

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

FINAL

**MINUTES
Wednesday, July 13, 2016**

The Board of Commissioners of the District of Columbia Housing Authority (“DCHA”) held its monthly meeting at Sibley Plaza, 1140 North Capitol St., NW, Washington, DC 20002

I. CALL TO ORDER

COMMISSIONERS PRESENT

Terri Thompson, Chairman
Kenneth Council
Shelore Fisher
Aquarius Vann-Ghasri
Clarence Mobley
Frank Lancaster

COMMISSIONERS ABSENT

Ken Grossinger, Vice Chairman
Jose Ortiz Gaud
Nakeisha Neal Jones
Brian Kenner
William Slover

Chairman Thompson called the meeting to order at 1:14 pm and asked for a moment of silence, this was followed by a roll call to determine a quorum.

II. ROLL CALL

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

A quorum was recognized with all five Commissioners present. Commissioner Mobley arrived after the roll call. There were six Commissioners present for the meeting.

III. APPROVAL OF MINUTES OF JUNE 8, 2016 BOC MEETING

Chairman Thompson asked the Commissioners to consider the minutes of the June 8, 2016 Board of Commissioners' meeting.

It was moved and properly seconded that the minutes be approved. The Board accepted the minutes.

IV. EXECUTIVE DIRECTOR'S REPORT

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

Director Todman acknowledged longtime Sibley Resident Council President Ann Clark, CIH Management and the staff at Sibley Plaza for hosting the Board of Commissioners meeting.

New Affordable Housing – Director Todman announced that Girard street senior apartments will have 25 units in Ward 5. In Ward 6 a new site, Plaza West will have housing for seniors who are raising grandchildren and in some cases great-grandchildren. The project will have 223 units, of which 50 units will receive housing assistance from DCHA. She continued by saying almost 300 units of affordable housing has been established or will be coming soon and she also thanked the partnership between the Office of Resident Service and Deloitte for a successful Impact Day.

Summer Youth Employees – This summer at DCHA brings several youth to the Housing Authority. Director Todman announced that DCHA is hosting youth from the Marion Barry Summer Youth Employment program as well as the DCHA Do Your B.E.S.T. program that is celebrating its 18th year.

Family Self Sufficiency and Sports Event – Director Todman announced that the FSS program just graduated 24 residents. These are individuals who want better jobs, better education, and want to be homeowners. HCVP just held its 6th annual Sports and Learning event at King Greenleaf Rec Center followed by a championship game at Verizon Center, which included watching a Mystics game at the Verizon Center for the participants. Director Todman thanked all the staff involved in making these programs successful.

Homeownership – Director Todman thanked all those involved in assisting in the Homeownership event, job well done.

Employee of the Month – Director Todman read a statement that described June's employee of the month William Johnson. This statement included dedicated and loyal

and someone who has respect for his co-workers and administration. He puts the “T” in TEAM. Mr. Johnson received a certificate and monetary award.

Quarterly Customer Service Award – Director Todman announced that the second quarter customer service award went to someone who follows up on tasks, coaches others and gets the job done. He has been described as someone who lends a helping hand. The award went to Elbert Dixon. Mr. Dixon received a certificate and monetary award.

Board of Commissioners 16th Anniversary – Director Todman announced to the Board that 16 years ago to the day the DCHA Board of Commissioners was formed. A cake was presented and everyone joined in singing “Happy Birthday”.

Commissioner Lancaster thanked Director Todman and the FSS team. He said he would like to see FSS alumni come back to speak to the residents. Commissioner Vann Ghasri acknowledged Sharon Ambrose and Lynda Cropp for their role in creating and passing the bill that formed the DCHA Board of Commissioners.

V. RESOLUTIONS

PUBLIC COMMENT

[At this point in the meeting, those members of the public who signed up to speak were given the opportunity to address the Board on the resolutions under consideration. Residents had five minutes to speak and non-residents had three minutes to speak.]

No one signed up to speak.

PRESENTATION AND BOARD DISCUSSION OF THE RESOLUTIONS

Chairman Thompson announced that resolution 16-14 To Authorize Pre-Development Financing for Barry Farm Redevelopment would not be going forward as listed on the agenda.

