

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY  
JULY 11, 2018

+ + + + +

The Board of Commissioners met in the Executive Director's Conference Room, 1175 North Capitol Street, NW, Washington, D.C., at 1:00 p.m., William Slover, Vice Chairman, presiding.

COMMISSIONERS PRESENT:

- WILLIAM SLOVER, Vice Chairman
- KENNETH D. COUNCIL, Commissioner
- KEN GROSSINGER, Commissioner
- FRANK LANCASTER, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner
- FRANSELENE ST. JEAN, Commissioner

STAFF PRESENT:

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

COMMISSIONER(S) ABSENT:

- NEIL ALBERT, Chairman
- JOSE ORTIZ GAUD, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- BRIAN KENNER, Commissioner

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1

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

2

1:09 p.m.

3

VICE CHAIR SLOVER: Good afternoon.

4

We're going to get the meeting started, so if

5

everybody could take a seat, and we're going to get

6

going. Appreciate everybody coming. Good

7

afternoon. My name is Bill Slover. I'm the vice

8

chairman of the Board of the Commissioners, and I'm

9

calling this meeting to order.

10

This is the regular monthly meeting of

11

the District of Columbia Housing Authority Board

12

of Commissioners, being held July 11, 2018, at

13

Sibley Plaza, 1140 North Capital Street,

14

Northwest, Washington, D.C. The time is about

15

1:10. Sorry for the late start.

16

At this point, I would ask everybody to

17

silence your cell phones, mobile phones, smart

18

phones. I appreciate that. At this time, we'll

19

also do our moment of silence, so please take a

20

moment to be silent.

21

(Moment of silence.)

22

VICE CHAIR SLOVER: All right,

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1 appreciate that. Always good to take a moment of  
2 silence. DCHA Board does have a public decorum  
3 policy for meetings. I'm not going to read through  
4 the whole thing. I think we all know what it is.  
5 Everybody please be respectful of the process, be  
6 respectful this is a public meeting. We do want  
7 to hear your opinion.

8 We do realize there is some passion  
9 about some people's opinions, but we would ask that  
10 everybody be respectful of each other and of the  
11 Board. I appreciate everybody doing that. At  
12 this point, I'd like to ask for a roll call to  
13 determine whether we have a quorum.

14 MS. MCNAIR: Thank you. Commissioner  
15 Council.

16 COMMISSIONER COUNCIL: Present.

17 MS. MCNAIR: Commissioner Grossinger.

18 COMMISSIONER GROSSINGER: Here.

19 MS. MCNAIR: Let the record reflect  
20 that Commissioner Grossinger is joining us via  
21 telephone. Commissioner Kenner.

22 (No audible response.)

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1 MS. MCNAIR: Commissioner Lancaster.

2 COMMISSIONER LANCASTER: Here.

3 MS. MCNAIR: Commissioner Neal Jones.

4 (No audible response.)

5 MS. MCNAIR: Commissioner Ortiz-Gaud.

6 (No audible response.)

7 MS. MCNAIR: Commissioner Franselene

8 St. Jean.

9 COMMISSIONER ST. JEAN: Here.

10 MS. MCNAIR: Commissioner

11 Vann-Ghasri.

12 COMMISSIONER VANN-GHASRI: Present.

13 MS. MCNAIR: Chairman Albert.

14 (No audible response.)

15 MS. MCNAIR: Vice Chairman Bill

16 Slover.

17 VICE CHAIR SLOVER: Present.

18 MS. MCNAIR: You have six

19 commissioners; you have a quorum.

20 VICE CHAIR SLOVER: Thank you.

21 Today's agenda is our regular agenda. First,

22 we'll allow the public to come -- we will allow the

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1 public to come before the Board twice, once to  
2 discuss any issues they have about the business  
3 resolutions to be considered today, and second, to  
4 discuss any personal issues related to housing.  
5 We have two opportunities to sign up, so please,  
6 if you haven't signed up and do want to talk in one  
7 of these two opportunities, please do so. Persons  
8 wishing to speak on a single resolution have three  
9 minutes to speak. People wishing to speak on  
10 multiple resolutions have five minutes to speak.  
11 Residents of public housing and the Housing Choice  
12 Voucher Program have five minutes. General public  
13 testifying has three minutes. Everybody clear on  
14 that?

15 VICE CHAIR SLOVER: At this point, I  
16 would like the Commissioners to consider the  
17 minutes of June 13, 2018. Are there any comments  
18 or changes to those minutes?

19 (No audible response.)

20 VICE CHAIR SLOVER: Hearing none, can  
21 I get a motion to vote to accept the minutes?

22 COMMISSIONER LANCASTER: So moved.

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1 PARTICIPANT: Second.

2 PARTICIPANT: Second.

3 VICE CHAIR SLOVER: All those in favor?  
4 (Chorus of ayes.)

5 VICE CHAIR SLOVER: All those opposed?  
6 (No audible response.)

7 VICE CHAIR SLOVER: I don't think we  
8 need a roll call. The minutes are approved.  
9 Thank you very much. At this point, we will hear  
10 from Mr. Garrett, the executive director, with his  
11 monthly report.

12 MR. GARRETT: Commissioners, before we  
13 start the monthly report or items from the monthly  
14 report, I just wanted to do the recognition of  
15 employees. It's customary that we do this. One  
16 of the reasons why I wanted to continue the  
17 opportunity to recognize our employees is because  
18 of what our residents say.

19 The residents often talk about us, and  
20 they talk about our customer service and our  
21 dedication to them. At times, we have fallen  
22 short. One of the ways to encourage my employees

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1 and recognize their abilities to move forward and  
2 turn the Agency in a different direction under the  
3 new administration is to recognize them, recognize  
4 them for their efforts on behalf of the residents,  
5 and also recognize them on behalf of their  
6 diligence on behalf of the Board of Commissioners,  
7 themselves.

8 That's one of the reasons why I continue  
9 to support this particular opportunity to  
10 recognize. Also because peer to peer, it  
11 encourages other employees to strive for an ability  
12 to be excellent, just like their colleagues.  
13 That's the whole purpose of this, to keep giving  
14 encouragement. I have two people that I want to  
15 recognize, two employees that I want to recognize  
16 this afternoon. The first individual is Martell  
17 Harris.

18 He's a police officer in our Office of  
19 Public Safety. I'm not going to go into full  
20 details of what he did for us or what he did on  
21 behalf of a resident, but he went above and beyond  
22 because the resident was in a medical crisis.

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1                   This particular individual, this  
2 officer, he exemplary put his self forward and  
3 stayed with that particular resident while they  
4 were in need, until they were in a position where  
5 they were no longer in danger. Normally, we see  
6 a law enforcement officer and we think about  
7 arresting someone.

8                   This was not the case. This was  
9 someone that this officer recognized a resident  
10 that was in need and offered to assist and did a  
11 wonderful job on behalf of the Housing Authority  
12 and on behalf of his colleagues because that was  
13 a representation of all of us. I would like to  
14 Officer Martell Harris for his recognition and his  
15 support of the Agency by assisting a resident. He  
16 receives this employee recognition this month.

17                   (Applause.)

18                   I just have to say he's only been with  
19 us for about four weeks.

20                   OFFICER HARRISON: I've been on the  
21 streets for about four weeks.

22                   MR. GARRETT: Four weeks. Thank you,

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1 sir.

2 OFFICER HARRISON: Thank you.

3 MR. GARRETT: Our next person, our next  
4 employee is Ms. Wood, Harriet Wood. The reason Ms.  
5 Wood is receiving this recognition is because  
6 normally, we have a lot of residents who come and  
7 they talk about things that we -- like I said, we  
8 have fallen short, dropped the ball, or didn't do  
9 something.

10 In this particular case, Ms. Wood  
11 actually received a compliment from a resident, a  
12 resident who talked about the service that she gave  
13 to her and how she felt as though she was respected.  
14 Our employee, Ms. Wood, was courteous and took care  
15 of her need expeditiously and worked on her behalf.  
16 I think that's a strong testament to what we're  
17 trying to do at the Agency now, things that may,  
18 in the past, have been overlooked, we're trying to  
19 give credence and move forward. This is an  
20 example. Ms. Wood, we can't thank her enough. I  
21 can't thank her enough, and I actually personally  
22 did, for doing that on my behalf.

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1           Because my employees, my staff, they're  
2 the front line. They represent me when they go out  
3 into the public or when they deal with our customers  
4 on a daily basis. I really appreciate her efforts  
5 on behalf of the DCHA.

6           Ms. Harriet Wood is our other employee  
7 of the month.

8           (Applause.)

9           Commissioners, I just have a few other  
10 things I want to bring to your attention. As you  
11 know, since my tenure, I said that we were going  
12 to make some management adjustments, where  
13 necessary, based on my assessment.

14           That was going to be part of a strategic  
15 plan. I just want to tell you that the  
16 reorganization for the Office of Resident Services  
17 is complete. What we've actually done is deployed  
18 all of our navigators outside of the headquarters  
19 now. They're out on a site, on a daily basis, and  
20 that's where they actually report. Two other  
21 items that I need to bring to everyone's attention.  
22 For our Office of Property Management, the Office

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1 of Property Management has been changed. There  
2 have been some management decisions made.

3 We actually have four of the new  
4 individuals who are now serving as our area  
5 managers here with us. I just want to have them  
6 stand up, so everyone from the Board of  
7 Commissioners can see exactly who they are. These  
8 four individuals are going to be serving as our area  
9 managers moving forward: Quante Oliver, Brandi  
10 Lynch, Samatra Watson, and Mr. Paul Diggs.

11 These are your new area managers for  
12 PMO.

13 (Applause.)

14 Another point that I want to make sure  
15 that everyone is very clear on, including the  
16 public, is that I joined the Agency with the idea  
17 of creating a clear purpose of maintaining a high  
18 level of integrity, accountability, and also  
19 responsibility to the organization and to the  
20 residents that we actually serve. In doing so,  
21 we're still continuing with our initiative for the  
22 Three C initiative, which deals with environmental

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1 issues throughout all of our properties, where the  
2 Three C represents being courteous, clean, and  
3 complete. That's something that we're going to  
4 instill in our Agency and bestow upon our  
5 residents.

6 In addition to that, we actually  
7 created a new department to try to ensure that  
8 customer engagement is our focus, so we have  
9 created a Customer Engagement Department. That  
10 department is going to be headed by Cheryl Robinson  
11 of the Authority.

12 She's moving from Housing Choice  
13 Voucher to head up our Customer Engagement  
14 Department. Also, in March, you know that we  
15 started our initiative to try and deal with our  
16 backlogged work orders. At that time, on March  
17 19th, our backlog in work orders were roughly  
18 around 2,200.

19 I'm happy to announce that right now,  
20 we only have 579 backlogged work orders remaining.  
21 It's our goal to have those completed no later than  
22 December 31st of this year. It's my expectation

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1 that we'll be able to get through those before  
2 October at the pace that we're going. Then we'll  
3 look for new opportunities to deal with other work  
4 orders, as they arise, based on our environmental  
5 review that we're doing within all of our units and  
6 across our entire portfolio. Thank you, Mr.  
7 Chairman.

8 VICE CHAIR SLOVER: Thank you for your  
9 report. At this point, we do not have any public  
10 testimony related to the resolutions, so we will  
11 move on to going through the resolutions one at a  
12 time. We will be starting with Resolution 18-12,  
13 which is a resolution to authorize the execution  
14 of a Memorandum of Understanding with the Office  
15 of the Deputy Mayor for funding to the demolition  
16 of 33 units at Lincoln Heights. Mr. Director.

17 MR. GARRETT: Mr. Chair and  
18 Commissioners and the public, this particular  
19 resolution is supporting the demolition approval  
20 that was offered and approved by HUD in March 2017  
21 to demolish the 33 units that are at Lincoln  
22 Heights.

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1           Those 33 units are not occupied at this  
2 particular time. One of the questions that did  
3 come up is what we're going to do with that  
4 particular site once it has been demolished. We  
5 will, again, landscape it and put grass seeds  
6 there, so the grass will grow, and we will continue  
7 to maintain it over a period of time. What the  
8 resolution is asking for is that we accept the funds  
9 from DMPED to execute the actual demolition of the  
10 site -- of these units, I should say.

11           VICE CHAIR SLOVER: Thank you for the  
12 presentation. Commissioner questions, I'm going  
13 to start to my right with Commissioner Vann-Ghasri.

14           COMMISSIONER VANN-GHASRI: Being that  
15 Lincoln Heights is my constituents, and as I  
16 stated, lets don't make the mistakes of the past;  
17 let's make new ones, first of all, I would like for  
18 you to put in the record what address that the 33  
19 units will impact.

20           With that, I want to know whether or not  
21 there will be a rodent prevention in place because  
22 there will be rodents with the remaining buildings

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1 and units on that street, whether or not you looked  
2 into air pollution control because of some of the  
3 health situation of some of my constituents, and  
4 whether any of Ward 7 residents will be hired to  
5 help assist in the demolition. If not, why not?

6 MR. GARRETT: Commissioner  
7 Vann-Ghasri, yes. No. 1, we are going to have a  
8 rodent plan in place. You have to have an  
9 abatement plan to abate the site as demolition  
10 occurs. In addition, we are going to be  
11 requiring -- the contractor's going to be required,  
12 on site, to water down the site, so that there is  
13 no dust.

14 Also, the construction fence that will  
15 be erected will have a filter included around that  
16 particular fence to catch any dust and debris that  
17 may be flying off of the site, in addition to  
18 watering down the site, itself.

19 As far as any opportunity that we have  
20 to employ our residents from the community through  
21 a Section 3, we will see. So yes, to answer your  
22 question directly, yes, we will be looking to hire

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1 as many possible individuals from the community and  
2 from our residents on site for this particular  
3 demolition effort.

4 COMMISSIONER VANN-GHASRI: I  
5 recommend that the first set of residents, whether  
6 or not they are in the database at the Family  
7 Enhancement Center, which is now the Vision Center,  
8 that the residents of Lincoln Heights and  
9 Richardson Dwelling are the residents that will  
10 have first priority in hiring, whether it's  
11 clerical or labor.

12 MR. GARRETT: Yes, ma'am.

13 VICE CHAIR SLOVER: Commissioner  
14 Lancaster.

15 COMMISSIONER LANCASTER: My question  
16 is this property that's going to be demolished, the  
17 upkeep and the care of the property. I understood  
18 you said about planting grass, making it pretty and  
19 green, but my question was should we fence it in  
20 or not to keep people from coming on to the  
21 property, throwing trash and garbage on the  
22 property, so you can have a clean space for the kids

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1 out there that want to play around out there? How  
2 are we going to handle that?

3 MR. GARRETT: Commissioner, as I  
4 stated, we're going to look to see whether or not  
5 fencing will be viable for this particular  
6 location, but we will definitely maintain it free  
7 of debris and any trash.

8 COMMISSIONER LANCASTER: Thank you.

9 VICE CHAIR SLOVER: Commissioner --

10 COMMISSIONER ST. JEAN: No questions.

11 COMMISSIONER COUNCIL: No.

12 VICE CHAIR SLOVER: A couple things I  
13 just want to get on the record related to the  
14 \$900,000. I just want to make it clear that this  
15 \$900,000 is not a loan, not to be repaid, but it's  
16 a grant from the Deputy Mayor's Office with the  
17 specific purpose of demolition of these 33 units.

18 MR. GARRETT: Correct.

19 VICE CHAIR SLOVER: There is no other  
20 conditions or requirements for receiving the  
21 money.

22 MR. GARRETT: No, nothing other than a

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1 signature on an MOU, execution of an MOU.

2 VICE CHAIR SLOVER: Particular to  
3 demoing these 33 units and nothing else.

4 MR. GARRETT: Nothing else.

5 VICE CHAIR SLOVER: If there's no  
6 further questions, can I get a motion to vote to  
7 approve Resolution 18-12?

8 COMMISSIONER VANN-GHASRI: So moved.

9 COMMISSIONER LANCASTER: Second.

10 VICE CHAIR SLOVER: Can I have a roll  
11 call vote, please?

12 MS. MCNAIR: Thank you. Commissioner  
13 Vann-Ghasri?

14 COMMISSIONER VANN-GHASRI: Yes.

15 MS. MCNAIR: Commissioner St. Jean?

16 COMMISSIONER ST. JEAN: Yes.

17 MS. MCNAIR: Commissioner Lancaster.

18 COMMISSIONER LANCASTER: Yes.

19 MS. MCNAIR: Commissioner Council.

20 COMMISSIONER COUNCIL: Yes.

21 MS. MCNAIR: Vice Chairman Slover.

22 VICE CHAIR SLOVER: Yes.

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1 MS. MCNAIR: You have five yes. The  
2 resolution is approved.

3 VICE CHAIR SLOVER: Thank you. Moving  
4 on to Resolution 18-13 to authorize the execution  
5 of a contract for an enterprise resource plan, ERP,  
6 system solution. Mr. Director.

