

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

+ + + + +

FRIDAY  
AUGUST 10, 2018

+ + + + +

The Board of Commissioners met in the Executive Director's Conference Room, 1175 North Capitol Street, N.W., Washington, D.C., at 1:30 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- KENNETH D. COUNCIL, Commissioner
- KEN GROSSINGER, COMMISSIONER
- FRANK LANCASTER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

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

COMMISSIONERS ABSENT:

- WILLIAM SLOVER, Vice Chairman
- BRIAN KENNER, Commissioner
- FRANSELENE ST. JEAN, Commissioner

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

2 1:33 p.m.

3 CHAIRMAN ALBERT: Good afternoon,  
4 everyone. My name is Neil Albert. I'm the  
5 Chairman of the Board of Commissioners of the  
6 District of Columbia Housing Authority and I call  
7 this meeting to order.

8 This is a regular monthly meeting of the  
9 Housing Authority, which is being held today,  
10 August 10, 2018 at our Headquarters, 1133 North  
11 Capitol Street Northeast, Washington, D.C. And  
12 the time is 1:33 according to my watch.

13 I'm going to ask that you silence your  
14 phones and other devices today. As is our custom,  
15 I'm going to ask for a moment of silence at this  
16 time.

17 (Moment of silence.)

18 CHAIRMAN ALBERT: Thank you. I know I  
19 sound like a broken record every board meeting, but  
20 I'm going to say it once again, please observe the  
21 core requirements for our board meetings, meaning,  
22 wait your turn to speak, please don't interrupt

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1 others, et cetera.

2 At this time, I'm going to ask for a roll  
3 call to determine a quorum.

4 MS. MCNAIR: Thank you. Commissioner  
5 Council?

6 COMMISSIONER COUNCIL: Present.

7 MS. MCNAIR: Commissioner Grossinger?

8 COMMISSIONER GROSSINGER: Here.

9 MS. MCNAIR: Commissioner Kenner?  
10 Commissioner Lancaster?

11 COMMISSIONER LANCASTER: Here.

12 MS. MCNAIR: Commissioner Neal Jones?

13 COMMISSIONER NEAL JONES: Present.

14 MS. MCNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Here.

16 MS. MCNAIR: Commissioner St. Jean?  
17 Commissioner Vann-Ghasri?

18 COMMISSIONER VANN-GHASRI: Here.

19 MS. MCNAIR: Commissioner Slover?  
20 Chairman Albert?

21 CHAIRMAN ALBERT: Present.

22 MS. MCNAIR: You have seven

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1 commissioners, two via telephone. You have a  
2 quorum.

3 CHAIRMAN ALBERT: Thank you. So,  
4 today, we have just one item on our agenda, which  
5 is Resolution 18, which is to authorize a second  
6 amendment to an existing memorandum of  
7 understanding with the District of Columbia  
8 Housing and Community Development for the  
9 demolition of a few rehab properties.

10 It is our custom to listen to the  
11 public, if there is anyone from the public that  
12 signed up to comment on this resolution, not would  
13 be your time. Public does not include staff.

14 So, hearing none, we=re going to move  
15 straight into a discussion on the resolution. So,  
16 at this point in time, I=ll turn it over to our  
17 Executive Director.

18 MR. GARRETT: Thank you, Mr. Chair.  
19 Commissioners, and to the members of the public  
20 that are present, this particular resolution,  
21 18-18, is a second amendment to our original  
22 resolution that was approved by the Board on

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1 December 13, 2017, where we adopted Resolution  
2 17-33.

3 The first MOU with DHCD to increase  
4 funding to \$700,000 to continue rehabilitation  
5 work on the Maple View Flats homes. These are  
6 homes that are being reestablished and moved over  
7 to this particular area.

8 In light of some impediments that we  
9 encountered throughout the construction period and  
10 the rehab period, we needed to increase the dollar  
11 amount for the actual rehabilitation, because of  
12 some infrastructure work that we needed to do.

13 And that being the case, we estimate the  
14 infrastructure work to be roughly around \$500,000,  
15 but felt it was more appropriate for us to increase  
16 the MOU amount to \$800,000, so that there will be  
17 no further stoppage of work at the particular site.

18 Thank you, Mr. Chair. Unless there are

19 --

20 CHAIRMAN ALBERT: You're welcome. Are  
21 there any questions from the Commissioners? I  
22 know we were briefed on this about a month ago, I

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1 know it=s been a month, so I=ll give the  
2 Commissioners an opportunity to ask any questions  
3 or concerns that they may have.