Resolution 16-15 To Approve the District of Columbia Housing Authority Fiscal Year 2017 Moving to Work Plan

Director Todman gave an overview of Resolution 16-15. Director Todman explained that the resolution includes an initiative that allows for units that are offline not to be used to penalize DCHA by HUD’s regulation regarding vacancies and funding they provide. Director Todman was asked what impact the new Presidential administration will have on the MTW Plan and to explain the closed initiatives of the MTW Plan. Director Todman explained that there are 32 MTW initiatives and the focus is one new initiative. . Director Todman asked the Board to approve the resolution.

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

The Commissioners responded as follows:

Commissioner Fisher – “Yes”
Commissioner Lancaster – “Yes”
Commissioner Vann-Ghasri – “Yes”
Commissioner Council – “Yes”
Chairman Thompson – “Yes”
Commissioner Mobley – “Yes”

There were six votes in favor. The resolution was approved.

**Resolution 16-16 To Adopt Final Regulations to Allow For Biennial
Housing Quality Standards Inspections**

Director Todman gave an overview of Resolution 16-16 explaining that it allows for annual Housing Quality (HQS) Inspections to go to every other year when the units have not had a final failed inspection due to a Family or Owner violation in the past two years. Director Todman was asked what safeguards are in place. Director Todman explained that inspections will still take place if a resident requests one due to a problem with the unit and that a unit can go back to annual HQS inspections if there is a problem. Landlords can choose to participate in biennial inspections but it is not mandatory. No rights are taken away from the residents. Director Todman asked the Board to approve the resolution.

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

The Commissioners responded as follows:

Commissioner Lancaster – “Yes”
Commissioner Mobley – “Yes”
Commissioner Vann-Ghasri – “Yes”
Commissioner Council – “Yes”
Commissioner Fisher – “Yes”
Chairman Thompson – “Yes”

There were six votes in favor. The resolution was approved.

**Resolution 16-17 To Adopt Emergency Regulations and Publish Proposed
Regulations to Establish Allocation of Condemnation
Vouchers**

Director Todman explained that when the City condemns a building, they come to DCHA for vouchers for residents who have nowhere to go. The resolution will increase the number of vouchers allocated back to the original 100 vouchers. The vouchers are for those displaced due to condemnation of their unit by the District only. Right now

there are 49 vouchers and the increase request of additional 51 vouchers will bring the total back to 100. There was a question regarding children who age about of the Foster Care system that need housing assistance. Director Todman explained there are several different types of voucher programs for specific needs but this particular resolution only addresses condemnation vouchers and the need is usually 8 to 12 families at a time. Director Todman asked the Board to approve the resolution.

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

The Commissioners responded as follows:

Commissioner Lancaster – “Yes”

Commissioner Mobley – “Yes”

Commissioner Vann-Ghasri – “Yes”

Commissioner Council – “Yes”

Commissioner Fisher – “Yes”

Chairman Thompson – “Yes”

There were six votes in favor. The resolution was approved.

VI. PUBLIC COMMENT RESIDENTS

Benjamin Scott - a Sibley Plaza resident stated that security does not walk the building to ensure the safety of residents. He stated that he was assaulted and requested a transfer and was told his transfer request was denied in an unprofessional manner. He also stated that the day room is off limits for card playing and activities for the residents and there is no television available to watch even though he was told there is one there. He also requested that the laundry room hours be extended. Director Todman stated that she would look into the laundry room hours and would check with Public Safety regarding his transfer request.

Tiffany Wooding – a resident of Greenleaf Gardens stated that she requested a transfer to a larger unit. She is currently in a 2 bedroom apartment with her son and two daughters. She said she made the request a year ago but does not know the status. She also said that she has been on the wait list for a voucher since 2003. Ms. Wooding stated that she spoke with Commissioner Council and also wrote the Mayor regarding her issues. Director Todman stated that she look into her transfer request.

Paulette Matthews – a resident of Barry Farm came before the Board stating that removal of grass clippings and trash is a concern at her property. She also stated that residents are still confused about their options regarding redevelopment and believe that a voucher is their only option. Ms. Matthews said that locks on mailboxes are sometimes not secured. She also stated that many residents have long time maintenance issues in their units. Director Todman thanked Ms. Matthews for suggesting cameras be directed and the mailboxes and they are now doing that. She also said that they are working to hire residents to maintain the yards..