7 MR. GARRETT: Mr. Chair,  
8 Commissioners, and members of the public, this  
9 particular resolution, 18-13, authorizing a  
10 contract with enterprise resource planning is, in  
11 short, a software system for the Housing Authority  
12 to upgrade its current system and database for  
13 residents, how we keep our rental information,  
14 recertifications, information on resident  
15 population will roll through this particular  
16 software, in addition to financial information.  
17 It's going to be a clear upgrade, for efficiency  
18 purposes, because it will also include a component  
19 for OAS, for procurement, along with other  
20 functions for the Department of Finance to maintain  
21 our annual report and financial ledger.

22 VICE CHAIR SLOVER: Again, starting

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1 with you, Commissioner Vann-Ghasri.

2 COMMISSIONER VANN-GHASRI: First and  
3 foremost, I'd like to thank my colleagues for the  
4 recommendation for the language change that I have  
5 recommended for section 3 applies to this  
6 resolution. However, my question is whether or  
7 not this resolution actually -- how will it impact  
8 residents, or will it at all?

9 MR. GARRETT: It will definitely allow  
10 us to be more efficient, provide better service and  
11 expedient service to our residents. It will also  
12 allow our departments to communicate better, being  
13 able to identify information. One other thing  
14 it's going to do for the Office of the Executive  
15 Director, which will be beneficial, is that we're  
16 going to draw off of this actual clearer dashboard,  
17 Commissioner Vann-Ghasri, which will give me  
18 real-time information and give many of the  
19 department heads real-time information on what the  
20 Housing Authority staff and the residents are  
21 doing. We'll be able to pull information on rent  
22 collection, occupancy levels, along with other

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1 data, that will be beneficial to improving our  
2 operation.

3 COMMISSIONER VANN-GHASRI: My last and  
4 final question is would you explain, in lay  
5 language, exactly what it means, a contribution  
6 equal to 3 percent of the actual -- what is billable  
7 days for the on-site implementation?

8 MR. GARRETT: Commissioner  
9 Vann-Ghasri, the billable days are the time frame  
10 in which the software company, Yardi, will be on  
11 site, doing implementation, and also software  
12 training. Three percent of that will be our  
13 Section 3 requirement that they will give to the  
14 Housing Authority, and we'll utilize that for  
15 working with our residents to ensure that they have  
16 other opportunities, whether it be through  
17 computer classes or other operational skills that  
18 will allow for self-sufficiency.

19 COMMISSIONER VANN-GHASRI: So the 3  
20 percent is not a monetary value, am I to understand  
21 that?

22 MR. GARRETT: Yes, it is.

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1 COMMISSIONER VANN-GHASRI: Three  
2 percent of what figure?

3 MR. GARRETT: It's 3 percent of the  
4 \$400,000.

5 COMMISSIONER VANN-GHASRI: Thank you.

6 VICE CHAIR SLOVER: Commissioner  
7 Lancaster.

8 COMMISSIONER LANCASTER: This  
9 \$350,000, is this for the whole ten years? I see  
10 we have a five-year term, with the option of  
11 extending for another five years, which gives me  
12 somewhere around about maybe \$43,500 per year.  
13 Are you referencing on the 2.175 for the first five,  
14 and then additional on the other five?

15 MR. GARRETT: I'm sorry, Commissioner  
16 Lancaster, can you repeat the question? I  
17 didn't --

18 COMMISSIONER LANCASTER: The question  
19 is you've got 4.3 for ten years, and then I'm  
20 reading this, it says the first five years, with  
21 the option of five years extended. Are we going  
22 by year -- are we going by the year of the 4.3, or

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1 are we going by \$43,500 per year? Are we going by  
2 2.175 for the first five years?

3 MR. GARRETT: No, the \$4,350,000 is  
4 split over the five-year period, Commissioner.

5 COMMISSIONER LANCASTER: So if it's  
6 split over a five-year period, then it gives me  
7 \$43,500 per year, then?

8 PARTICIPANT: It's a fixed amount,  
9 Commissioner, \$435,000.

10 COMMISSIONER VANN-GHASRI: Will you  
11 please address the mic and say your name for the  
12 record, please?

13 MR. GARRETT: I'm sorry about that.  
14 Thank you, Lorry.

15 MS. BONDS: Lorry Bonds, director of  
16 Administrative Services. It's a fixed amount of  
17 \$435,000 per year.

18 COMMISSIONER LANCASTER: It's  
19 \$435,000 per year?

20 MS. BONDS: Yes, Commissioner.

21 COMMISSIONER LANCASTER: Thank you.

22 MS. BONDS: You're welcome.

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1 VICE CHAIR SLOVER: Any other further  
2 questions?

3 COMMISSIONER COUNCIL: No.

4 VICE CHAIR SLOVER: Commissioner  
5 Lancaster?

6 COMMISSIONER LANCASTER: No other  
7 questions, thank you.

8 PARTICIPANT: No.

9 VICE CHAIR SLOVER: This is the  
10 incumbent, correct?

11 MR. GARRETT: Yes.

12 VICE CHAIR SLOVER: It's my  
13 understanding that the incumbent has performed  
14 well in its previous contract.

15 MR. GARRETT: Correct, yes.

16 VICE CHAIR SLOVER: Is this service an  
17 upgrade? Is it a continuation of the existing  
18 service? Is it more robust?

19 MR. GARRETT: It's actually more  
20 robust. It's an upgrade, and it's more robust, and  
21 it will allow us, as we move forward within this  
22 industry, to do more things on behalf of the

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1 residents, and also to be able to keep our strategy  
2 and our -- I'm trying to put -- our business  
3 structure together.

4 VICE CHAIR SLOVER: How does it  
5 compare, on a cost basis, to the previous year's  
6 cost? I also notice --

7 MR. GARRETT: Lorry, I don't have that  
8 at my disposal.

9 MS. BONDS: I'm going to defer to  
10 Richard.

11 VICE CHAIR SLOVER: The current  
12 contract -- I'm just picking up on this; I  
13 apologize. The current contract expires March 9,  
14 2020, so we're getting -- is that contract going  
15 to burn off, or are we replacing it with this  
16 contract?

17 MR. GARRETT: We're replacing it with  
18 this, Commissioner.

19 MS. BONDS: I'm sorry; we're replacing  
20 it completely with this contract.

21 VICE CHAIR SLOVER: Okay.

22 MR. CONGO: I wanted to address the

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1 differences between -- so the pricing structure  
2 changes. On the old software, it was based on  
3 number of users. This structure is now based on  
4 the number of units that we have and the vouchers  
5 that we have.

6 There is an increase, in terms of the  
7 yearly maintenance, but it's because of the pricing  
8 structure. Allow me to just add this. Our  
9 current version that we're using, they are waiving  
10 the maintenance on that while we implement the new  
11 software.

12 VICE CHAIR SLOVER: So shifting from a  
13 user base of 700 or whatever it is to a user base  
14 of -- it's a big difference. How is the pricing  
15 comparatively? Clearly, it's not the same unit  
16 price, so on aggregate, what was last year's spend  
17 versus under this contract's spend? This is  
18 \$435,000. Last year was --

19 MR. CONGO: \$365,000.

20 VICE CHAIR SLOVER: Do we think we're  
21 getting \$100,000 in new bells and whistles?

22 MR. CONGO: Yes, we do.

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1                   VICE CHAIR SLOVER:     Good.     The     3  
2     percent, by the way, I think equates to about  
3     \$12,000 for the Section 3 payment on \$4.3 million  
4     contract?

5                   MR. GARRETT:     Right, but it's only on  
6     the billable hours.

7                   VICE CHAIR SLOVER:     Yes, but at  
8     \$400,000, 3 percent, that's \$12,000.

9                   MR. GARRETT:     Yes.

10                  VICE CHAIR SLOVER:     So the Section 3  
11     compliance is \$12,000 on a \$4.3 million contract.  
12     Do we think that's enough? I'm not saying we can  
13     go back and do it now. I'm just saying that seems  
14     kind of light for a \$4.3 million contract.

15                  MS. BONDS:     I will defer to Larry  
16     Williams.

17                  MR. GARRETT:     As he approaches,  
18     Commissioner --

19                  COMMISSIONER LANCASTER:     Mr. Congo,  
20     before you leave, state who you are and what your  
21     office is, please, for the record.

22                  MR. CONGO:     I'm sorry; I did not hear

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1 you.

2 COMMISSIONER LANCASTER: Your name,  
3 for the record, and your office.

4 MR. CONGO: Oh, I'm sorry, Richard  
5 Congo, director of IT, DCHA.

6 COMMISSIONER LANCASTER: Thank you.

7 MR. WILLIAMS: Larry Williams,  
8 director of Resident Services, in which Section 3  
9 compliance falls under my office. Actually, the  
10 dollar amount would be \$13,500 per year, and  
11 there's additional services that will be added to  
12 Section 3 compliance through computer training, as  
13 well as a sponsorship to the scholarship fund. So  
14 that's included in their overall Section 3 plan,  
15 which I'm still confirming.

16 VICE CHAIR SLOVER: Okay, I didn't  
17 realize it was on an annualized basis. Before,  
18 when we discussed this, it sounded like it was a  
19 one-time implementation, cost of \$400,000, and  
20 that would be the basis. I didn't realize it was  
21 an ongoing implementation. Okay. Now I'm really  
22 confused.

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1           \$435,000 is the whole value of the  
2 annual contract, so 3 percent of that is \$13,500.  
3 So we're getting paid 3 percent on the entire value  
4 of the contract? That doesn't make sense. It  
5 doesn't add up. Because you're saying on-site  
6 implementation and training services is what we're  
7 getting paid on, but you're actually now saying  
8 it's the entire value of the contract. It is what  
9 it is, but let's figure out what it is.

10           MR. WILLIAMS: I'm sorry;  
11 Commissioner. It's not the entire value of the  
12 contract. It's the entire value of the  
13 implementation, which is the training aspect of it,  
14 which is \$435,000. So there would be \$13,500 that  
15 is contributed to the Section 3 fund, as well as  
16 the other services that will be provided to comply  
17 with Section 3.

18           VICE CHAIR SLOVER: But you said  
19 annually.

20           MR. WILLIAMS: Right.

21           VICE CHAIR SLOVER: I don't want to  
22 waste a whole bunch of time on this because it's

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1 not important, but you said it was annual. It's  
2 not. It's one time, or it's 3 percent of the whole  
3 contract, one of those two things. Because  
4 \$13,500 is 3 percent of \$435,000.

5 MR. WILLIAMS: Correct.

6 VICE CHAIR SLOVER: That's the  
7 contract value per year.

8 MR. WILLIAMS: Correct.

9 VICE CHAIR SLOVER: So we're getting  
10 paid 3 percent on the entire value of the contract?

11 MR. WILLIAMS: Correct.

12 VICE CHAIR SLOVER: That's not what the  
13 resolution says. The resolution says we're  
14 getting paid on implementation and training  
15 services on site, very specific to a stream of that  
16 work, not the whole contract. If we're getting  
17 paid on the whole contract, let's write we're  
18 getting paid 3 percent on the entire value of the  
19 contract.

20 PARTICIPANT: My understanding -- and  
21 let me clarify -- we're getting paid \$13,500 -- the  
22 contribution to the Section 3 fund is based on the

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1 training aspect of the contract, which is \$435,000,  
2 on an annual basis, so that would mean each year,  
3 if that's what was paid out, that's what we  
4 would -- we would get the \$13,500 contribution back  
5 to --

6 VICE CHAIR SLOVER: I think there's a  
7 disconnect here because that's actually the value  
8 of the entire contract, \$435,000. On an annual  
9 basis, \$435,000.

10 PARTICIPANT: On an annual basis, yes.

11 VICE CHAIR SLOVER: What he's saying is  
12 we're getting paid --

13 PARTICIPANT: The actual value of what  
14 the --

15 (Simultaneous speaking.)

16 MR. CONGO: I think the resolution in  
17 front of you is correct. So my understanding --

18 VICE CHAIR SLOVER: So it's a one-time  
19 payment of \$13,500.

20 MR. CONGO: That is right. That is  
21 based on implementation and training.

22 VICE CHAIR SLOVER: All right. I'm

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1       sorry. I'm just trying to get it square. Does  
2       anybody else have any other questions on this  
3       resolution?

4                       (No audible response.)

5                       VICE CHAIR SLOVER: Hearing none, can  
6       I get a motion to vote on Resolution 18-13?

7                       COMMISSIONER LANCASTER: So moved.

8                       COMMISSIONER VANN-GHASRI: So second.

9                       VICE CHAIR SLOVER: Roll call vote,  
10      please.

11                      MS. MCNAIR: Thank you. Commissioner  
12      St. Jean.

13                      COMMISSIONER ST. JEAN: Yes.

14                      MS. MCNAIR: Commissioner Lancaster.

15                      COMMISSIONER LANCASTER: Yes.

16                      MS. MCNAIR: Commissioner Council.

17                      COMMISSIONER COUNCIL: Yes.

18                      MS.        MCNAIR:                Commissioner  
19      Vann-Ghasri.

20                      COMMISSIONER VANN-GHASRI: Yes.

21                      MS. MCNAIR: Vice Chairman Slover.

22                      VICE CHAIR SLOVER: Yes.

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1 MS. MCNAIR: You have five yes. The  
2 resolution is approved.

3 COMMISSIONER VANN-GHASRI: But before  
4 you leave, let me make this suggestion. In the  
5 near future, be able to converse with us by crossing  
6 your Ts, dotting your Is, and understanding the  
7 math and to be clear with clarification using  
8 adjectives/adverbs. Thank you so much.

9 PARTICIPANT: Understood.

10 VICE CHAIR SLOVER: I want to take one  
11 quick moment, here, to recognize -- and I  
12 apologize; I did not see either of  
13 you -- Councilmembers Nadeau and White. Thank you  
14 for coming and being here. If you don't mind, I'd  
15 like to just get through our business, and then I'll  
16 give you guys an opportunity to come up and say  
17 something, should you want to, but thank you very  
18 much for coming to our meeting today.

19 Appreciate it. I apologize. I just  
20 wasn't paying attention. Moving on to Resolution  
21 18-14 -- if I had a bigger iPad, I could read  
22 these -- to approve the District of Columbia

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1 Housing Authority fiscal year 2019 moving to work  
2 plan. Mr. Director.

3 MR. GARRETT: Commissioners, members  
4 of the public, this particular resolution is to  
5 approve our annual moving to work plan that we have  
6 upgraded. We've included a new initiative, which  
7 is modifications to the family self-sufficiency  
8 program, and re-propose other initiatives, such as  
9 expansion of the home ownership program that we  
10 have in play, and also expansion with the local  
11 blended subsidy initiative that we have.

12 We've also identified, within the  
13 moving to work plan, itself, the uses of capital  
14 fund for various sources, such as public safety and  
15 debt service. In addition, we're looking to work  
16 with their rental assistance demonstration program  
17 and have identified certain properties that are  
18 part of our portfolio award that we received back  
19 in 2017.

20 One thing that was brought up, Mr.  
21 Chair -- Commissioner Slover discussed and talked  
22 about was to ensure that with RAD, if we were to

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1 move forward with any of those items, we did make  
2 the necessary change to the resolution to ensure  
3 that any transaction involving RAD would have to  
4 come back before this body for review.

5 VICE CHAIR SLOVER: I appreciate your  
6 adding that. Commissioner Vann-Ghasri, do you  
7 have any questions?

8 COMMISSIONER VANN-GHASRI: Yes, I have  
9 a question. I'm going to start with RAD. I  
10 caution us to make sure that the RAD, which is the  
11 Rental Assistance Demonstration program, includes  
12 our public and Indian rights. I'm going to be very  
13 specific in what I'm saying.

14 What I am saying is that No. 1, public  
15 housing residents will be able -- whoever is the  
16 president will be able to continue to receive the  
17 net monthly income of the washing machine for their  
18 resident council. No. 2, that the residents will  
19 continue to receive resident participation funds,  
20 and that resident council will be acknowledged by  
21 the District of Columbia Housing Authority Board  
22 of Commissioners and the director.

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1           We are not going to lose any of our 24  
2 CFR rights. If anything, we are to acquire more  
3 rights by thinking out of the box with other  
4 initiatives. The next thing I want somebody to do  
5 is to explain how do RAD actually work and include  
6 in your oral presentation the increase of the rent  
7 after residing there after a certain appointing  
8 time and whether or not the District of Columbia  
9 Housing Authority will be managing the RAD  
10 communities and how were they selected and if any  
11 were selected and why were they the community  
12 selected and know what ward they are impacting.

13           MR. GARRETT:       Okay, Commissioner  
14 Vann-Ghasri, that would be one of the items that  
15 we would bring to the full Board in a symposium --

16           COMMISSIONER VANN-GHASRI: That would  
17 be the items that you would tell us --

18           MR. GARRETT:    Yes.

19           COMMISSIONER VANN-GHASRI:    -- which  
20 communities, in which ward, will be impacted. The  
21 other information Ms. Cole should be able to  
22 answer.

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1                   MR.       GARRETT:               In       reverse,  
2           Commissioner, in reverse, how the impact -- what  
3           the actual impact of RAD would be.   That's what we  
4           would have in the actual symposium.