4 COMMISSIONER VANN-GHASRI: I believe  
5 this is the resolution in which we were having  
6 conversation referencing WC Smith --

7 CHAIRMAN ALBERT: No, this is not the  
8 resolution.

9 COMMISSIONER VANN-GHASRI: So, it=s not  
10 that one?

11 MR. GARRETT: No, ma=am. This is just  
12 the resolution in dealing with DHCD and the Maple  
13 View Flats --

14 COMMISSIONER VANN-GHASRI: Oh, the  
15 Maple View.

16 MR. GARRETT: -- units. Those two --

17 COMMISSIONER VANN-GHASRI: Okay.

18 MR. GARRETT: -- homes that we are  
19 rehabilitating.

20 COMMISSIONER VANN-GHASRI: So, that one  
21 was tabled?

22 CHAIRMAN ALBERT: Yes, that one --

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1 COMMISSIONER VANN-GHASRI: The other  
2 one --

3 CHAIRMAN ALBERT: -- was tabled.

4 COMMISSIONER VANN-GHASRI: -- was  
5 tabled?

6 MR. GARRETT: Yes, ma'am.

7 COMMISSIONER VANN-GHASRI: Oh, okay.  
8 Thank you.

9 MS. MCNAIR: Yes. Any questions from  
10 any of the Commissioners?

11 COMMISSIONER VANN-GHASRI: I have a lot  
12 of questions. My first question is, what=s in it  
13 for DCHA with this?

14 MS. MCNAIR: That=s a good question.

15 MR. GARRETT: We=re paid a fee,  
16 Commissioner.

17 COMMISSIONER VANN-GHASRI: How much?

18 COMMISSIONER LANCASTER: It=s a  
19 percentage of an administrative fee.

20 MR. GARRETT: It=s around 20 percent.

21 COMMISSIONER LANCASTER: Twenty  
22 percent?

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1 COMMISSIONER VANN-GHASRI: Twenty  
2 percent of what fee?

3 MR. GARRETT: Of the total cost.

4 COMMISSIONER VANN-GHASRI: What=s the  
5 total cost?

6 MR. GARRETT: Total cost right about now  
7 is, I think we=re running about \$2.4 million for  
8 total cost.

9 COMMISSIONER LANCASTER: That=s what?  
10 \$240,000 is 20 percent?

11 CHAIRMAN ALBERT: Commissioner  
12 Lancaster, you had a question?

13 COMMISSIONER LANCASTER: No, no, I was  
14 just making a comment, letting her know that 20  
15 percent of that is around, what?, \$240,000. If  
16 anybody got a different figure than that, I stand  
17 to be corrected.

18 COMMISSIONER VANN-GHASRI: This is the  
19 first time we=ve ever done a deal in this nature?

20 MR. GARRETT: No --

21 COMMISSIONER VANN-GHASRI: If not, why  
22 not?

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1 MR. GARRETT: No, ma'am.

2 COMMISSIONER VANN-GHASRI: And if so,  
3 what is the difference between this deal and the  
4 previous deal, when we're looking at increase of  
5 economics and money with the deal, instead of  
6 having it always at the same level?

7 MR. GARRETT: Commissioner Vann-Ghasri,  
8 no, this isn't the first time that we've worked on  
9 behalf of DHCD to perform rehabilitation.

10 COMMISSIONER VANN-GHASRI: Now, the  
11 next question is, that one is already answered.  
12 So, now, the next question is, being that this is  
13 not the first deal that we've had in this manner,  
14 what is the difference between the monies allotment  
15 in this deal and the previous deals?

16 MR. GARRETT: It's normally  
17 approximately 20 percent --

18 COMMISSIONER VANN-GHASRI: So, in every  
19 --

20 MR. GARRETT: -- of the total cost.

21 COMMISSIONER VANN-GHASRI: -- deal that  
22 we have had, we've always had the 20 percent?

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1 MR. MALONE: Correct. It=s flat.  
2 That=s the deal that we have with the agreement that  
3 we have pursuant to -- with DHCD. They -- it=s  
4 established that, when we do work, it is at that  
5 20 percent level.

6 COMMISSIONER VANN-GHASRI: So, DCHE --  
7 MR. MALONE: Our fee is.

8 COMMISSIONER VANN-GHASRI: DCHE fee is  
9 always, we never ask for any increase, we just stay  
10 with that flat fee, when we=re negotiating a  
11 contract?

