  
3           praised the hard work and the efforts of that  
4           team. So therefore, we nominate the staff that  
5           I'm about to name who were part of that HAT team  
6           to really providing fanatical customer service,  
7           not just to our landlords but to our applicants  
8           and our participants in the Housing Choice  
9           Voucher Program as well.

10           Those staff people please come  
11           forward, Ms. Ebony Thomas, Mr. Keith Moone, I  
12           don't see anyone walking. Come on. Ty Gary,  
13           Nikki Russell, Adrienne Hansome, and Fatima  
14           Korama. Congratulations to all of you, and thank  
15           you for the hard work that you do.

16           COMMISSIONER LANCASTER:

17           Congratulations to all of the awardees. Good  
18           work.

19           MR. BOVELLE: Chairman Thompson, that  
20           concludes my report. Thank you very much.

21           CHAIRMAN THOMPSON: Great. Are there

22           --

1                   COMMISSIONER LANCASTER: Madam Chair,  
2 if I may.

3                   CHAIRMAN THOMPSON: Go ahead.

4                   COMMISSIONER LANCASTER: Because I  
5 didn't hear this piece, and maybe I was  
6 concentrating on something else. The last part  
7 of his report about the M Street, Arthur Capper,  
8 the HUD official tour of the redevelopment of  
9 the Arthur Capper site. I didn't hear that being  
10 spoken on.

11                   MR. BOVELLE: Okay, I will share what  
12 the Commissioner's referring to is also during  
13 the month of June. We conducted a HUD tour for  
14 the new HUD officials that were recently put into  
15 office. We were actually expecting to have the  
16 HUD Secretary, Dr. Ben Carson present but he was  
17 unable to attend.

18                   He sent his Chief of Staff and about  
19 30 of his other staff, and we gave them a tour of  
20 the redevelopment of the Arthur Capper community.

21                   CHAIRMAN THOMPSON: Great, thank you.

22                   COMMISSIONER LANCASTER: Thank you.

1                   CHAIRMAN THOMPSON: Are there  
2 additional questions from the Commissioners?

3                   COMMISSIONER VANN-GHASRI: So why  
4 Arthur Capper was the model, and being that we  
5 have so many other models?

6                   MR. BOVELLE: Part of it was that was  
7 their request. But Arthur Capper is one of the  
8 redevelopment sites that is currently ongoing.  
9 It was originally started as a HOPE VI. It has  
10 totally transformed the Arthur Capper community.

11                   We've done affordable housing, we've  
12 done some retail, we've put in a community  
13 center. And it was really the catalyst for a lot  
14 of the other development that has transpired in  
15 both the Southwest and the Northeast, Southeast  
16 community in that area.

17                   COMMISSIONER VANN-GHASRI: Great,  
18 thank you.

19                   COMMISSIONER LANCASTER: I want to  
20 thank Commissioner Vann-Ghasri for follow up on  
21 that too because I noticed that you have 473 ACC  
22 units that weren't mentioned to the public but we

1 do have a lot of other public housing that's been  
2 redeveloped in the city in that particular  
3 quadrant.

4 CHAIRMAN THOMPSON: Thank you,  
5 Commissioners. Hearing no other comments or  
6 questions, we will now move to our resolutions.

7 This is a public comment period. I  
8 believe I have one individual, Taylor Healy who  
9 has requested to speak on Resolution 1708 which  
10 is to authorize the submission of an application  
11 to HUD for the phased demolition and disposition  
12 of public housing units at Kenilworth Court.

13 MS. HEALY: Good afternoon,  
14 Commissioners. Again, my name is Taylor Healy.  
15 I am the Community Lawyer and Project Supervisor  
16 at Bread for the City, and I represent the  
17 Kenilworth Courts Resident Council as it relates  
18 to the redevelopment of the property.

19 COMMISSIONER LANCASTER: Good  
20 afternoon.

21 MS. HEALY: I want to provide you with  
22 an overview of the broader framework of the

1 Kenilworth Courts redevelopment beyond just the  
2 demo/dispo resolution that's before you today.

3 The resident council has spent the  
4 past five years working to ensure protections for  
5 the Kenilworth Courts residents as we get closer  
6 and closer to the redevelopment of the site. Ms.  
7 Stanley, the Resident Council President, wanted  
8 to be here today, but unfortunately she had to  
9 fill in on the Summer Feeding program.

10 The plans have changed for Kenilworth,  
11 fairly often. First this was going to be a  
12 Choice Neighborhoods redevelopment where the  
13 entire community was going to be torn down at  
14 once. Then it was going to be a RAD conversion,  
15 and now it's a three phase build first  
16 redevelopment utilizing project based vouchers.

17 It's not been an easy process, but  
18 we've come a long way, and I want to draw your  
19 attention to some of the bigger milestones. Last  
20 fall, the Resident Council actually opposed DCHA  
21 and the development team's planned unit  
22 development application before the Zoning

1 Commission, citing among other things the  
2 inadequacies of the relocation plan and the lack  
3 of inclusion of a clear right to return to the  
4 property.

5 In order to rectify some of those  
6 concerns, in September 2016 the Resident Council  
7 secured a commitment letter from former Director  
8 Toddman which was also filed by DCHA with the  
9 Zoning Commission, and that promises, among other  
10 things, an expansion of the New Communities  
11 Initiative Relocation and Reentry Resolution 16-  
12 06 to Kenilworth, which as you may remember  
13 ensures residents' right to return to the  
14 redeveloped community as long as they're lease  
15 compliant, and it bars the establishment of  
16 criminal background, work, or service  
17 requirements, and credit or drug screening that  
18 were more stringent than DCHA policy.

19 So basically what this means is the  
20 resident screening is not going to be more  
21 restrictive than what's required to be admitted  
22 to public housing.



1           It also recognizes a resident  
2           association at the redevelopment property that  
3           will be inclusive of residents living in public  
4           housing replacement units, and it includes the  
5           possibility of continued Resident Council  
6           funding. Finally, it also mentions larger  
7           bedroom sizes including six bedroom units which  
8           was really important to the residents.

9           By October 2016, the Resident Council  
10          supported the Zoning Commission approving DCHA  
11          and the Development Team Stage 1 and consolidated  
12          PUD application after DCHA agreed to take the  
13          promises from that commitment letter and  
14          incorporate additional resident protections into  
15          a written relocation and reoccupancy agreement  
16          which I've brought copies of today.

17          This was ultimately presented to the  
18          Kenilworth Courts resident body in early December  
19          of 2016. This plan took months to finalize and  
20          ensures that residents -- I'm almost finished,  
21          Commissioners. Can you indulge me for a few  
22          minutes, maybe one more?

1 CHAIRMAN THOMPSON: Yes.

2 MS. HEALY: Thank you.

3 CHAIRMAN THOMPSON: Complete.

4 MS. HEALY: It ensures the residents  
5 are protected before, after, and once they return  
6 to the site. It memorializes the commitments the  
7 Resident Council was able to get in writing from  
8 former Director Toddman, and most importantly it  
9 ensures that additional resident screen barriers  
10 will not be put in place by private developers to  
11 keep out the individuals and families who this  
12 agency is supposed to house.

13 In January 2017, the Zoning Commission  
14 went a step further and actually wrote into the  
15 zoning order that the development team can't get  
16 Certificate of Occupancy for these buildings  
17 unless they adhere to those commitments around  
18 resident screening.

19 There are just two things I wanted to  
20 draw your attention to today regarding the  
21 resolution before you. We want to ensure that  
22 the agreed upon relocation and reentry plan is

1 referenced somewhere in that demolition  
2 disposition application so that it's clear these  
3 things are tied together.

4 We also want to get clarity in writing  
5 around how and when the phased demolition  
6 disposition applications are going to be  
7 submitted to HUD because the Board's being asked  
8 to approve all 290 units, but this is a phased  
9 redevelopment.

10 So we want to know okay, it's 89 units  
11 now, how are the other ones going to be done and  
12 we're not doing one giant 290 unit demo/dispo.

13 And finally, I think it's important to  
14 note that all these great protections for  
15 residents have had to come from the Resident  
16 Council through tough negotiations with DCHA.

17 We would love to see all these and  
18 even more resident protections included as  
19 standards in future redevelopments, and that DCHA  
20 be more of an ally in getting these protections  
21 instead of forcing the Resident Council into an  
22 adversarial position to get what I think we all

1 agree at the end of the day are necessary  
2 protections to ensure these redevelopments don't  
3 displace the families that it's DCHA's mission to  
4 house. Thank you. Happy to answer any  
5 questions.

6 COMMISSIONER VANN-GHASRI: I have a  
7 question. So first of all, let Denise Stanley  
8 know that I sincerely appreciate the fact that  
9 she does this, and to her resident commissioners  
10 which are Commissioner Vann-Ghasri, Commissioner  
11 Lancaster, Commissioner Council, and Commissioner  
12 Fisher, and Commissioner Slover.

13 However, I want to go a step further  
14 with this in the language in order to protect the  
15 Resident Councils because I'm the commissioner  
16 that had a problem with all these new communities  
17 coming out and we were losing our public and  
18 Indian rights.

19 It is very essential that the advocate  
20 group and all lawyers, when you're writing your  
21 document just like the one you're presenting to  
22 us today to include the word public and Indian

1 rights. All the rights that we get out of 24  
2 CFR, if it wasn't for the Indians on reservations  
3 in the United States of America, there would be  
4 no rights for public housing residents.

5 But we never see it in writing where  
6 you can cover it by just saying we want all of  
7 our public and Indian housing rights exercised,  
8 and that would complete all of the rights, the  
9 ones that the Housing Authority is enforcing, and  
10 the ones that the Housing Authority is not  
11 enforcing.

12 I am further requesting that your  
13 community do this as well, and this is a  
14 challenge, and it would be a challenge under the  
15 Trump Administration.

16 But I think this would make a legend.  
17 If your community can get HUD to tell you in 24  
18 CFR which regulations are HUD no longer enforcing  
19 but they're on the books and the Housing  
20 Authorities are not enforcing those regulations  
21 to protect our rights.

22 MS. HEALY: Commissioner Vann-Ghasri,

1 I'll speak to the first point. That was  
2 definitely something in these negotiations that  
3 we attempted to do, however we were met with a  
4 lot of pushback.

5 If that's something that's important  
6 to the Commissioners --

7 COMMISSIONER VANN-GHASRI: Yes, those  
8 are very important to us.

9 MS. HEALY: -- those are things that  
10 can easily be written into zoning orders, into  
11 land restrictions that go with these properties  
12 and is something I would love to see as well.

13 COMMISSIONER VANN-GHASRI: Correct.  
14 So what we going to do about this because the  
15 resolution does not reflect all the -- and I'm  
16 going to stand with my constituents.

17 So even at this moment, whatever my  
18 constituents want to be placed in, A, like  
19 everybody else do it so why not do a draft, put  
20 the amendments that the Board agreed, table this  
21 or what because I would not pass this resolution  
22 unless my constituent's situation is addressed

1 because Ms. Stanley has been a great supporter of  
2 me throughout the years, and she had listened to  
3 me attentively. I got her back.

4 MS. HEALY: And I do want to be clear,  
5 we're not asking today that you not pass the  
6 resolution before you. If there can be a way  
7 that those concerns that I raised could be  
8 addressed in some way, that would be wonderful.

9 However, the Resident Council is  
10 supportive of this phased redevelopment plan.  
11 They're not looking to further delay the 89 units  
12 that would be demolished by the first part of  
13 this.

14 COMMISSIONER VANN-GHASRI: So Madam  
15 Chair, can we get our attorney up? He may can't  
16 make a quick decision, but could he go on record  
17 saying that the Board will take in consideration  
18 what my colleague has requested of us, Mr. Neil  
19 Stanley?

20 Which, if you was listening, this is,  
21 I mean, I was listening. I don't mean it that  
22 way. The attorney just stated, she gave us a

1 list of items that were not included in the  
2 resolution.

3 She's asking us to pass the  
4 resolution, but at the same time I'm hearing her  
5 requesting that the issues and concerns that the  
6 Executive Board and the residents have at  
7 Kenilworth, and there was some languages that she  
8 was requesting that we put in.

9 She's also telling us to pass the  
10 resolution on good faith. But I'm saying that  
11 somebody need to come up and make a statement  
12 whether or not this is going to be done, when it  
13 will be done, or if it can be done, or what is  
14 the process.

15 CHAIRMAN THOMPSON: So, have you read  
16 the plan and you're saying that what you're  
17 speaking about is not in the document?

18 MS. HEALY: So, unfortunately we  
19 haven't had the opportunity, although we have  
20 asked to read the entire plan, I'm not sure if  
21 how the process works, if you all approve it and  
22 then there's still further drafting that has to



1       happen.

2                   But we have not seen a full copy of  
3       that plan.  So these are things that could be in  
4       there but we are just not sure.  So I just wanted  
5       to go on the record saying we want to make sure  
6       this relocation plan is in the actual demo/dispo  
7       application, not necessarily the resolution  
8       itself.

9                   COMMISSIONER VANN-GHASRI:  Here's my  
10       recommendation.  My recommendation, when you go  
11       back to your office, everything you just said to  
12       us, type it up and email it to everybody that's  
13       supposed to be mailed to with the attention of  
14       the Board so that even at our next board meeting  
15       that we will be able to address that and say yes.  
16       Always do that.

17                   MS. HEALY:  Thank you.

18                   CHAIRMAN THOMPSON:  Are there any  
19       further questions?

20                   COMMISSIONER NEAL JONES:  Just one  
21       more question for clarity.  It was that 16-06 and  
22       how it be attached to this.

1 MS. HEALY: So we actually, so the  
2 Housing Authority did agree to incorporate  
3 Resolution 16-06, to put those same protections  
4 into Kenilworth's relocation plan.

5 And if I may, I can pass up a copy of  
6 that so that you all have it, and it's clear that  
7 it doesn't say New Communities Initiative.  
8 Obviously it's a different, you know, property.  
9 But it does have those same protections for  
10 residents here, and then that was from Ms.  
11 Director Toddman's letter and then also into the  
12 relocation plan.

13 But we want to make sure that  
14 relocation plan gets referenced elsewhere so it's  
15 not just a document that doesn't have any  
16 enforcability. It's just residents have a copy  
17 of but maybe isn't followed in, you know, five  
18 years when residents are returning.

19 MR. BOVELLE: Yes, and I'm happy that  
20 you do have the commitment letter from previous  
21 Director Toddman. We can include the relocation  
22 plan as an attachment.

1                   And we did get your request yesterday  
2                   for some additional documents, and I have staff  
3                   working on making sure that that's responded to.

4                   MS. HEALY: Thank you. Can I go ahead  
5                   and pass these up, or is it give them --

6                   COMMISSIONER VANN-GHASRI: You can  
7                   give them to Pat Fagin Scott. And Pat Fagin  
8                   Scott pass them out. She passes them out.

9                   (Off microphone comments)

10                  COMMISSIONER VANN-GHASRI: So make  
11                  sure you give it to us now because somebody may  
12                  forget and we won't have a document.

13                  CHAIRMAN THOMPSON: Ms. Healy?

14                  MS. HEALY: Yes?

15                  CHAIRMAN THOMPSON: You're signed up  
16                  on two lists. Are you intending to speak again?

17                  MS. HEALY: No.

18                  CHAIRMAN THOMPSON: Okay, thank you.  
19                  That's fine. All right, so that's the only  
20                  public comment for the resolution. So I will  
21                  turn to the Executive Director unless there are  
22                  any other questions about that comment. So

1 Executive Report. We're now on Resolution 17-08.

2 MR. BOVELLE: So again, Resolution 17-  
3 08 is to authorize the submission of an  
4 application to HUD for the phased demolition of  
5 public housing units at Kenilworth Courts.