5                   COMMISSIONER VANN-GHASRI:   So now, but  
6           Ms. Cole can tell us whether or not -- whether, when  
7           we did RAD, how it impacts the rent and the  
8           increase.   She can tell us that.   That is a part  
9           of the regulation and policy, so it can go on  
10          record.

11                  MR. GARRETT:   I don't think she can do  
12          that right now.

13                  COMMISSIONER VANN-GHASRI:   She can't  
14          do that?

15                  MR.       GARRETT:               Commissioner  
16          Vann-Ghasri, because RAD actually -- with the use  
17          of   RAD,   there's   no   impact   to   residents'  
18          contribution.

19                  COMMISSIONER VANN-GHASRI:   Okay, this  
20          is what I'm calling the impact to residents.   I'm  
21          saying hypothetically, if the Villager was to get  
22          RAD and those people who live in the Villager, after

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1 five years living in the Villager, their rent  
2 increased, whether you get RAD or not, there are  
3 elements of RAD that is in place.

4 That is one of the attractions of RAD.  
5 Then another thing that may be in place is whether  
6 the property will be managed by Housing Authority  
7 or whether or not the property will be managed by  
8 private management. We're just playing around  
9 with the idea. The idea can be in the minutes  
10 because you're not saying that you have selected.  
11 However, some of the same dialogs that we have had  
12 on the committee level, I don't understand why some  
13 of that dialog cannot be implemented or discussion,  
14 or it shouldn't have been in a part of the move to  
15 work document, at this time, that's on  
16 public -- it's on the website or the public -- you  
17 said that you had stakeholders who have  
18 communicated in reference to it. You gave that  
19 presentation to us. So was there a difference?  
20 If so, I beg the difference.

21 MR. GARRETT: Before Kim discusses it,  
22 Commissioner Vann-Ghasri, I just want to say that

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1 in terms of RAD, the RAD is actually a project base  
2 component.

3 COMMISSIONER VANN-GHASRI: Okay, I'll  
4 go to another question. I have a question --

5 MR. GARRETT: No, I just wanted to  
6 answer your question. RAD is actually a project  
7 base component. The rent component for residents  
8 remains the same. Now, on to the other side,  
9 whether or not our strategy will be to maintain the  
10 properties, that is something that we're going to  
11 be discussing with the Board of Commissioners,  
12 exactly how we go forward. If we wanted to move  
13 forward with a strategy, I would prefer a strategy  
14 that we do maintain the overall control of the  
15 property if we were to go into a RAD program.

16 COMMISSIONER VANN-GHASRI: Thank you  
17 so much for putting that on record. Now, Ms. Cole,  
18 I would like to know, in this move to work, how  
19 does -- or whether or not move to work impacts my  
20 constituents, which is public housing? Which  
21 initiative in the move to work draft impacts public  
22 housing, and how, and how would my residents

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1 benefit if there's any benefits for us?

2 MS. COLE: Kimberly Cole, director of  
3 Planning. I will start with the modifications to  
4 the FSS program, and then the revisions that we're  
5 doing to two other initiatives. With the  
6 modifications to the FSS program, those will impact  
7 our voucher holders. We've presented  
8 self-sufficiency initiatives in the past, focused  
9 on our public housing participants, specifically  
10 our AYBL program.

11 This year, we look to focus on our  
12 voucher holders, with respect to making  
13 modifications to self-sufficiency. The other  
14 initiative is related to home ownership. We're  
15 looking to expand that program to include those  
16 households who are currently paying 100 percent of  
17 their rent in the voucher program. Under our  
18 current policy, they phase off -- they transition  
19 off of the program. What we're proposing is to  
20 expand our home ownership program for those  
21 families who are interested in participating in  
22 home ownership and not wanting to transition off

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1 of the program yet.

2 Then finally, our local blended subsidy  
3 program, this would be something that would  
4 directly impact your constituents. The Housing  
5 Authority's always looking for new ways to finance  
6 redevelopment and to maintain our public housing  
7 sites.

8 An existing initiative is our local  
9 blended subsidy initiative. We use that to layer  
10 subsidy for work that we did at Highland Dwellings  
11 and work that we did to actually build the Bixby.  
12 What we're proposing in 2019 is to add another  
13 funding source to that using our MTW authority.

14 That would be using funding through  
15 tenant-based -- excuse me, tenant protection  
16 vouchers or relocation vouchers, those that go  
17 unused by households who would rather relocate to  
18 public housing sites, as opposed to using a  
19 voucher, for those vouchers that go unused, we  
20 would include that as part of the financing. We're  
21 looking to do that for our Park Morton/Bruce Monroe  
22 site.

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1                   COMMISSIONER VANN-GHASRI:    My last  
2                   question is at what point in time did this Housing  
3                   Authority become a move to work housing authority  
4                   and will you, at some point in time, give this Board  
5                   a trend to show us, with my constituents, from the  
6                   time that DCHA became one of approximately 39 move  
7                   to work housing authorities how that impacted my  
8                   constituents from every ward, except Ward 3,  
9                   because in Ward 3, there is no public housing, so  
10                  that we could see a trend how well move to work is  
11                  impacting my constituents, which is the family  
12                  properties of the District of Columbia Housing  
13                  Authority?

14                  MS. COLE:    We entered the moving to  
15                  work program in 2003 is when we executed our  
16                  agreement with HUD.    Impact on public housing  
17                  residents have been extensive if folks were  
18                  familiar    with    biannual    recertifications,  
19                  triannual recertifications.    The AYBL program is  
20                  also another example of what we've implemented  
21                  through our MTW authority.    I'd be happy to provide  
22                  you with the trends of other examples.

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

3 VICE CHAIR SLOVER: Commissioner  
4 Lancaster.

5 COMMISSIONER LANCASTER: My question  
6 on this, me going into RAD with vouchers is project  
7 based, if I'm not mistaken. Is that correct?

8 MR. GARRETT: Yes, sir.

9 COMMISSIONER LANCASTER: On this  
10 project-based voucher situation, they will have  
11 their own waiting list, also?

12 MR. GARRETT: Yes, sir.

13 COMMISSIONER LANCASTER: Versus our  
14 waiting list?

15 MR. GARRETT: As we discussed, it would  
16 be -- how we structured the reg and operating  
17 agreement, most likely we would have two such  
18 lists. Our list would take -- I need to clarify  
19 that our list would take precedence.

20 COMMISSIONER LANCASTER: That's what I  
21 wanted to know. Our list would take precedence  
22 over that list. As far as the residents' councils

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1 involved, do they have the right to form their own  
2 council without restriction from the other  
3 partnerships involved?

4 MR. GARRETT: Yes, sir. If they  
5 wanted to form their own resident council, they  
6 could do so. Also, other housing authorities have  
7 worked out other systems, in order to recognize the  
8 resident council, if that's something that members  
9 of that particular community would like to do.

10 COMMISSIONER LANCASTER: Thank you.  
11 No more questions.

12 VICE CHAIR SLOVER: Commissioner St.  
13 Jean.

14 COMMISSIONER ST. JEAN: No questions.

15 VICE CHAIR SLOVER: Commissioner  
16 Council.

17 COMMISSIONER COUNCIL: No.

18 VICE CHAIR SLOVER: I appreciate your  
19 opening up with the change in the language  
20 regarding RAD. I just want to state again, for the  
21 record, that this Board has not approved any of the  
22 ten properties listed in the move to work agreement

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1 for RAD. As you can tell from the discussions here  
2 on the Board, there is a lot of questions that I  
3 think a lot of us have about RAD and how effective  
4 it is and what it actually does, in terms of the  
5 reduction of traditional public housing, shifting  
6 into more of a project-based voucher mode, what  
7 that does to the rights of residents, what that does  
8 to our capacity or ability, as an Agency, to control  
9 the asset.

10 I think there's a lot of consternation,  
11 and I hope that over the next couple of months, we,  
12 as a Board, can get better educated on that, so  
13 there's a level of comfort if, in fact, we do  
14 proceed. I appreciate your clarifying that in the  
15 agreement.

16 I would offer that anybody who has an  
17 interest in how the Housing Authority works ought  
18 to take some time to download this moving to work  
19 agreement. It really is an opportunity to see how  
20 complicated this Agency is, how many different  
21 programs we have, how many people we serve.

22 It is a very, very detailed document.

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1 It takes a lot of work to put it together, so I  
2 appreciate all the hard work that goes into this.  
3 We're not perfect, but if you read this document,  
4 you will understand complexities of this Agency.  
5 It is worthy of a read, if you really want to  
6 understand the Housing Authority. One of the  
7 things that we talked about earlier, which I'd like  
8 to put on the public record, that I saw in this  
9 document was an initiative around trying to  
10 integrate ourselves better with the education  
11 system in the District of Columbia.

12 I think a really worthwhile program  
13 that we're trying to get involved with, which is  
14 around truancy and around how, as an Agency, we can  
15 be more involved and be part of the solution around  
16 truancy, which is an enormous issue in the District  
17 of Columbia, contributes immensely to our low  
18 graduate rate.

19 If there's anything that we can do, as  
20 an Agency, to get involved at a younger age -- I  
21 think it's somewhere, I read, about in eighth grade  
22 is a barometer to how you're going to do in high

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1 school, based on your truancy.

2 I would encourage this Board to  
3 push -- I thank the staff for surfacing that as a  
4 place where we can get involved. I would really  
5 love to see us really do something there. I think  
6 we have a great opportunity, so thank you guys for  
7 bringing that up.

8 COMMISSIONER LANCASTER: Mr. Chair, if  
9 I may, on that point that you're speaking on at the  
10 moment, I've asked this Housing Authority to give  
11 some consideration to archiving.

12 VICE CHAIR SLOVER: To what?

13 COMMISSIONER LANCASTER: Archiving  
14 some of the stuff that we do, so if kids in high  
15 school want to know anything about housing or urban  
16 renewal, they could come to us and draw from us,  
17 whether we had tapes or literature and stuff like  
18 that for them to read. I'm hoping that somewhere  
19 along the line, we can get that done.

20 VICE CHAIR SLOVER: Okay. The one  
21 additional question I had, we talked about earlier,  
22 was the five-year extension on this voucher -- what

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1 is it?

2 PARTICIPANT: Home ownership?

3 VICE CHAIR SLOVER: Yes.

4 PARTICIPANT: Home ownership.

5 VICE CHAIR SLOVER: Does that not allow  
6 us to put a voucher out for five years? In other  
7 words, are we extending our inability to house  
8 someone for an additional five years?

9 MS. COLE: It depends on how -- the  
10 intent of the initiative, and the expectation, is  
11 folks were paying 100 percent of the rent already.  
12 So the money that we are not spending on half  
13 is -- we actually have. We retain that. Mr. McCoy  
14 has explained that he has the ability to actually  
15 issue additional vouchers, even though those folks  
16 weren't on an extended voucher in the program.

17 The question that you raised earlier  
18 related to what we will do if someone's income  
19 decreased and they weren't able to pay 100 percent.  
20 We would be in a position to provide subsidy in  
21 those situations.

22 VICE CHAIR SLOVER: So we build some

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1 flexibility into the voucher pool --

2 MS. COLE: Yes, if some -- I'm sorry.

3 VICE CHAIR SLOVER: -- so that -- what  
4 I would really hate to see, and I doubt this is  
5 happening, I just want to make sure it's not, which  
6 is we're holding off on housing someone for an  
7 additional five years in anticipation of someone  
8 might having to come back on, which, of course, we  
9 want to make sure we're there to take care of. But  
10 at the same time, I would hate to see an inability  
11 to house someone because of it. It sounds to me  
12 like there's enough flexibility, I'll call it, in  
13 the pot that we have to generate vouchers that we're  
14 able to see beyond that?

15 MS. COLE: Yes, we believe so.

16 MR. GARRETT: A better way to couch it  
17 would be a half reserve that we have in place.

18 COMMISSIONER VANN-GHASRI:  
19 Commissioner?

20 VICE CHAIR SLOVER: Yes.

21 COMMISSIONER VANN-GHASRI: Can I ask  
22 him one last question? That last question is why

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1 there is no FSS for public housing residents?

2 MS. COLE: I'm sorry, could you repeat?

3 COMMISSIONER VANN-GHASRI: Why there  
4 is no FSS for public housing residents?

5 MS. COLE: There is FSS for public  
6 housing residents. I'm sorry. In response to the  
7 question, there is a self-sufficiency program for  
8 our public housing residents. We intentionally  
9 created AYBL, Achieving Your Best Life, program for  
10 our public housing residents as not necessarily an  
11 equivalent, but an opportunity for our families to  
12 work towards home ownership or renting in the  
13 private rental market. We created that about five  
14 years ago -- six years ago.

15 COMMISSIONER VANN-GHASRI: Thank you.  
16 That needed to be placed on the record.

17 VICE CHAIR SLOVER: Another thing that  
18 came up here, that we had talked about earlier, I  
19 just want to get out, we look forward to getting  
20 a better understanding of the varying waiting lists  
21 that we have and, I guess, a matrix, as lack of a  
22 better -- just sort of understanding, again, the

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1 complexity of the organization that we're running  
2 and a better understanding of all that.

3 I think, again, this move to work  
4 document is a great document. It creates a lot of  
5 questions, but it's an opportunity to take a look  
6 at what we're doing on an Agency-wide basis, so  
7 thank you again. Does anybody else have any  
8 questions?

9 (No audible response.)

10 VICE CHAIR SLOVER: Hearing none, can  
11 I get a motion to vote on Resolution 18-14?

12 COMMISSIONER LANCASTER: So moved.

13 COMMISSIONER VANN-GHASRI: Second.

14 VICE CHAIR SLOVER: Roll call vote,  
15 please.

16 MS. MCNAIR: Thank you. Commissioner  
17 Lancaster.

18 COMMISSIONER LANCASTER: Yes.

19 MS. MCNAIR: Commissioner Council.

20 COMMISSIONER COUNCIL: Yes.

21 MS. MCNAIR: Commissioner  
22 Vann-Ghasri.

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1 COMMISSIONER VANN-GHASRI: Yes.

2 MS. MCNAIR: Commissioner St. Jean.

3 COMMISSIONER ST. JEAN: Yes.

4 MS. MCNAIR: Vice Chairman Slover.

5 VICE CHAIR SLOVER: Yes.

6 MS. MCNAIR: You have five yes. The  
7 resolution is approved.

8 VICE CHAIR SLOVER: All right. We're  
9 making good work here. Resolution 18-15. We're  
10 going back and forth between the new and old.  
11 We're all here. Resolution 18-15 is to adopt final  
12 regulations for smoke-free public housing. Mr.  
13 Executive Director.

14 MR. GARRETT: Commissioners and  
15 members of the public, as we all are aware, HUD has  
16 proposed a new regulation that housing authorities  
17 across the country need to implement by July 30th,  
18 which is the smoke-free public housing ban. In  
19 doing that, DCHA has taken every effort to obtain  
20 public comment, and also engage the constituency,  
21 our residents, on how this will actually impact  
22 them. We've done this in several different ways,

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1 through target audiences and with the PHA  
2 residents, our customers.

3 We've also engaged key partners, such  
4 as the American Lung Association, D.C. Tobacco Free  
5 Coalition, D.C. Smoke Free Stakeholder Group, and  
6 the National Cancer Institute. Our modes of  
7 communication for this will continue, and it  
8 started, actually, in May, to do mailers, text  
9 messages, robo-calls to ensure that 100 percent of  
10 the residents are contacted and are aware of this  
11 particular movement to have smoke-free facilities.

12 I have to also couch and explain that  
13 this also impacts our actual office space, also.  
14 This impacts -- smoke free will be implemented with  
15 our employees, as well. I think the big concern  
16 that we found when I would go to the town hall  
17 meetings and have one-on-one meetings with  
18 residents, and even for the property managers,  
19 themselves, when they spoke to our customers, was  
20 how is this actually going to be enforced. If  
21 you'll just indulge me, I just wanted to take a  
22 moment to read three of the key items to how the

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1 enforcement will actually take place, in reference  
2 to the smoke-free policy. First, initially, there  
3 will be a verbal warning when documented evidence  
4 of smoking in a smoke-free area occurs.

5 For each violation, the property  
6 manager would issue a verbal warning. That would  
7 be Stage 1. That would be Step 1, a verbal warning.  
8 Stage 2 would be a written warning. A resident  
9 will receive a written notice of the infraction  
10 when there is continued documented evidence of  
11 smoking after six verbal warnings.

12 So it comes in stages. Not until after  
13 you've received your sixth verbal warning would you  
14 receive a written warning. That written warning  
15 would be in effect for -- recorded for a three-month  
16 period.

17 The third stage, which is the harder  
18 stage, would be a resident would receive a 30-day  
19 notice to cure or to vacate if four or more written  
20 notices of the infraction have been issued within  
21 a 12-month period. The key to this is 12 months,  
22 meaning that if a resident did not receive four

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1 written warnings within the period of 12 months,  
2 the cycle would start over again. It's not a  
3 continuum, where once you receive a written notice,  
4 30-day notice -- I'm sorry, when you receive a  
5 written notice, that written notice goes  
6 through -- it's continuous, meaning that it goes  
7 through perpetuity, for years to come.