12 MR. MALONE: When we are dealing with --  
13 DCHA does several things, but when we=re dealing  
14 with our sister agency, DHCD, we=ve agreed upon the  
15 20 percent fee for it.

16 CHAIRMAN ALBERT: And I would say, a 20  
17 percent fee for this kind of work is a pretty  
18 healthy, or hefty fee.

19 COMMISSIONER LANCASTER: Yes, it is.

20 CHAIRMAN ALBERT: When do we expect this  
21 project to be completed?

22 MR. GARRETT: February 2019.

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1                   CHAIRMAN ALBERT: February 2019? So,  
2 we=re a few months out.

3                   MR. GARRETT: And we=re actually  
4 somewhat behind schedule, because of the  
5 infrastructure work that needs to be done.

6                   COMMISSIONER LANCASTER: So, about six  
7 months worth?

8                   MR. GARRETT: Yes.

9                   CHAIRMAN ALBERT: And would this  
10 resolution allow you to catch up?

11                   MR. GARRETT: Yes, we=re going to be on  
12 schedule --

13                   CHAIRMAN ALBERT: Are you delayed --

14                   MR. GARRETT: -- and actually, we=re  
15 going to try to move ahead of schedule.

16                   CHAIRMAN ALBERT: Okay. So, you=re  
17 delayed because you=re waiting on this?

18                   MR. GARRETT: Because of -- yes, to some  
19 extent. We tried to do as much work as we possible  
20 could, until this money was released.

21                   CHAIRMAN ALBERT: Okay.

22                   COMMISSIONER VANN-GHASRI: What=s in it

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1 for residents in this deal?

2 MR. GARRETT: Well, there is going to be  
3 the opportunity for residents to purchase these two  
4 homes at an affordable cost.

5 COMMISSIONER VANN-GHASRI: Wait a  
6 minute, say that again?

7 MR. GARRETT: There=s going to be two  
8 homes for sale, Commissioner.

9 COMMISSIONER VANN-GHASRI: Okay.

10 MR. GARRETT: That will be offered to  
11 residents at an affordable dollar amount.

12 COMMISSIONER VANN-GHASRI: So, which  
13 residents will be able to afford that? Public  
14 housing residents or HCVP?

15 MR. GARRETT: It=s going to be open to  
16 members of the District, Commissioner.

17 CHAIRMAN ALBERT: Okay. So,  
18 Commissioner, remember, we=re doing this on behalf

19 --

20 MR. GARRETT: Yes, we=re --

21 CHAIRMAN ALBERT: -- of another agency.

22 COMMISSIONER VANN-GHASRI: Right.

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1                   CHAIRMAN ALBERT: So, all we=re --  
2                   what=s in it for us is a hefty fee of \$240,000,  
3                   that=s going to go into all the services that we  
4                   have for public housing. This is not a project  
5                   that=s --

6                   COMMISSIONER VANN-GHASRI: Right.

7                   CHAIRMAN ALBERT: -- dedicated, it=s not  
8                   a DCHA project, we=re just acting on behalf of our  
9                   sister agency. So, we have no clout over who goes  
10                  into it, it=s going to be open to the public.

11                  (Telephone ringing)

12                  We need to vote so -- turn it off. Any  
13                  other comments or questions?

14                  COMMISSIONER LANCASTER: To just get a  
15                  better clarification on this, we=re doing this on  
16                  the behalf of another agency. So, I think she  
17                  needs to know that when she gets back, that Section  
18                  3 does not play into this.

19                  CHAIRMAN ALBERT: That=s a good  
20                  question.

21                  COMMISSIONER LANCASTER: She=s asking  
22                  about what is in it for her residents? So, when

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1 she gets back in here, she -- there we are.  
2 Commissioner, I was explaining to them that you  
3 should know that Section 3 doesn't play into this.

4 COMMISSIONER VANN-GHASRI: Yes, I know  
5 that.

6 COMMISSIONER LANCASTER: So, because I  
7 know you're passionate about your residents and  
8 whatnot, but this is another agency, so we're doing  
9 this on the behalf of them, so Section 3 is not into  
10 this. Once this is finished, it's open to the  
11 citizens of Washington, D.C.

12 CHAIRMAN ALBERT: But, Commissioner, to  
13 add, why wouldn't we have Section 3 --

14 MR. MALONE: Now, we do have Section 3.

15 CHAIRMAN ALBERT: Okay.

16 MR. MALONE: We require Section 3 of our  
17 contractor, the GC that we --

18 CHAIRMAN ALBERT: Okay.

19 MR. MALONE: -- are working with, that's  
20 included.

21 (Simultaneous speaking)

22 MR. MALONE: No, no, absolutely.

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1                   COMMISSIONER LANCASTER: So, I=m being  
2 -- I stand corrected.