6 Kenilworth Courts is a 290 unit family  
7 site that's just on Kenilworth Avenue right at  
8 the border of DC and Maryland. The first phase  
9 of the demolition would be for 88 of those units.

10 We are putting back, this is again in  
11 a phased development process. We're happy also  
12 that like with some of our other redevelopments  
13 like we did with Highland Dwellings, we are  
14 incorporating some senior sites, senior units at  
15 that site so that as seniors age, they can remain  
16 in their community.

17 Kimberly Black King, would you just  
18 give us a few more details about the demolition  
19 application request?

20 MS. BLACK KING: Sure. Good  
21 afternoon, Commissioners. So the demolition  
22 application would allow us to position ourselves

1 to move forward once we receive all the financing  
2 for the first phase of Kenilworth.

3 So we've applied for gap financing  
4 last month. We will hear about the announcements  
5 will be made this fall, and we would hope to have  
6 our demolition application into HUD by then so  
7 that if it's approved by HUD, we can start moving  
8 forward.

9 And the way that it works is that we  
10 upload all of the information into software that  
11 HUD has. So after the Commissioners vote, if the  
12 Commissioners vote for us to approve the  
13 application, we start to enter the information  
14 into the software.

15 MR. BOVELLE: Thank you.

16 CHAIRMAN THOMPSON: Are there any  
17 questions?

18 COMMISSIONER VANN-GHASRI: I have a  
19 question. So who's going to handle the human  
20 capital funds? Or that was discussed? And  
21 whoever the developer is, how many residence in  
22 Kenilworth Parks they going to hire, and let

1 alone being that it's in Ward 7, and Kenilworth  
2 Park site, if all their residents are not  
3 qualified for the position, I highly recommend  
4 that Lincoln Heights, Richardson Dwellings, Fort  
5 Dupont, Stoddert Terrace, and of course  
6 Kenilworth, that that is the pool of people that  
7 will be having the first preference for the  
8 employment.

9 Of course you're going to have to  
10 start with the single limit district, of course.  
11 But I notice that the trend appears is though you  
12 only go to the community in which is impacted by  
13 the contract.

14 Usually you can't find anyone  
15 qualified, so I don't know where you get your  
16 applicants from. So my recommendation is that it  
17 impacts Ward 7, Ward 7 residents of public  
18 housing, and the Housing Choice Voucher Program,  
19 and the Affordable Housing because you have a  
20 very limited rent control which we may not have  
21 to have that great of an impact because the  
22 greatest people that live in rent control now are

1 in their 70s and 80s. So we're not worried too  
2 much about them other than we can also, you know,  
3 in an AARP with them, even with the residents.

4 So we need to see that type of  
5 movement when these type of situation is up  
6 because now with the new school that was a part  
7 of Kenilworth, what is the status of that, and  
8 the hiring the residents.

9 Are residents still hired at the  
10 school, does the school have a short waiting  
11 list, do they have a list of all the residents in  
12 Ward 7 because when we passed that resolution,  
13 that was a part that was incorporated in it, and  
14 you assured us that that would happen.

15 But as of yet, we don't see statistics  
16 to show well this is how many residents in  
17 Kenilworth that's working there, this is how many  
18 residents in Ward 7, et cetera.

19 That would be something really good to  
20 have because when you're doing presentations and  
21 you're outreaching, you're now showing the  
22 capability and the comprehensive intellect of the

1 Housing Authority with transparency showing you  
2 where we are incorporating and reaching out to a  
3 whole Ward instead of a single community.

4 However, we have a process like anybody else.

5 MS. BLACK KING: So I can answer the  
6 human capital piece. Our development partners at  
7 Kenilworth are the Warrenton Group and the  
8 Michaels Organization.

9 Michaels has an affiliate. It's a  
10 wholly owned affiliate by the Michaels  
11 Organization that solely focuses on providing  
12 supportive services. So that will be in place at  
13 the Kenilworth project.

14 Our developers have already started  
15 working with our resident leader, Ms. Stanley, at  
16 Kenilworth to make sure that we're able to  
17 identify the jobs that we anticipate coming  
18 online, and the skill set of our residents so  
19 that we can make sure that we have appropriate  
20 training programs for them to participate in so  
21 that when the time comes for demolition  
22 activities, construction activities and those



1 jobs are presented that they are, we have a  
2 qualified pool of residents.

3 COMMISSIONER VANN-GHASRI: Thank you.

4 CHAIRMAN THOMPSON: Thank you.

5 COMMISSIONER LANCASTER: Excuse me,  
6 Madam Chair?

7 CHAIRMAN THOMPSON: Yes.

8 COMMISSIONER LANCASTER: To sort of go  
9 on to what Commissioner Vann-Ghasri is speaking  
10 on, we have asked before about continuing data on  
11 Section 3.

12 So I would like to see maybe on the  
13 quarterly basis that we get that kind of  
14 information frequently, you know, how many people  
15 are hired, where they are hired, what kind of  
16 qualifications or what type of jobs, not just for  
17 this particular project but city wide we should  
18 be getting something like that on a quarterly  
19 basis so this question won't have to be coming up  
20 when we have a new resolution and after we have  
21 that question asked and then what we should have  
22 a feedback quarterly on what's going on across

1 the city.

2 MS. BLACK KING: That's an excellent  
3 recommendation, Commissioner. We can certainly  
4 provide that for the Housing Authority projects.

5 COMMISSIONER LANCASTER: Thank you.  
6 Thank you, Madam Chair.

7 CHAIRMAN THOMPSON: Okay. All right,  
8 okay. So then may I have a motion?

9 COMMISSIONER VANN-GHASRI: I move --

10 COMMISSIONER LANCASTER: So moved.

11 COMMISSIONER VANN-GHASRI: I move the  
12 Resolution 17-08 to authorize for submission of  
13 an application to HUD for the phased demolition  
14 and disposition of public housing units at  
15 Kenilworth Courts are moved and accepted to the  
16 record.

17 COMMISSIONER LANCASTER: And I second  
18 --

19 CHAIRMAN THOMPSON: That motion?

20 COMMISSIONER LANCASTER: That motion  
21 on that reading.

22 CHAIRMAN THOMPSON: Madam Pat Fagin

1 Scott, would you please take the tally?

2 MS. FAGIN SCOTT: Commissioner

3 Vann-Ghasri?

4 COMMISSIONER VANN-GHASRI: Yes.

5 MS. FAGIN SCOTT: Commissioner Albert?

6 COMMISSIONER ALBERT: Yes.

7 MS. FAGIN SCOTT: Commissioner

8 Council?

9 COMMISSIONER COUNCIL: Yes.

10 MS. FAGIN SCOTT: Commissioner Fisher?

11 COMMISSIONER FISHER: Yes.

12 MS. FAGIN SCOTT: Commissioner Kenner?

13 COMMISSIONER KENNER: Yes.

14 MS. FAGIN SCOTT: Commissioner

15 Lancaster?

16 COMMISSIONER LANCASTER: Yes.

17 MS. FAGIN SCOTT: Commissioner Neal

18 Jones?

19 COMMISSIONER NEAL JONES: Yes.

20 MS. FAGIN SCOTT: Chairman Thompson?

21 CHAIRMAN THOMPSON: Yes.

22 MS. FAGIN SCOTT: You have eight votes

1 in favor, the resolution is approved, Chairman  
2 Counselor.

3 CHAIRMAN THOMPSON: Thank you. We  
4 will now move to Resolution 17-09.

5 MR. BOVELLE: Resolution 17-09 is to  
6 approve the submission of the FY-18 Moving to  
7 Work plan. Is Kimberly Cole here?

8 MS. COLE: Yes, sir.

9 MR. BOVELLE: I'll ask that you  
10 present the resolution, please.

11 MS. COLE: Okay. Good afternoon.

12 COMMISSIONER LANCASTER: Good  
13 afternoon.

14 MS. COLE: So Resolution 17-09 is  
15 requesting permission for the Housing Authority  
16 to submit its 2018 Moving to Work plan. It's the  
17 annual plan that the Agency has to prepare, and  
18 to submit for HUD for approval.

19 It outlines our intentions as an  
20 Agency with respect to certain initiatives in our  
21 budget for the upcoming fiscal year. We have  
22 proposed one new initiative and we're re-

1 proposing an existing initiative.

2 The new initiative is related to the  
3 Housing Choice Voucher program, and the focus is  
4 to reduce barriers for participants in finding  
5 places to live.

6 The other one is we're re-proposing  
7 our flat rent schedule on how we actually  
8 calculate it. Our intent is to make sure that  
9 more residents have the ability to actually  
10 participate under the flat rent schedule.

11 And finally, we are including an  
12 amendment to our rental assistant demonstration  
13 program. HUD requires once we've received a  
14 commitment and awards for that program that we  
15 included as part of our annual plan.

16 What's included in the plan for this  
17 year is just related to, it gives us the  
18 authority to explore using RAD moving forward,  
19 and we ask that the Board consider this for  
20 approval so that we can submit the plan this  
21 month.

22 CHAIRMAN THOMPSON: Are there

1 questions? Commissioner Vann-Ghasri.

2 COMMISSIONER VANN-GHASRI: How does  
3 the 80 percent of the, how does, let me see how I  
4 want to say this. How does the local rent  
5 calculation of the 80 percent of DCHA HCV sub-  
6 market rents impact the emerging neighborhoods?

7 MS. COLE: So the intent of the flat  
8 rent schedule is to provide an incentive for our  
9 families so that we would set the rent at a  
10 certain level based on the bedroom size and the  
11 property where they live as opposed to it  
12 fluctuating potentially based on changes in  
13 income.

14 So we are looking at using our Housing  
15 Choice Voucher program as the basis for that flat  
16 rent schedule for the public housing program.  
17 And we're doing that because the folks in the  
18 voucher program have done the hard work to  
19 determine what's considered a reasonable rent in  
20 those neighborhoods at a sub-market level.

21 COMMISSIONER VANN-GHASRI: So what  
22 you're saying is that people could get a voucher,

1 and so they will not be limited to, they can just  
2 go to all eight wards of the city?

3 MS. COLE: So this particular  
4 initiative is related to the Public Housing  
5 program and setting a flat rent schedule for  
6 families who are living in properties that are  
7 located in those sub-market areas.

8 Now are you asking about the unit  
9 protection?

10 COMMISSIONER VANN-GHASRI: Yes.

11 MS. COLE: Okay, so, or the UPIP  
12 program. So the UPIP program is designed to  
13 reduce barriers for our voucher recipients so  
14 they can actually move into communities that  
15 normally would charge a high security deposit.

16 We're doing it as a demonstration in  
17 the voucher program so that we would negotiate  
18 with landlords to, for them to not accept the  
19 security deposit in lieu of us committing to  
20 provide funds not to exceed the contract rent to  
21 make repairs at the end of a tenant's tenancy.

22 MR. BOVELLE: And those are repairs

1 for non-routine damage.

2 (Simultaneous speaking)

3 MS. COLE: Exactly, beyond normal wear  
4 and tear.

5 COMMISSIONER VANN-GHASRI: But what  
6 constitute a low poverty versus low economic  
7 neighborhood. What does that --

8 MS. COLE: Okay, so --

9 COMMISSIONER VANN-GHASRI: --- give us  
10 a couple of minutes to tell us what's the  
11 difference.

12 MS. COLE: So a low poverty area is,  
13 so what we're trying to do is make sure, and  
14 we've done a number of different initiatives so  
15 that our families have the ability to move in all  
16 the different wards and all the different sub-  
17 markets within the District, and they aren't just  
18 limited to certain areas.

19 The way that the rents are set right  
20 now across our neighborhoods, a lot of our  
21 families only have the opportunity to go into  
22 certain sub-markets.



1                   So we are looking, so when we talk  
2 about low poverty areas we want our families to  
3 have the ability to move in areas that aren't  
4 focused, that have a lot of focused poverty in  
5 it. Does that answer your question?

6                   COMMISSIONER VANN-GHASRI: Okay, so  
7 now with my voucher, or either/or, and I'm going  
8 back and forth with everybody so I can just put  
9 it in the mix and I can just get clarification  
10 now. I'm skipping again.

11                   So now with my voucher, what happens  
12 when with my voucher, what happens when, how can  
13 I say this. Okay, what happens when if I'm in  
14 public housing, I really get a voucher due to  
15 whatever your relocation piece may be.

16                   And then when I find out, I could be  
17 80 years old or whatever, but I found out  
18 somebody else did something with my credit or my  
19 credit report, et cetera, or whatever that  
20 happens.

21                   So now wherever you send me where I'm  
22 going to use my voucher at, the person may run a

1 credit report on me. And mind you this could be  
2 A, B, and C.

3 The DCHA have something in place when  
4 residents have this type of situations it's not  
5 at the last minute is done, but it's a prevention  
6 measurement because if I already know you have  
7 that situation and I know I'm coming in your  
8 neighborhood whether you like it or not, the  
9 gentrification, demolition, or whatever it may be  
10 in these vouchers, do I have something already in  
11 place where I got you cleared so that I can move  
12 you forward and not hang you up and then the next  
13 thing you know when the time's come for them they  
14 may have to take that voucher and use it back to  
15 DCHA because I didn't have the opportunity or I  
16 didn't have the resources and I didn't know in a  
17 timely manner what I could do to use my voucher.

18 MS. COLE: So our voucher program does  
19 provide assistance to our families in actually  
20 trying to find places to live and preparing them  
21 to lease up.

22 So if that's a challenge that a family

1 may have, we do have staff that can assist in  
2 them working to get to that point to correct that  
3 issue.

4 COMMISSIONER VANN-GHASRI: Thank you.

5 COMMISSIONER LANCASTER: Madam Chair?

6 CHAIRMAN THOMPSON: Yes?

7 COMMISSIONER LANCASTER: Question. I  
8 have to bring this up every time you use the  
9 terminology Move to Work, especially for those  
10 who haven't heard that terminology before so that  
11 residents know that you don't have to move  
12 because you're not working.

13 This is a policy that we work with HUD  
14 to give us a chance to do some stuff without  
15 running to them every time we want to make a  
16 move. So all of you all have come to me with  
17 this idea that you got to move because you're not  
18 working or you got to work and your rent going  
19 up.

20 Please, that is not what the case is.

21 Thank you.

22 CHAIRMAN THOMPSON: Great. Thank you,

1 Commissioner.

2 COMMISSIONER VANN-GHASRI: Capital  
3 budget, capital budget, let's something on  
4 capital budget.

5 CHAIRMAN THOMPSON: Wait, wait. Let's  
6 not talk about capital budget until we finish.

7 COMMISSIONER VANN-GHASRI: Oh, okay.

8 CHAIRMAN THOMPSON: So are you talking  
9 about as it relates to the --

10 COMMISSIONER VANN-GHASRI: Aren't we  
11 still on this resolution?

12 CHAIRMAN THOMPSON: Yes we are.

13 COMMISSIONER VANN-GHASRI: But she  
14 doing it by paragraphs?

15 MR. BOVELLE: She was --

16 CHAIRMAN THOMPSON: She was.

17 MR. BOVELLE: Well, she wasn't doing  
18 it by paragraph. She was doing an overview --

19 COMMISSIONER VANN-GHASRI: Just over

20 --

21 (Simultaneous speaking)

22 COMMISSIONER VANN-GHASRI: The whole

1 review. So the capital fund budget is a part of  
2 it. So would you give us some background on  
3 this. What is the activities planned to be taken  
4 with the capital fund budget?

5 MS. COLE: Sure, sure. So each year  
6 the Housing Authority receives funding from HUD  
7 for capital improvements at our public housing  
8 sites. So what we include in our plan is what  
9 we're proposing to request from HUD.

10 I think everyone's aware that we've  
11 been receiving reductions in that fund over the  
12 course of the past several years. So for this  
13 year, the capital fund budget is a total of \$12  
14 million.