8 Every time you receive another written  
9 notice -- no. It's just based on a 12-month  
10 period, whether a resident receives four written  
11 notices within that 12-month period would we send  
12 a notice to cure or vacate. Thank you,  
13 Commissioners.

14 VICE CHAIR SLOVER: Commissioner  
15 Vann-Ghasri, do you have any questions?

16 COMMISSIONER VANN-GHASRI: What I do  
17 understand is, No. 1, is that something has been  
18 amended with the structure due to the fact that many  
19 of my family of properties are in gated communities  
20 that you said that there would be a designated area  
21 in which they would have to smoke. Because many  
22 of my constituents thought that they had to go

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1 across the street, based on this 25-foot distance  
2 that they would have to go. That's No. 1. No. 2,  
3 what are we going to do when we have an overwhelming  
4 population of individuals that are smoking, and  
5 then they're all going to get evicted for smoking  
6 regulations because smoking is an addiction. It's  
7 not going to be that easy for my constituents to  
8 just stop smoking cigarettes.

9 I know this is a HUD policy, and I want  
10 the record to state that the District of Columbia  
11 Housing Authority is one of the last housing  
12 authorities to even implement this. Because  
13 throughout the country, many of the housing  
14 authorities have successfully implemented this  
15 policy.

16 Now, what happens to the resident who  
17 has fire insurance -- many of our residents were  
18 forced to take on fire insurance because they did  
19 smoke, and it was a risk factor. How would that  
20 still impact them?

21 MR. GARRETT: Commissioner, I just  
22 want to take the question before. You were talking

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1 about DCHA implementing this particular policy and  
2 the impact upon residents. I think what I tried  
3 to show everyone, in reading the enforcement  
4 component, is how lenient we're trying to make our  
5 obligation to our residents, understanding that it  
6 is something that you cannot just overcome in a day,  
7 realizing that many of our residents have been  
8 participating or smoking for many years, and it's  
9 not going to happen overnight. What we tried to  
10 do is -- because HUD required us to create a policy.  
11 We believe that our policy is the most lenient  
12 policy we could actually develop and have it  
13 accepted by the HUD field office.

14 COMMISSIONER VANN-GHASRI: When you  
15 say that we have the most lenient policy, this is  
16 what comes to my mind, that you have the task force.  
17 They look at all the housing authorities throughout  
18 the United States. What they did was they really  
19 knew that when they came up with our policy, they  
20 said our policy is the most lenient, in comparison  
21 to Chicago or any major city, or even a rural  
22 housing authority. Am I correct?

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1 MR. GARRETT: No, Commissioner  
2 Vann-Ghasri. I just need to correct the record.  
3 That's not what I said. I was saying we tried to  
4 make a lenient policy. I didn't compare it to  
5 anyone else's. I'm just talking about what we  
6 thought would be a lenient policy that would be  
7 acceptable by HUD.

8 COMMISSIONER VANN-GHASRI: So I'm  
9 correct to say this. We didn't do a trend study.  
10 However, based on your staff, they felt as though  
11 they wrote the most lenient policy possible for the  
12 District of Columbia Housing Authority, correct?

13 MR. GARRETT: Yes, ma'am.

14 COMMISSIONER VANN-GHASRI: Without a  
15 trend model setting, correct?

16 MR. GARRETT: Correct. We did it on  
17 our own, yes, ma'am.

18 COMMISSIONER VANN-GHASRI: Thank you.

19 VICE CHAIR SLOVER: Commissioner  
20 Lancaster.

21 COMMISSIONER LANCASTER: No comment.

22 VICE CHAIR SLOVER: Commissioner St.

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1 Jean.

2 COMMISSIONER ST. JEAN: None.

3 VICE CHAIR SLOVER: Commissioner  
4 Council.

5 COMMISSIONER COUNCIL: No.

6 VICE CHAIR SLOVER: I would like to  
7 just say this is -- smoking is a big issue. I  
8 appreciate the fact that we've tackled this issue.  
9 There's going to be some transition pain. It is  
10 a health crisis. It is an addiction. I don't  
11 believe that this is an intent of the Housing  
12 Authority to figure out how to evict people. I  
13 would be very surprised if we got to that point.  
14 Hopefully, we won't.

15 But I think that this is a plan that we  
16 will implement, and then we will tweak, I assume,  
17 as we go along. Maybe in a year or two, we won't  
18 need to have six verbal warnings and four written  
19 warnings and all these things. Hopefully, people  
20 will eventually recognize that they're going to  
21 have to change their habits.

22 We also have to take into consideration

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1 those who don't smoke and the health hazard for  
2 those who don't smoke, just as in the restaurant  
3 business took on that realization that people who  
4 work and attend restaurants don't necessarily want  
5 to be exposed to second-hand smoke.

6 I think there's going to be a transition  
7 period here. I hope we can all work together on  
8 this and hopefully, five years from now, we can look  
9 back and say we had a very successful  
10 implementation, maybe some bumps along the road,  
11 but we got it done, and everybody's healthier for  
12 it. So I appreciate your tackling this, and let's  
13 get it going.

14 COMMISSIONER VANN-GHASRI:  
15 Commissioner Slover, I do want to be on record  
16 saying this. Now, grant you, I do not smoke  
17 cigarettes. However, there's a problem building  
18 that's right across the street from me. A private  
19 landlord, a resident there had the right to kill  
20 their self by smoking cigarettes if they choose.  
21 We don't have the right to have secondhand smoke  
22 to kill others.

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1                   Now, how I'm looking at it, and based  
2                   on many of my constituents, now you no longer have  
3                   the right to smoke a cigarette in a unit in which  
4                   you pay rent.

5                   However, you are not fortunate enough,  
6                   economically, for whatever the reason may be, to  
7                   be able to move on 4849 Connecticut Avenue, where  
8                   you can pay \$13,000 for rent or more, and you have  
9                   the right to kill yourself with cigarettes. I'm  
10                  torn between that, with that particular vote, in  
11                  comparison with me and my residents.

12                  VICE CHAIR SLOVER: If you want to --  
13                  (Simultaneous speaking.)

14                  VICE CHAIR SLOVER: -- HUD, you can go  
15                  ahead and figure out how to do that, and we can all  
16                  smoke.

17                  COMMISSIONER VANN-GHASRI: I'm being  
18                  realistic. I'm only being realistic. Like I  
19                  said, I don't smoke cigarettes, but I have to look  
20                  at it and look at it.

21                  VICE CHAIR SLOVER: This is happening.  
22                  It's going to happen.

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1 COMMISSIONER VANN-GHASRI: I  
2 understand.

3 VICE CHAIR SLOVER: Hopefully, we can  
4 get your support. With that said, can I get a  
5 motion to vote?

6 COMMISSIONER ST. JEAN: So moved.

7 PARTICIPANT: So moved.

8 VICE CHAIR SLOVER: A second?

9 COMMISSIONER VANN-GHASRI: Second.

10 VICE CHAIR SLOVER: Roll call.

11 COMMISSIONER VANN-GHASRI: I'm going  
12 to vote no based on the majority of my constituents,  
13 that they have the right.

14 MS. MCNAIR: Commissioner Council.

15 COMMISSIONER COUNCIL: Yes.

16 MS. MCNAIR: Commissioner  
17 Vann-Ghasri.

18 COMMISSIONER VANN-GHASRI: I voted no.

19 MS. MCNAIR: Commissioner St. Jean.

20 COMMISSIONER ST. JEAN: Yes.

21 MS. MCNAIR: Commissioner Lancaster.

22 COMMISSIONER LANCASTER: Before I vote

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1 on this, I want to clear something up. There has  
2 been a lawsuit of individuals smoking in their unit  
3 and the person who lived next door, smoke going  
4 through their vent and their secondhand smoke and  
5 created a health hazard for that individual who  
6 never smoked a cigarette in their life.

7 And right now they have a trach in their  
8 throat because of that, so I'm going to say yes,  
9 with this understanding that that is a real, real  
10 problem we have because if we don't stop it, we have  
11 a lot of innocent people having health problems in  
12 the next unit, next door. That stuff do go through  
13 the vents.

14 MS. MCNAIR: Vice Chairman Slover.

15 VICE CHAIR SLOVER: Yes.

16 MS. MCNAIR: Thank you. You have four  
17 yes, one no. The resolution is approved.

18 VICE CHAIR SLOVER: I appreciate that.  
19 Now, we're going to move on to our final business  
20 resolution, which is Resolution 18-16, which is to  
21 adopt final regulations to amend regulations  
22 governing the Home Ownership Assistance Program.

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1 MR. GARRETT: Commissioners and the  
2 public, Resolution 18-16, we produced the  
3 amendment to the regulations to the public for  
4 comment, and we received and tried to make as many  
5 modifications and revisions as we possibly could  
6 to meet those concerns.

7 Of the ten changes that we proposed for  
8 the Home Ownership Program -- and I just want to  
9 couch this in saying that we've had many successful  
10 individuals, residents and customers, who  
11 benefited from this particular program since 2005.  
12 Many, many people have moved towards  
13 self-sufficiency by utilizing this as an actual  
14 vehicle, many of our residents, along with veterans  
15 who have participated.

16 So again, ten initiatives in the home  
17 ownership program are being modified, but the major  
18 changes that I just wanted to point out to you again  
19 would be the monthly minimum rent -- I keep saying  
20 rent -- monthly minimum mortgage, changes to the  
21 income requirements for eligibility, and the  
22 increased counseling requirements for

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1 participating families. That's one thing that we  
2 didn't really touch on very much, but I just want  
3 you to understand. What normally would happen is  
4 we would stop short with the family, meaning that  
5 after a family had actually purchased their home,  
6 the counseling would cease.

7 What we found is that we needed to  
8 continue with them through their process, until  
9 they were actually stabilized in that particular  
10 home, whether it be continuing to make adjustments  
11 to their budget, so that they can maintain the  
12 mortgage payments, or other modifications that  
13 might need to be performed. So that was one of the  
14 other major changes that we produced for the Home  
15 Ownership Assistance Program.

16 VICE CHAIR SLOVER: I appreciate the  
17 report. Commissioner Vann-Ghasri, do you have any  
18 questions?

19 COMMISSIONER VANN-GHASRI: Yes, I  
20 would like to know how Resolution 18-16 can -- it's  
21 obvious that it impacts the Housing Choice Voucher  
22 constituents. I would like to know how can my

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1 constituents benefit from this program, and who  
2 would they contact in the Housing Authority, being  
3 that we live in public housing, and if that  
4 information could go in the website, so that my  
5 constituents would actually know how to follow  
6 through with the process and how to become  
7 eligible, if they are eligible to become eligible?

8 MR. GARRETT: I believe that would be  
9 through -- Ron is going to pick it up. I believe  
10 that would be through the AYBL program.

11 MR. MCCOY: Exactly. Ron McCoy,  
12 director for the voucher program. That would be  
13 through the AYBL program, where we --

14 COMMISSIONER VANN-GHASRI: Who would  
15 they contact? We need a name and a number.

16 MR. MCCOY: We can make that available,  
17 but it's through the Office of Resident Services  
18 at the D.C. Housing Authority.

19 COMMISSIONER VANN-GHASRI: The next  
20 question is whether or not any of my constituents  
21 ever participated in the program?

22 MR. MCCOY: Yes.

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1 COMMISSIONER VANN-GHASRI: Do you know  
2 how many?

3 MR. MCCOY: I don't know the exact  
4 number, but I know that many of the public housing  
5 residents have participated in AYBL and actually  
6 have went on to purchase homes as a result.

7 COMMISSIONER VANN-GHASRI: At the next  
8 committee meeting, maybe in operation, would you  
9 provide us that information to show us, during your  
10 tenure, how many public housing residents has  
11 participated in AYBL and what wards we'll come  
12 from?

13 MR. MCCOY: I'll work with the  
14 director, Mr. Williams, to provide the Board that  
15 information.

16 COMMISSIONER VANN-GHASRI: Thank you  
17 so much.

18 VICE CHAIR SLOVER: Commissioner  
19 Lancaster.

20 COMMISSIONER LANCASTER: My  
21 understanding is that this program helps an  
22 individual that wants to get out of public housing

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1 into the private sector. Once they get a voucher,  
2 they're no longer a public housing tenant. Is that  
3 correct?

4 MR. MCCOY: This particular resolution  
5 is applicable to just those already in the Housing  
6 Choice Voucher program.

7 COMMISSIONER LANCASTER: Which means  
8 they're not -- those in the Housing Choice program  
9 is not a tenant of the D.C. public housing.

10 MR. MCCOY: They're not public housing  
11 residents, no, sir.

12 COMMISSIONER LANCASTER: I said in the  
13 private market. What does an individual who's in  
14 public housing and wants to get in that fold, what  
15 chance do they have, or what policy is in place to  
16 help them get there?

17 MR. GARRETT: Mr. Fisher stepped up  
18 from the Office of Resident Services, and he can  
19 talk about the public housing side of the program.  
20 Remember, Commissioners, though, that this is only  
21 talking about those that are participating in  
22 Housing Choice Voucher. We do try to utilize the

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1 AYBL program for those that are in public housing.

2 COMMISSIONER LANCASTER: I understood  
3 that very well, but my question still stands. What  
4 is it we have in place for those in public housing?  
5 Because I've been asked many times how can I get  
6 out of public housing into the voucher program?

7 MR. GARRETT: Mr. Fisher.

8 MR. FISHER: Good afternoon, everyone,  
9 Ron Fisher, Office of Resident Services, Family  
10 Self-Sufficiency manager. The AYBL program, at  
11 least the case management portion of it, is under  
12 my purview. Answering Commissioner Vann-Ghasri's  
13 question regarding the number of residents that  
14 have participated in the program, 16 since 2011  
15 have gone through the program -- excuse me -- yes,  
16 16 with that number.

17 We, as recently as last month, we've had  
18 nine residents go on to purchase a home. You also  
19 asked a question about how do residents have access  
20 towards receiving a voucher. That actually is one  
21 of the incentives of participating in the program.

22 Besides receiving case management

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1 assistance and asset building assistance by use of  
2 escrow accounts that's created for the resident.  
3 The idea was for those residents to use that as a  
4 down payment towards the purchase of a home, with  
5 the also added bonus of receiving a voucher if they  
6 meet eligibility requirements. To our great  
7 surprise is that over the past seven years of the  
8 program, no resident has had to utilize that  
9 assistance, so they're truly self-sufficient by  
10 purchasing both in the District, as well as  
11 Maryland.

12 COMMISSIONER VANN-GHASRI: Thank you,  
13 Mr. Fisher.

14 VICE CHAIR SLOVER: Commissioner  
15 Lancaster.

16 COMMISSIONER LANCASTER: I'm still  
17 wondering what it is that we have to do to get some  
18 of these individuals that want to get into the HCBP  
19 because I've been asked by a lot of my constituents,  
20 they say I'm on the voucher list, but I have yet  
21 got a voucher. They want to be part of that  
22 program. What do I tell them, just wait until

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1 their name come up on the list, or do they have  
2 another avenue they can try for getting into that  
3 program?

4 MR. MCCOY: The way that the families  
5 are pulled from currently for vouchers is to come  
6 up on the home list as a homeless preference on the  
7 waiting list. Right now, that is the only avenue  
8 that families will be able to receive vouchers, if  
9 they come up on -- to reach the top of the list from  
10 the homeless preference.

11 COMMISSIONER LANCASTER: Homeless  
12 preference, so being already in housing, they're  
13 not homeless, so they're not --

14 (Simultaneous speaking.)

15 MR. MCCOY: Correct.

16 VICE CHAIR SLOVER: The chances of  
17 somebody getting a voucher in public housing is  
18 less than zero.

19 COMMISSIONER LANCASTER: Now I'm  
20 finding that out.

21 VICE CHAIR SLOVER: Let's just be  
22 honest, okay?

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1                   COMMISSIONER LANCASTER: Now that I'm  
2 finding that out, thank you.

3                   VICE CHAIR SLOVER: Commissioner St.  
4 Jean.

5                   COMMISSIONER ST. JEAN: No question.

6                   VICE CHAIR SLOVER: Really? Wow,  
7 okay. Commissioner Council.

8                   COMMISSIONER COUNCIL: No.

9                   VICE CHAIR SLOVER: We had a pretty  
10 robust conversation about this earlier. What I  
11 would offer, and this may not be received well, but  
12 not all good ideas are received well the first time,  
13 I think we need to, as an Agency, look into trying  
14 to increase this program drastically through what  
15 may not be received well, but I think we really need  
16 to think about it, which is a deed restriction  
17 program. I'm not saying change this program; I'm  
18 saying create another program.

19                   It's really a creative way to think  
20 about increasing the affordable housing stock in  
21 the District of Columbia. In other words, if we  
22 can somehow, en masse, figure out how to use our

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1 project and voucher program monies to buy houses  
2 that, in perpetuity, will remain affordable, it's  
3 a creative way to think about increasing affordable  
4 housing stock.

