

DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY
JUNE 13, 2018

+ + + + +

The Board of Commissioners met in the Executive Director's Conference Room, 1175 North Capitol Street, N.W., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice Chairman*
- KENNETH D. COUNCIL, Commissioner
- BRIAN KENNER, Commissioner
- NAKEISHA NEAL JONES, Commissioner
- FRANK LANCASTER, Commissioner
- JOSE ORTIZ GAUD, Commissioner
- KEN GROSSINGER, Commissioner*
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

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

*Present via telephone

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

CONTENTS

CALL TO ORDER AND QUORUM 3

APPROVAL OF MINUTES 5

EXECUTIVE DIRECTOR'S REPORT 6

RESOLUTION - PUBLIC COMMENT 16

RESOLUTION 18-06
 To Authorize Execution and
 Delivery and Related Closing
 Matters for 30 ACC Units
 in the City View Apartments Project

 Description of Resolution..... 25

 Board Action on Resolution..... 45

PUBLIC COMMENT - RESIDENTS 45

ANNOUNCEMENTS 101

ADJOURNMENT 102

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

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

1:07 p.m.

CHAIRMAN ALBERT: Good afternoon, everyone. We're going to start our Board meeting. My name is Neil Albert. I'm Chairman of the Board of Commissioners. I'm calling this meeting to order.

This is a regular monthly meeting of the District of Columbia Housing Authority being held today on June 13 at our headquarters at 1133 North Capitol Street Northeast. The time is 1:07 p.m.

I'm just going to remind everyone to please silence your phones and other devices. We will ask you to please have respect for the quorum of our meeting. They do a fantastic job every meeting. We want to continue this meeting.

As is our custom at our Board meetings, I would now like to ask for a moment of silence.

(Moment of silence.)

Thank you. I'm going to ask for a roll call.

MS. MCNAIR: Thank you. Commissioner

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Slover?

2 VICE-CHAIRMAN SLOVER: Present via
3 telephone.

4 MS. MCNAIR: Commissioner Council?

5 COMMISSIONER COUNCIL: Present.

6 MS. MCNAIR: Commissioner Grossinger?

7 COMMISSIONER GROSSINGER: Here.

8 MS. MCNAIR: Let the record reflect
9 that he is present via phone. Commissioner
10 Kenner?

11 COMMISSIONER KENNER: Here.

12 MS. MCNAIR: Commissioner Lancaster?

13 COMMISSIONER LANCASTER: Here.

14 MS. MCNAIR: Commissioner Neal Jones?

15 COMMISSIONER NEAL JONES: Present.

16 MS. MCNAIR: Commissioner Ortiz Gaud?

17 COMMISSIONER ORTIZ GAUD: Here.

18 MS. MCNAIR: Commissioner Franselene
19 St. Jean?

20 COMMISSIONER ST. JEAN: Here.

21 MS. MCNAIR: Commissioner

22 Vann-Ghasri?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER VANN-GHASRI: Present.

2 MS. MCNAIR: And Chairman Albert.

3 CHAIRMAN ALBERT: Here.

4 MS. MCNAIR: We have 10 Commissioners
5 present. You have a quorum.

6 CHAIRMAN ALBERT: Thank you so much. So
7 we do have a quorum. As I said earlier, today is
8 our regular agenda. As is our custom, we will
9 allow the public to come before the Board twice,
10 once to discuss any issues that they may have about
11 the resolution, in this case the one resolution
12 that is being considered today. And then after
13 that, there will be an opportunity to discuss any
14 personal issues that residents would like the Board
15 to hear.

16 Persons who are speaking will be given
17 three minutes to speak on the resolution. If you
18 are a public housing resident or voucher recipient,
19 you will have five minutes. If you're not, then
20 you only have three minutes.

21 First, however, we'd like to have the
22 Commissioners consider the minutes of the May 19

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Board meeting. Commissioners, I hope you've had
2 an opportunity to review the minutes.

3 And at this time, I will entertain a
4 motion for the May 9 -- I did say May 19. Alethea
5 is correcting me. I entertain a motion for
6 approval of the minutes.

7 COMMISSIONER LANCASTER: Being I hear
8 no amendments to the minutes and there are no
9 further amendments, I move that the minutes be
10 approved.

11 PARTICIPANT: Second.

12 CHAIRMAN ALBERT: It's moved and
13 seconded. All those in favor?

14 (Chorus of ayes.)

15 CHAIRMAN ALBERT: Great. So the
16 minutes are approved. Next we'll hear from our
17 esteemed Executive Director.

18 MR. GARRETT: Okay. Commissioners,
19 we're going to just get started with the -- I'm
20 going to start off with the employee of the month
21 but then continue with some reports that I didn't
22 get an opportunity to discuss earlier in the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 monthly brown bag.

2 CHAIRMAN ALBERT: Thank you.

3 MR. GARRETT: So is Mr. Baker here?
4 Steven Baker, step forward. Okay. The Office of
5 Resident Services is pleased to nominate Steven
6 Baker for the employee of the month award for the
7 month of May 2018.

8 Mr. Baker has consistently displayed a
9 high level of professionalism, courtesy, diplomacy
10 at all times when dealing with the staff, residents
11 and the general public.

12 He's always friendly, courteous and
13 helpful in providing assistance and direction to
14 others. Mr. Baker has been located at the
15 Frederick Douglass Community Center since DCA
16 reopened it in February 2017 to better serve the
17 residents of Henson Ridge and Ward 8.

18 Over the past year, Steven has been
19 onsite to lead resident services and link the
20 residents to resources such as financial literacy,
21 credit counseling, computer literacy sessions and
22 case management services.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Recently, Steven has proposed that
2 Resident Services partner with post-secondary and
3 that celebrated career enhancement, the PACE
4 Program to provide onsite development services to
5 18 and 24-year-old youth at the Frederick Douglass
6 Center.

7 After establishing the partnership, he
8 worked diligently with PACE to recoup more aid for
9 youth in the program. Because of his efforts, 21
10 participants enrolled into the program to develop
11 their skills and receive case management three days
12 a week for the last two months.

13 As the program enters its last week, all
14 the participants are scheduled to graduate. Mr.
15 Baker has been a very productive member of the
16 Resident Services Department. And for all of
17 these reasons listed and discussed with you today
18 without reservation, I recommend him for this
19 special award.

20 (Applause.)

21 MR. BAKER: Thank you.

22 MR. GARRETT: Okay. Commissioners, a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 few things that I was not able to get to earlier.
2 The first item would be the Envision Center award.

3 Last week, Secretary Carson announced
4 that HUD would be selecting 13 cities, 13 Housing
5 Authorities across the country to participate in
6 this particular program, the Envision Center
7 Program, and we were awarded a center.

8 Now, along with that center, there is
9 no funding. But, there is the designation and a
10 lot of technical assistance. But the one positive
11 thing about our opportunity to participate in the
12 Envision Center is that it's going to open up doors
13 and expand the actual programs that we already have
14 in place.

15 One of the big things that I was able
16 to discuss last week with Secretary Carson and
17 discuss with others who are on his staff was the
18 idea that we already have that apprentice training
19 program. And I used that as a vehicle to discuss
20 how the Envision Center concept could be enhanced
21 and would help enhance what we were actually doing.

22 And remember, we have 60 participants

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 in that program. And the idea is for them to be
2 put in a situation where they receive the skills
3 and the support and also the leadership to go on
4 to self-sufficiency in some way, shape or form.

5 From that, two of our members of that
6 program have been since hired. Now, the goal is
7 hired for permanent positions with contractors
8 that we are working with. I mean, that's a good
9 step. The idea is to have the remaining 58 have
10 opportunities by the month of September when they
11 graduate from the program itself.

12 So that's something I think is very
13 positive, and we're going to keep pushing forward
14 with the ATP program.

15 I'd also like to note that when I did
16 discuss the Envision Center with Secretary Carson,
17 I also had with me Commissioner St. Jean and also
18 an employee, Charnita Jefferson, they also
19 appeared on the Armstrong Williams show last week
20 and shared their stories.

21 And their stories were so inspiring and
22 represented the DCHA in such a way that the show

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 has actually asked them to come back. And they
2 will be appearing again tomorrow doing a taping
3 which will actually air nationally across the
4 country. So I would like to congratulate --

5 (Applause.)

6 MR. GARRETT: Okay. One other piece
7 to our ATP Program that we've been talking about
8 is that let's not forget that originally the idea
9 of the program was to serve two purposes, economic
10 development for residents and members of our
11 community, but also to deal with work order backlog
12 of about 3,800 work orders that we had.

13 We started in March. Right now we have
14 brought that work order backlog down to
15 approximately, yes, 1,694, 1,694. And the goal is
16 to have it down at zero on no later than 12/31 of
17 this particular year. So that's an effort that's
18 been stimulated by the ATP Program itself.

19 Also, we've been looking at some other
20 things. And when you look at your dashboard that
21 we give out to you each month, there's certain key
22 things that I like to look at and that concern me.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 One of the pieces would be our occupancy level.
2 Our occupancy levels aren't at the place where, or
3 the percentage where, I would like for them to be.

4 So we're going to look at the number of
5 units that we actually have offline now because
6 that is one of the big items that is affecting our
7 occupancy and look to create a strategy to put those
8 units back online as quickly as possible if it is
9 within reason.

10 Right now we believe that we have
11 approximately 450 units offline. We're
12 endeavoring to identify exactly how many of those
13 can be put online with a new strategy. And we're
14 going to be working on that within the next 15 to
15 20 days and put something in place.

16 Also, if you look at our dashboards, you
17 will also see that our rent collection is only at
18 approximately 88 percent. I mean, it's been that
19 way over the last few years.

20 That being stated, we're also going to
21 be looking to put protocols in place to increase
22 our rent collection at least to 95 percent before

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the end of the year. Right now, we're standing at
2 about 88.

3 The last item for you as Commissioners,
4 I would like to note, Alethea, after the Board
5 meeting, we weren't able to put it on the screen
6 before brown bag ended, but the goals that I was
7 given when I started and took over by the Board of
8 Commissioners, we've tried to track those.