15 We have to pay back debt service,  
16 there's an administrative fee and public safety.  
17 So the balance that we have available to actually  
18 focus on the modernization and the capital  
19 improvements at our public housing sites is \$4.1  
20 million.

21 COMMISSIONER VANN-GHASRI: Make sure  
22 that's in the record.

1 MR. BOVELLE: It's a part of the --

2 COMMISSIONER VANN-GHASRI: Okay. But  
3 yes it will be, I forgot how we did it. Perfect.

4 CHAIRMAN THOMPSON: Are there any  
5 other questions of the Commissioners? If not,  
6 then --

7 COMMISSIONER VANN-GHASRI: So one last  
8 thing.

9 MS. COLE: Sure.

10 COMMISSIONER VANN-GHASRI: Okay, with  
11 your Move to Work that you're getting ready to do  
12 this, did you really vent it through the City  
13 Wide Advisory Board, did you vent it through all  
14 of your resources, your little checklist to make  
15 sure that everybody when we going to do the  
16 submission?

17 MS. COLE: Sure. So we met with the  
18 City Wide Advisory Board. We also met with the  
19 landlords of the Housing Choice Voucher program.  
20 We had an opportunity to sit down with the  
21 resident commissioner that represents the members  
22 of the Housing Choice Voucher Program.

1                   We also met with the legal housing  
2 advocate community, and we had a public hearing  
3 on the 22nd of June.

4                   MR. BOVELLE: And it was also posted  
5 for public comment.

6                   MS. COLE: Yes.

7                   COMMISSIONER VANN-GHASRI: And with  
8 the rental assist and the demonstration  
9 amendment, so is it very clear that if any of  
10 DCHA communities actually get a RAD that the  
11 rights, the protection rights will be also put  
12 into the RAD because that would be a rental  
13 assistance demonstration amendment which means  
14 that that entire community or that entire  
15 building is like a project base building.

16                   And then usually in most cases with  
17 project base on communities, there is no public  
18 and Indian rights. There are rights of  
19 associations, they usually have tenant  
20 association versus a tenant council which would  
21 allow public housing residents to keep their  
22 rights in place so that they would be able to

1 generate resident participation funds, et cetera.

2 And if the property is an apartment  
3 building, who want to do the laundry room, who  
4 going to get the CSE check? Will the resident  
5 council get that CSE check because it's now RAD,  
6 or would that RAD check go like in the past, in  
7 the past history with the CSE check it was going  
8 to property managers.

9 So have that been vetted or talked  
10 about among the residents and did they talk about  
11 it with the City Wide Advisory Board being that  
12 at least 23 members is impacted by that CSE  
13 situation?

14 MS. COLE: Okay, I'm going to break  
15 that down, I'm going to break down my response.

16 COMMISSIONER VANN-GHASRI: Thank you.

17 MS. COLE: That was a very  
18 comprehensive question. So with respect to the  
19 policies that govern RAD, we have been working  
20 diligently to actually lay those out very  
21 specifically.

22 The amendments that are attached to



1 the plan are overall. And there's a section  
2 related to resident rights. HUD was very clear  
3 about wanting to make sure that the rights of  
4 residents receiving the public housing program  
5 are as, are pretty much are the same, pretty much  
6 the same under RAD.

7 And the Housing Authority has  
8 undertaken efforts to even take that a little  
9 step further. And you'll see those draft  
10 regulations for the program shortly.

11 COMMISSIONER VANN-GHASRI: Thank you.

12 CHAIRMAN THOMPSON: Are there any  
13 other questions or comments? Hearing none, may I  
14 have a motion to approve the resolution?

15 COMMISSIONER LANCASTER: So moved.

16 CHAIRMAN THOMPSON: May I have a  
17 second?

18 COMMISSIONER VANN-GHASRI: Second.

19 CHAIRMAN THOMPSON: Madam Fagin Scott?

20 MS. FAGIN SCOTT: Thank you, Chairman  
21 Thompson. Commissioner Albert?

22 COMMISSIONER ALBERT: Yes.

1 MS. FAGIN SCOTT: Commissioner

2 Council?

3 COMMISSIONER COUNCIL: Yes.

4 MS. FAGIN SCOTT: Commissioner Fisher?

5 COMMISSIONER FISHER: Yes.

6 MS. FAGIN SCOTT: Commissioner Kenner?

7 COMMISSIONER KENNER: Yes.

8 MS. FAGIN SCOTT: Commissioner

9 Lancaster?

10 COMMISSIONER LANCASTER: Yes.

11 MS. FAGIN SCOTT: Commissioner Neal

12 Jones?

13 COMMISSIONER NEAL JONES: Yes.

14 MS. FAGIN SCOTT: Commissioner

15 Vann-Ghasri?

16 COMMISSIONER VANN-GHASRI: Yes.

17 MS. FAGIN SCOTT: Chairman Thompson?

18 CHAIRMAN THOMPSON: Yes.

19 MS. FAGIN SCOTT: You have eight votes

20 in favor, the resolution is approved, Chairman

21 Thompson.

22 CHAIRMAN THOMPSON: Thank you.

1 MR. BOVELLE: Thank you, Board  
2 members. Resolution 17-10 will also be presented  
3 by Ms. Kimberly Cole. 17-10 if you would, Kim,  
4 give us a description of that resolution which is  
5 to approve a amendment to our current FY-17  
6 Movement to Work plan.

7 MS. COLE: Sure. So this is a great  
8 segue into the last question we received from  
9 Commissioner Vann-Ghasri. The Housing Authority  
10 is part of a series of awards and commitments  
11 we've received from HUD for the RAD program,  
12 received them for Fairlawn Marshall and Matthews  
13 Memorial.

14 We are, as I mentioned before, we were  
15 required by HUD to include as an amendment to our  
16 plan any RAD sites, or potential RAD sites.  
17 Because our plan, our annual plan process,  
18 getting an approval from HUD on our '18 plan  
19 could take up to six months, and we have the  
20 opportunity to actually convert Matthews and  
21 Fairlawn Marshall before the end of the calendar  
22 year, we thought it would be prudent to actually

1 amend the current approved FY-2017 plan and not  
2 have to wait for the approval for the 2018 plan.

3 So that's the purpose of the  
4 resolution before you in 17-10, giving the  
5 authority to our Executive Director to submit  
6 this amendment to HUD.

7 CHAIRMAN THOMPSON: Are there any  
8 questions?

9 COMMISSIONER VANN-GHASRI: Question.  
10 Would you do some clarification so that we can  
11 understand for the minutes the pros and cons of  
12 the CHAP versus RAD?

13 MS. COLE: So the CHAP is a stage in  
14 the RAD award process. When we receive the CHAP  
15 award, it gives us the ability to make a decision  
16 about whether or not we're going to move forward  
17 with RAD as a redevelopment tool.

18 MR. BOVELLE: And the CHAP stands for  
19 a Commitment to Housing Assistance which is a  
20 letter or a document that we get from HUD  
21 committing that we can get that financing for  
22 that.

1                   COMMISSIONER VANN-GHASRI: What's the  
2 event, now let me ask you this question. So  
3 whether or not at any point in time has this  
4 Housing Authority have looked at the trend of all  
5 housing authorities that actually use RAD, and if  
6 so, which Housing Authority has been the most  
7 successful Housing Authority, or whether or not  
8 there is a Housing Authority that has been  
9 successful with RAD, and if so, what region?

10                   MS. COLE: And I would have to check  
11 on that and get back to you.

12                   CHAIRMAN THOMPSON: All right.

13                   COMMISSIONER VANN-GHASRI: What's in  
14 it for the Housing Authority when RAD come in? I  
15 mean, who's going to manage the building, why are  
16 we using RAD? Is RAD actually being used because  
17 it's an option, one of the options to keep  
18 affordable housing in the District of Columbia at  
19 a 30 percent of an income rate? Why are we using  
20 RAD?

21                   MS. COLE: Great question. So the  
22 idea of RAD is it's a tool for the Housing

1 Authority to maintain its public housing sites,  
2 and it can be used in a few different ways.

3 Either we can use the equity that  
4 actually exists in a property and use that money  
5 to actually fund improvements at other public  
6 housing sites, or we can actually look for  
7 financing to do it at a specific RAD site. So  
8 it's a resource that housing authorities have to  
9 address the reduction in our capital fund to  
10 maintain our public housing sites.

11 COMMISSIONER VANN-GHASRI: How was  
12 these sites selected? There's no family sites.  
13 All the RAD award was awarded only to senior  
14 buildings. No family buildings, no family sites  
15 whatsoever.

16 Not even a smaller family sites then  
17 they could have been feasible like the Villager  
18 or Lincoln Road or Sibley 29 townhomes, a small,  
19 something that could have been small that you  
20 could see a quick result of an impact because I  
21 notice that all of the portfolio that was  
22 submitted for only Elvans Road, Elvans Road was

1 submitted for RAD.

2 But the rest of your community on  
3 Ontario Road, explain that.

4 MR. BOVELLE: So we're going to be  
5 having our RAD symposium a week from tomorrow on  
6 the 21st where we're going to work through all of  
7 those details. There are family sites that are  
8 considered with RAD, even the ones that we've  
9 talked about in the past, for example Columbia  
10 Road is a family site, Elvans Road we've  
11 discussed is a family site, Montana is a family  
12 site.

13 So we're going to go into all of those  
14 details about RAD in our symposium on next  
15 Friday.

16 COMMISSIONER VANN-GHASRI: Thank you.

17 COMMISSIONER LANCASTER: Madam Chair,  
18 if I may?

19 CHAIRMAN THOMPSON: Yes, sir.

20 COMMISSIONER LANCASTER: If I'm  
21 looking at this and hearing this correctly, RAD  
22 is not a project base.

1                   COMMISSIONER VANN-GHASRI: No, it's  
2 not a project base. It's just --

3                   COMMISSIONER LANCASTER: By not being  
4 a project based, so they can go and take money  
5 from Section 8 which is a project based on a lot  
6 of tasteless subsidized housing in the market and  
7 bring money from that into repairing public  
8 housing?

9                   MR. BOVELLE: No, RAD is --

10                  COMMISSIONER LANCASTER: ACC units?

11                  MR. BOVELLE: RAD is essentially a  
12 financing tool --

13                  COMMISSIONER VANN-GHASRI: It's a  
14 financing tool.

15                  MR. BOVELLE: -- where the, when  
16 public housing is financed, it's through the ACC  
17 contribution, into the contributions contract and  
18 the capital fund. RAD essentially takes that ACC  
19 contract and the capital fund assigned to that  
20 site, combines it and fixes it into one type of  
21 subsidy that's similar to housing choice voucher.

22                               The Housing Authority is going through



1 the process through our regulations and our  
2 procedures to make these sites after they have  
3 become RAD which is the term of art that we use,  
4 to make them operate as much as like traditional  
5 public housing as possible, that we're just using  
6 it as a way to finance and to fix the amount of  
7 subsidy that we get, and give us the ability also  
8 to borrow debt on the equity of those properties  
9 to make improvements.

10 COMMISSIONER LANCASTER: Well see, the  
11 term of art you just used a moment, fix these  
12 sites as possible to public housing, as a process  
13 to public housing. So that tells me they're not  
14 public housing. That's why I'm asking this  
15 question.

16 MR. BOVELLE: It's not traditional  
17 public housing, but our regulations, and we are,  
18 like I said, Commissioners, we're going to have a  
19 big RAD symposium next Friday that we're going to  
20 explain this.

21 But it fixes, when we say it fixes the  
22 financing in public housing, our proration goes

1 up and down, the amount of subsidy that HUD  
2 provides for public housing goes up and down.

3 On the voucher program it's fixed. So  
4 that's one of the reasons why we're doing that,  
5 so we have a known amount that we're going to get  
6 in subsidy for those sites.

7 COMMISSIONER LANCASTER: Thank you,  
8 Madam Chair. Thank you.

9 CHAIRMAN THOMPSON: Thank you. Are  
10 there any further questions or concerns? Hearing  
11 none, may I have a motion to approve the  
12 resolution?

13 COMMISSIONER VANN-GHASRI: I move the  
14 Resolution 17-09 to approve the --

15 CHAIRMAN THOMPSON: Ten.

16 COMMISSIONER VANN-GHASRI: Excuse me?  
17 (Simultaneous speaking)

18 COMMISSIONER VANN-GHASRI: Yes, to  
19 approve -- I move Resolution 17-10 to approve the  
20 submission of an amendment to DCHA fiscal 2017  
21 Move to Work plan to HUD be submitted to the  
22 record.

1 COMMISSIONER LANCASTER: Second under  
2 that reading.

3 CHAIRMAN THOMPSON: Thank you. Ms.  
4 Fagin Scott?

5 MS. FAGIN SCOTT: Thank you.  
6 Commissioner Council?

7 COMMISSIONER COUNCIL: Yes.

8 MS. FAGIN SCOTT: Commissioner Fisher?

9 COMMISSIONER FISHER: Yes.

10 MS. FAGIN SCOTT: Commissioner Kenner?

11 COMMISSIONER KENNER: Yes.

12 MS. FAGIN SCOTT: Commissioner  
13 Lancaster?

14 COMMISSIONER LANCASTER: Yes.

15 MS. FAGIN SCOTT: Commissioner Neal  
16 Jones?

17 COMMISSIONER NEAL JONES: Yes.

18 MS. FAGIN SCOTT: Commissioner  
19 Vann-Ghasri?

20 COMMISSIONER VANN-GHASRI: I have to  
21 say no because I can't get educated after the  
22 fact.

1 MS. FAGIN SCOTT: Commissioner Albert?

2 COMMISSIONER ALBERT: Yes.

3 MS. FAGIN SCOTT: Chairman Thompson?

4 CHAIRMAN THOMPSON: Yes.

5 MS. FAGIN SCOTT: You have seven yes,  
6 one no, the resolution is approved, Madam  
7 Counselor.

8 CHAIRMAN THOMPSON: Thank you,  
9 Commissioners. And now we'll move to Resolution  
10 17-11.

11 MR. BOVELLE: Resolution 17-11 is to  
12 authorize the execution of a contract for  
13 external auditing services. Housing Authorities  
14 are required to have an external audit conducted  
15 every year, it's a requirement from HUD.

16 We had I believe six auditing firms  
17 respond to the RFP that we put out for request  
18 for those services. Of those six there were  
19 three that responded to our best and final.

20 The Housing Authority had a team of  
21 staff that reviewed all of those proposals and  
22 they have selected the firm of CliftonLarsonAllen

1 which is the incumbent firm that most recently  
2 conducted our audit.

3 After some discussion with the Board,  
4 we have slightly modified the original resolution  
5 for this auditing period to last for three years  
6 with two option years to extend that contract.

7 CHAIRMAN THOMPSON: Are there any  
8 questions?

9 COMMISSIONER VANN-GHASRI: So we had  
10 a discussion, and the discussion we had was the  
11 difference between, so somebody need to explain  
12 the difference between a five year contract  
13 practice versus three years with a two year  
14 option.

15 MR. BOVELLE: Our traditional  
16 contracts for auditing services lasting five  
17 years meaning that that auditor maintains that  
18 contract with those terms negotiated in the  
19 contract for five years.

20 As always, the Housing Authority has  
21 an option to discontinue a contract for cause if  
22 we have a need to do that at will. However, at

1 the Board's request, because the incumbent had  
2 been previously our auditor for five years, there  
3 were some concerns about the length of the  
4 contract.

5 So we amended this resolution to have  
6 this contract last for three years with two one  
7 year terms at the end of, the expiration of the  
8 three year contract.

9 The difference in that is that there  
10 may be a slight change to the amount of the  
11 contract because of cost of living increases that  
12 are attached when you have to start a new  
13 contract, not cost of living but wage rate  
14 regulations that are in place when you negotiate  
15 a new contract.