3                   MR. MALONE: Yes.

4                   COMMISSIONER LANCASTER: Section 3,  
5 even when you=re doing it for another agency?

6                   MR. MALONE: Absolutely.

7                   MR. GARRETT: We try to include, and we  
8 also have, I think, five individuals that have been  
9 onsite from the beginning of the project up until  
10 this point, at least five individuals have worked  
11 on the project, quote/unquote, under our Section  
12 3 program.

13                   COMMISSIONER LANCASTER: Okay. Then,  
14 Commissioner Vann-Ghasri, I stand corrected.

15                   COMMISSIONER VANN-GHASRI: Thank you.  
16 And I apologize for the telephone problem and my  
17 IT skills of correcting it in a fashionable manner.

18                   (Laughter.)

19                   CHAIRMAN ALBERT: Thank you,  
20 Commissioner. Any other questions or comments?

21                   COMMISSIONER NEAL JONES: I understand  
22 our lane and role in this, it does seem like a lot

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1 of money for two housing units. Will the  
2 infrastructure improvements benefit the broader  
3 neighborhood in any way?

4 MR. GARRETT: No, I think they=re just  
5 onsite improvements, Commissioner, unfortunately,  
6 in this particular case. What we found was that,  
7 as we were going through, the homes themselves were  
8 unstable when they were moved over to the new site.

9 In addition, their, as I said  
10 infrastructure, when we were going through the  
11 property and trying to lay foundations and some  
12 other work, laying piping, we came across  
13 foundations that were not removed from the site.

14 So, that caused a problem, that  
15 increased the dollar amount. In addition, we came  
16 across a manhole, Mr. Brown came across --

17 MR. MALONE: That=s correct.

18 MR. GARRETT: -- a manhole that=s still  
19 onsite that needs to be removed.

20 COMMISSIONER LANCASTER: I do have  
21 another question regarding this. I know it=s two  
22 homes that we=re speaking of. Are they attached

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1 or are they single?

2 MR. GARRETT: Single-family homes.

3 COMMISSIONER LANCASTER: And what is the  
4 lot square number on those and how many footage are  
5 we speaking about? A hundred seventy-five deep,  
6 50 feet wide? I mean, what we got here?

7 MR. GARRETT: Mr. Brown will have that  
8 information.

9 COMMISSIONER LANCASTER: I=ve been  
10 looking for it here and I can=t come up with it.

11 CHAIRMAN ALBERT: While Mr. Brown finds  
12 the information, correct me if I=m wrong, are these  
13 two historic homes?

14 MR. GARRETT: Correct.

15 CHAIRMAN ALBERT: And this project has  
16 a long and sordid past. Not sordid, but it has a  
17 long past.

18 COMMISSIONER LANCASTER: So, this is a  
19 preservation?

20 CHAIRMAN ALBERT: It=s Ward 8, yes.

21 COMMISSIONER VANN-GHASRI: It=s in Ward

22 8?

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1 COMMISSIONER LANCASTER: So, this is a  
2 preservation, then?

3 CHAIRMAN ALBERT: It=s a preservation,  
4 yes.

5 COMMISSIONER LANCASTER: Preservation  
6 site.

7 CHAIRMAN ALBERT: And it=s always  
8 challenging when you have to move a historical  
9 house within a historical district. It=s  
10 challenging and it=s expensive.

11 COMMISSIONER VANN-GHASRI: Yes.

12 COMMISSIONER LANCASTER: Because most  
13 of the time, you can=t do too much to the exterior.  
14 You can do a lot with the interior, but can=t do  
15 too much to the exterior --

16 MR. GARRETT: Yes.

17 COMMISSIONER LANCASTER: -- if I=m  
18 correct on that. You=ve got to hold as much of that  
19 architectural as possible, that=s correct?

20 CHAIRMAN ALBERT: That is correct.

21 MR. BROWN: Commissioners, I do not have  
22 the permit with me for each house, but I can have

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1 it immediately.