9 So Alethea is going to upload a document
10 to you. That document is going to highlight
11 exactly where we are, where I am in terms of those
12 goals that were presented to me in the very
13 beginning.

14 From those, you will see that they are
15 coded in red, green and yellow. And in the
16 synopsis that Alethea will send to you, she'll
17 remind everyone what red, green and yellow means.

18 Red will mean that the task has been
19 completed. Yellow will mean that it is in the
20 process of being worked on as we speak. And green
21 is one of those items that we haven't gotten to just
22 yet.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 From there, you will be able to ask any
2 questions that you may have of the document. And
3 I'll be able to directly address any concerns or
4 questions that you may have of me. Mr. Chairman,
5 I have nothing left.

6 CHAIRMAN ALBERT: Great. Thank you.

7 COMMISSIONER LANCASTER: Mr. Chair.

8 CHAIRMAN ALBERT: Yes.

9 COMMISSIONER LANCASTER: In reference
10 to the Center.

11 CHAIRMAN ALBERT: Yes, sir.

12 COMMISSIONER LANCASTER: I'm very
13 happy about what the Secretary says he's going to
14 do for us with our funding that is. Where is the
15 location that this is going to take place? I think
16 we should say that.

17 MR. GARRETT: I'm sorry. It's going
18 to be the Southwest Family Enhancement Center.

19 COMMISSIONER LANCASTER: Southwest.

20 MR. GARRETT: Yes, sir.

21 COMMISSIONER LANCASTER: Enhancement
22 Center.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Yes.

2 COMMISSIONER LANCASTER: And that's
3 located where?

4 CHAIRMAN ALBERT: Can you turn on your
5 mic?

6 MR. GARRETT: Greeley. Greeley.

7 COMMISSIONER LANCASTER: I
8 understand. But the public is --

9 CHAIRMAN ALBERT: Can you please speak
10 into the mic so the public can hear you?

11 COMMISSIONER LANCASTER: You said it's
12 203?

13 MR. GARRETT: 203 M Street Southwest.

14 COMMISSIONER LANCASTER: Is that the
15 correct address? I'm asking because I want the
16 public to be aware where it's located. You said
17 that --

18 MR. GARRETT: N. Okay. Thanks.

19 COMMISSIONER LANCASTER: Thank you,
20 Mr. Chair. Thank you, Mr. Director.

21 CHAIRMAN ALBERT: Thank you so much.
22 Commissioner St. Jean, you had a comment, a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 question?

2 COMMISSIONER ST. JEAN: I just want to
3 add for this Saturday, we had our first annual DCHA
4 jamboree football featuring Joe Haden, and there
5 were over 200 kids that participated. And it was
6 a great event. So hopefully next year is going to
7 be a bigger event. And thank you for Ron McCoy and
8 his staff.

9 (Applause.)

10 CHAIRMAN ALBERT: All right. Thank
11 you, Ron. Let's hear it.

12 MR. GARRETT: I'm sorry, Mr. Chair.
13 One last thing just for the general public and just
14 for the Commissioners, what I handed out to you
15 early on, earlier in the brown bag session, was our
16 rollout of the 3C's Campaign.

17 Remember, we're going to be going
18 through all the units in the portfolio looking for
19 opportunities to improve life conditions, whether
20 it be rodent infestations, other environmental
21 issues that we might come across. So that campaign
22 has started, and it will be continuous until we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 complete our investigation of all the units
2 throughout the portfolio.

3 CHAIRMAN ALBERT: Thank you so much,
4 Mr. Executive Director. So we're now going to open
5 it up for public comment on the resolution. And
6 the resolution is 18-06, which will authorize the
7 execution and delivery and related closing matters
8 for 30 ACC units in the City View
9 Apartment Projects.

10 We're going to call Debra Frazier, who
11 is the only person that signed up to speak on the
12 resolution. Is Debra here?

13 MS. FRAZIER: Debra is here.

14 CHAIRMAN ALBERT: Come on up. You
15 have to push the chair in. Welcome, Ms. Frazier.

16 MS. FRAZIER: Thank you. Hello, Board
17 and fellow residents. Yay. So as I read this
18 resolution it looks like Housing Authority is
19 William C. Smith \$2 million not to get out of its
20 contract to build 30 subsidized units somewhere.

21 And in exchange for getting out of the
22 deal, Smith is getting \$2 million. And they're

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 building a 58 unit apartment. The 30 subsidized
2 units this Housing Authority is going to ask HUD
3 to subsidize and pay for.

4 Challenges are we're understanding in
5 the general public that HUD is defunding Housing
6 Authorities, and their operating budget is going
7 lower and lower. So, one, can we explain this?

8 And significantly for myself and my
9 other low income residents who still look to
10 Housing Authority for subsidized units, what if HUD
11 decides not to give you all the money?

12 So two questions on the Board. One is
13 this William C. Smith gangster and Housing
14 Authority being paid \$2 million not to do the deal?
15 And secondly, you are proposing to ask HUD to
16 subsidize units, and maybe Carson made some comment
17 to you that he was going to do that, what happens
18 if HUD does not subsidize these units? What's the
19 capacity for 30 low income folks?

20 MR. GARRETT: Are you ready for the
21 answer? Okay.

22 MS. FRAZIER: Yes.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Ms. Frazier, actually
2 you have it in reverse. They are actually paying
3 us, DCHA, William C. Smith is paying the DCHA \$2.4
4 million.

5 MS. FRAZIER: Okay.

6 MR. GARRETT: We're not giving them any
7 money at all.

8 MS. FRAZIER: And why are they paying
9 you?

10 MR. GARRETT: Because we are --
11 remember the original Resolution 18-04 --

12 MS. FRAZIER: Yes.

13 MR. GARRETT: -- which was passed some
14 months ago, allowed us to convey the obligation
15 that Smith had to build 30 ACC units originally on
16 behalf of the DCHA.

17 They did not fulfill that obligation.
18 And so they asked us, as they came to the DCHA, they
19 asked the Board whether or not they would agree to
20 allowing them to build 30 ACC units on another
21 location, which is the City View Apartment parcel.

22 MS. FRAZIER: Okay.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: We did agree to that. We
2 entered into an agreement. And what you see before
3 you, Resolution 18-06 is execution of that
4 agreement further by advising HUD and completing
5 a mixed use application to utilize 30 ACC units at
6 the City View site for the W.C. Smith Project.

7 So far as HUD funding goes --

8 MS. FRAZIER: Mm-hmm.

9 MR. GARRETT: -- right now, currently,
10 it looks as though we are going to be funded 100
11 percent going forward this year. So I can only
12 speak to this year's budget.

13 So it doesn't look like there's going
14 to be any issue in terms of funding those particular
15 30 units at the City View location.

16 MS. FRAZIER: So I'm asking with the
17 100 percent full funding of HUD, from HUD, that will
18 include the 30 subsidized units?

19 MR. GARRETT: Yes, yes, that will.
20 But also I want to just caution everyone, although
21 it's going to be at 100 percent, if you're looking
22 at the Housing Authority overall, let's not forget

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 that in past years we were not funded at 100
2 percent. So I always say that it's compounded.
3 So it's making up for past years.

4 MS. FRAZIER: Mm-hmm.

5 MR. GARRETT: And it's not truly at 100
6 percent making up totally what we've lost in
7 previous years where we weren't fully funded, where
8 the proration was less than 100 percent.

9 MS. FRAZIER: So for the public, what's
10 the Housing Authority's budget from HUD?
11 Ballpark?

12 MR. GARRETT: Approximately, we have
13 about a \$400 million budget.

14 MS. FRAZIER: So why did William C.
15 Smith want to get out of its obligation to build
16 the units?

17 MR. GARRETT: That was something that
18 was discussed at the previous -- when we presented
19 the previous Resolution 18-04, the discussion was
20 they did not build the units as required.

21 So they had already completed their
22 particular project. That obligation was not

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 fulfilled. They came to the Board, to the Housing
2 Authority, to ask whether or not we would relieve
3 them of that obligation. But the agreement in
4 relieving them of that obligation was again for
5 those 30 units to be built at City View, but also
6 for the Housing Authority to be compensated \$2.4
7 million for that.

8 MS. FRAZIER: So Smith built the
9 project?

10 MR. GARRETT: Yes, ma'am.

11 MS. FRAZIER: Didn't put any
12 subsidized units in it?

13 MR. GARRETT: I'm not saying they
14 didn't put any sub units -- they didn't put the 30
15 units that they were required to do so --

16 MS. FRAZIER: Okay, okay.

17 MR. GARRETT: -- from the Housing
18 Authority.

19 MS. FRAZIER: So just roughly.

20 VICE-CHAIRMAN SLOVER: Did they put
21 any subsidized units at all in there?

22 CHAIRMAN ALBERT: It's Commissioner

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Slover on the phone.

2 MR. GARRETT: Commissioner Slover, I
3 need to confirm that for you.

4 MS. FRAZIER: And lastly, but not
5 lastly, but I'm going to let it go after this, 30
6 units divided by \$24 million, that's X percent per
7 unit.

8 CHAIR ALBERT: It's \$2.4 million, not
9 24.

10 MS. FRAZIER: \$2.4 million, so that's
11 the going rate for a subsidized unit in the market?
12 Roughly?

13 MR. GARRETT: Roughly, yes.

14 MS. FRAZIER: So they offered that.
15 Did Housing Authority?

16 MR. GARRETT: No, that was negotiated.

17 MS. FRAZIER: That was a negotiation
18 between the two of you?

19 MR. GARRETT: Yes.

20 MS. FRAZIER: Okay. So they're going
21 to build this -- oh, and you said the new property
22 is going to be mixed use. So is this market rate

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 workforce and others? And it's going to be --

2 MR. GARRETT: It's going to be a
3 combination of not only ACC units, but it's also
4 going to be a combination of units that are 50
5 percent of the AMI. I think 12 senior units that
6 are also going to be designated -- there are only
7 going to be 58 units there in total.