16 So the two new contracts will be  
17 different in terms of price, but the same in  
18 terms of the scope if we extend them for two  
19 years.

20 COMMISSIONER VANN-GHASRI: Whether or  
21 not this particular contract is going to do  
22 Section 3, if so how, when, and how will

1 residents, and this is always a question, how do  
2 residents get notified that you already selected  
3 this contractor.

4 Now the contractor, does he give a  
5 list already, a pre-list of what he's looking for  
6 to hire, or does he after he get the contract he  
7 sets up something and I guess he contact resident  
8 service and they get the names.

9 But how do residents know up ahead of  
10 the time that we have passed the resolution?  
11 What are the Section 3 contracts. Do we ever  
12 have a list where we could see every other month  
13 or something all these Section 3 contracts?

14 Who are the, you know, who are the  
15 vendors of the Section 3 contracts and how many  
16 people have they hired this month, how many  
17 people have you fired, whether or not these  
18 individuals have the protection of unemployment,  
19 Social Security, do they be in a union, are there  
20 independent contractors, what's in it for  
21 residents, do their rent go up?

22 If they get fired, do they have the

1 same rights of everybody else? Do they get  
2 health insurance, et cetera, et al.?

3 MR. BOVELLE: And Commissioner,  
4 because we're having an ongoing discussion about  
5 the execution for the auditing contract, I'll ask  
6 that we speak about the auditing contract Section  
7 3 component and just generally.

8 But for all your other questions, we  
9 can address that during your next resident  
10 services meeting.

11 COMMISSIONER VANN-GHASRI: Thank you.

12 MS. HAMPTON: For the Section 3, good  
13 afternoon, Commissioners.

14 COMMISSIONER LANCASTER: Good  
15 afternoon.

16 CHAIRMAN THOMPSON: Thank you.

17 MS. HAMPTON: In response to  
18 Commissioner Vann-Ghasri's question, specifically  
19 regarding the Section 3 for the audit, each  
20 contractor is to submit an action plan of how  
21 they will meet Section 3 in their proposal. So  
22 that comes in.



1 I can say the contractor being offered  
2 up for your approval has hired and is currently  
3 doing training for our residents. A training is  
4 coming up at the end of the month, two days at  
5 the Southwest Enhancement Center.

6 It is an Excel workshop teaching folk  
7 how to use Excel, both intermediate, at the  
8 intermediate level. So they have hired each year  
9 that they previously had a contract, they've  
10 hired an individual at a prevailing wage rate  
11 that they get from HUD and our Office of  
12 Administrative Services.

13 So we do work with them, and each  
14 contractor turns in an action plan outlining.  
15 And if it is not sufficient, then the Section 3  
16 coordinator works with them to make sure that it  
17 complies with all of the HUD regulations for  
18 Section 3.

19 COMMISSIONER VANN-GHASRI: Great,  
20 thank you.

21 CHAIRMAN THOMPSON: Thanks.

22 COMMISSIONER LANCASTER: Madam Chair,

1 if I may.

2 CHAIRMAN THOMPSON: Yes.

3 COMMISSIONER LANCASTER: Like always,  
4 Commissioner Vann-Ghasri sort of laid things out  
5 like so it takes away a lot of things I had in  
6 mind so it makes it easier for me to make this  
7 request.

8 The data processing, I spoke up  
9 earlier, every quarter we should have that kind  
10 of set up before us when we have our meetings.  
11 That same thing she's laying out right now should  
12 be in black and white in front of us so that we  
13 know that these things are being followed  
14 through. Thank you.

15 MS. HAMPTON: We can supply additional  
16 information, but you get a breakout in your  
17 monthly reports of the results of the Section 3  
18 for the month. But we will add this for the  
19 specific contract to Ms. Lorry Bonds' report to  
20 you.

21 COMMISSIONER LANCASTER: Thank you.

22 COMMISSIONER VANN-GHASRI: Thank you.

1 COMMISSIONER LANCASTER: Thank you,  
2 Madam Chair.

3 PARTICIPANT: Thank you, Director.  
4 (Simultaneous speaking)

5 CHAIRMAN THOMPSON: Are there any  
6 additional questions from the Commissioners?  
7 Hearing none, may I have a motion to approve?

8 COMMISSIONER NEAL JONES: So moved.

9 COMMISSIONER VANN-GHASRI: Second.

10 CHAIRMAN THOMPSON: It's been properly  
11 moved and second. Ms. Fagin Scott?

12 MS. FAGIN SCOTT: Thank you, Chairman  
13 Thompson. Commissioner Fisher?

14 COMMISSIONER FISHER: Yes.

15 MS. FAGIN SCOTT: Commissioner Kenner?

16 COMMISSIONER KENNER: Yes.

17 MS. FAGIN SCOTT: Commissioner  
18 Lancaster?

19 COMMISSIONER LANCASTER: With the  
20 amendment being made by Commissioner Kenner, I  
21 will say yes.

22 MS. FAGIN SCOTT: Commissioner Neal

1 Jones?

2 COMMISSIONER NEAL JONES: Yes.

3 MS. FAGIN SCOTT: Commissioner

4 Vann-Ghasri?

5 COMMISSIONER VANN-GHASRI: Yes.

6 MS. FAGIN SCOTT: Commissioner Albert?

7 COMMISSIONER ALBERT: Yes.

8 MS. FAGIN SCOTT: Commissioner

9 Council?

10 COMMISSIONER COUNCIL: Yes.

11 MS. FAGIN SCOTT: Chairman Thompson?

12 CHAIRMAN THOMPSON: Yes.

13 MS. FAGIN SCOTT: You have eight votes

14 in favor, the resolution is approved, Chairman

15 Thompson.

16 CHAIRMAN THOMPSON: Thank you. So

17 that brings to a conclusion the resolutions that

18 were before us today. So we will now move on to

19 public comment. So the public comment period

20 permits residents and Housing Choice Voucher

21 Program participants who have signed up today to

22 be the first to present to the Board for five

1 minutes.

2 People who are not residents have  
3 three minutes to present. Your name will be  
4 called in the order in which you signed in. When  
5 your name is called, please come to the table and  
6 speak directly into the microphone. The meetings  
7 are recorded. So we'll start with Valerie  
8 Flamer.

9 PARTICIPANT: I think she left.

10 CHAIRMAN THOMPSON: Valerie Flamer?  
11 Gloria Matthews? Gloria Matthews? Okay, thank  
12 you.

13 MS. G. MATTHEWS: Good afternoon,  
14 Commissioners, and everybody else.

15 MR. BOVELLE: Good afternoon.

16 MS. G. MATTHEWS: My name is Gloria  
17 Matthews. I am the President of Hopkins Resident  
18 Council. And I have a great issue with the 2007  
19 president election of the Resident Council  
20 election.

21 I have a couple of problems. We were  
22 given notices that we should give out

1 applications to our manager, which I did turn my  
2 application in to my manager a week, well not  
3 only my application but four other applications  
4 that I turned in.

5 We were told to go to Sibley Plaza on  
6 Monday, I think it was the 16th of June. So when  
7 we got, when I got there I didn't see my name on  
8 the paper. So I asked the third party monitor,  
9 Mr. Joe Kelley, correct, why my name wasn't on  
10 the paper.

11 He told me that give me my email, give  
12 him my email. And that's what I did, I gave him  
13 my email and everything. So I didn't hear from  
14 him on the next day. So I went to my rental  
15 office and I ask him, I asked him, I said did you  
16 all turn my papers in and everything.

17 He said yes. He said that the third  
18 party monitor sent my papers back because they  
19 were incomplete. So what I did in return, I said  
20 well I'm going to go downtown and talk with the  
21 third party monitor because only the third party  
22 monitor gave us was the fax number to get in

1 contact, or email.

2 So I wanted to talk with him face to  
3 face to see what was going on. So when I got  
4 down there, he wasn't there, and I got the number  
5 with his receptionist. And I told his  
6 receptionist to ask him to call me.

7 So when I got back to my rental  
8 office, he called me and he told me that Mr.  
9 Coleman, Mr. Michael Coleman, our manager at  
10 Hopkins Apartment, sent in my papers six minutes  
11 before 5 o'clock on that Friday which they were  
12 due.

13 And when I asked Mr. Coleman can I see  
14 my application that I sent off that I gave him  
15 and that he sent off to Mr. Kelley, he's like he  
16 don't know what he did with the papers.

17 So when I called, Mr. Kelley called me  
18 and he told me that also that my bylaws stated to  
19 him that only Hopkins can run for two terms, in  
20 which I have ran for two terms.

21 But I told him there was no bylaws  
22 because I haven't seen no bi-laws. Only bylaws

1 that was given out were the bylaws that I left at  
2 the office of DL Piper.

3 We gave him our bylaws, and I think  
4 the man, I'm not for sure it's the man Mr. Ochre,  
5 I gave him our bylaws and he told us that he  
6 would take care of our bylaws and that he would  
7 get back in contact with us a couple of weeks to  
8 a month.

9 So we gave him a little time. So when  
10 I called back they said he no longer worked  
11 there. So we don't, and I'm saying well where's  
12 our bylaws at. We don't have no bylaws.

13 Okay, and on another occasion we had  
14 to do our PUI money, and we had to have certain  
15 papers in with our PUI money. We had to have our  
16 bylaws, we had to have our minutes, and sign in  
17 sheet for all the people that were at the  
18 meeting.

19 Okay, I gave my navigator, Ms. Dotty  
20 Roundtree, these papers. Okay, she told me, she  
21 brought the papers back to me and said Ms.  
22 Matthews, you did not sign off on the papers.



1 You did not sign.

2 She never, she wrote, she had a little  
3 sticker on the paper, let me know what I need to  
4 do. She never said anything about a bylaw. So  
5 I'm going back downtown asking them where our  
6 bylaws, can I see the bylaws you all have? I  
7 have never seen any bylaws.

8 So I sent a letter to Mr. Nathan, a  
9 letter to Ms. Hampton, a letter to Fashad and  
10 also my navigator. And I just got a response  
11 back on this Monday where Mr. Fashad asked me to  
12 send in my minutes, notice of the date that I  
13 gave the, that I called for a meeting for our  
14 bylaws.

15 And I'm, you know, I'm yesterday I'm  
16 searching for all of these papers back so which I  
17 did. I took what I had to Mr. Fashad on  
18 yesterday. So now I get a message, a text  
19 message, well an email, an email because  
20 basically I use text, I don't hardly use email.

21 And I just got an email from Mr.  
22 Fashad at 12:22 asking me to give him the date

1 that I put the flyer. And to me it's a game.  
2 It's like they're playing games, they're playing  
3 with the Council.

4 And also I have additional information  
5 where I went down to the DCRA and I got a letter  
6 stating that it wasn't no Hopkins Resident  
7 Council, that the name of the resident council, I  
8 have a paper here, that the name of the resident  
9 council is Hopkins Community Center Resident  
10 Council which they owe a fee of \$130 for the  
11 reregister and also an \$80 fee to change the name  
12 into Hopkins Resident Council.

13 And this is what I want to know, how  
14 all this get missing. They steady at me, I'm  
15 doing my job. I work with our resident service.  
16 They have never gave, they never gave me a  
17 computer, I don't have the things -- everything  
18 that's in my office, I did it.

19 They never gave me any money, I done  
20 caught busses, been at meetings and everything.  
21 Now they want to seem like they just want to play  
22 a lot of little games.

1                   You know, and I've worked very hard to  
2                   be on the Resident Council. And I want to be  
3                   fairly treated, you know, not only as a Resident  
4                   Council leader, but also as a person. And I  
5                   think that either we do a recall or my name be  
6                   put on the ballot.

7                   COMMISSIONER VANN-GHASRI: Let me run  
8                   the minutes and say this. And I want to be on  
9                   record with saying this.

10                   I can sincerely say that Gloria  
11                   Matthews submitted bylaws. She received those  
12                   bylaws from Commissioner Vann Ghasri, which has  
13                   her sister's name on it, Melvina Middleton.

14                   Ms. Matthew was also one of the  
15                   students in our buy back computer class. At  
16                   which time I would work with Ms. Matthews because  
17                   Ms. Matthews was redacting her minutes, and she  
18                   was sending them in a timely manner to DLA Piper.

19                   Second of all, with Ms. Matthews, Ms.  
20                   Matthews, you can go back to DCRA and you may can  
21                   find out whether or not DCRA have any copies,  
22                   whatsoever, of maybe your old bylaws --

1 MS. G. MATTHEWS: They don't have any  
2 because I asked them.

3 COMMISSIONER VANN-GHASRI: Okay. Now,  
4 because I had a bylaws problem, just like Ms.  
5 Matthews did, but I saw my own. Only because I  
6 know that system.

7 And I took that system to Ms. Matthews  
8 and told her, I wasn't helping her do nothing.  
9 Property law gave her the document.

10 Whenever she needed instructions, she  
11 got it from the computer instructor. And when  
12 she finished redacting those minutes, I read  
13 those. I read her bylaws. And she had redacted.

14 And I know what day she went to DLA  
15 Piper because I couldn't believe that the  
16 paralegal no longer was employed there. This is  
17 not Ms. Matthews fault.

18 So I think the Housing Authority, we  
19 need to really look at that. We have a property  
20 manager that's involved, she was in compliance.  
21 And there's always room for mistakes.

22 Now this is a mistake. And this is

1 going to be a mistake that's never made again  
2 with a third-party monitor. Or a property  
3 manager.

4 When a resident is in compliance,  
5 coming in their office, in time, picking up an  
6 application, getting it back to you in time, and  
7 you know to read and know that you have been  
8 responsible. Now, I'm surprised that he faxed  
9 it, because my property manager made us, they  
10 didn't fax anything.

11 And maybe this may need to be the  
12 process, because my property manager wasn't  
13 faxing nothing. My property manager told you,  
14 you was going to take the application, you going  
15 to fax it yourself, and it won't be in the  
16 office. You're going to either email it or you  
17 can take it to them, because I'm not going to be  
18 responsible, because it's not in the duties and  
19 responsibilities on this document, in the  
20 resident.

21 It says either A, you email it, B, you  
22 fax it, or C, you take it up here. And then once

1 you hand that information to your property  
2 manager, your property manager really should have  
3 read the instructions and had told you, Ms.  
4 Matthews, here.

5 So we need to be held accountable.

6 MR. BOVELLE: Ms. Matthews, I am aware  
7 of your problem. We do have a formal process for  
8 resolving issues like this, which is why we have  
9 a third-party monitor hired to take care of this.

10 I know that Ms. Hampton's staff is  
11 working directly with that third-party monitor,  
12 and I'm sure that they're going to be in contact  
13 with you very shortly regarding the resolution.

14 MS. G. MATTHEWS: Right. And also,  
15 why I'm here, I'm going to do it openly, they  
16 just emailed me when I was here, at 12:22, asking  
17 me what date did I post the fliers for the  
18 meeting. And I'm letting her know that I posted  
19 that Saturday, February the 25th, 2017.

20 MR. BOVELLE: So it sounds like that  
21 process is underway.

22 MS. G. MATTHEWS: Yes. But I just

1 don't like to plan, asking me plan. To me it's  
2 like a game, you know. You work too hard.