5 I know we talked about it earlier. I  
6 just wanted to put it out there that I hope, as a  
7 Board and an Agency, we can at least explore that  
8 idea, as a result of looking at this program, which  
9 I think is really great that we have this program.  
10 I applaud this program. I think I would like to  
11 see more people involved in this program, and I  
12 would like to see it expanded. So thank you for  
13 all the hard work that you guys do on this. With  
14 that, unless there's any other comments, a motion  
15 for a vote.

16 COMMISSIONER LANCASTER: So moved.

17 VICE CHAIR SLOVER: Second.

18 COMMISSIONER VANN-GHASRI: Second.

19 VICE CHAIR SLOVER: Roll call.

20 MS. MCNAIR: Thank you. Commissioner  
21 St. Jean.

22 COMMISSIONER ST. JEAN: Yes.

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1 MS. MCNAIR: Commissioner  
2 Vann-Ghasri.

3 COMMISSIONER VANN-GHASRI: Yes.

4 MS. MCNAIR: Commissioner Lancaster.

5 COMMISSIONER LANCASTER: Yes.

6 MS. MCNAIR: Commissioner Council.

7 COMMISSIONER COUNCIL: Yes.

8 MS. MCNAIR: Vice Chairman Slover.

9 VICE CHAIR SLOVER: Yes.

10 MS. MCNAIR: You have five yes. The  
11 resolution is approved.

12 VICE CHAIR SLOVER: That concludes the  
13 official Board business of today with the  
14 resolutions. At this point, I would provide an  
15 opportunity for either of the councilmembers here,  
16 if they want to come up and say anything, this would  
17 be a nice time for you to do that. If not, we'll  
18 just move on to public testimony. Anyone? Ladies  
19 first.

20 COUNCILMEMBER NADEAU: Thank you,  
21 Commissioners. My name is Brianne Nadeau, and I'm  
22 the Ward 1 Councilmember. I am joining you today

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1 really just to observe and to understand the issues  
2 that you are tackling. I serve as a member of the  
3 Housing Committee, with oversight over the Housing  
4 Authority, so the work that you are doing is, of  
5 course, of great concern to me and to all the  
6 residents that I represent, who live in public  
7 housing or who are voucher holders.

8 So thank you for your work. I  
9 appreciate the opportunity to be present today, and  
10 I look forward to also hearing a little bit of what  
11 the public comment period has to bring today.  
12 Thanks so much.

13 COMMISSIONER LANCASTER: And I thank  
14 you for visiting us today.

15 VICE CHAIR SLOVER: Thank you very  
16 much. Councilmember White.

17 COUNCILMEMBER WHITE: Good afternoon,  
18 everyone.

19 COMMISSIONER LANCASTER: Good  
20 afternoon.

21 COUNCILMEMBER WHITE: I want to thank  
22 the Board and their work they're doing with D.C.

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1       Housing Authority. I guess one of my reasons for  
2       being here, because I serve one of the most  
3       vulnerable populations in Washington, D.C. As a  
4       young African-American man, coming from poverty,  
5       I'm concerned in Washington, D.C. when it comes to  
6       affordable housing in the District.

7               I know that you house some of the most  
8       vulnerable residents here in the District, so I've  
9       been in constant conversation with Director  
10      Garrett and some of the residents in Ward 8. I'm  
11      just trying to figure out how we can work together  
12      to ensure that our residents are cared for, they're  
13      treated with utmost respect, and make sure that the  
14      properties in Ward 8 are cared for with a fine  
15      tooth.

16              Here today just to figure out what  
17      happens here. I'm normally on the other side of  
18      the mic, so it feels a little weird being back on  
19      this side. As a former activist and community  
20      advocate, I want to thank some of the residents  
21      that's been constantly on the front line advocating  
22      for some of the needs of their residents in D.C.

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1 We're trying to figure out how we can create a  
2 unified vision to ensure that we build the city of  
3 Washington, D.C., yes, but also with them included.  
4 So thank you all, and also, I want to thank D.C.  
5 Housing Authority for some of the young men you've  
6 hired. It was a program that I was aware of that  
7 existed, and some of the young men actually got  
8 hired by D.C. Housing Authority, and they're  
9 working in Lincoln Heights.

10 I think that's noble. I think we have  
11 to do more of that in the District of Columbia,  
12 being intentional about hiring residents in D.C.  
13 to work for the government of which state they live  
14 in and serve in. Thank you all. That's why I'm  
15 here. Thank you.

16 COMMISSIONER LANCASTER: Thank you for  
17 visiting us today, also, sir. Thank you.

18 COMMISSIONER VANN-GHASRI: Excuse me.  
19 Councilmember White, I would appreciate it if you  
20 would take some of these applications back to your  
21 constituents, especially those who live in Barry  
22 Farm, Woodland, and Highland. At this time, I'm

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1 asking that the District of Columbia Housing  
2 Authority expand the 2018 Commitment to Excellence  
3 scholarship program.

4 COUNCILMEMBER WHITE: Yes. You said  
5 Ward 7?

6 COMMISSIONER VANN-GHASRI: No, I want  
7 you to do Ward 7 and 8. You can help me out. You  
8 can give some. I know what I was saying. I can  
9 do that with Councilmember White. He'll help me  
10 out.

11 VICE CHAIR SLOVER: All right. I  
12 appreciate, again, your all's attendance.  
13 Hopefully, we can endeavor to work more closely to  
14 tackle these challenges that we're all facing here.  
15 Moving on to the public testimony, is there a Teresa  
16 Johnson and Kathryn Furger?

17 MS. JOHNSON: Good afternoon,  
18 Commissioners and guests.

19 PARTICIPANT: Good afternoon.

20 PARTICIPANT: Good afternoon.

21 MS. JOHNSON: My name is Teresa  
22 Johnson. I have lived in the Kenilworth Courts for

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1 15 years, and I am 62 years old. I am here because  
2 Kenilworth Courts has not taken steps required by  
3 law to protect my health, although I followed all  
4 types of grievance and appeals. I have a nerve  
5 problem in my back and leg, which cause me pain and  
6 difficulty in walking. I have chronic asthma. I  
7 am under treatment for my asthma and am on the  
8 maximum dose that an asthmatic patient could have.  
9 Also, I have been to the emergency room for  
10 treatment at least ten times in the past six months.  
11 I sweep my house every day, but the debris from the  
12 rugs' conditions aggravate my asthma.

13 Carpeting holds dust and contaminates,  
14 and the heating/cooling system spreads dirt from  
15 the rugs through the ventilation system. In  
16 addition, my clothes dryer, provided by DCHA, puts  
17 dust in my home because the exhaust hose failed.

18 It falls off the dryer all the time.  
19 It's not the correct funnel system on there. With  
20 the help of my lawyer, who is Ms. Kathy Furger, I  
21 sent a letter to the property management on April  
22 28, 2017, requesting a reasonable accommodation

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1 and other repairs.

2 I wanted the carpet to be removed,  
3 filters that fit the HVAC system to be changed every  
4 month, the HVAC dust to be cleaned, the dryer  
5 exhaust hose to be attached securely, and I need  
6 a second handrail to my home to help me climb the  
7 stairs. In addition, the sink cabinet in my  
8 bathroom is not level and it drips water on the  
9 floor, which makes the floor hazardous. Now, 15  
10 months after the request, the carpet still has not  
11 been removed. The exhaust hose is not attached.  
12 The filter has only been changed in my unit once.  
13 The handrail was finally installed just in June.

14 I had to postpone three surgeries on my  
15 cervical spinal -- cervical spinal surgery because  
16 of these conditions. The handrail finally was  
17 installed in June. I had to postpone the surgery  
18 in March because it did not have the second  
19 handrail.

20 Here's what I did to get relief. I sent  
21 a demand letter April 28, 2017. We attended,  
22 myself and my attorney, an informal conference on

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1 July 31, 2017. The promises made then were not  
2 completed at all. Pursued a hearing at the Office  
3 of Fair Hearings, completed December 5, 2017.

4 The decision of the hearing examiner,  
5 director DCHA Department of Housing Communication,  
6 to complete the repairs, which included removal of  
7 the carpeting and installation of the second  
8 handrail. Filed a reasonable accommodation  
9 request with DCHA Office of the ADA/504 program on  
10 January 24, 2018. March 27, 2018, Office of ADA  
11 approved the installation of a second handrail, but  
12 that was not installed until two months later.  
13 That's why I had to cancel my surgeries. Office  
14 of ADA has never made a decision on the other part  
15 of my request for removal of the carpet, and the  
16 carpet remains in my home.

17 A contractor, also the maintenance  
18 staff, they have been sent out to my home over ten  
19 times to measure the carpet area, but nothing  
20 further has ever been done. I have some of my  
21 documents with me, if you would like to have a copy.  
22 I believe Kenilworth Courts and D.C. Housing

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1 Authority has failed to meet its responsibility to  
2 me.

3 I have suffered pain and potential  
4 injury climbing the stairs with only one railing.  
5 I have lived with aggravated asthma because DCHA  
6 won't remove the contaminated in the air of my home.  
7 Please help me obtain the relief I need and work  
8 to ensure that DCHA acts on other tenants'  
9 reasonable accommodation requests in a timely  
10 manner. Thank you.

11 PARTICIPANT: Thank you.

12 VICE CHAIR SLOVER: Ms. -- would you  
13 like to say anything, or you're just here --

14 MS. FURGER: Thank you, Commissioners.  
15 I just wanted to add two quick comments. The  
16 regulations on reasonable accommodation are in 14  
17 D.C. Municipal Regulations, Section 7404 and  
18 following. That requires the property manager to  
19 forward or decide on a request for reasonable  
20 accommodation in ten days.

21 There's 60 days in the regulations for  
22 a final decision by the Office of the ADA.

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1 Obviously, they have not met their time  
2 requirements in this case. There was an order  
3 signed by Mr. Garrett on February 6, 2018, which  
4 said DCHA shall continue to make repairs to  
5 complainant's unit as soon as reasonably  
6 practicable.

7 I don't think five months is reasonable  
8 when my client's life really is in danger. Asthma  
9 is a life-threatening illness, and she's in pain  
10 when she climbs the stairs and could fall. Thank  
11 you.

12 MR. GARRETT: Thank you. Thank both  
13 of you for coming forward. Yes. One of the things  
14 that I spoke on earlier, during my report, was in  
15 reference to our management change. One of the  
16 things that we found when we did make the management  
17 change with the new organization is that we had a  
18 number of ADA items which we had not complied on.  
19 We also found that we had a number of emergency  
20 moves which had not taken place, also.

21 We're going through that right now.  
22 Any open work orders in various apartments, we're

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1 going through and we're trying to make sure that  
2 we are able to address those. As I said, some of  
3 the work order backlog that we did have, it's down  
4 to right under 700 now. Quite possibly one of the  
5 work orders that is in that backlog, with the  
6 removal of the carpet, is Ms. Johnson's. The idea  
7 is -- and I say to this public, and I've said it  
8 to the whole entire -- and to the Board of  
9 Commissioners.

10 What we're doing now is totally  
11 different than what might have taken place in the  
12 past. Because of our environmental review of all  
13 of our properties, that's one of the initiatives  
14 that we've taken on to try and address all the  
15 issues that are within a resident's unit and making  
16 the appropriate management changes to try and  
17 address some of the things that may have been  
18 overlooked in the past. Whatever accommodation we  
19 can do in house, within the unit, we'll definitely  
20 try to address as soon as possible.

21 MS. FURGER: Thank you.

22 VICE CHAIR SLOVER: Appreciate your

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1 coming forward. Next, we have Renee Saunders  
2 Blanc (phonetic). Is Renee here? Renee, going  
3 once. All right, Nicole Odem.

4 MS. ODEM: Good afternoon. My name is  
5 Nicole Odem. I'm a Barry Farm resident, and I'm  
6 with Empower D.C. Today, I want to know, as a  
7 resident, what is going to happen to Barry Farm with  
8 no redevelopment plan? I'm aware that the  
9 development plan had been withdrawn, and I know I'm  
10 going to be forced to move out, but what's going  
11 to happen next?

12 MR. GARRETT: Ms. Odem, it's our  
13 intention to create a new redevelopment plan and  
14 follow through with all intentions of redeveloping  
15 that site within the next few years.

16 MS. ODEM: Is this also going to  
17 include the residents' voice in that plan?

18 MR. GARRETT: Our intent is to be very  
19 transparent with what we're doing, and also include  
20 a lot of dialog with residents as we move forward.  
21 It also depends on which process we actually  
22 follow. The concept is we're going to

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1 continue -- and we've done it a little bit more,  
2 I think, since my arrival, is to have a few more  
3 conversations about what's going on at Barry, and  
4 we're going to continue -- Barry Farm -- and we're  
5 going to continue to do that.

6 MS. ODEM: How soon can we expect to  
7 hear something about that, anytime soon?

8 MR. GARRETT: We're working with our  
9 partners. We were in discussion with them.  
10 Hopefully within the next few weeks, we'll be able  
11 to come up with an idea and a strategy to move  
12 forward, and then we'll bring that to the public.

13 MS. ODEM: Okay. I'm asking because  
14 as a resident with a large family, it's always on  
15 my mind. Leaving Barry Farm is -- it feels almost  
16 impossible because of these kinds of situations,  
17 where nothing is really etched in stone, nothing's  
18 official. Nothing seems to be in our favor, as  
19 residents. So for me to just up and leave with not  
20 knowing, if at all, I'm going to be able to return  
21 or return to is very stressful. I just wanted to  
22 express that because I have children -- a child that

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1 is taking medication now because she's extremely  
2 stressed out in this process. She is very aware  
3 of what I do and what's going on in her community.  
4 She's afraid.

5 She's afraid to the point where my words  
6 can't help her anymore. I need to let that be  
7 known. For me, as far as the vouchers, that having  
8 a deadline, to me, is unacceptable because you have  
9 people that haven't been in communication with HOU,  
10 and that was HOU's choice, where they weren't ready  
11 to deal with people because they had come up with  
12 a plan, I guess, phase by phase, street by street.

13 We're on Stevens. A lot of people  
14 haven't even talked to HOU. So to put a deadline  
15 on vouchers, something that maybe some didn't even  
16 knew they had an option of, is now -- the 15th is  
17 a Sunday, so how are we supposed to -- as residents  
18 that aren't very educated with vouchers, now we  
19 have to force ourselves to go through that process.  
20 It may not even be the best route for us. It comes  
21 with cautions. Everyone thinks vouchers is the  
22 light at the end of the tunnel, but there are

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1 cautions with that, extra fees. Where you move may  
2 not take vouchers any longer. To me, that's kind  
3 of dangerous. I know that there's going to be a  
4 meeting tomorrow. I'm hoping to learn a lot of  
5 things, ask a lot of questions, but I don't think  
6 there should be a deadline.

7 I really don't. That's a pressure that  
8 could be detrimental to people. They're going to  
9 feel forced to take it, and then they're going to  
10 take it and it's not what they should have taken.  
11 Then also, are you still doing the phased  
12 demolition, and how long do residents on Stevens  
13 Road, being the last street, have until  
14 that's -- until the end, pretty much? What is the  
15 date you're looking at or the time you're looking  
16 at for the whole site to be cleared?

17 MR. GARRETT: We don't have a clear  
18 date with the whole site being cleared because we  
19 haven't relocated all the residents. What I do  
20 want to do is jump back to your concern about the  
21 voucher issuance and the deadline that was actually  
22 put in place. I have to just go through. The true

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1 deadline for use of the voucher was set by HUD.  
2 That's September of this year. The original  
3 issuance of the vouchers were in, I believe it was  
4 March 2017. We have a deadline of September 2018  
5 to put them in play, basically to have residents  
6 take them and begin to use them. That's our  
7 deadline.

8 The reason we put the date of the 15th  
9 and advised everyone of that particular date is  
10 because it takes some time, when a resident accepts  
11 the voucher, to get settled, for paperwork to be  
12 done, to have those mobility counseling  
13 discussions, and if we wait any later than, let's  
14 say, the 15th, we won't have the opportunity to  
15 execute that voucher by September.

16 Then HUD will take the money back. HUD  
17 is going to take the money back in September,  
18 regardless of anything that we do. So the 15th was  
19 the date for us, administratively, we felt was  
20 appropriate, that we could get everything by  
21 September.

22 Now, I can tell you the 15th is the date

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1 that we've set. I've talked, and we've discussed  
2 it with Mr. McCoy's department, of whether or not  
3 we have room to push it back another two weeks or  
4 so, but that's pushing it. Because our fear was  
5 and concern was -- and I'll be straightforward -- if  
6 we say the end of the month, then people are going  
7 to try to come in in August, and that's not going  
8 to work for us. They'll never be successful with  
9 utilization of the vouchers. So July 15th is the  
10 date that we set.

11 We have a small amount of wiggle room,  
12 but anything that goes beyond the end of this month,  
13 there would be no opportunity for anyone to be able  
14 to find a particular unit. Our information  
15 session is going to try to really -- that's why  
16 we're doing the information session ourselves.  
17 We're trying to deal with residents' issues because  
18 we understand that it is a traumatic experience,  
19 and we want to be very, very cautious in how we  
20 approach it.