8 MS. FRAZIER: And 18 available for
9 other -- at 50 percent AMI and some for seniors.

10 MR. GARRETT: Yes.

11 MS. FRAZIER: How many seniors did you
12 say?

13 MR. GARRETT: I think 12.

14 MS. FRAZIER: Okay.

15 MR. GARRETT: Thank you so much.

16 MS. FRAZIER: I appreciate it.

17 CHAIRMAN ALBERT: Thank you, Ms.
18 Frazier. So if there are no other -- no one else
19 signed up to comment on Resolution 18-06. So we'll
20 go straight into Resolution 1806, which is again
21 to authorize execution and delivery and related
22 closing matters for 30 ACC units in the City View

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Apartment Project.

2 Once again, I will ask our Director to
3 provide a description of the resolution and then
4 we'll ask the Board to comment on it and approve
5 the resolution.

6 MR. GARRETT: I'm sorry, Commissioner.

7 CHAIRMAN ALBERT: The Director wasn't
8 paying so we have to give him some time.

9 MR. GARRETT: I apologize.
10 Commissioners, again, Resolution 18-06, I just
11 want to draw your attention to the most important
12 component of this resolution was that the
13 previously approved Resolution 18-04 was passed by
14 the Board on March 26, 2018.

15 That actually authorized the Executive
16 Director to enter into an agreement with Smith to
17 develop 30 ACC units. Part 2 of that would be
18 Smith's payment of compensation to DCHA in the
19 amount of \$2.4 million with an initial payment of
20 \$500,000 already being sent to us once we signed
21 the agreement.

22 It also authorized the Executive

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Director to enter into an agreement with Smith to
2 pay DCHA \$12 million if they were to default.

3 So I was authorized by the Board with
4 previous Resolution 18-04 to continue to execute
5 the agreement, the Settlement Agreement with
6 Smith, for the conveyance of the 30 units.

7 Part of the Conveyance Agreement, or
8 that Settlement Agreement, also included signing
9 off on participation and allocating the 30 ACC
10 units to the particular project. And this is the
11 resolution which actually supports that so we can
12 go to HUD with the mixed finance application.

13 CHAIRMAN ALBERT: Thank you so much.
14 Questions from the Commissioners? Is your mic on?
15 Thank you.

16 COMMISSIONER VANN-GHASRI: I want to
17 go on record. This is Commissioner Vann-Ghasri.
18 And I live in Ward 6. And Ward 6 has more HOPE VI
19 than any other Ward in the District of Columbia.

20 And unfortunately, once again, my
21 constituents are asked to suffer from someone
22 else's unobligation to their contract.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Could you explain
2 how they're suffering?

3 COMMISSIONER VANN-GHASRI: Easy.
4 Because those are 30 units that were obligated,
5 under a contract, which had been renegotiated and
6 those 30 units, regardless of when and if they were
7 ever be built back in Ward 6 and at what year,
8 regardless of what is being stated, based on past
9 practice. And then we don't want to make the same
10 mistakes. We want to make new mistakes.

11 So those 30 units that will go in Ward
12 8, even though it is being said that my constituents
13 would have the first choice to have those first
14 units, my constituents, as we all know throughout
15 the District of Columbia, we are territorial. And
16 Ward 6 was -- that HOPE VI stated that Ward 6
17 residents would stay in Ward 6.

18 Now it would be how many residents from
19 Ward 6, from that target population, will want to
20 move in Ward 8? When those 30 people say no, those
21 30 units will go to either Ward 8. And those 30
22 units will even be going to Barry Farms, Woodland

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 or Highland.

2 And Ward 6 will be waiting based on
3 whether or not they would get a memorandum of
4 understanding. They are not getting any financial
5 payment behind the obligation that is now being
6 unobligated. So once again there's false hope in
7 HOPE VI.

8 CHAIRMAN ALBERT: Commissioner
9 Lancaster.

10 COMMISSIONER LANCASTER: Yes, thank
11 you, Mr. Chair. The 30 units in Ward VI, I
12 understand, it's not actually being depleted from
13 Ward 6 from this 707. This 707 replacement still
14 stands intact and the balance is still due. Is
15 that correct?

16 MR. GARRETT: Yes.

17 COMMISSIONER: Okay. And secondly, I
18 see here, 2.4 and .5, which is 2.9, out of 12, so
19 that means 10.1. When it that due? And if not
20 due, what is the penalty for that?

21 MR. GARRETT: No, Commissioner
22 Lancaster, it's not 10.1. It's only 2.4 that will

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 be coming to the Authority. The \$12 million in
2 total would be if there was a default, if W.C. Smith
3 did not build the units as proposed in the
4 agreement.

5 COMMISSIONER LANCASTER: So does that
6 mean that the 10.1 would make the 12?

7 MR. GARRETT: Would make the 12, yes,
8 but only if they defaulted.

9 COMMISSIONER LANCASTER: Only if they
10 defaulted.

11 MR. GARRETT: Yes, sir.

12 COMMISSIONER LANCASTER: That was my
13 question. What happens with that 10.1? So that
14 10.1 would be ours if they default?

15 MR. GARRETT: Yes, sir.

16 COMMISSIONER LANCASTER: Thank you.

17 CHAIRMAN ALBERT: Any other
18 Commissioners? Commissioner Neal Jones?
19 Commissioner Neal Jones?

20 COMMISSIONER NEAL JONES: Yes. Can
21 you just share how we got to the current situation,
22 how this happened under the Housing Authority's

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 watch? How you determined that this is the best
2 way to move forward here? And what steps are in
3 place to ensure that we don't get here again?

4 MR. GARRETT: Right. We ended up in
5 this place -- administratively, we weren't paying
6 attention and that's the way it goes. And that's
7 sincere.

8 And now we have in place protocols and
9 a management tool to ensure that it never happens
10 again based on the teams that we've created in OCP
11 and also a different approach to understanding our
12 deals, fully understanding our deals and also
13 discussing with our development partners, when we
14 have them, exactly what their expectations are.

15 So that's how we got here. That's one
16 of the ways how we're going to rectify it so that
17 it does not happen again. And we're committed to
18 creating a strategy and a plan, a redevelopment
19 plan, that will succinctly map out exactly how
20 we're going to move in the next three to five years
21 within the organization through our current
22 portfolio items that we have on the big screen, so

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 to speak, for redevelopment in the future. And
2 also parcels of land which we do not have yet, we
3 haven't designated for anything, those are all
4 going to be part of our overall plan and strategy.

5 And I hope I'm answering your question
6 of how we're going to rectify it. We're going to
7 use software. We're going to use collaboration
8 between the various departments also to
9 communicate. And we're using a team approach so
10 everyone on the team and OCP will have a clear
11 responsibility to ensure that this doesn't happen
12 again.

13 CHAIRMAN ALBERT: Okay. Commissioner
14 Slover.

15 VICE-CHAIRMAN SLOVER: Yes. I just
16 want to make sure there's a microphone on the phone
17 so I can get this on the record.

18 CHAIRMAN ALBERT: Yes, we got you.
19 Mm-hmm.

20 VICE-CHAIRMAN SLOVER: So Resolution
21 18-06 is a follow-on resolution to 18-04. And
22 given the gravity of what we are proposing to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 approve, I think a brief history on how we got here
2 would be appropriate.

3 Resolution 08-38 was passed by this
4 Board in 2008 and conveyed 17,112 square feet to
5 W.C. Smith, which when combined with some property
6 they owned created a site that allowed them to build
7 1,100 apartments in three different buildings.

8 In exchange, they agreed to a covenant
9 on the land given by DCHA to build 30 public housing
10 units within the 1,100 units to be built, which
11 amounted to less than 3 percent of the total.

12 W.C. Smith went ahead and built all
13 three buildings and the 1,100 units over the next
14 seven plus years. The list of amenities in those
15 buildings on site include outdoor tennis courts,
16 indoor amphitheaters, car wash stations, fitness
17 centers, business centers, the list goes on.

18 What they did not build was the 30
19 public housing units through what is being
20 described as economic and other considerations.
21 What they did do is take our land, a rather large
22 piece of land at that, and created hundreds of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 millions of dollars' worth of market rate parking
2 where public housing used to stand.

3 In March of 2018, this Board, through
4 Resolution 18-04, agreed to remove the covenant
5 restrictions from the land, which would then allow
6 W.C. Smith a permanent debt on the third and final
7 building and avoid having any public housing units
8 on again land where public housing used to be,
9 effectively voiding the actions of the 2008 Board.

10 Resolution 18-04 also allowed W.C.
11 Smith to move the 30 units required to an already
12 planned affordable housing project that would
13 deliver 30 units at 50 percent AMI. In other
14 words, not a new affordable housing project and
15 therefore no net gain of affordable housing units.

16 So in exchange for not building 30 ACC
17 units on the 17,000 plus square feet we gave them
18 in 2008, Smith is going to change 30 units of
19 already planned affordable housing on 50 percent
20 AMI to 30 percent AMI.

21 By allowing this, the DCHA Board has
22 allowed a net loss of 30 affordable housing units

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 for the foreseeable future, the delay of the
2 delivery of the 30 units in question by two plus
3 years, given away possibly \$10 million worth of
4 real estate for no qualifiable value. And it's
5 created a need for DCHA to incorporate 30
6 additional public housing units into the capital
7 master plan to be delivered at an unknown time at
8 an unknown cost.

9 My feeling is that this is not in the
10 best interest of the DCHA or our residents to grant
11 these 30 ACC contracts but instead to try to trigger
12 the collection of the \$12 million contemplated in
13 Resolution 18-04 so we can ensure that these 30
14 units get built and delivered to our residents and
15 that a future Board did not once again release this
16 developer from their obligation.

17 I, therefore, will not be supporting
18 this resolution because to me, combined with
19 Resolution 18-04, it represents a failure on our
20 part to be good stewards of the assets we are
21 charged with protecting.

22 I hope my fellow Board members will join

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 me in taking control of getting these units built
2 and delivered to our residents, who have been
3 waiting a long time. Thank you.

4 CHAIRMAN ALBERT: Thank you,
5 Commissioner. Any other Commissioners?
6 Commissioner.

7 COMMISSIONER COUNCIL: This is about
8 dollars and cents, but it's about lives first. If
9 you listen to all of the opinions that everybody
10 had, we're on this Board because of what's outside
11 that we're looking out toward. If you look at the
12 land value, as you said, as you can see what was
13 read, it was only 30 units that should have been
14 put in place.