3 MR. BOVELLE: We'll work with you to  
4 resolve the issue.

5 MS. G. MATTHEWS: Okay, that's fine.  
6 I appreciate that.

7 MR. BOVELLE: Thank you.

8 MS. G. MATTHEWS: Thank you.

9 CHAIRMAN THOMPSON: Janice  
10 Satterwhite. Ms. Satterwhite?

11 MS. SATTERWHITE: Yes. Good evening.

12 CHAIRMAN THOMPSON: Good afternoon.

13 MR. BOVELLE: Good evening.

14 CHAIRMAN THOMPSON: How are you?

15 MS. SATTERWHITE: How you doing this  
16 evening?

17 CHAIRMAN THOMPSON: Okay. Ms.  
18 Satterwhite, and please be sure to introduce your  
19 company.

20 MS. SATTERWHITE: Oh, this is --

21 COMMISSIONER LANCASTER: Wait till you  
22 sit and get to the mic, ma'am.

1 MS. SATTERWHITE: This is Jay. Say  
2 hi, jay. Say hi.

3 COMMISSIONER LANCASTER: Hi, Jay.

4 MS. SATTERWHITE: Say I'm a year old.  
5 Say hi. I'm with Hopkins Apartment, and I'm the  
6 treasurer.

7 I was coming in behalf of Ms.  
8 Matthews. And everything she said was true.  
9 They had some issues with me signing some forms.  
10 And Ms. Matthew asked me to sign some forms for  
11 her, but at the particular time, my mother was in  
12 the hospital, and I wasn't able to sign any of  
13 your forms that she wanted me to sign.

14 And Ms. Matthews gives to the  
15 community. Most of the things she do, she do on  
16 her own.

17 She wanted me to come up here and say  
18 we do it. Yes, I help her as best as I can since  
19 my mother's been sick, but Ms. Matthews go out to  
20 the community and she outreach to other people  
21 who come in and just bring food and have cookouts  
22 for the kids.



1                   She has had a computer class down  
2                   there in Hopkins. And we not getting no help  
3                   from Housing. Just like she talked about the  
4                   computer.

5                   It's some issues about us putting  
6                   forms, being as though we don't have a computer,  
7                   we can't hardly copy anything. We have to go, I  
8                   go to other organizations and ask them to copy,  
9                   do copies for me because the rental office told  
10                  us, they can't be keep coping our papers. You  
11                  know, I even went to Housing and Housing had  
12                  copied some papers for me.

13                  I like to go out and reach out to  
14                  other organizations, like they give out vouchers,  
15                  the dates that people have to go and it's a lot  
16                  of work. It's a lot of work.

17                  Where they can go get free vegetables  
18                  and can goods. She's always doing something for  
19                  the community.

20                  And if you all know public houses,  
21                  it's hard. It's hard. And ain't nobody might  
22                  not say nothing, a lot of people do not want to

1 see you succeed. And I'm being honest. I'm  
2 being honest.

3 I told Ms. Matthews I wasn't running.  
4 Because whatever we do, it doesn't seem like it's  
5 enough. You know what I'm saying?

6 I didn't come up here to sugarcoat  
7 nothing. I came out here to be honest and tell  
8 the truth.

9 You know, Ms. Matthews love them kids.  
10 She love them. If you all can just see, she had  
11 a band. Surprised me, she can put a band  
12 together. But she had to let the band go because  
13 one of the residents wanted to run everything.

14 You know what I'm saying? She wanted  
15 to do everything. And we have to work as a team.  
16 We have to come together as a team.

17 Hopkins needs a lot of help. They  
18 need a whole, whole lot of help over there. And  
19 not just --

20 I do want to commend them on police  
21 and stuff being over there. They have gotten  
22 better in that issue. You know, which Ms.

1 Matthew and I fought for.

2 I just hope that you all give her the  
3 opportunity to run again. And that's all I have  
4 to say.

5 CHAIRMAN THOMPSON: Thank you, ma'am.

6 MS. SATTERWHITE: Thank you. Say bye-  
7 bye.

8 CHAIRMAN THOMPSON: Bye sweetie.  
9 Always a bright face, the children. They're so  
10 important. Louise Francis-El. Good afternoon.

11 MS. FRANCIS-EL: Good afternoon to the  
12 Commission. Can everybody hear me?

13 CHAIRMAN THOMPSON: Yes.

14 MR. BOVELLE: Good afternoon.

15 MS. FRANCIS-EL: Because I have a  
16 hearing problem, which is called disability. And  
17 every time I come to a council meeting I can  
18 barely hear what you people are saying. Because  
19 you talk to low, and you got mics, so why don't  
20 you use them.

21 But my issue is with, I live in the  
22 Arthur Capper Community, 900 5th Street

1 Southeast. Where all those glorious high-rises  
2 are being built that nobody can afford to live  
3 in.

4 (Laughter)

5 MS. FRANCIS-EL: But my issue is,  
6 right now, I'm going to try to help my seniors  
7 out with the building we're in.

8 We've had so many issues with Edgewood  
9 management, and I think it's Urban Atlantic,  
10 which is one of your partners. And why you can  
11 persist on having those people manage that  
12 building.

13 That building is, I think I've told  
14 you before, it has a lot of complex issues  
15 because of the type of people that have to live  
16 there. They will have disabilities, chronic  
17 illnesses, age, poverty. And it's just a  
18 situation where we never get people in there that  
19 are really sensitive to our issues.

20 We had a issue with, Edgewood  
21 Management lost a lot of money. Our checks for  
22 the month, I think, April and May. And they sent

1 us a letter, I'm putting this on for the record,  
2 because I'm not quite sure you're aware of it. I  
3 hope you are.

4 They sent us a letter of correct or  
5 evict. Which was over the top, overbearing,  
6 aggressive and harassing.

7 Not only did they send one letter and  
8 stuck it on some people's door, which is an  
9 invasion of their privacy, because all their  
10 information was on that letter, which I have a  
11 copy here, it was sent from their lawyer. And  
12 they had two little young White boys come through  
13 and hand them out in the building.

14 And then they had the nerve to send a  
15 second letter in the mail. And the letter is a  
16 gross lie.

17 Here's a letter if you choose to make  
18 a copy of it. And it was sent by the Attorney  
19 for Landlord and Housing Provider, Raddatz Law  
20 Firm.

21 And it stated that, this notice is  
22 being sent pursuant to, a whole bunch of

1 sections, 501(b) in the District of Columbia  
2 Rental Housing Act. And basically it said we had  
3 to correct, 30 day notice to correct or vacate,  
4 and pending lease termination.

5 This upset the building. People's  
6 blood pressure went up. They thought it was some  
7 type of eviction notice or something was going  
8 on.

9 And really, does this mean anything to  
10 you? The tenants, District of Columbia tenants  
11 bill of rights, does that really mean anything to  
12 anybody? I mean, we have rights.

13 And this was totally overbearing and  
14 unnecessary. They lost the money. We did the  
15 right thing, we pay our bill. They lost two or  
16 three months of receipts. How is that possible?  
17 What type of management group is that?

18 I came in here two years ago about  
19 Edgewood Management. I guess, you know, I don't  
20 know, you have no contractual commitment to them.  
21 So I don't know why you keep using them.

22 That's why you got the new building,

1 that's around the corner from us, is run by The  
2 Bixby. Because you know something is up with  
3 that company.

4 But I'm not going to belabor this  
5 anymore. I'm just kind of like, huh. But, you  
6 know, it states here that we have rights.

7 Upon receiving your application to  
8 lease an apartment, the landlord must disclose,  
9 and I'm underlining this particular Section G,  
10 because what I want to know, are there any  
11 pending condo or co-op conversions going on with  
12 that building?

13 I want to know, what's the kind of  
14 ownership and business license? We don't get  
15 information about this building, what is going on  
16 with this building. Because it's a lot going on  
17 in that neighborhood. There's a lot going on.

18 We got the CSX Railroad that shakes my  
19 building every day. It's right next to the  
20 building. They're digging two trenches, tunnels  
21 like the Panama Canal. Because they're improving  
22 the railroad. But it is shaking the building

1 every day.

2           People have breathing conditions. The  
3 dust is so bad. If you walk in the building, I  
4 wish somebody would just do a walkthrough one day  
5 and come in there and just look above you. You  
6 will see nothing but dust in the lamps. It's so  
7 thick that the rooms are turning dark.

8           There's nobody there to clean the  
9 building. We can't even get them to mop the  
10 floors on a regular basis. I see stains on the  
11 floor that's been there for the last year.

12           I mean, what is really going on? Why  
13 we can't get maintenance done. Now, I know it's  
14 a new team in there, but this has been going on  
15 for two years at least.

16           So what is really going on? People  
17 get paid, why can't they do their job. That's  
18 all we asking, why can't you do your job?

19           Who is supposed to take care of our  
20 laundry room? We have a beautiful, we final  
21 convinced them to give us some new machines, we  
22 can't even keep them maintenance, can't keep them



1 clean because nobody knows whose responsible for  
2 the laundry room. If there is someone who's  
3 supposed to clean it, they half do that.

4 I just have questions, and I can't get  
5 any answers. Why we can't get somebody. We do  
6 our part, we pay our bill.

7 I know we have a few problem children  
8 in our building, but they're nowhere near the  
9 problems that we're having with keeping the  
10 building clean, being respected as seniors.

11 And finally, I had a guy just told me,  
12 forget you. Because we have special doors,  
13 because we have people who are in wheelchairs. A  
14 lot of people in our building in wheelchairs so  
15 they rely upon that electric eye door because  
16 they can't open doors.

17 So one day a young man was standing in  
18 front of me, he was trying to get into the door,  
19 I saw him actually try to snatch the door open,  
20 but he couldn't snatch the lock, so what  
21 happened, when I came up behind him, I informed  
22 him, I said, look, don't snatch the door because

1 it's on an electric eye, and when I put the key  
2 card on there, it will open. Just give it a  
3 second, it will open. Before I could hit the key  
4 card, he was snatching the door open.

5 We have the type of people coming into  
6 the building. But I informed the management  
7 about it, so they said they're going to take a  
8 lot of the business out of our building.

9 Because we have the townhouse  
10 building, you know, townhouse business and the  
11 other renters. They have to come into 900, they  
12 were coming into 900 to take care of their  
13 business. Okay, but they can't come in there and  
14 disrespect the people that live there.

15 So hopefully, I think they said  
16 they're going to transfer a lot of the business  
17 to 400. I hope that they do that. I hope they  
18 keep their word and do that.

19 I just want to know, what is going on?  
20 If there some special plans that we need to know,  
21 we have a right to know what's going on with 900.

22 And also, what's going on with the

1 recreation center, which you have not, a  
2 beautiful multi-million dollar building with no  
3 one to run it. We don't have someone to come in  
4 there to run activities or anything. I don't  
5 know what's going on with that either. Talk to  
6 me.

7 MR. BOVELLE: Let me tell you this,  
8 Ms. Francis-El. First, thank you very much for  
9 your testimony.

10 MS. FRANCIS-EL: Ms. Francis-El.

11 MR. BOVELLE: Ms. Francis-El. I  
12 thought that's what I said, but maybe not.

13 We have, I understand that the new  
14 management company has actually met with the  
15 residents regarding the issue with the checks,  
16 and that they're working to rectify that.

17 One of the things that happens is,  
18 that if a management company believes that  
19 someone has not paid, there's a certain process  
20 that you have to do regarding notifying that  
21 tenant that they haven't paid. And part of that  
22 is posting the notice on the door. So that was

1 not their choice to post it, that's what's  
2 required in the District of Columbia.

3 CHAIRMAN THOMPSON: It's the process.

4 MR. BOVELLE: But I understand that  
5 the management company has met with the effected  
6 residents, they're working to bring that issue to  
7 resolution. And I'd ask that you give the  
8 company a chance to finish that process.

9 MS. FRANCIS-EL: Okay. But the actual  
10 issue was they indicted the whole building.

11 They didn't just go to the people that  
12 they had problems with, they put this notice on  
13 everybody's door. It wasn't like they knew the  
14 specific apartments that they had issue with the  
15 money order problem or their check problem, they  
16 indicted the whole building.

17 MR. BOVELLE: Okay.

18 MS. FRANCIS-EL: The whole building  
19 was upset. People's blood pressures went up.  
20 People got sick behind this because they're  
21 elderly. They're sick.

22 A lot of the people in my building are

1 very sick. And this really tore them up from the  
2 floor up.

3 And I had problems because, what  
4 happened was, I had to do a little research, on  
5 my own, because the management company did not  
6 take the time to do a little research, to tell us  
7 how to resolve the issue.

8 MR. BOVELLE: And what --

9 MS. FRANCIS-EL: So I had to go, and  
10 I had. And when they told us what they told us,  
11 they really gave us some misinformation. And so  
12 then that made more confusion.

13 And I understanding you all  
14 apologized, but I wish you would just leave it a  
15 little more sensitive sometimes. This is a lot  
16 of work. It took work.

17 We're supposed to have computers too,  
18 but I had to go outside of my community to get  
19 the form, so that I can run the trace on my  
20 particular money order. I had to go to the  
21 computer.

22 Whereas if the real estate had been on

1 top of it a little bit, they could have just  
2 went, just like I did, go online, printout some  
3 of the forms. And when we had that meeting, they  
4 could have had those forms available, and an  
5 envelope, and said, look, fill this form out, put  
6 a copy of your money order with that.

7 But then the \$15, or whatever that  
8 amount they charged, would had to be included.  
9 But they said they're going to deduct that from  
10 our rent.

11 Hopefully that is a true statement,  
12 that they will deduct whatever costs we incur, to  
13 run the traces on the monies that they can't  
14 find. So it's just a mess. Messy situation.

15 MR. BOVELLE: Right. And what I'm  
16 going to ask, Ms. Laurie Putscher, who is our  
17 director of asset management, overseas the  
18 management company that manger's site, so I'll  
19 ask that you communicate with her and we'll make  
20 sure that she reports back to the Board how this  
21 is resolved.

22 MS. FRANCIS-EL: Okay, thank you.

1 I've already talked to Laurie anyway, but I'm  
2 just putting this on for the record.

3 CHAIRMAN THOMPSON: Yes, ma'am.

4 MR. BOVELLE: Thank you.

5 CHAIRMAN THOMPSON: And we appreciate  
6 it.

7 MS. FRANCIS-EL: okay.

8 CHAIRMAN THOMPSON: Ms. Matthews.  
9 Paulette Matthews.

10 MS. P. MATTHEWS: Hello everybody, how  
11 you all doing today?

12 CHAIRMAN THOMPSON: Good afternoon.

13 COMMISSIONER LANCASTER: Good  
14 afternoon.

15 MS. P. MATTHEWS: I'm here for several  
16 different reasons, but one that came to mind just  
17 by sitting here is our air ducts that are inside  
18 our units. And I know that we're in  
19 redevelopment, but at the same time I know that  
20 the actual unit that I'm in, I've been there  
21 since 2000. And prior to me living there, I  
22 don't know who or how long ago, or if any, any

1 ducts were cleaned within the unit.

2 I would like to know whether or not  
3 that's possible, because when you have the duct,  
4 they be running, you're getting all that dust and  
5 buildup circulating, and I think that's part of  
6 the reason why my place stays so dusty, outside  
7 of it being a farm.

8 So I wanted to know whether or not,  
9 Mr. Bovellet, if that's possible? If some type of  
10 service can be done?

11 MR. BOVELLE: We can take a look at  
12 that.

13 MS. P. MATTHEWS: And right now I'd  
14 like to discuss the redevelopment meetings that  
15 we are forever having at Barry Farms. It's like  
16 going around a mulberry bush.

17 They hold a meeting, they're holding  
18 a meeting this Saturday and so are we, the Barry  
19 Farms Tenant and Allies Association.

20 But what I don't seem to understand is  
21 each time we go to these meetings, we come out  
22 just as confused as we went in. And they pretty



1 much don't give us any new information at all.

2           It was very behooving to me that we  
3 have constantly talked about building in place  
4 and then we were informed, like at the last  
5 meeting I think it was, or the one before that,  
6 that that was not going to happen. And on  
7 several different occasions, we have asked why,  
8 how come.