21 MS. ODEM: Okay, thank you.

22 MR. GARRETT: Thank you.

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1 VICE CHAIR SLOVER: Thank you. Annie  
2 Mitchell. Anyone?

3 MS. MITCHELL: Hello, everybody.

4 PARTICIPANT: Good afternoon.

5 MS. MITCHELL: Tyrone, don't be  
6 talking when I'm here.

7 MR. GARRETT: Yes, ma'am.

8 MS. MITCHELL: Wait until I talk, okay?

9 MR. GARRETT: Yes, ma'am.

10 MS. MITCHELL: I'm thinking -- I have  
11 a very loud voice. I'm thinking that you don't  
12 Garfield because you have not been there. You've  
13 been there, but you walked through and kept going.  
14 That's not what we want. We want you to come in,  
15 sit down, and listen to the tenants. We want to  
16 set up a meeting for that.

17 MR. GARRETT: Yes, ma'am.

18 MS. MITCHELL: My next thing is -- and  
19 you need to check Garfield good, you hear me, from  
20 room, from cabinets and everything. I've been in  
21 Garfield since 1992, and I'm not going to tell you  
22 my age no more because it ain't none of your

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1 business.

2 We want you to come to Garfield and talk  
3 to the tenants, because this is what you said, and  
4 let them talk to you and tell you what's really  
5 going on. Let me step on some toes. I wouldn't  
6 give five cents for every cigarette in the world.  
7 I hope that will pass because that's going to put  
8 a lot of them out of business who's selling  
9 cigarettes. That's the truth, okay?

10 MR. GARRETT: Yes, ma'am.

11 VICE CHAIR SLOVER: It already passed.

12 MS. MITCHELL: A lot of them ain't  
13 going to be making no more money. Do you dig it?

14 MR. GARRETT: Yes, ma'am.

15 MS. MITCHELL: Now, the next thing I  
16 want to talk to you about is when are we  
17 going -- what are you looking at me like that for?

18 VICE CHAIR SLOVER: I'm just waiting  
19 for it.

20 MS. MITCHELL: I want a new election at  
21 Garfield. We only have the president and the  
22 treasurer. It's been like that for over a year.

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1 We need a full board. Council, I see you laughing.  
2 We need a full board resident council, and I want  
3 to see your faces. By the way, I brought -- let  
4 me tell you about this young lady here.

5 This is why I keep bringing Ms. Taboo,  
6 Donna Taboo. She is a good insurance lady. She  
7 really helps you. We got a lot of tenants in that  
8 don't have no insurance. When I finally got in  
9 touch with her, she asked me about the property.  
10 She asked me about the people. I told her I saw  
11 a lot of them that doesn't have insurance. The  
12 last time we were here, I got a lot of help saying  
13 they was going to email. He's right here, and he  
14 never emailed her. This lady will help you. Let  
15 me tell you about her.

16 I had bad credit. She didn't charge me  
17 for it. She took her time and put it through. Now  
18 I've got good credit. Give me applause.

19 (Applause.)

20 MS. MITCHELL: I got insurance. I got  
21 everything. She doesn't charge you. She doesn't  
22 ask for anything. Is Hassan (phonetic) here?

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1 MR. GARRETT: He's right there.

2 MS. MITCHELL: Come up here. What did  
3 you tell her? You told her you was going to email  
4 me, and I'm going to email you back, and you didn't  
5 do it. Why?

6 MR. GARRETT: Yes, sir.

7 PARTICIPANT: I believe that she's  
8 been in contact with Mr. Williams, the director.

9 MR. GARRETT: Larry Williams, okay.

10 PARTICIPANT: Then he put her in  
11 contact with Mr. Williams.

12 MS. MITCHELL: Well, it better be  
13 right, because you know me.

14 PARTICIPANT: Yes, ma'am, I know you.

15 MS. MITCHELL: Okay. We need help.  
16 Any time somebody's trying to help, that's what we  
17 are -- oh, and one more thing. I invested in a  
18 computer class. I had a computer class for  
19 seniors. It's gone. I think it's wonderful to  
20 let seniors have a computer class.

21 If there's any way you can work that in,  
22 please don't -- you see that young lady right there?

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1 She's been knowing me over 30 years. I used to be  
2 a security guard in this building. I retired at  
3 84 years old as a security guard for housing, so  
4 I know quite a few people. Imelda (phonetic),  
5 where is she at? Hold your hand up. That's my  
6 girl right there, who I'm going to tell her to stand  
7 up. Take that in consideration for me, please.

8 MR. GARRETT: Yes, ma'am.

9 MS. MITCHELL: I want you to go through  
10 Garfield and check it good.

11 MR. GARRETT: We will.

12 MS. MITCHELL: The front looks good,  
13 but you need to check --

14 MR. GARRETT: Get inside.

15 MS. MITCHELL: -- the whole building,  
16 okay?

17 VICE CHAIR SLOVER: Thank you, Ms.  
18 Mitchell. Richard Demuth.

19 MS. MITCHELL: Tyrone, you're looking  
20 good. You still ain't had no children yet?

21 MR. GARRETT: I'm working on it.

22 VICE CHAIR SLOVER: Is there a Richard

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1 Demuth? Come on up, please.

2 MS. MITCHELL: Thank you, Tyrone.

3 MR. GARRETT: Thank you.

4 MS. MITCHELL: I'm glad to see a young  
5 man in charge.

6 MR. GARRETT: I'm trying.

7 (Off-microphone comments.)

8 MS. MITCHELL: I see you rolling your  
9 eyes.

10 VICE CHAIR SLOVER: I don't roll my  
11 eyes. My wife told me not to do that, so I'm  
12 working on it.

13 MR. GARRETT: Thank you.

14 VICE CHAIR SLOVER: Go ahead.

15 MR. DEMUTH: Hello, Commission. My  
16 name is Richard Demuth.

17 MR. GARRETT: Mr. Demuth, you've got to  
18 pull the mic closer.

19 MR. DEMUTH: I just want to say I hate  
20 to have to come here and complain.

21 VICE CHAIR SLOVER: Can you tell us, if  
22 you're a resident, which property?

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1                   MR. DEMUTH: I'm a housing voucher  
2 resident. I hate to have to come here and complain  
3 about the performance of the DCHA, but what I've  
4 been hearing in a lot of these meetings that I've  
5 been coming to is that there seems to be housing  
6 inspection, as well as maintenance issue problems.

7                   My chief problem has been with the  
8 housing inspections department. Mr. Garrett is  
9 aware of the situation, where originally, I was  
10 sent a housing termination notice for damage to the  
11 property that I was not responsible for.

12                   I requested a hearing about that, which  
13 was not replied to until I had to come to the  
14 previous meetings and make it public and push for  
15 a response about it. I finally got this notice  
16 from Mr. McCoy just a day ago of the rescission of  
17 recommendation for termination from the program,  
18 which is fine. I accept that. That precludes the  
19 request for the hearing. That's fine. But the  
20 problem is when it comes down to these inspections,  
21 they are very cursory, if not outright faulty. I  
22 have here -- finally, I was issued a copy of the

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1 inspection report of my unit, which has been  
2 undergoing renovation for the past few months.

3 It was completed a couple months ago.  
4 It's listed as passed. That's the general  
5 condition. However, according to my client  
6 account inspections report, there has been no  
7 update in my inspections login that the unit is in  
8 a passed condition.

9 All I have is the listing from the end  
10 of January, the first month of the year, January  
11 31st, stating that after re-inspection, it is still  
12 in a failed condition. Why has there been no  
13 update in my login account of the fact that it was  
14 re-inspected in March and is now in a passed  
15 condition?

16 On top of that, I also noticed that  
17 prior to February 2017, there is no inspection  
18 record listing for the previous four years that I  
19 have been there, since 2013. Why is the record so  
20 faulty? Why are there so many omissions? I begin  
21 to get the feeling -- I'm kind of paranoid, at this  
22 point in my life. I've been through a lot. I get

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1 the suspicion is this some kind of a trick to trip  
2 me up with eventually, that they're going to come  
3 out with the unit's still in a failed condition;  
4 you shouldn't be there? The inspections report,  
5 itself, as I said, is faulty.

6 It's unsigned by either the inspector  
7 or the manager. It's very general. There  
8 are -- it just lists past conditions all the way  
9 down the line for rooms and features of it that  
10 don't even exist. This is not a one-bedroom unit.  
11 It's a studio unit.

12 The building has no elevators and no  
13 fire exits. Yet, they're listed as passed. The  
14 air conditioner unit, which wasn't even installed  
15 at the time of the inspection, is listed in a passed  
16 condition. Yet, the problem with it is since it  
17 was installed, it's been faulty. It's been in a  
18 defective condition.

19 It went on, but it doesn't cool the  
20 unit. Recently, over the past week, it went  
21 completely defunct. That has not been attended to  
22 yet. The new model air conditioner that was put

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1 in the unit is listed in passed, sufficient  
2 condition, and yet it had to be replaced with an  
3 older model because it was leaking motor lubricant  
4 oil that caused it to not function efficiently.  
5 Your inspectors, sir, cannot be this incompetent.  
6 What this indicates to me is that there really was  
7 no inspection. They just do it according to whim,  
8 as they want to do it.

9 If they really don't want to inspect the  
10 place, they'll just put it as passed all the way  
11 down. If they're targeting somebody, they'll list  
12 failed conditions that aren't really failures.

13 This is a very serious problem because,  
14 as you know, Mr. Garrett, in the Housing Choice  
15 Voucher program, failures can get people homeless,  
16 cause people to have to be moved out, because the  
17 housing program does not subsidize failed private  
18 units. This really needs to be attended to in the  
19 performance of your housing inspection department.

20 I did get a notice from Mr. McCoy that  
21 there's going to be a meeting. He arranged a  
22 meeting for me to speak with members of -- an agent

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1 of your housing inspection department, but I've  
2 heard that this is not just the kind of thing  
3 happening to me. It's happening to many others in  
4 the public housing section, and in the housing  
5 voucher section. It needs to be attended to.  
6 It's pathetic. I've been in several previous  
7 housing authority programs elsewhere in the  
8 country and this is the worst for inspections. It  
9 really is. Thank you.

10 VICE CHAIR SLOVER: Appreciate your  
11 coming to testify. Detrice Belt.

12 MS. BELT: Hello. Good afternoon,  
13 everyone.

14 PARTICIPANT: Good afternoon.

15 MS. BELT: I'm Detrice Belt. I'm a  
16 resident of Barry Farm. I'm the chair of the Barry  
17 Farm Tenants and Allies. I just had a question for  
18 the Board, first. It's been 12 years, just trying  
19 to figure out what's going on now with the plans  
20 for Barry Farm, so I can take back to the residents  
21 that are remaining on the property.

22 They're really confused. Even this

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1 week, we had three phone calls and voicemails from  
2 this lady from, I guess, the Housing Authority or  
3 HOU. She was telling us that there were two times  
4 that we could come and get information about this  
5 voucher process, which was tomorrow, and the times  
6 were 10:00 and 4:00 p.m. Then she called back and  
7 said the time was changed to 4:00 p.m. Then they  
8 sent out a notice yesterday to all the residents  
9 door and it said that the meeting would be at 10:00  
10 a.m. We are all confused.

11 This is the type of confusion that  
12 stresses people out. We're already going through  
13 enough. We see a gate up on Sumner Road, even  
14 though we live on Stevens. It is a big  
15 inconvenience to all residents, to friends of the  
16 neighborhood, our family members.

17 I see guys that come around, they may  
18 not live on the property, but they come there in  
19 wheelchairs. They can't figure out how to get to  
20 the next street to come visit us or anything. All  
21 this stuff is just a problem. It's confusion.

22 We're trying to figure out how are these

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1 residents going to get to this voucher meeting. I  
2 know you said that it's the deadline, but why didn't  
3 we have this before? It's too fast. It came this  
4 week, and then you're -- people have to rearrange  
5 their schedule. Then you said 10:00; then you said  
6 4:00. This is really a headache. Who's going to  
7 be able to be at this meeting tomorrow? Then it's  
8 at 1133. That is hard. It should be on the  
9 property. Why is it not on Barry Farm property?  
10 We have elders. They need rides. We have to give  
11 people rides here every month.

12 That's why it's not enough residents,  
13 because we don't have rides for everybody because  
14 if we did, they would be here. Is there going to  
15 be transportation provided for this thing tomorrow  
16 about a voucher? I just don't understand what's  
17 going on, period.

18 It just seems like it's the head coming  
19 down. Coming here and see that you all have  
20 confusion and questions -- I don't want to hear  
21 anything about a website and all this whole  
22 whatever, and you can't even understand it. How

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1 am I going to understand it?

2 I just see it at my resident council's  
3 office. I see the maintenance. Nobody knows what  
4 they're doing. Nobody's doing their job. I'm  
5 getting very fed up. The grass is not being cut.  
6 It's simple things. The trash is not being picked  
7 up on the property. The trash is being picked up  
8 by -- the big dumpster is being picked up  
9 faithfully, but the trash from the property, where  
10 it's you all's job or you hire these people for  
11 summer or these programs, I don't know what they're  
12 doing. I've been monitoring because I'm off work  
13 because I'm disability right now. And I have not  
14 seen these guys out here.

15 I'm on the property in the daytime and  
16 at nighttime, so I'm trying to figure out when do  
17 they work. It looks to me like they were off for  
18 a week. I'm like is anybody working? Somebody  
19 said that they don't cut grass on Fridays, which  
20 I think is crazy.

21 I thought that they -- this is their  
22 job. The grass is high. Some of it was burned

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1 black. I'm like it's going to catch fire. Do you  
2 want wildfires in Barry Farm? It seems like you  
3 do, like you just want this property to be gone.  
4 It's an eyesore. It's grass everywhere.

5 We don't know if there could be snakes.  
6 They said it's snakes on the rise in the heat in  
7 D.C. I don't know. So I'm worried. I know I see  
8 rats, but it is a lot of grass. I have to walk  
9 through these paths to get to my house with my  
10 10-year-old daughter. I am very afraid. The  
11 grass needs to be cut. That's the least you can  
12 do. There's less residents on the property, so  
13 it's not like it's so many people there, cars in  
14 the way, trash can't be picked up, people in their  
15 yards, grass can't be cut. That's not the case.  
16 It's empty. There's nobody there. You have moved  
17 a lot of residents out.

18 You have these fliers and everything  
19 you put out today. This is nothing to me. This  
20 is wasteful money to me. It's all colorful. This  
21 is nothing. Don't waste your money on this because  
22 this is not it. Put the money into if you need to

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1 hire some people.

2           There's plenty of young guys out there.  
3 I just hope you don't make it hard for them to get  
4 a job. There's plenty of young guys on that  
5 street, on Sumner, that needs jobs. I'm sure they  
6 would not mind cutting grass and picking up trash  
7 in their neighborhood, where they're used to, and  
8 it's safe for them to work at. I talked about the  
9 fence.

10           I wanted to know how come you're  
11 thinking about the fence in Lincoln Heights being  
12 valuable, you said, or not valuable, I don't know,  
13 but how come we were inconvenienced with a fence?  
14 Why wasn't Barry Farm able to have the same concern?  
15 It just seems to me like it was to enforce an urgency  
16 to get us to hurry up and move or make people feel  
17 like it's really a done deal, but it's not because  
18 we're still there. Things need to be done. A lot  
19 of residents still live on the property.

20           I can't call every day to my maintenance  
21 office and do the job and watch these dudes and take  
22 pictures of the people I see that work for your

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1 company slacking in alleys, playing around in the  
2 vacant houses, whatever they're doing on the job.  
3 They're not cutting the grass. I'm having a big  
4 issue with that grass because it's so scary, high  
5 up to the gate. It's unacceptable. I think  
6 that's about it. Thank you.

7 MR. GARRETT: Thank you. I just want  
8 to address the piece on the vouchers and the program  
9 that we're having tomorrow, the information  
10 session, for the public and for the Commissioners  
11 to know exactly where we stand. Of the 90  
12 remaining residents at Barry Farm, 41 residents  
13 currently have vouchers already. Six of those  
14 residents are currently awaiting eligibility  
15 determination or voucher briefing, so their  
16 voucher can be issued. Twenty-three residents  
17 have already informed us that they have no interest  
18 in taking a voucher, and they want to move into a  
19 public housing unit or the voucher that they were  
20 actually issued has expired.

21 The remaining 20 residents, which  
22 probably will be the 20 residents that the

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1 information session would be most beneficial for  
2 tomorrow, have not gone through the process.  
3 These are the people that we reached out for and  
4 contacted directly, in hopes that they would come  
5 to the actual information session.

6 We're talking about 20 residents from  
7 Barry Farm getting information on issuance of the  
8 voucher because the other residents have either  
9 indicated they do not want a voucher, or they have  
10 already been engaged in some way, shape, or form.

11 So 47 residents of the Barry Farm  
12 community have already engaged us, or we have  
13 engaged them, in reference to the voucher. We're  
14 talking, really, about the 20 remaining residents  
15 who we have not spoken to.