15 If anybody knows anything, if you're a
16 homeowner, you look at your value and your
17 location. If someone on this Board can tell me or
18 some of our staff that's in this building, if we
19 had attached those 30 units to the building that
20 they built, would their property value have gone
21 down?

22 COMMISSIONER VANN-GHASRI: In Ward 6?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 VICE-CHAIRMAN SLOVER: Yes.

2 COMMISSIONER COUNCIL: The answer is
3 yes.

4 MR. GARRETT: Well, I can't quality
5 that. I would have to ask OCP to make that
6 statement. Can Kerry confirm or not confirm that
7 the land value would have actually gone down?

8 VICE-CHAIRMAN SLOVER: All you got to
9 do is look at the refinancing of the building.

10 CHAIRMAN ALBERT: One second, Council,
11 has the floor, Slover.

12 MS. SMYSER: Kerry Smyser from Office
13 of Capital Plan Programs. Yes. So when you get
14 an appraisal and you have included affordable
15 housing units and any mixed income or market rate
16 development, there is a discount on the land value
17 for those units.

18 COMMISSIONER COUNCIL: Thank you.
19 And the reason why I say that is because in all
20 fairness, Mr. Garrett just got here. He did not
21 do this. He did not do this. Okay? Okay? He
22 did not do this.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 With that being said, with that being
2 said, it's the mistake that we have made in not
3 watching the developer. Because I sit here still
4 trying to understand how can something be in
5 writing telling you to put 30 and then you say, uh
6 oh, we forgot. You didn't forget. You purposely
7 didn't do it. I just want everybody to be clear.

8 COMMISSIONER VANN-GHASRI: I would
9 like to go on --

10 CHAIRMAN ALBERT: Let Commissioner
11 finish first.

12 COMMISSIONER VANN-GHASRI: I thought
13 he was finished, Mr. Chair, because I want to make
14 a correction when they say --

15 CHAIRMAN ALBERT: We'll get to you.
16 We'll get to you.

17 COMMISSIONER VANN-GHASRI: No
18 problem. Are you finished, Commissioner Council?

19 COMMISSIONER COUNCIL: I'm finished.
20 Go ahead.

21 COMMISSIONER VANN-GHASRI: Thank you
22 so much. I thought you were.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Commissioner
2 Kenner, did you have something to add to that?

3 COMMISSIONER KENNER: I do, but --

4 COMMISSIONER VANN-GHASRI: I want to
5 go on record to say that anybody in this audience
6 please pull the minutes and you will see that
7 Commissioner Vann-Ghasri never voted yes. So when
8 the Commissioners say we, you have to look at your
9 minutes and read how your Commissioners are voting.

10 So we have to be careful with the word
11 we. And you can only speak -- a Commissioner can
12 only speak to his and her vote on a resolution. And
13 that's what I want the record to reflect. Thank
14 you so much.

15 CHAIRMAN ALBERT: Thank you,
16 Commissioner. Commissioner Kenner?

17 COMMISSIONER KENNER: Yes. I just
18 wondered if either the Executive Director or any
19 of the staff members can talk a little bit more
20 about the residents themselves, the
21 Capper/Carrollsborg residents and the value that
22 either this project being able to provide these

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 additional 30 units that City View provides for
2 them either to be in a new unit faster or something.
3 Give us a little bit more color or context for the
4 reason for requesting this change.

5 MR. GARRETT: Well, at City View, those
6 units would be able to go online by spring to fall
7 of 2019, giving 30 residents the opportunity, 30
8 original residents, the opportunity to move there.

9 One other component though is that
10 after they move into those units, if they chose to
11 do so, they still would have the opportunity to move
12 back to the original site once those units were
13 actually built, which is something that we modified
14 from our last discussion in the meeting of the
15 Board.

16 COMMISSIONER KENNER: Great.

17 MR. GARRETT: They would not be
18 required -- but I will say they would not be
19 required to return if they did not want to. If they
20 were comfortable where they were, that would be
21 fine. But if they did choose to return back to the
22 hosting site, they would be allowed to do so.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER KENNER: So they would be
2 allowed to go back -- obviously, if they wanted to
3 come back to Capper/Carrollsburg once those units
4 were available, they would be able to do that?

5 MR. GARRETT: Yes, sir.

6 COMMISSIONER KENNER: This request
7 though does require the Housing Authority to find
8 30 additional ACC or other supported units in the
9 Capper/Carrollsburg project, but it's just the
10 provision of the additional 30 at City View is in
11 addition to what would be provided at
12 Capper/Carrollsburg?

13 MR. GARRETT: Correct. And we haven't
14 reached out -- and we're able to do that because
15 we haven't reached our bare cloth limit so we have
16 additional ACC units that we could utilize for
17 other projects throughout the District. And this
18 is an example of using those 30 ACCs.

19 COMMISSIONER KENNER: So those other
20 ACC units aren't obligated right this second?

21 MR. GARRETT: No, they are not.

22 COMMISSIONER KENNER: They're not

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 related to a specific project?

2 MR. GARRETT: No.

3 COMMISSIONER KENNER: Thank you.

4 CHAIRMAN ALBERT: Thank you. So at
5 this time --

6 COMMISSIONER NEAL JONES: I just
7 wanted to say something else.

8 CHAIRMAN ALBERT: Yes.

9 COMMISSIONER NEAL JONES: I, like a lot
10 of the other Board members, I am angry that we are
11 in the position that we're in now. Yet at the same
12 time, I don't think that the way to correct this
13 is by going back on our word. We basically voted
14 the last time that we were here to move forward with
15 this deal.

16 If we decided that we wanted to sanction
17 the developer in some way, we really should have
18 done that before we made the commitment to move
19 forward.

20 CHAIRMAN ALBERT: Thank you,
21 Commissioner. So we are going to call for a vote
22 on this resolution. Alethea, can we have a roll

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 call?

2 MS. MCNAIR: Thank you. Commissioner
3 St. Jean?

4 COMMISSIONER ST. JEAN: Yes.

5 MS. MCNAIR: Commissioner Ortiz Gaud?

6 COMMISSIONER ORTIZ GAUD: Yes.

7 MS. MCNAIR: Commissioner Neal Jones?

8 COMMISSIONER NEAL JONES: Yes.

9 MS. MCNAIR: Commissioner Lancaster?

10 CHAIRMAN ALBERT: Oh, first of all, I
11 need a motion.

12 MR. GARRETT: I'm sorry.

13 CHAIRMAN ALBERT: So is there a motion
14 to approve resolution -- I didn't have my coffee
15 this morning so please forgive me, and it's after
16 1:00. So we need a motion to approve.

17 COMMISSIONER KENNER: So moved.

18 CHAIRMAN ALBERT: Is there a second?

19 COMMISSIONER NEAL JONES: Second.

20 CHAIRMAN ALBERT: Okay. Now we'll
21 have the roll call vote.

22 MS. MCNAIR: I'll start over. Okay.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Commissioner St. Jean?

2 COMMISSIONER ST. JEAN: Yes.

3 MS. MCNAIR: Commissioner Ortiz Gaud?

4 COMMISSIONER ORTIZ GAUD: Yes.

5 MS. MCNAIR: Commissioner Neal Jones?

6 COMMISSIONER NEAL JONES: Yes.

7 MS. MCNAIR: Commissioner Lancaster?

8 COMMISSIONER LANCASTER: Before I say
9 either, I want to say this for the record. You know
10 after listening for the past few months on this
11 resolution and the way things are going by being
12 on this Board as long as I have and it just caught
13 me, we weren't at the helm at the right time. And
14 we're going to have to pay the penalty for that.
15 And because of that and being part of a committee
16 that should have made sure that they weren't in the
17 way of the DC harm's way, which we did not do, I'm
18 going to say no.

19 MS. MCNAIR: Commissioner Kenner?

20 COMMISSIONER KENNER: Yes.

21 MS. MCNAIR: Commissioner Grossinger?

22 COMMISSIONER GROSSINGER: Yes.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. MCNAIR: Commissioner Council?

2 COMMISSIONER COUNCIL: No.

3 MS. MCNAIR: Commissioner
4 Vann-Ghasri?

5 COMMISSIONER VANN-GHASRI: No.

6 MS. MCNAIR: Commissioner Slover?

7 VICE-CHAIRMAN SLOVER: No.

8 MS. MCNAIR: Chairman Albert.

9 CHAIRMAN ALBERT: Yes.

10 MS. MCNAIR: You have six yes, four no.
11 The resolution is approved.

12 CHAIRMAN ALBERT: Okay. There are no
13 other resolutions on our agenda today. So we're
14 going to open it up for public comments.
15 Residents, as I said, have five minutes. And we're
16 going to try and adhere to that timeline strictly
17 today. I see we have a number of people signed up.
18 And non-residents have three minutes.

19 So first on our list is Monica Thompson.
20 Welcome, Ms. Thompson.

21 MS. THOMPSON: Good afternoon. How
22 are you doing?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN ALBERT: Good afternoon.

2 COMMISSIONER LANCASTER: Good
3 afternoon.

4 MS. THOMPSON: I'm basically here to
5 discuss --

6 CHAIRMAN ALBERT: Can you pull the mic
7 a little closer to you?

8 MS. THOMPSON: I'm sorry. I'm
9 basically here to discuss the issues I have living
10 at Langston Terrace. Well, reasonable
11 accommodations I was approved for last year and,
12 you know, they're not doing anything with it. But
13 I've been there since 2016, and since I've been
14 there, there have been several shootings and
15 different things.

16 They just had one recently on Memorial
17 Day weekend, and I was awakened at 2:38 in the
18 morning to 30 gun shots. And then I seen all these
19 lights flashing. And when I looked out my window,
20 you know, I noticed the ambulance people giving a
21 boy CPR. Just from my window, I seen him take his
22 last breath. I seen them put the white sheet on

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 him.

2 You know, they say they want to beef up
3 the police presence. It's really not doing any
4 good. I mean, it's not changing anything. You
5 know, the people are still there. The drug dealers
6 are out there, you know. I have to go through all
7 these changes to do a public safety move so I can
8 get off the property because I don't feel safe
9 there.