2 CHAIRMAN ALBERT: Sure.

3 MR. BROWN: What the square footage of  
4 each house is?

5 COMMISSIONER LANCASTER: Yes, I would  
6 like to know that.

7 COMMISSIONER VANN-GHASRI: So, could  
8 you give me some more background on the promissory  
9 note? Is this usually the way that we do business  
10 with WC Smith, with a promissory note? If so, why  
11 so? And what about with this --

12 CHAIRMAN ALBERT: Commissioner, we=re  
13 not discussing --

14 COMMISSIONER VANN-GHASRI: Are we on --

15 CHAIRMAN ALBERT: -- 250 --

16 COMMISSIONER VANN-GHASRI: --

17 Resolution 18-08?

18 CHAIRMAN ALBERT: We=re 18-18.

19 MR. GARRETT: No, we=re 18-18.

20 COMMISSIONER VANN-GHASRI: Oh, wait a  
21 minute.

22 CHAIRMAN ALBERT: And just for the

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1 record, we=re not discussing 18-19 today, is that  
2 what the resolution is, 250 M Street.

3 COMMISSIONER VANN-GHASRI: So, we=re on  
4 18-18 --

5 CHAIRMAN ALBERT: Yes, we=re on --

6 COMMISSIONER VANN-GHASRI: -- the easy  
7 one.

8 CHAIRMAN ALBERT: -- 18-18. Yes, this  
9 is the easy one. So, any other comments or  
10 questions? If not, I will entertain a motion. Is  
11 there a motion to approve Resolution 18-18?

12 COMMISSIONER LANCASTER: So moved.

13 COMMISSIONER VANN-GHASRI: I got one  
14 last question.

15 CHAIRMAN ALBERT: Yes.

16 COMMISSIONER VANN-GHASRI: So, being  
17 that these are pre --

18 CHAIRMAN ALBERT: They=re just  
19 historic, not prehistoric.

20 COMMISSIONER VANN-GHASRI: Yes,  
21 historic housing and it=s in Ward 8, and you saying  
22 that -- okay. So, and we=re doing work with

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1 someone else.

2 But here=s my problem with it. Because  
3 the way I=m looking at it, only a certain economical  
4 group of people will be able to purchase. So, how  
5 is that affordable?

6 Even though it seems like what DCHA is  
7 actually having is we have a Section 3 compliance,  
8 hopefully they=re making \$15 or more an hour. We  
9 do know, they=re not in a union, they don=t have  
10 medical benefits like everybody else.

11 So, that=s being taken into  
12 consideration. And I=m looking at the amount of  
13 money that=s in this, so I=m looking at both of  
14 these independent billables in my mind.

15 CHAIRMAN ALBERT: So, Commissioner, let  
16 me just answer the question. So, we=re doing this  
17 on behalf of our sister agency, DHCD, whose mission  
18 is to provide affordable housing for residents of  
19 Washington, D.C. So, that should be the first  
20 thing you look at.

21 COMMISSIONER VANN-GHASRI: I am, but I=m  
22 also, Mr. Chair, is looking at Ward 8 and the

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1 history of the Afro-American workers in Ward 8, and  
2 I=ve also studied all the other new homes that are  
3 being built affordable in Ward 8.

4 And so, therefore, I mean, you can  
5 convince me more, but I=m looking at it that is only  
6 a certain targeted economical group of residents  
7 of the District of Columbia, let alone Ward 8, that  
8 will be eligible to even think that they would be  
9 able to purchase these two homes.

10 MR. GARRETT: Commissioner Vann-Ghasri,  
11 are you associating that with the cost of rehab to  
12 the homes? Because after, in conversation and  
13 listening to DHCD discuss it, the affordability of  
14 the homes is not -- that isn=t going to change.

15 COMMISSIONER VANN-GHASRI: Okay.

16 MR. GARRETT: There=s not going to be a  
17 profit made on these homes being sold to the public.  
18 And they have to keep them at an affordable level.  
19 So, that would definitely mean anywhere from 80  
20 percent over the low of the Area Median Income.  
21 That=s how these --

22 COMMISSIONER VANN-GHASRI: And in Ward

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1 8, that constitute what in dollars and cents?

2 MR. GARRETT: I would have to check.

3 (Simultaneous speaking)

4 MR. GARRETT: I would have to find out  
5 exactly what AMI in that particular Ward would be.

6 COMMISSIONER VANN-GHASRI: So, here is  
7 my recommendation, when we have projects of this  
8 nature, maybe within the information to help us to  
9 really pay more of attention, if you could really  
10 include that, if possible. Because you may not --  
11 that AMI of that single-member district that you  
12 are working in, so that we can see the trend.