16 VICE CHAIR SLOVER: Thank you.  
17 Paulette Matthews.

18 MS. MATTHEWS: My name is Paulette  
19 Matthews.

20 PARTICIPANT: Good afternoon.

21 MS. MATTHEWS: I'm a resident of Barry  
22 Farm, but most importantly, I'm a native

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1 Washingtonian. There's not going to never be  
2 enough time to discuss this because there's a whole  
3 lot going on. First of all, as long as there a lot  
4 of chefs in the kitchen, we're going to always have  
5 a problem.

6 They called several people up here to  
7 discuss different things. Still, we're kind of  
8 lost in the sauce. I want to talk about, first of  
9 all, the fence that's in Barry Farm and the fact  
10 that it's chained up and the fact that we're forced  
11 to go through cuts that there are no lighting.  
12 That's a safety issue for little kids and for adults  
13 who come back and forth into Barry Farm from work,  
14 school, or wherever.

15 I have a concern about that. Now, I  
16 don't know if it's actually abatement that's going  
17 on, but that's what I told. If I'm wrong, somebody  
18 can correct me. They had the boards up and the lot  
19 boxes, and they painted them this gloomy looking  
20 brown. When we tried to beautify them, they erased  
21 the paint, the tape, the stuff that we tried to  
22 beautify them with off, but never come to your unit

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1 to paint. But that's neither here nor there.  
2 What's going on right now, they removed the boards.

3 Not only did they remove the boards,  
4 they removed the whole fixture. I have a problem  
5 with that easy access. I don't know if water still  
6 runs in there. I don't know if the lights are still  
7 on in there. What I know is that's an unsafe  
8 environment when you have windows that are open  
9 that people can crawl through, or animals, and at  
10 the end of the day, you don't close it up; you just  
11 leave it like that.

12 That's unsafe. The lighting on the  
13 buildings not being on, that's unsafe. Something  
14 needs to be done about it. My other issues that  
15 I have with this cigarette smoking thing, because  
16 I am one of those who smoke cigarettes, but it has  
17 nothing to do with D.C. Housing Authority, I have  
18 made the decision myself to stop smoking. I'm  
19 using a smoking aid to do so. But at the same  
20 time -- it was for me. It was my early birthday  
21 present. I'll be 60 next year, February. I was  
22 trying to give myself a birthday present, so I'm

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1 working on it. But I have a problem with what you  
2 all did. You all did what you did, and I can't  
3 change that. But at the same time, you're causing  
4 health problems with mold and things of that  
5 nature.

6 Now, when the lady got up here and she  
7 started speaking -- I want to pass this through  
8 because for me --

9 (Off-microphone comments.)

10 MS. MATTHEWS: Therefore, I asked them  
11 to come out and to clean my ducts. That's just one.

12 If you slide through, you'll see it  
13 more, but that's just one. You can see -- when you  
14 get to the food, just know that was something I was  
15 eating, but that's just one of many things. I can  
16 see a person physically seeing a cigarette and the  
17 secondhand smoke and all of this.

18 I get that. But at the same time, you  
19 need to clean your own house. You've got bed bugs.  
20 You've got people living in mold. You've got  
21 people with holes. You keep talking about this  
22 mission. This mission is not -- it's not true.

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1 It's not even real. It's just a lot of talk. It's  
2 all about getting funding and doing what you got  
3 to do. But at the end of the day, it's human lives  
4 we're talking about. We're talking about truancy  
5 and all this stuff. You don't understand the  
6 stress that's brought upon young kids seeing what  
7 they're seeing. I can't even begin -- it's just  
8 so much to talk about.

9 Then I hear you talking about the  
10 voucher. Just as easy as they changed these laws  
11 around, if you lose your job, you might be on a bench  
12 or under a bridge. You have to safeguard stuff.  
13 It makes no sense that we're still here, in 2018,  
14 dealing with the issues that were going on in 1930.

15 I remember; I was a part of the Black  
16 Panthers 50th anniversary event. They had me down  
17 there. In their exhibit, I saw something that  
18 really startled my brain. It was a lady in a  
19 rocking chair, said D.C. Housing Authority. I  
20 think it was 1930.

21 Lady in a rocking chair, she got a  
22 shotgun. She's shooting rats. Her toilet is

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1 overflowing, and her sink is leaking. Same thing  
2 happens in 2018. You call the maintenance people  
3 in there and they come for inspections. All  
4 they're concerned about is whether the  
5 refrigerator and that daggone stove, our serial  
6 numbers are there. I don't get it. They don't  
7 check no filters. They don't ask you nothing about  
8 filters, the little grease catcher thing up on top  
9 of the stove, none of that.

10 I really have a problem when we're  
11 sitting here talking about cigarette smoke and all  
12 of that. I'm puzzled by the gate. I would like  
13 for some explanation about the gate and why you all  
14 have it chained up. I'm puzzled about our lighting  
15 because we have to walk through there.

16 So maybe you could help me understand  
17 that. Are they really talking that money and doing  
18 lead abatement in those units that they're leaving  
19 the windows, exposing things to come in and out?  
20 I'm quite sure you know about the grass. The grass  
21 be high as the fence.

22 I called around there. They say that

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1 nobody has to pay \$30, and they're going to do all  
2 the grass for free. Okay, but yet, they don't have  
3 enough staff. They say they do, but  
4 then -- they've got it all now because they knew  
5 we were coming in here, but the fact of the matter  
6 is it shouldn't get that far. I remember when I  
7 first came a couple of years ago. I was asking -- I  
8 even applied. They never even hired me, but I saw  
9 several people come to that green team, whatever  
10 it is, three or four different times, and they're  
11 back again. I just have a problem.

12 Then they say they don't have enough  
13 staff to get up the trash. We've got a tree that  
14 fell down due to the storm. After I called, they  
15 came and they cut it. It's still laying there.  
16 We've got people that's moving out the units, and  
17 we've got bulk trash. You know this.

18 They correspond with you all. How come  
19 you don't know to come get the trash? You've got  
20 to call and tell them to come get it because if you  
21 don't, you can't even get to the dumpster, those  
22 who still live there.

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1           It's just outrageously mad how it is,  
2           and it's just one more way, to me, to seem like to  
3           force people out. Let's get back to the voucher  
4           thing because that's very important to me. This  
5           voucher thing, you sent out this letter. I just  
6           sat here and I heard you say that you laid out the  
7           process. You said we did this and this and this  
8           and this, and that's only because when October  
9           comes, blah, blah, blah. When you all first put  
10          them out, that's not how you gave it to the  
11          residents. You said that the deadline date was the  
12          15th. Now, I've been going through the capitol  
13          talking to people about this issue.

14                 I've also been down to the council, and  
15                 I've asked that they start coming into these rooms  
16                 or sending someone in here to listen to this stuff  
17                 because I get baffled by it. I know that the  
18                 residents do. I know that all of this stuff is  
19                 about money and funding, but at the end of the day,  
20                 I just say it like this.

21                 I came here broke and naked, but now  
22                 I've got clothes. I feel like I'm just liable to

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1 be here as the next person. I don't understand why  
2 you all keep doing this to human beings, and then  
3 trying to act like we don't have no rhyme or reason.

4 Then you said this just started. When  
5 October come, it'll be all done. Well, Mr.  
6 Garrett, you all should have said that, then,  
7 because I've been asking Anita Bonds, Barry Farm  
8 Tenants and Allies for a minute for this meeting  
9 that's going to take place tomorrow. It's just a  
10 coincidence that all of a sudden, we got some good  
11 news to tell you all, and you all are hand  
12 carrying -- you're calling, you're hand carrying.  
13 I live on Stevens Road. I'm the last phase. The  
14 maintenance lady gave me one.

15 First of all, if we've got all these  
16 different phases, just like the young lady said,  
17 it shouldn't be no deadlines. It shouldn't,  
18 because we haven't gotten through the first phase  
19 yet, let alone to get to a third phase, and maybe  
20 you need to go to her, because I'm quite sure they  
21 know, we can't get past the first phase.

22 You all can't get past the first phase.

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1 I don't know. Somebody may need to explain it to  
2 me. Mr. Slover, I'm getting ready to get off, but  
3 this is not enough time in the day.

4 That's another reason why if the  
5 meeting is going to be tomorrow, then it's going  
6 to be tomorrow, and there'll be plenty more  
7 meetings, and we're going to keep going to the  
8 council, and I'm going to keep going down to the  
9 capitol, speaking to somebody. Because this is  
10 crazy. Really, it is. People are getting paid.  
11 My window broke. You know what he told me?  
12 Because there's an air conditioner in it. He's  
13 saying in order to fix the window, I've got to move  
14 the air conditioner. I've got a bad back. If I  
15 take it out, I'm not going to put it back in. So  
16 you know what? My window's going to stay broke,  
17 and it's been broke for some time now.

18 Just little things like that, it's like  
19 little things and big things all combined together,  
20 but at the end of the day, people live there, and  
21 it makes no sense for them to constantly do this.  
22 It's a blueprint. You all keep following the

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1 blueprint because it's done over here, and it's  
2 successful.

3 Okay, let's change this trend. This is  
4 the nation's capital. Just because they're doing  
5 and it's working and it's fine, maybe we could do  
6 something different to make things work. We're  
7 all human beings. We all deserve better than what  
8 the D.C. Housing Authority has been doing for  
9 years.

10 They've been doing it before I was born  
11 and shuffling people around. Oh, we're going to  
12 put them over there at Southwest. Then everything  
13 is prime time. Everything is good. Oh, let's get  
14 them out of Southeast. Let's get them out of Barry  
15 Farm. Let's get -- really? For real? I don't  
16 care who comes from where, where they come from,  
17 what their preference is, how much is in their bank  
18 account. It doesn't matter. Come, but don't  
19 force me out of it.

20 I'm only there because my conditions  
21 are not like the rest, but trust me, I've been in  
22 every public housing development doing outreach,

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1 seeing holes in the wall, holes in the roof. Trust  
2 me, if you take some of them lock boxes off, those  
3 people were living in that before they moved to  
4 where they was, and they needed to get out. That's  
5 why they're all gone.

6 VICE CHAIR SLOVER: Okay, appreciate  
7 your testimony.

8 MS. MATTHEWS: This paper, where did  
9 that little part go that I checked off? I've just  
10 got something to say, though, for real. You see  
11 this bug thing? Where that other little card at,  
12 the little small one? Please, anybody help me.  
13 All this is counterfeit. Where did those small  
14 card -- everybody in the audience --

15 VICE CHAIR SLOVER: Ms. Matthews --

16 MS. MATTHEWS: We don't even have a  
17 resident council no more, I don't think, but we have  
18 formed a group that's called the Barry Farm Tenant  
19 Allies. Everybody needs family dwellings.  
20 They're making everything smaller and everything.

21 I don't know if you all went on the  
22 fences because we've been there long enough and all

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1       our kids are adults, but at the end of the day, you  
2       all have people in shelters and having somebody  
3       live in a basement apartment because they've got  
4       kids next to the laundry room that might be  
5       unlocked. It's not safe.

6               Having them to live upstairs and hear  
7       the neighbor with the brooms hitting because their  
8       kids' running is not cool. I don't care about  
9       living in Barry Farm. I just feel as though the  
10      developments need to be made like that, same size,  
11      same all that, whatever. I can move into an  
12      efficiency.

13              It don't make no difference. My kids  
14      are grown. But you all have to understand and  
15      realize what are you all doing and how you all are  
16      doing things. They're children; they're human  
17      beings; they're adults. Just like how you all say  
18      people should not be smoking, you all should not  
19      be putting so much mental stress and stuff, and  
20      emotional stress, on people all about money.  
21      People are more important than money.

22              VICE   CHAIR   SLOVER:       All   right,

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1 appreciate you coming here to testify. Thank you.

2 MS. MATTHEWS: You're more than  
3 welcome. Can you answer any of my questions, sir,  
4 about the abatement and all that?

5 MR. GARRETT: I just wanted to let  
6 everyone know that the windows are being removed  
7 for abatement. The demolition for Buildings 1, 2,  
8 3, and 4 are going to come down on -- will commence  
9 on the 20th, so the walls of the buildings will  
10 start coming down on July 20th.

11 MS. MATTHEWS: Okay. Further, can you  
12 make it safe? Can you make it safe until they tear  
13 it down?

14 MR. GARRETT: We'll talk to the  
15 contractor to ensure that the fence is intact and  
16 that everyone's safety --

17 MS. MATTHEWS: I ain't talking about  
18 the fence; I'm talking about the windows.

19 MR. GARRETT: -- and everyone's safety  
20 is protected. Yes, but when the windows come out,  
21 ma'am -- so that's the part about the abatement --

22 (Simultaneous speaking.)

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1 MS. MATTHEWS: -- walk the property.  
2 They're not boarding them up. They're unsafe.  
3 I'm asking you about the windows for a reason, sir.  
4 People can be taking into those units. Are the  
5 lights on? Do the water still work? People can  
6 go in there and take showers. People can take kids  
7 in there. You're talking about the contractor.  
8 That's something that you should physically be out  
9 there looking at. I told the new resident manager  
10 that's unsafe.

11 MR. GARRETT: Right. Yes, ma'am.  
12 Just one other thing, Ms. Matthews --

13 MS. MATTHEWS: You need to tell the  
14 contractor that you want to do it the safest way  
15 possible and check it. Have your foreman or  
16 whatever on the property check it. It's open.  
17 You might as well take the lock box off the front  
18 door and put a welcome mat and say come on in, do  
19 whatever.

20 VICE CHAIR SLOVER: Okay, we got it.  
21 Thank you for coming in and testifying.

22 MS. MATTHEWS: Okay. I'm still

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1 waiting for his response.

2 VICE CHAIR SLOVER: We're good; thank  
3 you.

4 MS. MATTHEWS: I'm not good. His  
5 response.

6 MR. GARRETT: Ms. Matthews, just in  
7 short because we have to get to a couple of other  
8 people, I'm just going to say to you that I agree  
9 with you. Many of the units that we have in our  
10 portfolio need attention. I agree with you 100  
11 percent. That's why we're taking the efforts that  
12 we are.

13 We're going into over -- we've already  
14 gone into over 1,400 units and any issue that we  
15 had, any environmental issue we had, a hole in the  
16 wall, a hole in the ceiling is being addressed.  
17 We're going to do that to the whole entire  
18 portfolio. We've started that initiative. We've  
19 started that initiative across the board, and  
20 that's what we're going to do for all of our  
21 residents because I totally agree with you. Those  
22 conditions are unacceptable.

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1 MS. MATTHEWS: Thank you.

2 VICE CHAIR SLOVER: Shea Medley.

3 MS. MEDLEY: Good afternoon, everyone.  
4 My name is Shea Medley. I'm a Barry Farm resident.  
5 I am here today because I want to know why I'm being  
6 forced out of my home to be living in a rinky-dink  
7 apartment. They act like they didn't want to give  
8 me my recommendation form so I could take to the  
9 doctor. They knew my leg was messed up. Why am I  
10 being forced out of my house?

11 VICE CHAIR SLOVER: I missed -- where  
12 is it that you live?

13 MR. GARRETT: Barry Farm.

14 VICE CHAIR SLOVER: I'm sorry; you're  
15 in Barry Farm?

16 MS. MEDLEY: I am a Barry Farm  
17 resident. I want to know why am I being forced out  
18 of my home?

19 VICE CHAIR SLOVER: We're in the  
20 process of redeveloping the property.

21 MS. MEDLEY: I understand all that.

22 VICE CHAIR SLOVER: You don't

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1 understand that?

2 MS. MEDLEY: I understand that you're  
3 supposed to redevelop it, but the apartments  
4 they're showing me is not for my ability.

5 VICE CHAIR SLOVER: So the  
6 accommodations you're being offered are not  
7 appropriate? In what way?

8 MS. MEDLEY: They had me walking all  
9 the way up on some third floor. They didn't even  
10 want to give me the recommendation form, but I got  
11 it.

12 VICE CHAIR SLOVER: So you haven't been  
13 shown any apartments that are first floor access?

14 MS. MEDLEY: No, they ain't showed me  
15 no first floor, none. Then, like I said, they've  
16 been showing me some rinky-dink apartments, like  
17 Garfield Terrace. People up there complain about  
18 Garfield Terrace. Who would want to live in  
19 something like that? I'm a human being, just like  
20 everybody else a human being. I want to move into  
21 something nice.

22 MR. GARRETT: I can look into it,

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1 ma'am, Ms. Medley.

2 VICE CHAIR SLOVER: Who have you been  
3 working with?

4 MS. MEDLEY: What you mean?

5 VICE CHAIR SLOVER: In other words, who  
6 have you engaged with at DCHA to get shown --

7 MS. MEDLEY: The relocation people.

8 VICE CHAIR SLOVER: Name?

9 MR. GARRETT: Was it someone from DCHA,  
10 or was it someone from HOU?

11 VICE CHAIR SLOVER: Sit back down.  
12 I'm trying to help you.

13 MR. GARRETT: We can deal with it.  
14 I'll have someone from the staff talk to her right  
15 now.

16 VICE CHAIR SLOVER: Right behind you,  
17 Rick White will start with you, and then we'll try  
18 to figure out why it is you've not been shown  
19 appropriate units, given your condition.