10 I haven't there since Memorial Day
11 because I'm not comfortable in my own house. I'm
12 a lady that lives by myself. And all these things
13 go on, you know.

14 I mean, it's just, you know, and I'm
15 down here because when I came to the first meeting
16 I was told to do this. And I was told to talk to
17 this person. And I was told to talk to that person.
18 The bottom line is everybody that I talked to pushed
19 the buck to somebody else. And I feel like I'm
20 getting the run around. Okay? Langston Terrace
21 is not a safe property for anybody.

22 CHAIRMAN ALBERT: So do you remember

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 who you last talked to about this? And I'm going
2 to ask our --

3 MS. THOMPSON: Ms. Lynch.

4 MR. GARRETT: Okay. You spoke to Ms.
5 Lynch, but Ms. Thompson, we can set up a one-on-one
6 meeting. You and I can have a conversation if you
7 would like. That's your choice.

8 And also, I just want you to know we have
9 brought on more security officers. But the idea
10 of bringing on the security officers is to be allow
11 our sworn officers to be able to be on foot and more
12 visible. So we're starting that process. We're
13 working towards it.

14 And we are supposed to bring on 15 new
15 security officers. We only brought on seven to
16 date. We need to add those additional officers to
17 our roster to allow for more sworn officers to be
18 on foot and around.

19 I've also made a request for our budget.
20 We're going through the budget component now.
21 I've asked for five more officers to be budgeted
22 for so that we can add those to the OPS, to the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 police department for the public safety
2 department.

3 So that's our goal and that's our aim.
4 And we're going to hear all the hues and cries about
5 all the issues that are actually going on. But
6 we're going to try our best to address them directly
7 and as quickly as we possibly can. And I'll be
8 happy to sit down and talk to you about some other
9 things.

10 MS. THOMPSON: Okay. No problem.

11 MR. GARRETT: So if you just see, Rick,
12 who is right behind you, he'll set up a one-on-one
13 meeting between you and I.

14 And just for the record, Commissioners,
15 I've had over 68 one-on-one meetings with residents
16 since January. We've done at least 17 town halls,
17 and we'll continue to do them. So this is one of
18 those opportunities for us to interact with
19 residents, hear what they're saying and try our
20 best to address their issues. We're going to
21 continue that as we move forward.

22 CHAIRMAN ALBERT: Thank you so much.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Thank you, Ms. Thompson.

2 MS. THOMPSON: Thank you.

3 CHAIRMAN ALBERT: Debra, you're back
4 up. Do you need help? Welcome back.

5 MS. FRAZIER: Hi. So very on fire.
6 So close to emotional response. So busy looking
7 at who we can get to handle the situation.
8 Commissioner Vann-Ghasri and Commissioner Kenner,
9 thank you for making it plain.

10 On behalf of the 707 Arthur Capper
11 Carrollsburg residents who were displaced 15 years
12 ago and are still waiting for our replacement
13 units. Four hundred units or so have been
14 delivered. We're still looking for 200 or so units
15 to be replaced.

16 How we feel about it is that we've been
17 waiting 15 years for a deal that was struck in 2001.
18 You don't know about this Commissioner Garrett.
19 You might have figured that out. But how our
20 residents feel, we're upset about this and now that
21 I know these units are our replacement units,
22 outraged. And HUD or somebody ought to know

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 because the deal was that our units would be on the
2 property or adjacent to the property with the
3 footprint.

4 Now Housing Authority has made a deal
5 with Smith so that our 30 units are way in Ward 8
6 -- thank you, Commissioner -- that are way in Ward
7 8. Did we get an opportunity to come back? No.
8 Our opportunity to come back was right on our
9 property.

10 This is a violation I think of the HUD
11 requirement that said our units would be replaced
12 right there where we are. And that was 6. And
13 you're telling me our residents need to go to 8 for
14 properties that existed in 6. No, no. Angry,
15 upset, a non-starter.

16 So and the other issue is in connection
17 with the requirements that we signed on with HUD
18 and Housing Authority, you're required to give us
19 a quarterly report out about the status of our
20 replacement units.

21 We have made repeated calls since March
22 to the Office of Capital Programs for somebody to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 come and give us the status and report out about
2 our remaining replacement units. That has not
3 happened. Can I get an amen? Can I get somebody
4 to say, yes, you will engage us and set up a meeting?

5 MR. GARRETT: Yes, ma'am.

6 MS. FRAZIER: Yes, ma'am, thank you.
7 Next thing, as you, Commissioner, talked about how
8 did we get in this situation, stating that
9 organizational memory resides in humans that have
10 been working for a company, specifically this
11 Housing Authority for a good long time. That
12 capacity resides in individuals who have been doing
13 the job regardless of who the director is,
14 regardless of what the money is, regardless of what
15 time it is.

16 Be cautious when you fire or remove or
17 transfer folks who have an organizational memory
18 and a record of doing great things. We can talk
19 about McCoy. We can talk about Bovell, who are
20 doing good things. And we can talk about some of
21 the folks who are gone who had a record of doing
22 excellent work and excellent community service.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 It's nice to have an employee of the
2 month. But please be careful everybody who got a
3 job for getting rid of people who know what they're
4 doing.

5 Third thing, what is my third thing?
6 Oh, how do we -- Mr. Director, we applaud you your
7 66 individual meetings and your millions of town
8 things, that's great. First, you had said that you
9 were going to give the Board a wonderful little
10 dashboard thing about what your progress is. Is
11 that just for the Board or can the rest of us know
12 what that looks like?

13 MR. GARRETT: I can make it public.

14 MS. FRAZIER: Wonderful. He's making
15 it public, you all. And we go on the website, we
16 go on the website to find that?

17 MR. GARRETT: We'll figure out a way to
18 get it up.

19 MS. FRAZIER: He's going to figure out
20 a way. Secondly, can you also figure out a way to
21 let others of your 20,000 customers know how to do
22 a one-on-one? Those of us who come to the meeting

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 know, if you call Rick and you now. But there's
2 probably 18,000 folks who would like to have a
3 one-on-one. We don't expect you to meet with
4 18,000.

5 MR. GARRETT: No problem.

6 MS. FRAZIER: So figure out a way?

7 MR. GARRETT: We'll figure out how to
8 get that done, yes.

9 MS. FRAZIER: Thirdly, we are
10 concerned about the redevelopment plan. As you
11 talked about the last resolution, you said you were
12 going to -- the Housing Authority is going to work
13 on how to improve your redevelopment plans and
14 strategies.

15 Concerning around that is what the
16 redevelopment looks like at Barry Farms. Every
17 other public housing resident or housing choice
18 voucher resident in the City -- working on it, five
19 more minutes, two more minutes -- is concerned
20 about what's happening at Barry Farms. The
21 Greenleaf Posse is concerned because you've got
22 redevelopment starting there.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 If you cannot secure the residents
2 right to return at Barry Farms, where are they going
3 because there's a reduction in available public
4 housing units. You talk about voucher units. The
5 voucher president is conveniently not here. We
6 talked about ways that we could get landlords to
7 accept vouchers. That's still a barrier.

8 So in your redevelopment plan, please
9 consider where people are going and that there is
10 a right of return. In Southwest, we initiated Bill
11 First, our city councilperson, so hopefully in the
12 small area plan. So hopefully there the Greenleaf
13 residents will not encounter what the Barry Farm's
14 residents are doing. Bear those things in mind.

15 MR. GARRETT: Sorry, Ms. Frazier. I
16 just didn't understand. I'm sorry. Ms. Frazier,
17 the residents of Barry do have the right to return.
18 So that's clear.

19 MS. FRAZIER: Okay.

20 MR. GARRETT: Okay.

21 MS. FRAZIER: So they have a right to
22 return?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: Yes, ma'am.

2 MS. FRAZIER: And you got a plan for
3 where they're going in the meantime?

4 MR. GARRETT: Well, what we've been
5 doing is we try and identify public housing units
6 for those individuals who don't want to go out with
7 the voucher. But for the residents who are looking
8 for voucher opportunities, we've done several meet
9 and greets with landlords and taken other
10 opportunities to try and introduce them to
11 opportunities outside our public housing stock if
12 they're interested in utilizing the voucher.

13 MS. FRAZIER: Okay. Please rework the
14 redevelopment plan. Also Greenleaf needs another
15 meeting about the status of what's going on there
16 with Bill First and those things happening.

17 We also applaud the housing choice
18 voucher program for having those meetings and
19 getting Tim, happy to meet Tim, Barry Farm
20 residents associated somewhere. So please firm up
21 the redevelopment plan so it doesn't happen again.
22 And we will still be following up on where our 30

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 units are. And they do not need to be in Ward 8.
2 They need to be on the footprint.

3 MR. GARRETT: Yes, ma'am. They're
4 going to be in the footprint.

5 CHAIRMAN ALBERT: All right. So let's
6 call up Chiquito Trotter. Welcome, Ms. Trotter.

7 MS. TROTTER: Good evening.

8 CHAIRMAN ALBERT: Good evening.

9 MS. TROTTER: Last time I came and
10 talked to this Board, I told you about my sexual
11 attack that's been on. You all got rid of
12 everybody that I either sued or put on paper. But
13 I want to know what happened next? Because I'm
14 still in the same building. I'm still waiting on
15 the transfer, you know. It's just nobody want to
16 talk to my case manager, my lawyer or none of that,
17 where we are legally.

18 I'm still paying my rent. And like I
19 said, since my attack two years ago, I have not
20 lived there. You still got people in that
21 apartment. They still didn't -- they took my
22 dishes. They've been all in there because my case

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 manager did a walk through.

2 And I'm saying now who else? Who do I
3 talk to now for a transfer? Like, I said, this
4 issue is not going nowhere. I'm not going nowhere.
5 I do expect to be transferred.

6 I don't feel like I need to see no more
7 psychiatrists, no more doctors and none of that.
8 And I'm still paying rent. You couldn't give me
9 my late notice. You could be trying to evict me,
10 but you ain't transferred me yet.