13 MR. GARRETT: Yes, ma=am.

14 COMMISSIONER VANN-GHASRI: Thank you.

15 CHAIRMAN ALBERT: So, there as a motion  
16 by Commissioner Lancaster, is there --

17 COMMISSIONER COUNCIL: Second.

18 CHAIRMAN ALBERT: There=s a second,  
19 Commissioner Council. At this time, we will take  
20 a roll call vote.

21 MS. MCNAIR: Thank you. Commissioner  
22 Neal Jones?

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1 COMMISSIONER NEAL JONES: Yes.

2 MS. MCNAIR: Commissioner Ortiz Gaud?  
3 Commissioner Ortiz, are you there?

4 COMMISSIONER LANCASTER: Is anybody  
5 there?

6 MS. MCNAIR: Okay, I'll come back.  
7 Commissioner Vann-Ghasri? Commissioner --

8 COMMISSIONER VANN-GHASRI: Yes.

9 MS. MCNAIR: -- Vann-Ghasri? Okay.  
10 Commissioner Council?

11 COMMISSIONER COUNCIL: Yes.

12 MS. MCNAIR: Commissioner Lancaster?

13 COMMISSIONER LANCASTER: Yes.

14 MS. MCNAIR: Commissioner Grossinger?

15 COMMISSIONER GROSSINGER: Yes.

16 MS. MCNAIR: Is Commissioner Ortiz still  
17 there?

18 COMMISSIONER ORTIZ GAUD: Yes, sorry, I  
19 had it on mute.

20 MS. MCNAIR: Okay. I'm sorry. Is your  
21 vote yes?

22 COMMISSIONER ORTIZ GAUD: Yes.

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1 MS. MCNAIR: Thank you. And Chairman  
2 Albert?

3 CHAIRMAN ALBERT: Yes.

4 MR. GARRETT: Thank you, Commissioners.

5 MS. MCNAIR: You have seven yes, the  
6 resolution is approved.

7 CHAIRMAN ALBERT: All right, thank you.  
8 So, the next meeting of the Board of Commissioners  
9 will be held on Wednesday, September 12, 2018 at  
10 1:00 p.m., right here at the DCHA Headquarters.  
11 And with this --

12 COMMISSIONER VANN-GHASRI: Well, can I  
13 add one more thing to the meeting?

14 CHAIRMAN ALBERT: You can.

15 COMMISSIONER VANN-GHASRI: I really  
16 would appreciate it if DCHE would come to the  
17 Section 3 compliance, that we begin to look at some  
18 other avenues of benefits for them.

19 Because the Section 3 has been working  
20 on the level that they've been working for several  
21 years now, since I've been on this Board. And I'm  
22 not sure whether or not they're receiving medical

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1 benefits.

2 I=am not sure whether or not they=are even  
3 eligible for unemployment. Whether or not they=are  
4 working as independent contractors or are they  
5 employees of DCHE.

6 Or whether we should start considering,  
7 maybe they need to be unionized in order to make  
8 them stable and they have durable employment. Are  
9 those areas something that we could look at as an  
10 agency?

11 MR. GARRETT: Yes, Commissioner. And  
12 actually, we already are, so we can --

13 COMMISSIONER VANN-GHASRI: So, would  
14 the --

15 MR. GARRETT: -- offer some --

16 COMMISSIONER VANN-GHASRI: -- record  
17 please reflect that?

18 MR. GARRETT: Yes.

19 CHAIRMAN ALBERT: Yes.

20 COMMISSIONER VANN-GHASRI: And  
21 education, I believe and feel that the DCHE Section  
22 3 compliance, that they should be able to be

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1 eligible for programs at UDC? Like ASAP?

2 And that is something that we should  
3 have really looked into when we put together the  
4 Section 3 compliance and when we began to look at  
5 who are we recruiting from the Housing Choice  
6 Voucher Program and from public housing.

7 Because nine times out of ten, they are  
8 eligible for fee waiver and to be able to get  
9 certifications or a degree in the areas in which  
10 they have provided expertise, labor for DCHA under  
11 DCHE. Thank you.

12 CHAIRMAN ALBERT: Thank you.

13 COMMISSIONER LANCASTER: And if I may  
14 add to that, are we tracking those individuals that  
15 she=s speaking to the point where we have a bank  
16 of individuals that we go to?

17 MR. GARRETT: Yes, Commissioner.

18 COMMISSIONER LANCASTER: Thank you.

19 CHAIRMAN ALBERT: All right. I think  
20 we=re now adjourned.

21 (Whereupon, the above-entitled matter  
22 went off the record at 1:52 p.m.)

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