9           And everybody comes up with all these  
10 word of mouth scenarios of why it couldn't be  
11 done. Is it anything that's actually in writing,  
12 that can be presented?

13           And at the same time, trying to find  
14 out whether or not you all even have enough money  
15 to be able to move forward with the new  
16 development. Or because you have the idea, and  
17 it's yes I can, yes I can, like the train, that  
18 we're going to keep doing whatever to make it  
19 happen, while at the same time you're affecting  
20 people's livelihood.

21           So, to be just throwing it out there  
22 and really not having the necessary funds,

1       instead of having these meetings that tell us  
2       nothing or either you want to break us off into  
3       sections, which I don't quite understand that, I  
4       don't know if that's like a control thing or what  
5       it is, but we all have the same concerns. We all  
6       have the same worries.

7                   And I think that we can all be in one  
8       room together and have these questions and  
9       answers resolved in front of everybody. Because  
10      you shouldn't have to take a person that's gone  
11      off the property, down the stairs, the people who  
12      is still here, around the corner and this and  
13      this and that.

14                   We're all like Barry Farms, regardless  
15      if you are trying to divide things up or not. I  
16      think that's disrespectful.

17                   Another issue I have is that I had  
18      talked about getting the people up, that are in  
19      our neighborhood, jobs and stuff like that. So  
20      you all gave us that three month opportunity.

21                   And I spoke with you several times,  
22      Mr. Bovellet, in reference to it. And a couple of

1 meetings ago, at the Wilson Building, you even  
2 called Ms. Watson.

3 I have a problem with that as well,  
4 because when Bossy, I can't think of his, that's  
5 what we call him, Mr. Bossy, he was the foreman  
6 there, he's no longer the foreman there now, but  
7 anyway, when that came out, he told everybody in  
8 the neighborhood, even people who didn't even  
9 live around there, they just so happened to be in  
10 Barry Farms.

11 So a lot of people in around there and  
12 they filled out applications. I was one of those  
13 people too because I was one of those people who  
14 sat here and asked about that.

15 My problem right now is that my son  
16 was chosen in the first set of people, and then  
17 here recently, like three months ago, I so  
18 happened to see a gentleman that was in the set  
19 that my son was in, then I questioned you about  
20 it and Ms. Watson. Well, we were like passing  
21 ships, me and Ms. Watson.

22 But anyway, when I eventually spoke

1 with her, is was that I had to fill out another  
2 application. I don't understand that one, right  
3 there at all.

4 And then this morning, I look out my  
5 backdoor, because our grass on the backside has  
6 not been cut for forever, it was high as, I don't  
7 know what.

8 So this month they came around and  
9 they're doing it. As I probably sit here today,  
10 that whole side might be done.

11 But then I see another gentleman that  
12 was in the group. So to me, it doesn't look like  
13 the process is going around properly because when  
14 I went and I spoke to her she was like, oh well,  
15 Ms. Matthews, I've already picked people for the  
16 90 day process, and you got to fill out another  
17 application. I'm like huh? And she said, just  
18 through the HR department. So I'm like lost to  
19 how the process go.

20 And I also remember when I first  
21 turned in my application she was like, well, why  
22 would she want to do that, why don't you let your

1 son. I said, well, if my son work, that's my  
2 son's money, I need some too, so I want to, so  
3 here's my application.

4 So I got a lot of little issues, but  
5 I never have enough time to like go through them  
6 all.

7 But my main one is, do you all really  
8 have the money that you all need to move forward?  
9 I guess it would have been Kenner that I needed  
10 to ask, I don't know.

11 Because actually they were asking, I  
12 believe you all, if I didn't get it wrong in the  
13 last meeting on the 28th, for some money to be  
14 able to move forward. I might have misunderstood  
15 it, you know.

16 But that's what I got out of that  
17 conversation, that they want you all to put up  
18 some money, to be able to make us be forced off  
19 Barry Farms so we can maybe be gone or ten or 12  
20 years, or whatever. Before we come back and all  
21 this, that and the other.

22 So do you all really have it? Why is

1 it all these constant meetings that don't give  
2 you no nothing?

3 They don't give you a voucher. If  
4 that's what you was supposed to be doing, they  
5 don't. It's like nothing.

6 And it's just, to me, it's mind  
7 boggling. And it's also very stressful and  
8 everything.

9 And I don't care how many times they  
10 say, you all don't have to move or we're not  
11 going to do nothing, but you got pictures on the  
12 fly showing cranes and dirt being uplifted  
13 through redevelopment. And it's irritating.

14 And it's also so scary. Because it's  
15 hard to put some trust within the D.C. Housing  
16 Authority the way things have been going with in  
17 the Farm. So I don't know about nowhere else.

18 MR. BOVELLE: So I will say that there  
19 are meetings that happen at Barry Farms.  
20 Sometimes those are meetings that are sponsored  
21 by the Housing Authority, sometimes they're not.

22 MS. P. MATTHEWS: I'm talking about

1 the ones that are ran by the Housing Authority  
2 that says that nobody can come in but residents.  
3 And I question that too, because if I wanted to  
4 bring my brother or my uncle into that meeting, I  
5 should be allowed to bring them in that meeting,  
6 because it's no secret that redevelopment is  
7 going on at Barry farms. So why do you have to  
8 tell people that they come in?

9 And I'm not talking about no other  
10 meetings being held but the D.C. Housing  
11 Authority, that's talking about the redevelopment  
12 and the relocation developers and who this person  
13 is and this and that. Them the ones I'm talking  
14 about.

15 Everybody else is excluded. I don't  
16 care nothing about that part, I'm talking about  
17 the D.C. Housing Authority meetings that are  
18 given.

19 MR. BOVELLE: In the D.C. Housing  
20 Authority, yes.

21 MS. P. MATTHEWS: And they put two  
22 flyers on your door. I left out my door was a

1 flyer, I came back there was a new flyer.

2 COMMISSIONER VANN-GHASRI: Great.

3 MS. P. MATTHEWS: That's a whole lot  
4 of paper being used, but great.

5 COMMISSIONER VANN-GHASRI: And that's  
6 the problem I have, when you come here and make  
7 that type of statement, and all since I've been  
8 on this Board. I'm glad you made that statement.

9 Since I've been on this Board, I'm the  
10 Commissioner that advocates the flyer on every  
11 door when --

12 MS. P. MATTHEWS: And that's great.

13 COMMISSIONER VANN-GHASRI: Wait a  
14 minute. But when residents come in front of me  
15 and they say, well the flyer wasn't on my door,  
16 this, that and the other, now the Housing  
17 Authority today, this is the first time they ever  
18 put two flyers on the door. You today. Because  
19 normally there is no flyers on the door.

20 MS. P. MATTHEWS: Yes, right.

21 MR. BOVELLE: Thank you, Commissioner  
22 Vann-Ghasri.



1 MS. P. MATTHEWS: True that. But I  
2 could have had that same flyer, I didn't need the  
3 pictures. I mean, the other flyer was, the flyer  
4 was the flyer. The pictures and all that, are on  
5 top of all this other mess, don't make it such a  
6 pretty picture either.

7 I have no problem with flyers being  
8 put on the door. I do Barry Farms, and I would  
9 do other properties too because I think people  
10 should get the information that they need.

11 Opposed to walking around the corner  
12 and finding out that there is something going on,  
13 on your property. That's happened a lot of times  
14 in a lot of communities. So I'm down with the  
15 flyers, I'm just saying, you know.

16 COMMISSIONER ALBERT: Ms. Matthews, as  
17 a resident of Barry Farms, do you have any  
18 suggestion as to how the Housing Authority could  
19 engage in a more meaningful manner with the  
20 residents?

21 MS. P. MATTHEWS: First of all, I'm  
22 just trying to find out whether they have the

1 money to move forward with the redevelopment.  
2 And if really not, why they keep taking us  
3 through this nightmare with these meetings that  
4 leads to nothing but going around the mulberry  
5 bush. That's what I'm trying to find out first  
6 of all.

7 And then actually, I feel as though  
8 what they should do, is that instead of coming  
9 and being like dictators, telling us, well, we're  
10 going to do this and there's no, and the ink is  
11 dry and there's nothing you can do.

12 COMMISSIONER ALBERT: Is that the  
13 developer or the Housing Authority?

14 MS. P. MATTHEWS: These are the D.C.  
15 Housing, I've never met the developers. Okay, I  
16 really haven't.

17 COMMISSIONER ALBERT: So these are  
18 D.C. Government --

19 MS. P. MATTHEWS: These are D.C.  
20 Housing Authority staff. That's who I'm speaking  
21 of.

22 And they come to me, and it's just me,

1 but I think if you ask all the other residents,  
2 it's like going around the mulberry bush. And  
3 then you go back around the other way, you come  
4 back and you still really are just as lost as you  
5 were.

6 COMMISSIONER VANN-GHASRI: So,  
7 Paulette, tell us a solution. What should we do?  
8 What is your recommendation that we should do?

9 And when we do it the way that you  
10 say, every time we do whatever the residents say,  
11 it need to be a trend marker into the record.  
12 This is something we probably need to do. And  
13 that's a good recommendation, Paulette.

14 MS. P. MATTHEWS: How --

15 COMMISSIONER VANN-GHASRI: One of the  
16 recommendation is that when you go in people's  
17 neighborhood, my recommendation is, instead of  
18 complaining, let's start talking about solutions  
19 and recommendations.

20 When the residents give you a  
21 recommendation, do exactly what they say. Have  
22 them sign their initial, do what they say. And

1 after it's done, show them the trend and the  
2 results.

3 If the results are not productive,  
4 then you need to come up with a different  
5 strategic plan until one worked, and follow the  
6 trend.

7 What you do when you use that model,  
8 first of all, residents are held accountable  
9 because sometimes we go places, the only area we  
10 saw, can't see, don't remember, but we was there,  
11 we made a conversation. But that if you let us  
12 put our initials there, it will give us a  
13 reminder, oh yes, I was at that meeting. Oh yes,  
14 that's what I did say.

15 And when the Housing Authority, or a  
16 new community is going in, you're saying, well  
17 Ms. Matthews, here was the recommendation you  
18 gave us. And we had you sit here and we allowed  
19 you to be the leader of this and organize this.

20 We're going to give you X amount a  
21 month to make this work, because you know  
22 whatever they may be doing, maybe in the future

1 we won't have this mistake.

2           When that person come back with a  
3 trend, now you got all these people together, now  
4 I'm showing you your trend. Paulette, what you  
5 did and this one did, but this one worked, this  
6 is going to be the model. Why is that a problem?

7           MS. P. MATTHEWS: That's what I would  
8 like to know.

9           MR. BOVELLE: We'll take all of that  
10 under consideration, Ms. Matthews.

11           MS. P. MATTHEWS: Okay. But again, my  
12 main question is about this money. Do you all  
13 have it?

14           Like, do you have, for the nightmare  
15 that we're enduring, do you really have the  
16 money, like right there, where as though things  
17 could be moved like next month or are we just out  
18 there in the atmosphere and we're dangling, and  
19 while we are dangling, we're really not dangling  
20 we are being stressed out and you all are  
21 dangling us more so.

22           I am trying to get that type of

1 clarification to what's going on with this new  
2 community effort. Where is the money, do you  
3 have the money?

4 Or if not, chill back on the  
5 nightmares, chill back on stressing people out.  
6 Because at this present time, we're in these  
7 dwellings and this is our home and this is where  
8 we live.

9 And we don't need no added headache.  
10 We already know that it's coming, because see, I  
11 moved there in '96 and I knew it was coming. But  
12 in '96 I was told it was going to be the  
13 Military. But all the time it's a franchise with  
14 D.C. Housing Authority and the private  
15 developers.

16 So I'm down with the understanding.  
17 And I understand that it all needs to be done,  
18 but if you don't have it in the pocket to be able  
19 to spend it, then stop taking us to turmoil. We  
20 already know you're coming. We got that part  
21 down pack.

22 We need to have our units fixed the

1 little time that we're in there. Because at one  
2 point there was no money in the budget, and we  
3 fought for that, and then you turned around and  
4 said, because we're in Barry Farms and we're in  
5 redevelopment, that can't not happen. And we're  
6 like, no, that don't make sense.

7 Because if, you know, so I just want  
8 to know --

9 COMMISSIONER VANN-GHASRI: So,  
10 Paulette, because I know this question was asked  
11 to me before and I don't know how to answer this  
12 question, but I'm just going to answer this  
13 question, and I hope I'm not out of line, either  
14 or.

15 But in the District of Columbia, you  
16 have what is called Housing Code Regulations. So  
17 if you're seeing the individuals, the residents  
18 that live in public housing in Barry Farms having  
19 housing codes, you have the same right as anybody  
20 in the private sector, you have the right to seek  
21 attorney, you have a right to find out what your  
22 rights are.

1                   And now, I'm just going to say this  
2                   because I'm really sick of Barry Farms. I really  
3                   am. And I'm really sick of how it was done from  
4                   day one.

5                   Because day one, when Paul Battle  
6                   (phonetic) taught me how to be an organizer, if  
7                   your units were condemned, then you put all your  
8                   rent in escrow and it would still be in escrow  
9                   today --

10                   MS. P. MATTHEWS: Right. Right.

11                   COMMISSIONER VANN-GHASRI: -- and then  
12                   you would have been organizing, and then you  
13                   would go in groups because you can't always have  
14                   apple and oranges together because you won't have  
15                   a productive meeting.

16                   MS. P. MATTHEWS: Correct.

17                   COMMISSIONER VANN-GHASRI: Now that we  
18                   have made those mistakes in the past, I'm  
19                   recommending that all organizers in the future  
20                   make new mistakes, let's not make old mistakes.  
21                   Because you all were misinformed, when I informed  
22                   you that you have the same rights as a private



1 resident and you all were told, no, you didn't.

2 MS. P. MATTHEWS: Yes.

3 COMMISSIONER VANN-GHASRI: Or less I  
4 was told that.

5 MS. P. MATTHEWS: Yes.

6 COMMISSIONER VANN-GHASRI: So now, you  
7 need to revisit and then find out, so if it  
8 happened to any other community, they would know  
9 they had the same rights. The model is never  
10 secret in the District of Columbia.

11 Rent control was real here. And it's  
12 only going out the door from 1970. The only  
13 people that live comfortably in the District of  
14 Columbia, anybody who lived in rent control in  
15 the '70's are still living in economical  
16 neighborhoods, but they 70 and 80 years old.

17 MS. P. MATTHEWS: Right.

18 COMMISSIONER VANN-GHASRI: And nobody  
19 else in the District of Columbia will live that  
20 good again, in the District of Columbia. You  
21 have to think of some new innovated ideas.

22 MS. P. MATTHEWS: Correct.

1                   COMMISSIONER VANN-GHASRI: Now when it  
2 comes to employment, I highly have recommended,  
3 over and over with any presidents, of any  
4 presidents in the District of Columbia Housing  
5 Authority, your first employment is called the  
6 Department of Employment Services.

7                   MS. P. MATTHEWS: Yes.

8                   COMMISSIONER VANN-GHASRI: They have  
9 apprenticeships for really, they begging people  
10 for jobs. The Housing Authority cannot teach us  
11 how to be cleared for drugs to run a test, that's  
12 something we got to teach our self.

13                   MS. P. MATTHEWS: Yes.

14                   COMMISSIONER VANN-GHASRI: How to go  
15 do a drug test, get a job.

16                   MS. P. MATTHEWS: Right.

17                   COMMISSIONER VANN-GHASRI: And anybody  
18 can get a job in the District of Columbia, the  
19 problem is, how can we keep a job being stressed  
20 out, living in these conditions that we live in.  
21 Is that a Housing Authority problem, I don't  
22 know.

1 MR. BOVELLE: And the other thing I'll  
2 mention, Ms. Matthews, is you're asking a lot of  
3 questions of the Housing Authority that we  
4 directly can't answer.