11 MR. GARRETT: Ms. Trotter, you can
12 speak to Ms. Bovell right behind you.

13 COMMISSIONER VANN-GHASRI: But you
14 never placed your property for the record.

15 MS. TROTTER: Yes, I did.

16 COMMISSIONER VANN-GHASRI: Well do it
17 again when you came up so it can be on the record.

18 MS. TROTTER: On the record. Okay.
19 Chiquito Trotter. My apartment is Claridge
20 Towers, 1221 M Street, Apartment 529. I've been
21 through public safety, and, you know, the
22 detective.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 I did everything you all asked me to do
2 two years ago and transfer me. I mean, I've had
3 to set up two transfers. You know, I called down
4 here, nobody know what I was talking about. Being,
5 it's, like, a wait a minute, we'll call you back.
6 That's the -- then I look again, oh, they don't work
7 here no more. But it ain't going nowhere. The
8 paperwork is still here. And if you don't, I have
9 it over here.

10 MR. GARRETT: Ms. Bovell is right
11 behind you. We'll get down to the bottom of it and
12 try to resolve it as soon as possible for you.

13 MS. TROTTER: All right.

14 MR. GARRETT: Okay?

15 CHAIRMAN ALBERT: Thank you, Ms.
16 Trotter. Annie Mayo?

17 MS. MAYO: Good evening.

18 CHAIRMAN ALBERT: Good evening.

19 MS. MAYO: How are you?

20 CHAIRMAN ALBERT: Good. How are you?

21 MS. MAYO: Oh, fine, I think.

22 CHAIRMAN ALBERT: And you're from

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Garfield, right?

2 MS. MAYO: I'm so glad you called me
3 finally at last. Because usually when I come here,
4 it look like I'll be the last one. And I feel like
5 somebody is making sure that I'll be last so I don't
6 be here at all. I know who it is, but I'm not going
7 to say anything. But what you're saying, Mr.
8 Garrett, you said we can meet you one-on-one?

9 MR. GARRETT: Yes, ma'am.

10 MS. MAYO: May I meet you one-on-one?

11 MR. GARRETT: Yes.

12 MS. MAYO: Okay. And as you know, I'm
13 from Garfield Apartments. And as far as -- well,
14 I've been there 10 or 12 years. And again and
15 again, the resident manager, mainly the ones there
16 now, she's just not cooperative at all.

17 And, of course, we still have mice. I
18 got a cat so I don't have a problem with rats. And
19 I have a clean apartment so I don't have roaches.
20 Okay? But she's just unwilling to deal with us
21 tenants like a resident manager should. And we're
22 having problems, a lot of us, because of her

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 attitude.

2 So I need to deal with you one-on-one
3 because I have to say some things I really need to
4 say to you about that and the resident manager's
5 attitude. Okay?

6 MR. GARRETT: Yes, ma'am.

7 MS. MAYO: And I guess that's all. I
8 just needed to say --

9 CHAIRMAN ALBERT: So can you be
10 specific with the Director when you meet with him
11 about what the issues are concerning the manager?

12 MS. MAYO: Concerning the resident
13 manager?

14 CHAIRMAN ALBERT: Yes. You don't have
15 to do it now, but when you talk with him, yes.

16 MS. MAYO: Oh, okay.

17 CHAIRMAN ALBERT: Yes.

18 MS. MAYO: All right.

19 CHAIRMAN ALBERT: Thank you.

20 MR. GARRETT: Thank you. We'll set it
21 up. Rick will set up an appointment with you --

22 MS. MAYO: Okay.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: -- as soon as possible.

2 MS. MAYO: Okay. Who do I set it up
3 with?

4 MR. GARRETT: Rick is right there.

5 MS. MAYO: Okay.

6 MR. GARRETT: Thank you.

7 MS. MAYO: Thank you.

8 CHAIRMAN ALBERT: Next Earl White and
9 Mykesha Britt.

10 MS. BRITT: How are you all doing
11 today?

12 CHAIRMAN ALBERT: Good afternoon.

13 MS. BRITT: My name is Mykesha Britt.

14 MR. WHITE: Earl White, Syphax
15 Gardens.

16 MS. BRITT: Okay. First, I wanted to
17 come here to let you guys know that --

18 COMMISSIONER LANCASTER: Excuse me.

19 MS. BRITT: Yes.

20 COMMISSIONER LANCASTER: You gave your
21 name, but where are you from?

22 MS. BRITT: He said Syphax Gardens.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER LANCASTER: He said. I
2 said you.

3 MS. BRITT: Same place.

4 COMMISSIONER LANCASTER: Thank you.

5 MS. BRITT: We both reside together.
6 Okay. This is my first time so let me know.

7 CHAIRMAN ALBERT: Go right ahead.

8 MS. BRITT: So basically I was coming
9 because I just wanted my voice to be heard. Okay.
10 Eight months ago it was a resident over the top of
11 us, her bathroom flooded, which caused water damage
12 to our bathroom. I put a work order in. Nobody
13 never came to address the situation. The bathroom
14 still looks horrible. We gave you guys pictures.
15 Okay.

16 CHAIRMAN ALBERT: Are you saying this
17 was eight months ago?

18 MS. BRITT: This was eight months ago.
19 Now, right now in this period of time we had
20 mushrooms growing out of our ceiling in the
21 bathroom, mold as well.

22 Okay. I don't know if everybody works

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 together. I don't know -- I had to call so many
2 numbers just to figure out what to do next as far
3 as what's going on.

4 Okay, now, okay, we did talk to Mr.
5 Bavarro, Mr. Oliver. Now they are giving us some
6 ways of how we can get this situation taken care
7 of. But still, I just wanted it to be known that
8 it was due to neglect, like, from eight months ago
9 up until now and then we got mushrooms growing out
10 of bathroom. And then I wanted to let you guys
11 know, like, as far as some of these people that's
12 handling what's going on with people's units, they
13 have smart mouths. Oh, this little bit of mold
14 ain't going to hurt your child. Like, then --

15 CHAIRMAN ALBERT: Could you give us two
16 weeks to get it settled?

17 MS. BRITT: Two weeks to get it
18 settled?

19 CHAIRMAN ALBERT: Yes. And I will
20 give you my number before you leave today.

21 MR. GARRETT: Mr. Chair, Mr. Chair, you
22 don't have to do that.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. BRITT: Okay. I just got one
2 question, though. I just want to throw one thing
3 out there. My daughter has cerebral palsy. My
4 daughter been having, her nasal passages are
5 swollen. But it was a smart comment saying that
6 little bit of mold wasn't going to hurt her. To
7 me, I'm going to let it go because it seems like
8 you want me to get away.

9 CHAIRMAN ALBERT: No. I don't want
10 you to get away. We want to resolve it. Eight
11 months is just too long.

12 MS. BRITT: I just want you to know that
13 it seems like -- so everybody else that's living
14 in their big house or whatever, suits or whatever,
15 and I say this to you all looking down on us. Well,
16 we work every day to pay our bills.

17 I just want you to know because I want
18 my voice to be heard that when you bring it to their
19 attention, it's like, oh, it's no sympathy there.
20 It's no nothing.

21 It's just like nobody understanding
22 what we're going through. You're giving on me --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 it's just like the whole thing of people with smart
2 comments, dealing with property managers that have
3 smart mouths when we're just trying to have a safe
4 environment. I think that's on the lease. You're
5 supposed to live in a safe, clean environment.

6 To me, eight months ago that was
7 neglect. Now my daughter is getting sick, but for
8 this little bit of mold ain't going to hurt her,
9 or, oh, it's surface mold. I never knew that there
10 was a difference between surface mold and mold.
11 Mold to me, mold is mold. For me to have mushrooms,
12 I never saw that of my 33 years of living. I never
13 saw a mushroom growing out of someone's house.

14 Now, when they did the mold test, I
15 don't know how they did it. One person said that
16 they did something. I think everybody working
17 together on, or whatever the case may be to try to
18 make it seem like it's not a bad situation.

19 Then when you hear from them, you all
20 might believe them over us because there's been
21 things that have been said out of their mouths and
22 they're, like, I never said that. And it's, like,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 I know what you said. He knows what you said. But
2 now you're telling me that you didn't say certain
3 things.

4 But I'm not going to bring that up, but
5 I just want to know what's going to happen now?
6 They told us they were going to get that property
7 fixed. But we're still living -- they're going to
8 get our apartment fixed, but we're still living in
9 there.

10 And then when they sampled the mold, I
11 don't know if they sampled the right spot. They
12 sampled where the mushrooms were, but there was
13 also a black spot. That they came in our unit
14 without us even knowing trying to wipe it off.
15 Wiping it off is not going to cover what's behind
16 that wall.

17 And then not only that, when they took
18 a piece out to sample the mold, there was a pair
19 of leopard panties concreted up in the wall. So,
20 I mean, I don't know what's going on. I don't know.
21 But I just want to know, like, where do we go from
22 here? I'm worried about my daughter. Like, I've

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 had headaches, too, but I just need to know what's
2 going to happen now?

3 MR. GARRETT: Okay. So I know the
4 Chairman asked you to reach out to him, but I prefer
5 that we deal with you -- I deal with you directly.

6 MS. BRITT: Yes.

7 MR. GARRETT: That flies in the face --
8 what your stating to me flies in the face of what
9 our campaign is about.

10 MS. BRITT: Right.

11 MR. GARRETT: We have a campaign that's
12 out there that talks about being courteous, clean
13 and complete.

14 MS. BRITT: Right.

15 MR. GARRETT: And it's a new thing.
16 It's a new thing. And you have to let it take
17 place. And so if there are individuals on my team
18 that aren't following that protocol, then we'll
19 have to make necessary amendments and necessary
20 changes. But for your particular issue, we'll try
21 our best to address it immediately.

22 MS. BRITT: Okay.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. GARRETT: And also Commissioners,
2 don't forget, we are doing an environmental
3 assessment of all of our units. Every single unit
4 we are going to be going into looking for issues
5 and problems like this.

6 MS. BRITT: Okay. And one more thing.
7 But not even only that, just our bathroom, our
8 living room like spurts so many leaks ever since
9 I've been in that apartment. So who knows where
10 that mold is. It could be all over that apartment.