Schyler Pondexter Moore – a Highland resident requested that the Board of Commissioner meetings be restructured to involve more resident input. She also stated that most residents do not understand what is being discussed in the Board meetings. She stated the Empower DC worked to get funding to help with maintenance of public housing by lobbying the City Council. She thanked a former resident who recently passed away, Ms. Elaine Carter for teaching her how to organize residents to make change for the better. Director Todman thanked Ms. Pondexter-Moore for her statements and said that she attended Ms. Carter's service and admired all the generations of people who were there to show respect to her. Commissioner Vann Ghasri stated that she was glad that Ms. Pondexter-Moore took what she learned from Ms. Carter

Rhonda Edwards-Hines – a resident of Barry Farm and also the Resident Council President came before the Board to thank Director Todman and Commissioner Vann Ghasri for personally seeing if work was getting done at the property. She also stated that she thought the Foreman at Barry Farm is not fit for the property but said that the person that is maintaining the grass is doing a great job and needs to be commended. She also asked how MTW funds are used. Ms. Edward-Hines stated that residents have come to her with complaints regarding the pesticides that are used by the contracted pest control company. Commissioner Vann Ghasri suggested a gel be used for rodent control and Director Todman stated that she would look into the quality of the chemicals that are being used by the company. Director Todman asked that the meeting scheduled at Barry Farm on July 19th include an MTW conversation and also asked Mr. Bovel, Deputy Executive Director of Operations to explain MTW to the Barry Farm residents that were present now.

Arlene Gray – an HCVP resident came before the Board expressing her desire for a voucher with more funds to move into a different unit. Director Todman informed Ms. Gray DCHA would work with her to find a unit that is legal for her to live in and what the voucher allows.

Annie Mayo – A resident of Garfield Terrace stated that she has been a resident at Garfield since 2005 and there have been several managers since she moved in and she felt that none of them have done a good job including the current manager. She also stated that there is still an ongoing rat problem and that the manager is not doing anything about it. Director Todman stated that DCHA is currently working with the DC Department of Health regarding the rats at Garfield. A colony was identified and their food source has been depleted and they are dying off. They are working to remove the rats from the property.

Jacob Patterson - a resident of Sibley Plaza stated that he felt his constitutional rights were violated due to the elevator shut down at Sibley Plaza. Director Todman stated that if the City inspectors shut down the elevators then DCHA must comply. Staff informed all Sibley residents of what was occurring by knocking on doors and provided food as well as assistance to those who requested it to leave their units. The elevator issue was resolved within two days. She also advised him that he could contact the Department of Consumer and Regulatory Affairs regarding the elevators being shut down.

Michelle Hamilton – a Barry Farm resident stated that Barry Farm children are still being kept out of the Barry Farm Recreation center in the heat. She had concerns about Barry

Farm residents being displaced and also requested that a Barry Farm resident representative be present when outsiders are on the property to do assessments.

Jennifer Speight – a voucher participant and also employee of Empower DC resident came before the Board regarding first issues she has been having with a threatening neighbor. She stated that she has gone to the property manager for assistance but the issue has not been resolved. She stated that she has a raccoon or rodent in her attic and the pest control company is not allowed to go into the space to abate the problem. Ms. Speight still wants to offer services of the Parent Café at Woodland and received a phone call from DCHA staff regarding the last time she came before the Board and said that the conversation was combative. Director Todman stated that she wants to make sure Ms. Speight is aware of the process to become a service provider and that she would look into her other issues.

NONRESIDENTS

Brenda Woodland – Ms. Woodland stated that she is a Ward 8 resident and has applied for housing since 1976 and needs assistance regarding her status for housing. Director Todman stated that she would ask Mr. Bovellet to see where she is on the wait list and if there are any other options for her regarding housing.

VII. ADJOURNMENT

Chairman Thompson announced that the meeting scheduled for August will not take place and that the next meeting will be held on Wednesday, September 14, 2016 at DCHA Headquarters 1133 North Capitol St., NE Washington, DC 20002

Meeting adjourned at 3:44 pm.