5 MS. P. MATTHEWS: I have a whole lot  
6 more, but those are just --

7 MR. BOVELLE: But those are questions  
8 that should be directed towards the deputy mayor  
9 for economic development who is overseeing the  
10 financing of this project. I know that they come  
11 to some of those meetings. I would suggest that  
12 you be present at those meeting when they're  
13 there.

14 MS. P. MATTHEWS: Mr. Kenner?

15 MR. BOVELLE: Either him or his staff.

16 MS. P. MATTHEWS: He's going to have  
17 a meeting with me.

18 MR. BOVELLE: Yes, he spoke to you  
19 earlier?

20 MS. P. MATTHEWS: Yes.

21 MR. BOVELLE: Okay, excellent. Thank  
22 you.

1 MS. P. MATTHEWS: Right. Oh, and one  
2 more thing, Ms. Victoria Williams, you all saw  
3 her at the last meeting, she lives in Highland  
4 and you referred her to someone, well, she was  
5 going to try to be here today but unfortunately,  
6 she couldn't, so she would like for me to give  
7 you her number. She would like for you to call  
8 her, Mr. Bovellev.

9 But most importantly, I don't know who  
10 the person was that she spoke with, but they had  
11 told her after July the 4th. After the holiday.

12 As of yesterday, when she called me at  
13 6:14, she still had not spoken with someone from  
14 that department, to be able to aid and assist  
15 her. And she was going to try to be here today  
16 to talk to you personally.

17 CHAIRMAN THOMPSON: Thank you.

18 MR. BOVELLE: Okay. If you'll give  
19 her contact information to Ms. Gebreyes, we'll  
20 make sure that somebody reaches out to her.

21 CHAIRMAN THOMPSON: Karen Settles.

22 MR. BOVELLE: Hi, Ms. Settles.

1 MS. SETTLES: Hi.

2 CHAIRMAN THOMPSON: Hi. How are you?

3 MS. SETTLES: So good afternoon  
4 everyone.

5 CHAIRMAN THOMPSON: Good afternoon.

6 MR. BOVELLE: Good afternoon.

7 MS. SETTLES: First of all, I want to  
8 speak to Mr. Bovellet about my lateness at his  
9 appointment on the interim position as the  
10 director of the Housing Authority. And to let  
11 you know that I fully support that.

12 MR. BOVELLE: Thank you very much.

13 MS. SETTLES: The other thing I wanted  
14 to do is have an open invitation to you, to meet  
15 the residents that started in Fort Dupont, so  
16 that they'll know the difference between Adriane  
17 being gone and you being in this position, as we  
18 speak.

19 I think I've heard a lot of residents  
20 talk about information flow and it is. It's  
21 really an issue. I mean, it's an issue.

22 Everybody doesn't have access to vast

1 information. And frankly speaking, resident  
2 councils don't get to talk to every household.  
3 We would like to, but it doesn't happen.

4 So I don't have any suggestions today,  
5 but I'd like to talk about how we can better  
6 communicate, as far as residents are concerned.  
7 Because there's many different ways.

8 I mean, I'm an ANC Commissioner, I  
9 actually want to tentatively invite you to our  
10 ANC meeting as the interim chair. But that's in  
11 September, so I'll send you a date of our  
12 meeting.

13 I wanted to speak about, well, this  
14 meeting has been full for me. It's a part of a  
15 lot of the issues that I have as far as  
16 information flow, as I said before.

17 I had a resident very frantic  
18 yesterday, I had to calm her down. They called  
19 me. She was rendered information about her son,  
20 taking her son off her lease. And she was told  
21 that she had, she brought a notarized letter  
22 written by her son, but it was notarized, and she

1 felt that that was sufficient enough, you know.

2 And what happened was she was told by  
3 the management office that she had to go to the  
4 post office and do something.

5 So the new re-certification process  
6 has so many issues. And when I heard that the  
7 Voucher Program has an action team, I want to  
8 really recommend an action team to come out on  
9 the properties, to be resident friendly, to help  
10 people, steward people through this new lease  
11 process, because it's really not being done  
12 properly in housing.

13 Our management office, for the better  
14 part, should always be resident friendly. It is  
15 not.

16 I take issue from the time that  
17 Pearson versus Kelly. The lawsuit that was  
18 brought on our receivership.

19 The one thing that was in the writing  
20 of the agreement for that, was that when people  
21 had a grievance, that the grievance forms would  
22 always be on the desk where a person can come in

1 and wouldn't have to be intimidated by it.

2 Well, that's not what's happening in  
3 any of the offices, and I can't approve that.  
4 But I can prove that as starters office that  
5 every time a resident needs a grievance form,  
6 they have to ask for it, and it's brought out of  
7 the file cabinet.

8 They should never have to ask for a  
9 grievance form. That's intimidation and that's a  
10 problem. It's a problem.

11 Some of the things, you know, I think  
12 in regard to humanity, I would say, this  
13 presentation that was given for Kenilworth, I  
14 recommend highly that it's reviewed by Barry  
15 Farms and every property under whatever, that  
16 they look at that, meet about it and really adapt  
17 it. Because that is, it's a generalization of  
18 our rights. I mean, I'm going to be frank with  
19 you.

20 I announce the, as the city-wide  
21 advisory board chairperson, to say that I have  
22 some issues with the election process. And I



1 heard, I have had heard about some other ones.

2 But I'm going to take the real avenue,  
3 I would say, to grieve it. Because the city-wide  
4 advisory board was never spoke to about this  
5 election.

6 And it doesn't matter about this mess  
7 about you can't contact me, because I get mail  
8 through my chute every day. So if you can't  
9 correspond with me with the phone that I have to  
10 pay for, you actually should be corresponding  
11 with me, something in writing. Or by email,  
12 because I do now have access to email.

13 COMMISSIONER VANN-GHASRI: Or mail it  
14 or fax it.

15 MS. SETTLES: Right, that's what I'm  
16 saying, through the mail. So one of the problems  
17 is, is the procurement process.

18 What was the procurement process used  
19 as far as the election process and the picking of  
20 the independent. And I'll write to pick our own  
21 independent.

22 These things are not being told to the

1 resident council presidents. And I think that  
2 I'd be of more time as the report I give out, as  
3 far as the calls that I've been giving. Because  
4 I don't have a choice but to report to you what  
5 those are.

6 So I'm going to ask for a few more  
7 minutes?

8 CHAIRMAN THOMPSON: Yes, go ahead.

9 MS. SETTLES: So, I really want an  
10 investigation, but I'm not going to official ask  
11 for that investigation right now because the  
12 crime has to be committed. As far as I'm  
13 concerned, as I borrowed from you, that it hasn't  
14 completely be committed, but it surely half way  
15 and almost on its way.

16 We cannot do this anymore. We cannot.  
17 There were many recommendations given by this  
18 City Wide Advisory Board, from the beginning of  
19 the last process, that could have been barred  
20 from that, to make us have a smoother process for  
21 this election time. That it was ignored. And  
22 this needs to stop. I'm going to make sure that

1 it is. Me myself and others.

2 COMMISSIONER VANN-GHASRI: I just want  
3 to just --

4 MS. SETTLES: One more thing.

5 COMMISSIONER VANN-GHASRI: Ms. Settles  
6 --

7 MS. SETTLES: Yes.

8 COMMISSIONER VANN-GHASRI: -- while  
9 you have the mic, let's make a commitment on  
10 this, and let me get this on record please.  
11 Because at this present time, the retreat, to my  
12 knowledge, have not been crafted.

13 I am asking and highly recommending,  
14 that Ms. Settles, as the City Wide Advisory Board  
15 Chair at this moment, on notice, that she does be  
16 a very intimate part of helping craft the  
17 retreat.

18 I highly recommend on the treat, there  
19 is a workshop. And the workshop is going to be  
20 on models. The models is going to be Arthur  
21 Capper, Old Wilson, every HOPE VI.

22 And then when you get it, make sure

1 you have all the community agreements of all of  
2 these communities. This all should be presented  
3 to Ms. Settles.

4 And I'm only recommending Ms. Settles  
5 to be the one to do the workshop because Ms.  
6 Settles has as much paperwork as I have, and all  
7 she have to do is put that paperwork in a binder  
8 and probably be stay with it while somebody in DC  
9 HA xeroxes it.

10 So that when you are doing this  
11 workshop, this workshop is only showing the  
12 trends and the mistakes that we have made  
13 throughout all of our new properties. And where  
14 you can show them where there's only the law  
15 cases, like Pearson versus Kelly, which those is  
16 the only two cases that work with us anyway.  
17 Samuel too.

18 And somebody need to do a workshop on  
19 those two cases, because those two cases are the  
20 leverage of this Housing Authority. And you are  
21 the expert in doing that because my mouth is too  
22 much.

1 MS. SETTLES: Okay. Well, your mouth  
2 may be too much, Commissioner --

3 COMMISSIONER VANN-GHASRI: Yes, to do  
4 it.

5 MS. SETTLES: -- but I borrow your, I  
6 won't commit completely to a workshop that  
7 entails what you said, but I will participate,  
8 you and I can do a workshop together. We would  
9 have to put our heads together. And I can agree  
10 to something like that.

11 We can iron out the details, other  
12 than some of the things you said. Because I  
13 think sometimes, given too much information is  
14 just as hard digesting as other things.

15 But we can generalize, I agree to  
16 generalize things so people can investigate for  
17 themselves. That's what the work is about.

18 I also, one more thing I want to say.  
19 With the Move to Work, I so highly respect the  
20 presentation that we were given by Kim Cole, and  
21 her team, as far as how they attended to the  
22 residents that were present.

1           And I would say that also, ahead of  
2           time, I sent Kim five questions. And I like the  
3           way she incorporated the questions that I sent to  
4           her, simply because she didn't point me out that  
5           I asked those questions. She basically  
6           incorporated in her presentation, which I think  
7           is very smart to do.

8           But after the presentation I must say,  
9           and this is what I do when I digest information  
10          that I didn't have until that moment, and this is  
11          in respect to all residents, I received the  
12          resolutions when I got here today. I don't have  
13          access to get the resolutions.

14          So I say to you, a resident reaction  
15          for those resolutions is not on a fair course nor  
16          is the ability for them to respond.

17          Lastly I'll say, with some of the  
18          presentation, that was the Move to Work  
19          presentation, there were oodles of questions, and  
20          there still are oodles of questions, not as to  
21          whether or not we can support it, but it has to  
22          show largely, for me, to fully, fully be behind

1 it. To show what's in it for residents.

2 Resident leaders, I feel, do not have  
3 the vital information that's necessary, to make,  
4 even to present it to other residents. Because  
5 there has to be a question and answer portion to  
6 this, where residents can have clarity. And then  
7 you can pass good information.

8 That's not the way this is working.

9 So I'm recommending today that we have a resident  
10 group, team, whatever, assigned to Move to Work.  
11 To go to those conferences so we can mingle. We  
12 have to be able to be vested in interests with  
13 move to work in order for it to work.

14 Because I'll be bashing. I'm going to  
15 be honest with you, I'll bash it. Because every  
16 time I turn around, you finding something new  
17 about.

18 And generally, what Move to Work is,  
19 is the Housing Authority's permission to relax  
20 HUD rules. Okay, those rules that Our Housing  
21 Authority relax, one of the regards to those  
22 rules is that you cannot violate people from

1 human rights.

2 Now while in this process, I don't  
3 feel that managers have the sensitivity, nor do  
4 other people who interact on resident's behalf,  
5 have the type of sensitivity about that  
6 relaxation of those regulations and how they  
7 compare with people's human rights.

8 Because we seeing, I'm seeing a lot of  
9 abuse. I can sit down and have a conversation  
10 with you about it, but I'm telling you I clearly  
11 know that there are some abuses of it. And it's  
12 just because it's there.

13 We can't have that. Not as residents.  
14 I'm telling you that. So I'm just bringing it  
15 forth and putting it in the part of the minutes,  
16 and just hoping that you can work some of these  
17 things out.

18 I'm happy you're Washington and you  
19 have the credentials that you have, as far as  
20 what you have. So I think the de-sensibilities,  
21 as far as residents are concerned, will come to  
22 some ears. I thank you.



1                   CHAIRMAN THOMPSON: Thank you so much,  
2 Ms. Settles.

3                   MR. BOVELLE: Thank you. I'll be more  
4 than happy, if you all invite me to a meeting, to  
5 come.

6                   MS. SETTLES: Oh, absolutely.

7                   CHAIRMAN THOMPSON: Great. Nicole  
8 Odom. Nicole Odom? Caroline Brown.

9                   MR. BOVELLE: Hi, Ms. Brown.

10                  MS. BROWN: Good evening everybody.

11                  MR. BOVELLE: Good evening.

12                  MS. BROWN: I haven't seen you all in  
13 a long time.

14                  CHAIRMAN THOMPSON: It's been awhile.

15                  MR. BOVELLE: How are you?

16                  MS. BROWN: Because things have been  
17 fine for me.

18                  CHAIRMAN THOMPSON: Good.

19                  MS. BROWN: I'm here to talk about  
20 Lincoln Heights and the AYBL Program.

21                  CHAIRMAN THOMPSON: And the what? I'm  
22 sorry.

1 MS. BROWN: AYBL Program.

2 CHAIRMAN THOMPSON: Oh, okay.

3 MS. BROWN: You have a AYBL Program in  
4 northwest, you have one in southeast. This is  
5 the second time I'm coming ask you all this,  
6 where is the one for northeast?

7 MR. BOVELLE: So let me give you a  
8 quick answer to that. The AYBL Program is  
9 something that we actually had to come forward to  
10 this board and designate actual sites to use for  
11 that program.

12 Right now, there's Elvans Road and  
13 there's also Columbia Road. Our thought process  
14 was, we wanted to make sure that we had a very  
15 wide mix of bedroom sizes to afford that  
16 opportunity to our residents.

17 I will tell you that our director of  
18 resident services, Ms. Hampton, has come to me  
19 with a request to expand the AYBL Program, to  
20 allow residents to actually, we'll call AYBL in  
21 place. So they don't have to actually move to  
22 one of those sites.

1                   And we're taking a long hard look at  
2                   that. We're going to look at trying to implement  
3                   that process so that it gives that opportunity to  
4                   a wider range of people who don't necessary want  
5                   to live in those two sites.

6                   MS. BROWN: So when will those  
7                   residents know about it?

8                   MR. BOVELLE: It hasn't happened yet.  
9                   Ms. Hampton has brought that to us. We're taking  
10                  a look at it.

11                  We're going to have to bring it back  
12                  before the Board to approve, because the Board  
13                  actually has to approve changes to the AYBL  
14                  Program and a designation of AYBL sites.

15                  Doing AYBL in place is going to be a  
16                  very different type of program than what we do  
17                  now, because part of what that program does, is  
18                  it happens at sites that have been recently  
19                  redeveloped. And it was sort of an extension of  
20                  rewards property that we had on our Moving to  
21                  Work agreement years ago, that came off and this  
22                  replaced that.

1           But part of the AYBL Program involved  
2 residents paying into an escrow for maintenance.  
3 And we have to take a look at how that would work  
4 at a site that hasn't had recent modernization,  
5 like Columbia Road and Elvans Road have.

6           But I will definitely make sure that  
7 you hear back from us, regarding the status of  
8 expanding that program to other sites.

9           MS. BROWN: And I had one more  
10 question. I want to know, when you all do the  
11 new development in Lincoln Heights, of the people  
12 that's lived in Lincoln Heights going to get an  
13 opportunity to come back to Lincoln Heights and  
14 can we get that in writing?

15           MR. BOVELLE: Yes. So this --

16           MS. BROWN: I don't want to hear by  
17 hearsay. So many times everybody say, oh yes, we  
18 going to do this. From now on, when you give Ms.  
19 Brown something, I want it in writing.