11 MR. GARRETT: Understood.

12 MS. BRITT: I don't even want to be
13 there anymore. I just want somebody to let me know
14 something because we're getting information here
15 and there from everybody. I just want a time that
16 I can sit down and talk to somebody and be like look,
17 this is what's going to happen. And actions to be
18 taken now because, I mean.

19 MR. GARRETT: I'll follow up directly
20 with you.

21 MS. BRITT: All right.

22 MR. GARRETT: Okay?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. BRITT: Thank you.

2 MR. GARRETT: Okay.

3 MS. BRITT: So do I get your number or
4 do I give you --

5 MR. GARRETT: Rick is right there. We
6 can exchange numbers. I can get your information.

7 MS. BRITT: Okay.

8 MR. GARRETT: We'll reach out to you
9 directly.

10 MS. BRITT: No problem.

11 MR. GARRETT: Okay.

12 CHAIRMAN ALBERT: Paulette Matthews?

13 MS. MATTHEWS: Hello, everybody. How
14 are you all doing?

15 CHAIRMAN ALBERT: Good afternoon.

16 MS. MATTHEWS: My name is Paulette
17 Matthews, and I live in Barry Farms. And I am with
18 the Barry Farm Allies and Empower in D.C. And most
19 importantly, I'm just a resident that lives in
20 public housing.

21 And as I stated before, it's an old
22 experience but a new experience. I'm just so

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 overwhelmed of how I come here. I've been coming
2 for a while. I hear the same stories you all hear
3 regardless if people get voted out, go to a
4 different -- you all have been here. What she
5 said, what the other young lady said, see, I didn't
6 even come up here to say this. That's why I hate
7 to just carve this ticket.

8 Now I've heard it before, more than one
9 time, and you don't do anything. They send the
10 letters. They send the pictures. Nothing. But
11 when you come in these rooms that's when it's --
12 and then you still might get a runaround. That's
13 unfair. We're human beings. We're talking about
14 human beings living in these places.

15 You all want to give William C. Smith
16 and whoever get the money and he wants to talk about
17 mortgage and all of that and comparison and all of
18 that. We're talking about human beings' lives,
19 mold, all of that. I mean, we can't stop the
20 killing that's going around. She could be
21 transferred and see somebody die as soon as she
22 moves in. It's sad, but it's true. This is what

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we're dealing with.

2 And the fact that people are living in
3 worse conditions, like for instance, Barry Farms.
4 Thank God my place is not that bad so I'm not going
5 nowhere no time soon. But how you all going about
6 doing these things, it makes no sense.

7 And then you want to justify it by
8 saying we're going to tear it down and fix it up
9 so it can be better. But we lived through the worst
10 time of it and then we got to fight to try to get
11 back. And you constantly say that, you know, it's
12 guaranteed. I mean, nothing is truly guaranteed.

13 So and then we got the Arthur Capper
14 people who try to get back to where they trying to
15 get -- the whole thing is just crazy. It makes no
16 sense. That's why the residents of Barry Farms,
17 even though we kind of live in this nightmare, we
18 don't want to leave because we already know the
19 horror stories that you all don't seem to act like
20 you're all even hear or are aware of.

21 And you are aware of the gate that they
22 got up in Barry Farms on Sumner Road. This is what

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 I want to talk about.

2 First of all, things have been halted.
3 So what I can't understand is why you have this --
4 you keep going along with the process, the messed
5 up process. You know, put a fence up. Now, you
6 should at least allow us to walk through the
7 property.

8 Whether you have a chain on it when
9 you're not doing the work, you're not going to say
10 of nothing. Not right now, you've got to wait on
11 some things to be done. So why are you all
12 inconveniencing us as residents? It's not like --
13 you all have done enough already. We've all done
14 enough, like, everybody should be responsible for
15 what they're responsible for. But this is not
16 right.

17 So I would like to ask a couple of
18 questions in reference to that. And if the clock
19 tick, tick and beat me out, I might still keep
20 talking because those other issues really bother
21 me so I want to talk about them first.

22 Has your request to have drawn Barry

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Farm PUD been approved by the Zoning Commission is
2 one of my questions. Will you all be filing a new
3 PUD or will this move forward as a matter of rights
4 development?

5 Oh, let me get back to here. This
6 letter that you all sent out, because this is so
7 much. You can't keep it all.

8 CHAIRMAN ALBERT: Can we answer the two
9 for us at the end?

10 MS. MATTHEWS: Can you answer them at
11 the end? Can you answer them at the end because
12 I'm on a time clock? And I want all my stuff in.

13 CHAIRMAN ALBERT: We'll give you time.
14 We'll give you the time.

15 MS. MATTHEWS: Okay, fine.

16 MR. GARRETT: So for your --

17 MS. MATTHEWS: No, no. He's going to
18 give me the time. So, yes, I'll keep on going with
19 this.

20 CHAIRMAN ALBERT: Well, we want to
21 answer.

22 MS. MATTHEWS: Okay, go ahead. Go

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 ahead.

2 MR. GARRETT: We haven't received a
3 response from the Zoning Commission as of yet about
4 our request. And, for your second part, we're
5 looking at exactly what our next step will actually
6 be. But, remember, the goal is to try and expedite
7 it as quickly as possible whatever path we choose
8 so that the Barry Farm residents that have already
9 been relocated and that will be relocated can be
10 returned to the site as quickly as possible.

11 MS. MATTHEWS: That's the fear we had.
12 There's a letter that came out. I can't even
13 address everything on here right now. There's a
14 letter that came out recently. And it's in
15 reference to -- now, if you don't get a voucher or
16 accept your voucher by June the 15th, it's off deck.
17 Nobody can get a voucher.

18 To me the process of how human nature,
19 how people think, you're sending everybody out.
20 You're putting dark boards and boarding up stuff.
21 And you try to beautify it. So like so much of a
22 nightmare each morning you wake up, you all came

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 out and decided to paint it brown. But yet you
2 couldn't paint people's units. So for me that's
3 a problem.

4 And now we're at the point where you're
5 telling people you cannot smoke. Your neighbors
6 can't smoke. No hookers, no this. It's, like,
7 you all need to get you all priorities together
8 because you're already in the Food and Drug
9 Administration and everything else talking about
10 people smoking and that's doctor's issues and all
11 that.

12 We got mold issues. We got security
13 issues. We hardly have lights and stuff like that.
14 Stay focused on what you all need to stay focused
15 on because that's somebody else's personal stuff.

16 And if they choose -- I mean, are we in
17 slavery time? The people that dictate to you you
18 can't smoke. You can't do this. Oh, well, we want
19 you out, but then if you don't take the voucher now,
20 there's no more voucher usage and then you got to
21 wind up here. That's scary to people.

22 That's a whole lot demands going on at

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 one time and a whole lot decisions that have to be
2 made. And sometimes people, when you have all that
3 pressure, you take and you go for what could be the
4 worst thing for you?

5 You got people that have moved out of
6 Barry Farms who are having horror stories about the
7 same shooting that people here, jumping off floors,
8 not knowing -- people have been dying. All that
9 type of stuff, like, everybody is worrying about
10 money but we got to worry about the human beings
11 and whose lives you all are affecting.

12 You all are going to go home to your
13 house, like, the lady was saying, how the resident
14 managers and people make these little comments.

15 Well, all the time, I even told Mr.
16 White, oh, why are you going to tear that down? Why
17 you -- oh, because I live here. And as long as I
18 live here, this is what I'm going to call and ask
19 for. But they should never be saying that type of
20 stuff out of their mouths. They're just doing a
21 job.

22 Then I see you say about the 68 people

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 you sat with one-on-one. Well, two years ago and
2 as recently as last year, I asked about coming to
3 Barry Farms for a meeting. You didn't put it on
4 the books.

5 You didn't even - no, no, no, no, no.
6 The reason why I have a problem with it is because
7 we were actually going through the redevelopment
8 process. At one point, I called for it. We had
9 it. The lady at HR finally was going to help. She
10 died two weeks later after she was moved from here.

11 But since then, I keep asking. You
12 keep ignoring. You didn't even put it on there
13 this year. There's a serious issue going on. And
14 when you had those little meeting meetings that you
15 have. Well, basically you're coming out and
16 dictating what's going to take place and then you
17 all have to come back and said you all met with us.
18 No. Like it's done improper. So you all need to
19 really evaluate yourselves as well.

20 MR. GARRETT: So, Ms. Matthews, what we
21 had when I came out to those meetings was a Q&A.
22 So there wasn't any -- you had the opportunity to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 ask various questions about the redevelopment
2 opportunity or what we were actually doing.

3 So it wasn't the Housing Authority
4 coming out and dictating. It was actually a
5 listening session for me to hear exactly what you
6 were talking about. And you had the opportunity,
7 and you did so while you were there, to ask as many
8 questions as you wanted to of me.

9 So that was the purpose of the meeting
10 to avail myself to hear the questions from the
11 residents in the community and the residents of
12 Barry Farm. And you were there personally and you
13 had that opportunity.

14 MS. MATTHEWS: I'll always be there.

15 MR. GARRETT: Right.

16 MS. MATTHEWS: It's like we're there,
17 but you're not listening. That's my point.

18 MR. GARRETT: Okay.

19 MS. MATTHEWS: You're not listening.
20 It's like you go according to the blueprint. You
21 just follow it regardless of what? You understand
22 what I'm saying? That's what you all do. And the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 deck always be stacked. It's always less to be
2 able to pass it -- it's more to be able to pass it
3 than it is to not or vice versa.

4 So I just say your deck is stacked and
5 you all need to understand that these are human
6 lives that you all are dealing with. And even
7 those, when you come up and you act to be, you know,
8 everybody get these little envelopes and awards.
9 Really? Take it.

10 And they get their picture taken and
11 their white envelope. I believe it's money. I
12 can't say because I've never gotten one. But some
13 of the residents need to be given that same thing
14 because they're living through what they're living
15 through and you all act like you're not listening
16 and then you all pass these things that don't --
17 I mean, come on.