20 MR. GARRETT: Mr. White is right behind  
21 you, ma'am.

22 VICE CHAIR SLOVER: Thank you for

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1 coming in. Daniel.

2 MR. DEL PIELAGO: Ms. Mitchell's  
3 insurance card is up here. I don't know if  
4 somebody could return it to her.

5 PARTICIPANT: We'll give it to somebody.

6 MR. GARRETT: Mr. Slaughter is right  
7 behind you. I'll bring it to you after.

8 MR. DEL PIELAGO: I think the Barry Farm  
9 residents have said it all. I just want to remind --

10 (Off-microphone comments.)

11 VICE CHAIR SLOVER: Please refrain  
12 from talking. We'll get you up here.

13 MR. DEL PIELAGO: For the record, my  
14 name is Daniel del Pielago. I work with Empower  
15 D.C. We've been working with Barry Farm residents  
16 for over five years now. I guess I just want to  
17 say to the Commissioners this project has been in  
18 the works for well over 12 years now, 12 years of  
19 promises, 12 years of fights, 12 years of  
20 confusion.

21 There seems to be no end in sight. Your  
22 director says over the next few years, we'll do

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1 something. What is that something? There's been  
2 no clear direction of what's going to happen at  
3 Barry Farm, ever, for residents. That's why  
4 there's so much confusion. That's why people feel  
5 so stressed out.

6 That's why people have died on the  
7 property. I was looking at -- I'm just going to  
8 ask you all to be very careful when you authorize  
9 these resolutions. I've been looking at the  
10 resolution to authorize the submission of a  
11 demolition application to HUD, Resolution 15-21,  
12 that was signed in 2015. To me, it's pretty clear  
13 that this is a promise that folks were going to be  
14 relocated, the property was going to be demolished  
15 because there was going to be a redevelopment to  
16 take place. Now, that's a big question mark.

17 I can understand that there's a new  
18 director and things change, but 12 years, I think  
19 this Board needs to take a step back and say what  
20 the hell is going on? What is going on with our  
21 properties? What are we doing to our residents?

22 I really think this is an opportunity

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1 to start over. I think you all need to kick the  
2 mayor, DMPED, new communities, tell them to leave  
3 you all alone. You all need to redevelop this.  
4 You're developers. It's your land. Do what you  
5 all have to do, working with Barry Farm residents.  
6 That's where I'll leave it.

7 I don't have any questions because  
8 there's no answers. I'll leave it at that. I want  
9 to try to appeal to you Commissioners that  
10 something is wrong. Something is very wrong here  
11 when 12 years, residents have been dealing with  
12 stress, with no clear vision of what's going to  
13 happen for their housing. Thank you.

14 VICE CHAIR SLOVER: I appreciate your  
15 testifying, Daniel, and I would -- it may not be  
16 appreciated, but I would actually agree with you  
17 that we've been at this for quite some time, and  
18 it might be -- I think someone said there's too many  
19 chefs.

20 There might be a situation where we have  
21 too many chefs. What I would hope that we could  
22 do in this process is maybe take a step back and

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1 try to figure out where we've been, what we're  
2 trying to do, what our ultimate goal is, and maybe  
3 come out with a firm fixed plan.

4 I know that Director Garrett, he -- I  
5 don't want to make excuses, but he did inherit a  
6 situation that is very complicated. I think he's  
7 doing a very good job, and I think that we have an  
8 opportunity here to put this on the right course.  
9 I have all the faith that he's going to be able to  
10 do it for us, so thank you.

11 MR. GARRETT: Thank you.

12 VICE CHAIR SLOVER: But Daniel, I do  
13 appreciate your saying that because I do think that  
14 we do need to take a look at reality and say to  
15 ourselves who is ultimately responsible for this  
16 property? That's us. We have too many people  
17 telling us we should do this, we should do this,  
18 we should do this. There may be too many people  
19 that think that they have responsibility here, but  
20 ultimately, the responsibility lies with us.  
21 Again, this might be an opportunity for us to just  
22 say look, appreciate all the assistance over the

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1 last 12 years.

2 Hasn't worked out. It's time for us to  
3 really take control of this. We're at a point of  
4 no return, at this point. We are  
5 actually -- whether you agree or disagree with it,  
6 we have passed the point of no return. We're going  
7 to redevelop this property. It's just a question  
8 of with whom and when and how. Enough said.

9 PARTICIPANT: We've never been against  
10 it.

11 VICE CHAIR SLOVER: I get it. Now it's  
12 time just to say okay, it's time to go. Let's get  
13 it.

14 (Simultaneous speaking.)

15 VICE CHAIR SLOVER: Ms. Dwyer, do you  
16 mind waiting?

17 MS. DWYER: Not at all.

18 VICE CHAIR SLOVER: Okay, sorry.  
19 You've been --

20 MS. DWYER: Not at all.

21 VICE CHAIR SLOVER: Yes.

22 MS. HAMILTON: My name is Michelle

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1 Hamilton, and I'm still a Barry Farm resident. You  
2 all relocated me over there by the Navy Yard, then  
3 set me up with them damn White people. I'm telling  
4 you all --

5 (Simultaneous speaking.)

6 VICE CHAIR SLOVER: Can you stop for  
7 one moment?

8 MS. HAMILTON: I'm trying to tell you  
9 something.

10 VICE CHAIR SLOVER: Excuse me --

11 MS. HAMILTON: I came here to tell you  
12 something.

13 VICE CHAIR SLOVER: Excuse me. You  
14 need to stop.

15 MS. HAMILTON: Who is this to tell me  
16 --

17 (Simultaneous speaking.)

18 VICE CHAIR SLOVER: You need to stop.  
19 You do not have the right to continue to talk about  
20 race the way you do. I was very disappointed in  
21 you last month. I wasn't here. I do not want to  
22 hear you talking about the White people. It's not

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1       okay.

2                   MS. HAMILTON:        Okay, I'll say  
3 something else.

4                   VICE CHAIR SLOVER: Do you hear me?

5                   MS. HAMILTON:    Them people. Who is  
6 this coming to my house tomorrow? Hand this to  
7 him. Who is this coming to my house tomorrow? I  
8 came up here last month and told you all that  
9 they're locking the HUD kids out the building, and  
10 they're not doing what they're supposed to do about  
11 the HUD people that live in there.

12                   Then you all supposed to come, and then  
13 we supposed to have storage until we move. There  
14 still ain't nobody -- the man didn't even show up.  
15 He came, took my name, said he was going to come.  
16 He never showed up. Now who is that?

17                   That letter came out yesterday, the day  
18 where you all are having the meeting for them to  
19 come tomorrow. Who is that? They don't even have  
20 a call bell. Them kids still knocking on my door.  
21 The man didn't even show up, talking about he was  
22 going to show up and come and see what the matter

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1 was. You don't even know who that is, but it's in  
2 housing.

3 MR. GARRETT: They're just doing a  
4 routine annual inspection for compliance.

5 MS. HAMILTON: Wait a minute. We have  
6 an inspection every three months. Every three  
7 months, they come up in our house, talking about  
8 the bank this. This is for the Housing Authority.  
9 This is for the bank. This is for the developers.

10 Everybody come up in there every six  
11 months or every three months. They find a way to  
12 come up in our house. But now my daggone  
13 refrigerator is not working, all that cheap stuff  
14 in there. Then my bathroom got mold in it, and I  
15 ain't even been in there a year.

16 My house is the only house in front of  
17 the walkway where the dogs doo-doo. You can smell  
18 it coming in the building. Then when I say  
19 something to those people, you all are ready to put  
20 me out. I'm not discriminating. It's the truth.  
21 You all have to not set us up like this.

22 You all set us up to move in these

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1 mixed-income places, and this is what we have to  
2 go to. Don't nobody in HUD participate in anything  
3 that they have going on in that building. I talked  
4 to the resident manager. She going to say you  
5 snuck down to the Board of Commissioners and talked  
6 about me. I said honey, I don't got to talk about  
7 you, and I don't sneak nowhere. She said she's not  
8 going to accommodate us. I wish I had it on tape.  
9 She said she's not going to accommodate us people.  
10 I asked her who was us? She said HUD. That was  
11 the resident manager.

12 Because I said something to the  
13 concierge man when he did not -- I'm going to tell  
14 you, the concierge man came in there, told my  
15 grandbaby he couldn't be in the computer room  
16 without an adult. When I came back to address the  
17 issues, the little kids, the little Caucasian kids  
18 was in there.

19 I asked him why did you say something  
20 to those kids, and you didn't say nothing -- you  
21 said something -- because you're seeing a little  
22 Black boy come in here and you said something, but

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1 you didn't say nothing to them? I don't know.

2 I said no, you didn't know that because  
3 you only saw one person. So she asked me did I have  
4 a problem with the concierge. I told her yes, he  
5 better not say nothing else to me. If he do, he  
6 better say it to you or say it to me. But I'm  
7 talking about main issues here. I'm talking about  
8 those kids being locked out the building, those  
9 kids that can't use the room, the game room or the  
10 lounge, because it's there for show. \$150 an hour  
11 to use what? Where do we come in that?

12 Where do we come in when you're lose a  
13 key, \$40? If you've got a family of six, how you  
14 going to afford \$40? You don't even pay that much  
15 for your rent. \$40 for a key, and then you only  
16 get two master keys to the whole place. You don't  
17 get to go up to your apartment. Those kids have  
18 to get in, put the trash and everything.

19 They're not worried about those issues.  
20 Those are the issues I'm worried about. They can't  
21 afford it. You all need to help them because our  
22 kids is being locked out in the pouring rain and

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1 the snow. I'm here for that.

2 And I'm here because I was supposed to  
3 have somebody come to my house and look at my  
4 leaking -- I mean look at my house. I'm not sitting  
5 here discriminating. I'm just telling you  
6 who -- I'm telling you all who I'm supposed to tell  
7 on.

8 VICE CHAIR SLOVER: I appreciate your  
9 testifying. Ms. Dwyer.

10 MS. HAMILTON: I appreciate if  
11 somebody get down there and talk to that manager.  
12 Who is these people right here coming tomorrow? Do  
13 you all know who they is? Because I'm going to tell  
14 them, too. You got a new Bixby sign, big as day,  
15 up on the side, I know you done paid big money for,  
16 talking about we can't afford to put a call bell  
17 right there.

18 They wasn't even thinking about the  
19 back apartments. They got it in the front, where  
20 all the other dogs and stuff walk through the  
21 building, but they don't got nothing for the other  
22 people, the kids or nobody to get in the people.

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1 She's talking about now, I'm going to start  
2 watching the tape.

3 You should have been watching the tape  
4 with the dogs doo-dooing everywhere. I wish  
5 somebody would please come to my house, or you can  
6 put me back in raggedy Barry Farm. Who coming to  
7 my house? Can I get somebody's answer down today?

8 MR. GARRETT: We'll try to find out  
9 exactly who it is. It doesn't state who it is.

10 MS. HAMILTON: It don't state?

11 MR. GARRETT: No, it says Department of  
12 Housing and Community Development.

13 MS. HAMILTON: But they're coming up in  
14 their house, and then they're going to talk about  
15 they're going to send you a one-day letter and come  
16 up in your house the next day.

17 MR. GARRETT: Can you just get a copy  
18 of this for me?

19 MS. HAMILTON: I'm saying who's coming  
20 to -- is you coming to my house this time? Because  
21 I waited for you. I could have been doing other  
22 things. They want to play their record. They

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1 won't play something from Barry Farm. You said you  
2 were going to play it for them. Could we get  
3 permission to play you all something for us,  
4 please?

5 VICE CHAIR SLOVER: Excuse me?

6 MS. HAMILTON: Excuse me. Could we  
7 have permission from the Board to play something  
8 that our kids done?

9 VICE CHAIR SLOVER: Sure.

10 MS. HAMILTON: Sure, thank you.

11 VICE CHAIR SLOVER: I would love to  
12 hear it.

13 MS. HAMILTON: I appreciate that.  
14 Thank you.

15 (Off-microphone comments.)

16 VICE CHAIR SLOVER: Are you guys going  
17 to come up?

18 (Simultaneous speaking.)

19 VICE CHAIR SLOVER: Are you guys going  
20 to come up?

21 PARTICIPANT: No, I'm not coming.

22 VICE CHAIR SLOVER: Not them? I

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1 thought we were going to get a live performance.

2 PARTICIPANT: No, we can work that one  
3 out, but not today.

4 (Audio played.)

5 PARTICIPANT: That's it. Thanks for  
6 listening.

7 VICE CHAIR SLOVER: Thank you. Ms.  
8 Dwyer.

9 MS. DWYER: Thank you. Good  
10 afternoon. I don't think I can compete with the  
11 music, but I'll do my best. I'm Margaret Dwyer,  
12 Ward 3. I'm here representing the 5,000  
13 district-wide members of SURJ DC, Showing Up for  
14 Racial Justice.

15 I'm here in solidarity with Empower DC  
16 and the Barry Farm Tenant and Allies Association.  
17 I want to begin by sharing an experience I had a  
18 couple of months ago. I attended Director  
19 Garrett's open office hours. It was really a  
20 wonderful experience. First of all, I applaud  
21 that kind of accessibility. I'm not a resident or  
22 anything, and I was just as welcome as anybody else.

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1 I had a few minutes in the waiting room with a number  
2 of residents and people who hope to become  
3 residents or voucher holders.

4 I was so touched by the kindness and the  
5 courtesy extended to all of these folks by the  
6 housing staff. One of the staff members came out,  
7 and some folks had been waiting quite a while, and  
8 they offered them treats and made everybody feel  
9 really welcome.

10 It was very genuinely kind hearted and  
11 open hearted. The same thing happened when I went  
12 into Director Garrett's office and met with him.  
13 He heard me out. I felt really welcome. It was  
14 this culture that felt so compassionate and kind.

15 At the same time, very shortly  
16 thereafter, the Court of Appeals decision came down  
17 that really threw out the window so many aspects  
18 of the redevelopment plan for Barry Farm and was  
19 a real vindication of all of the concerns that the  
20 residents have been raising for years and years  
21 about this plan. I just want to call for a marriage  
22 between those two different kinds of realities in

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1 the Housing Authority. On the one hand, this  
2 culture of kindness and openness and compassion,  
3 and on the other hand, this more bureaucratic side  
4 that doesn't seem to include the residents  
5 sufficiently.

6 I have three questions related to that.  
7 One is how is the Housing Authority going to work  
8 with stakeholders to honor that court decision and  
9 to seize this moment -- we could really be an  
10 example for the country of how redevelopment could  
11 happen in a humane, respectful, smart way.

12 This is a moment that we should be  
13 taking advantage of. I want to know -- I heard the  
14 director say that he's going to be working with  
15 partners to develop a strategy -- may I finish my  
16 questions?

17 VICE CHAIR SLOVER: Please, yes.

18 MS. DWYER: -- to bring to the public  
19 in the next few weeks. I want to know who the  
20 partners are? Is the Barry Farm Tenant and Allies  
21 Association at the table? If not, why not, and  
22 when will they be? Finally, in light of the needed

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1 redevelopment plan, the changes in the  
2 redevelopment plan, I just want to hear a public  
3 reassurance that the housing authority is  
4 absolutely unswervingly, unwaveringly committed  
5 to the right to return of Barry Farm residents,  
6 regardless of any other changes that might occur  
7 in the redevelopment plan. Thank you.

8 MR. GARRETT: I'm going to answer your  
9 second question first and say yes, we're committed  
10 to returning all the relocated residents that  
11 desire to come back. As far as engaging the  
12 community with whatever proposed redevelopment  
13 plan that is finally arrived at by the parties,  
14 remember, we're partnering, also, with our  
15 partner, as of right now, A&R and POAH, the  
16 development team, and also, we have --

17 MS. DWYER: Could you say that again?  
18 Excuse me.

19 MR. GARRETT: A&R, and also POAH.

20 MS. DWYER: POAH?

21 MR. GARRETT: POAH, P-O-A-H. Also,  
22 DMPED is also involved, so we're all looking at

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1 exactly what we need to do in order to meet the  
2 requirements. Transparency is something that I'm  
3 promoting from the Housing Authority standpoint.  
4 That's something, when I'm at the table, we're  
5 going to talk about. My team knows that is  
6 important, that we engage the residents, so we have  
7 their support on what we're doing. You can't have  
8 their support if you don't have communication.  
9 That's something that I'm going to stress during  
10 those conversations about exactly how we proceed  
11 next.

12 MS. DWYER: Okay, thank you.

13 VICE CHAIR SLOVER: Thank you for  
14 testifying. That concludes our list of public  
15 witnesses and our meeting. The next Board of  
16 Commissioners meeting will be held on Wednesday,  
17 September 12, 2018, at 1:00 p.m., at the DCHA  
18 headquarters, 1133 North Capital Street,  
19 Northeast, Washington, D.C. 20002. Hope everybody  
20 has a wonderful and safe summer, and we look forward  
21 to seeing some of you in September. Thank you.

22 (Whereupon, the above-entitled matter

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1       went off the record at 3:40 p.m.)