20           MR. BOVELLE: It's all --

21           MS. BROWN: From everybody who tells  
22 me they going to do something. I do not want no

1 word of mouth on it.

2 MR. BOVELLE: Ms. Brown?

3 MS. BROWN: Because it don't work.

4 MR. BOVELLE: Ms. Brown, it's already  
5 in writing. This Board adopted a resolution,  
6 1606 --

7 MS. BROWN: Okay, when we going to get  
8 it?

9 MR. BOVELLE: -- which has a -- we can  
10 give you a copy.

11 MS. BROWN: Okay.

12 MR. BOVELLE: Where it essentially  
13 says that these redevelopment sites, that  
14 residents will have the right to return, if it's  
15 not owned by the Housing Authority. That the  
16 current owners can't have any screening criteria  
17 that's more stringent than what the Housing  
18 Authority would normally do. So we can make sure  
19 that you get a copy.

20 MS. BROWN: Okay, so will everybody,  
21 all the residents will get this?

22 COMMISSIONER VANN-GHASRI: Well --

1 MR. BOVELLE: I'm not --

2 CHAIRMAN THOMPSON: Yes.

3 COMMISSIONER VANN-GHASRI: -- do make,  
4 because it was my recommendation, so that we  
5 don't keep going through this. Like I said,  
6 let's make new mistakes, not the same ones.

7 Being that this has been brought up,  
8 here is a recommendation. Whenever a resolution  
9 impacts the title of a community, the other hard  
10 copy, send it to the property manager, let them  
11 copy it, leave it on the desk, and let it be  
12 known at the meeting so then the residents can  
13 come and get it and have a sign in sheet.

14 The resident get the document, they  
15 sign the document. You're a property manager,  
16 when there is a meeting, they can say, Ms. Brown,  
17 you did, we received the document on 1314, is it  
18 that you want another copy, because it's not that  
19 we didn't --

20 CHAIRMAN THOMPSON: Thank you,  
21 Commissioner.

22 COMMISSIONER VANN-GHASRI: -- give you

1 one. And that will solve problems. That's all  
2 we asking you all to do, is solve problems. And  
3 we give a remedy, remedy it.

4 CHAIRMAN THOMPSON: Thank you,  
5 Commissioner. Thank you.

6 MS. BROWN: Thank you so much.

7 MR. BOVELLE: Good to see you, Ms.  
8 Brown.

9 COMMISSIONER LANCASTER: Ms. Brown,  
10 just a moment please. State your full name and  
11 property you're from.

12 MS. BROWN: My name is Caroline Brown.

13 COMMISSIONER LANCASTER: Okay. And  
14 the property again?

15 MS. BROWN: Lincoln Heights.

16 COMMISSIONER LANCASTER: Thank you,  
17 ma'am.

18 MS. BROWN: Thank you, have a great  
19 day.

20 COMMISSIONER ALBERT: I just wanted to  
21 ask Executive Director, time frame for the Board  
22 reviewing the addition to the AYBL Program?

1 CHAIRMAN THOMPSON: Yes.

2 MR. BOVELLE: We have to internally  
3 develop that program before we bring it to the  
4 Board.

5 COMMISSIONER ALBERT: So this one  
6 we'll see in September, October, November?

7 MR. BOVELLE: I would probably say it  
8 would happen in the first or second quarter of  
9 2018.

10 COMMISSIONER ALBERT: Okay. Fiscal  
11 year?

12 MR. BOVELLE: Fiscal year.

13 COMMISSIONER ALBERT: Okay.

14 MR. BOVELLE: No, I'm sorry, calendar  
15 year. Calendar year.

16 COMMISSIONER ALBERT: Calendar year.  
17 Okay.

18 CHAIRMAN THOMPSON: Harold Jackson.  
19 Mr. Jackson? Abena Disrow.

20 (Off microphone comment)

21 CHAIRMAN THOMPSON: I'm sorry.

22 PARTICIPANT: You signed up?



1 MS. DISROW: Yes, but I decided not to  
2 speak.

3 CHAIRMAN THOMPSON: Thank you.

4 (Off microphone comment)

5 CHAIRMAN THOMPSON: Okay, thank you  
6 very much. And Leonard Watson.

7 (Off microphone comment)

8 CHAIRMAN THOMPSON: I did. I  
9 apologize for the error.

10 (Off microphone comment)

11 CHAIRMAN THOMPSON: Thank you.

12 MS. DISROW: Thank you.

13 CHAIRMAN THOMPSON: Welcome, Mr.  
14 Watson.

15 MR. BOVELLE: Good evening, Mr.  
16 Watson.

17 MR. WATSON: Yes. Good evening,  
18 Commissioners. My name is Leonard Watson Sr.  
19 I'm a friend and resident of Woodland Terrace.

20 I'm retired now, been doing some  
21 consulting things. But I am very concerned about  
22 the directorship, the employment directorship for

1 DC HA.

2 This is my third Board meeting  
3 consecutively. And as I indicated when I was on  
4 1st Street, that I would be doing everything  
5 within my purview to make sure that this Housing  
6 Authority highly consider Nathan Bovellet to be  
7 the permanent director.

8 And I said that because I watch his  
9 matriculation over the past 15 years. He is  
10 qualified for the job.

11 And those who might question his  
12 qualifications, also the qualification of the  
13 formal executive director, I watch her  
14 matriculation. She came up through the ranks as  
15 a HUD consultant and she matriculate all the way  
16 too to be the Director of Housing Authority.

17 So therefore, I'm back again. Like I  
18 said, I will be back.

19 And I met with Pat Fagin Scott, I  
20 think is your Secretary to the Board. I don't  
21 know if it's your title, but I met with her on  
22 June the 30th.

1           And I also submitted memorandum to  
2 her, through the chair. And I have right here  
3 before me, and I'm going to read it into the  
4 record, because I don't want nothing to be lost.

5           This is to Terri Thompson,  
6 Chairperson, from me, Community Activist City  
7 Wide, cc this memorandum to the Mayor as well as  
8 Anita Bonds, who has oversight over Housing  
9 Authority. This memo was dated July 5th, 2017 in  
10 representing the permanent D.C. directorship.

11           Dear Chairperson, attached please find  
12 numerous petitions for residencies supporting  
13 that acting director, Nathan, will be approved by  
14 D.C. Chair Board of Commissions, as a permanent  
15 director.

16           I also might say that within this  
17 memorandum, the attachments were reflective of  
18 seven properties, that I went city wide myself.  
19 They represent five family properties, two senior  
20 properties.

21           I did not know my window, because I  
22 know that this Board has a search committee in

1 place, so therefore I didn't want to be stuck  
2 with this situation advocating for Mr. Bovellev  
3 and then turn around and eat the documents  
4 because I didn't know the timeline. So I thought  
5 it was behooving to me to make sure I get them in  
6 this record, and these petition will be ongoing  
7 by me and others.

8 Mr. Bovellev is a native watch Tony.  
9 He graduated from Schools Without Walls. He also  
10 graduated with a master's degree in social work  
11 from Howard University. He has been employed at  
12 DC HA over 15 years.

13 He has worked his way up the latter,  
14 chain of command in DC HA, to obtain the current  
15 position of acting director. Therefore we agree,  
16 with the concept that is better to deal with the  
17 thing you know, then the uncertainty of selecting  
18 someone you don't know.

19 We are the collective opinion that Mr.  
20 Bovellev is qualified for the permanent position  
21 at DC HA. More importantly, the search committee  
22 need not look any further to fill this here

1 position.

2           Hopefully your Board can reach the  
3 same conclusion as we have, by approving acting  
4 director Nathan Bovellev, to be permanent director  
5 DC HA.

6           And I might add, which I have  
7 indicated to Mr. Bovellev and to his Board, he did  
8 not solicit me to go and do anything for him.  
9 I'm doing this because a former employee of the  
10 Housing Authority, who managed properties for  
11 eight years, I'm qualified, I sit on this Board,  
12 I help draft this Board so I know the history of  
13 this Board.

14           I'm glad to see my friend, Neil  
15 Albert, back on the Board. He is the director  
16 under Mayor Williams.

17           So therefore I'm pleased to tell you,  
18 true to my word, as I indicated in Lincoln  
19 Heights and at the Housing Authority, I'm moving  
20 across the city. I have met with a member of the  
21 Mayor's staff, I have met with Anita Bonds as  
22 recently as yesterday, and she concurred with me.

1 That it's better to deal with a friend we know,  
2 than serving with somebody we don't know.

3 So therefore, like I said, Nathan, you  
4 have my total support and I'm going across this  
5 city, without conversation. And I have my wife,  
6 Khadijah Watson, former president council,  
7 retired from Housing, chairman of AB ANC, she's  
8 going city wide.

9 She don't to get out and run the  
10 street with her legs no more, but she work that  
11 telephone and computer to no end. She salutes  
12 you, she support you. We going city wide.

13 Just stay the course. I'm not dealing  
14 with the pseudo intellectual politics of this  
15 internal Board, I'm coming down through the  
16 chimney and it's called a political chimney.  
17 That's where I'm coming from.

18 COMMISSIONER VANN-GHASRI: Thank you.

19 MR. WATSON: Thank you.

20 COMMISSIONER VANN-GHASRI: I'd like to  
21 go on record, because --

22 CHAIRMAN THOMPSON: Thank you, Mr.

1 Watson.

2 COMMISSIONER VANN-GHASRI: I would  
3 like to go on record, because Mr. Watson did  
4 approach me, and I want my constituents to  
5 understand this. I will be running in 2018.

6 This Commissioner Vann-Ghasri will be  
7 voting for the most qualified individual. Any  
8 resident that don't vote for me, because you need  
9 someone to accommodate the needs of a petition,  
10 get my competition ready for me because I will be  
11 voting for the most qualified director.

12 CHAIRMAN THOMPSON: Thank you.

13 COMMISSIONER VANN-GHASRI: This city,  
14 no, wait a minute. Because let me tell you  
15 something, I've worked hard too. And let me tell  
16 you what I see. Qualified people versus  
17 friendship versus down the mic.

18 I remember the receivership and I  
19 remember David Stockman. I have never worked on  
20 this side of the Board, I've worked on another  
21 side of it.

22 I have a different concept, and my

1 concept is this. If you have a commissioner  
2 that's better than me, put against me and may she  
3 may win.

4 But I'm going to go on record, and I  
5 told Mr. Watson this and I will call my  
6 constituents and I want you to know, I don't want  
7 your vote if you feel that I'm going to be  
8 intimated and vote as you may say.

9 I have lived in public housing under  
10 the leadership of the past leadership, and let me  
11 tell you what you felt, I'm not going to continue  
12 making the same mistakes, this Commissioner will  
13 make new mistakes.

14 And since I've been on this Board, I  
15 have fought viciously for three commissioners to  
16 chair a committee. And everywhere in the United  
17 States of American, you have resident  
18 commissioners, not only do they chair committees,  
19 you'd be surprised how much they get paid by  
20 salary with the state.

21 Now, if you want me to be a patsy, you  
22 need a new one. Because I will not be



1       intimidated, I'm telling you now.

2                   I'm going to read those  
3       qualifications, I'm going to what I'm supposed to  
4       do and I will be voting for the best qualified  
5       director under this administrator.

6                   CHAIRMAN THOMPSON: Thank you,  
7       Commissioner.

8                   COMMISSIONER VANN-GHASRI: And that's  
9       where I am coming from.

10                  CHAIRMAN THOMPSON: Thank you,  
11       Commissioner.

12                  COMMISSIONER VANN-GHASRI: And you can  
13       go back and tell your constituents just what I  
14       said. Vann-Ghasri will vote for the most  
15       qualified person.

16                  CHAIRMAN THOMPSON: Thank you,  
17       Commissioner. So, we have come to the end of our  
18       public testimony, and so now I would like to  
19       provide an announcement.

20                  The next Board of Commissioner's  
21       Meeting will be held on Wednesday. It will be  
22       September 13th, 2017 at 1 o'clock p.m. at DC HA.

1 The address is 1133 North Capitol Street.

2 The August 9th meeting is cancelled.

3 I just want to make sure I say that a second  
4 time. The August 9th meeting has been cancelled.

5 And so we will see you again in September.

6 Everybody have a nice --

7 PARTICIPANT: Are you going to  
8 announce, will you be here or not? I want to  
9 know.

10 CHAIRMAN THOMPSON: Who, me?

11 (Off microphone comment)

12 COMMISSIONER VANN-GHASRI: She  
13 wouldn't she be here?

14 PARTICIPANT: I'm just saying.

15 CHAIRMAN THOMPSON: Yes.

16 COMMISSIONER VANN-GHASRI: No, she  
17 didn't --

18 CHAIRMAN THOMPSON: Oh, yes. No.

19 (Off microphone comment)

20 CHAIRMAN THOMPSON: The August meeting  
21 is cancelled.

22 MS. P. MATTHEWS: I have a question.

1 CHAIRMAN THOMPSON: Go ahead.

2 (Off microphone comment)

3 CHAIRMAN THOMPSON: No, it's not my  
4 last one.

5 (Off microphone comment)

6 CHAIRMAN THOMPSON: The Housing  
7 Authority?

8 MS. P. MATTHEWS: Yes. You all did it  
9 once before --

10 CHAIRMAN THOMPSON: Yes. So I will  
11 check the coming up schedule to let you know.  
12 Because we need to make it another meeting.

13 (Off microphone comment)

14 COMMISSIONER VANN-GHASRI: Paulette,  
15 you should know how we do this. The way we do  
16 this, if you have a community and your community,  
17 like this community, every time they housing, do  
18 not have this much space.

19 MS. P. MATTHEWS: Okay.

20 COMMISSIONER VANN-GHASRI: The moving  
21 mandate made it possible --

22 COMMISSIONER LANCASTER: Madam Chair,

1 before you --

2 COMMISSIONER VANN-GHASRI: -- that we  
3 have to do six meetings off ground.

4 CHAIRMAN THOMPSON: Five.

5 COMMISSIONER VANN-GHASRI: Five. And  
6 many of us, as resident commissioners, will give  
7 like -- Potomac Gardens is a place that we can  
8 have this meeting. I make sure I give up my  
9 dates so another community, they can accommodate  
10 us. They haven't. That's how we --

11 (Simultaneous speaking)

12 COMMISSIONER LANCASTER: Excuse me.

13 (Simultaneous speaking)

14 COMMISSIONER LANCASTER: Excuse me.

15 Excuse me.

16 (Simultaneous speaking)

17 COMMISSIONER LANCASTER: Excuse me.

18 Excuse me. I want to say thank you to Lincoln --

19 MR. BOVELLE: Fort Lincoln.

20 COMMISSIONER LANCASTER: Fort Lincoln.

21 I'm going to thank you all for hosting us this  
22 evening.

1           I want to thank Nathan Bovellev and his  
2 staff for putting this together for us and say  
3 congratulations and a happy, happy August,  
4 because we're not going to be meeting in August.  
5 Thank you.

6           (Off microphone comment)

7           COMMISSIONER VANN-GHASRI: They  
8 online.

9           MS. P. MATTHEWS: I'm asking you the  
10 question.

11          COMMISSIONER VANN-GHASRI: I just  
12 answered this, it's online.

13          CHAIRMAN THOMPSON: You can go online,  
14 but --

15          COMMISSIONER VANN-GHASRI: I just told  
16 you, go online.

17          CHAIRMAN THOMPSON: So the meeting is  
18 now adjourned.

19          (Whereupon, the above-entitled matter  
20 went off the record at 3:36 p.m.)  
21  
22

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This is to certify that the foregoing transcript


In the matter of: Board Meeting

Before: DC Housing Authority

Date: 07-12-17

Place: Washington, DC

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