18 MR. GARRETT: Ms. Matthews, but we are
19 listening. That's the reason why we're doing --

20 MS. MATTHEWS: You can't be.

21 MR. GARRETT: No, Ms. Matthews, we are
22 listening because that's why we're doing the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 environmental assessment of all the whole entire
2 portfolio --

3 MS. MATTHEWS: Okay, fine.

4 MR. GARRETT: -- not just one building,
5 not just one unit. We're doing the whole entire
6 portfolio.

7 MS. MATTHEWS: Evaluate all the
8 property and then get it well and then put us all
9 out. That's what it looks like. Or we mixed our
10 income or everything is mixed income. And it makes
11 it so -- that you're fixing it up whereas let's say
12 in the bible love thy neighbor. How are you going
13 to love your neighbor if they've got a grill. They
14 can stay out front. Don't nobody say nothing to
15 them.

16 The police is always harassing but
17 never around when you need them. Like, how does
18 all of this transpire to love thy neighbor? I'm
19 going to be mad at my neighbor. It might cause
20 confusion.

21 You can't put people in apartments who
22 have kids and then you got the broom person because

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 your children can't go outside to play. Like, what
2 are you all really thinking about if you all have
3 kids? You all know how it goes.

4 Nobody is not just being born today
5 because you wouldn't have that position that you
6 have. So you all just need to be ever mindful of
7 how you all going about doing things. Yes, you
8 could come in and evaluate everything. And you can
9 tear everything you want to down.

10 It's the process of how long it's going
11 to take for somebody to get back there and then
12 you're going to say we're going to say everybody
13 from Barry Farms -- no. Now, well, first of all,
14 you're not doing one-for-one replacement.
15 Understand that. So how can you believe somebody
16 that's not actually doing what they say out of your
17 mouth when you're worshiping your bond?

18 So I'm confused. Because like I said,
19 I never lived in public housing. And living in
20 public housing, I see the difference. And that's
21 why I am where I am, where I am at all times because
22 it makes no sense. And you all need to figure out

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 how you all are going to do it.

2 Just come back to being human and stop
3 chasing money because the government got us all
4 chasing money, and we're forgetting about the real
5 true responsibility of being nice to another human
6 being.

7 CHAIRMAN ALBERT: Thanks for much,
8 ma'am.

9 MS. MATTHEWS: Just because of your
10 situation and your circumstances and your
11 financial being, that shouldn't constitute you to
12 be human.

13 CHAIRMAN ALBERT: Thank you so much.
14 So we do have some additional folks signed up. I
15 see six lovely kids in the front seat. What's your
16 name?

17 MS. HAMILTON: Michelle Hamilton,
18 Barry Farms.

19 CHAIRMAN ALBERT: Okay. Well, we're
20 going to call you at the end so don't go. So next
21 on our list is Chiquetha Beltrab. She left?
22 Daniel, are you still here? Oh, yes, Daniel, come

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 on up. Do you need help coming up, Daniel?

2 MR. DANIEL: Good afternoon,
3 Commissioners.

4 CHAIRMAN ALBERT: Good afternoon.

5 MR. DANIEL: I have several questions
6 regarding Barry Farm. So I think Director Garrett
7 said that there's been response from Zoning on the
8 PUD withdrawal.

9 What are you guys doing next? Like,
10 what's happening? Because you have sent out
11 several letters, Director Garrett, saying we're
12 moving forward with the redevelopment but given
13 that you guys are asking to withdraw the
14 development plan, that leaves a big question mark
15 for residents. So what are you guys planning to
16 do is a big question?

17 Second of all, are the developers that
18 we are led to believe are on board for this, ANR
19 and POA, still part of this redevelopment plan?
20 And when are residents going to find out what's
21 happening?

22 Because residents, you know, we found

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 this out. We saw the letter. I have a copy of it.
2 I'm not sure if all the Commissioners knew that the
3 PUD had been withdrawn. So we want to know what's
4 going on because the only thing we know that's going
5 on right now is that residents are being moved off
6 the property. And there is no plan. So why is
7 that happening?

8 If you could answer those questions,
9 then I have one last question.

10 MR. GARRETT: So Ed from OGC is going
11 to come up and answer your question about the Zoning
12 Commission because I misstated something so we just
13 want to correct it for the record.

14 It was my understanding we hadn't
15 gotten a response from the Zoning Commission. So
16 Ed is going to do that for us.

17 As far as moving forward with the
18 project, if you recall, we still have the
19 obligation for relocation and demolition approval
20 by HUD. So we're following through on that
21 process. One other thing, as Ms. Matthews stated
22 previously, was about the Section 8 vouchers or the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 relocation vouchers that were being offered to
2 residents.

3 The reason we had to put a time frame
4 on it was because in the month of September, we
5 would not have those vouchers. Those vouchers
6 would expire, and we would not have them available
7 to residents. So I just wanted to get that -- I
8 just wanted to clear that.

9 MR. DANIEL: So the point of --

10 MR. GARRETT: So Ed can answer your
11 question on the Zoning Commission.

12 MR. DANIEL: Sure. But let me just
13 follow up with this. Part of the understanding of
14 why you guys applied for a demolition and
15 relocation of residents was because the property
16 was going to be redeveloped.

17 As it stands right now and it could be
18 a matter of semantics or waiting on what happens,
19 but as of right now, there's no plan to redevelop
20 Barry Farm.

21 MR. GARRETT: No, the plan -- but you
22 also have to consider one of the reasons that you

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 gained demolition approval and disposition
2 approval is based on the obsolescence test, meaning
3 that the property is beyond repair. And it did
4 meet that criteria.

5 So when we have residents come up and
6 talk about the quality of life that they're facing
7 at Barry Farms, the other issue is that they're
8 encountering based on dilapidation of the site.
9 It's our obligation to put those residents in a
10 better situation as best as we can find so that we
11 can move forward with some type of opportunity to
12 bring them back --

13 MR. DANIEL: So.

14 MR. GARRETT: -- whether it be through
15 redevelopment or if it's another public housing
16 location. They need to be removed from those
17 particular units because they do -- remember, they
18 do meet the obsolescence test.

19 So when you hear people come up and talk
20 about things that are going on in the unit, and you
21 have done so yourself, talking about rodent
22 infestation, some things that we're not in a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 position based on capital improvements to actually
2 handle at Barry.

3 So that's another reason why we need to
4 try and expedite the relocation of our residents
5 so that their quality of life can improve in some
6 way, shape or form.

7 MR. DANIEL: Residents are being moved
8 to James Creek. Syphax Gardens, as we just heard,
9 have a problem with mushrooms growing out.

10 MR. GARRETT: Correct.

11 MR. DANIEL: Woodland Terrace,
12 Kenilworth. You all aren't moving people to
13 better places. People are not going to better
14 places.

15 MR. GARRETT: But we are doing our best
16 to resolve those particular issues through our
17 other environmental initiatives that we're working
18 on now.

19 MR. DANIEL: And when will that happen?

20 MR. GARRETT: And it's happening right
21 now.

22 MR. DANIEL: People are living with

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 mushrooms right now.

2 MR. GARRETT: But as we speak, we're
3 still going out. You have to understand, there is
4 a process that we're following. It's a clear
5 process and a strategy that we're going to continue
6 to effectuate to ensure that residents are put in
7 a better state.

8 There is, and I'm being totally sincere
9 with you, my obligation is to ensure that the
10 residents have a better quality of life. And
11 that's what my team is entrusted with doing and
12 that's what I've asked them to do.

13 MR. DANIEL: The truth right now is
14 that that's not happening.

15 MR. GARRETT: Okay.

16 MR. DANIEL: And then, I'm still stuck
17 on, like, what is going to happen at Barry Farm?

18 MR. GARRETT: Okay. So Ed is going --

19 MR. DANIEL: And when are residents
20 going to find that out?

21 MR. GARRETT: Okay.

22 MR. KANE: So the answer to the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 question as to whether or not the withdrawal of the
2 PUD application has been accepted by the Zoning
3 Commission is yes. So the correction that I'm
4 making is that the Zoning Commission has accepted
5 the PUD plan withdrawal. They took no further
6 action. We've taken no further action. But that
7 withdrawal has been accepted.

8 MR. GARRETT: Okay. Thank you, Ed.

9 MR. DANIEL: So what happens now?
10 Because you keep saying the development is moving
11 forward. The only thing that's moving forward is
12 what you're saying now is replacement and
13 demolition. That's the only thing that's
14 happening right now.

15 MR. GARRETT: Okay. So we're working
16 with POA and ANR to make a determination of exactly
17 what the next steps should be. Remember, we want
18 to take the right steps --

19 MR. DANIEL: Could you give us, like,
20 some possibilities of what could happen?

21 MR. GARRETT: Not at this time.

22 MR. DANIEL: Because what I understand

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 is you guys could do matter of right? You guys
2 could do nothing at all.

3 MR. GARRETT: We haven't made a
4 determination of how we're going to proceed.

5 MR. DANIEL: So when is that going to
6 happen?

7 MR. GARRETT: Once we make a decision,
8 we'll let everyone know.

9 MR. DANIEL: But can you give us, like,
10 a --

11 MR. GARRETT: No, at this time I
12 cannot. And respectfully, I can't.

13 MR. DANIEL: So why should people
14 accept moving off the property?

15 MR. GARRETT: Well, again, it's been
16 slated for relocation. And remember, there's a
17 demo disposition application that was approved by
18 HUD.

19 MR. DANIEL: So do you understand what
20 this makes people that live on the property, people
21 like myself that do this work, we're seeing this
22 -- it was just a tact to get rid of people on the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 property, to empty the property.

2 MR. GARRETT: That's not what it is.

3 MR. DANIEL: But you can't tell us
4 otherwise.

5 MR. GARRETT: Okay. Well, we both
6 have our opinions. I respect that.

7 MR. DANIEL: It's not an opinion.
8 It's a fact. You can't tell us what you're going
9 to do. And people have been moved off. And people
10 have been off the property for years. And you
11 can't tell people when they're going to come back.
12 And they're attesting to that here at Cappers.

13 MR. GARRETT: Okay.

14 MR. DANIEL: People are still waiting.

15 MR. GARRETT: Okay. Understood.

16 MR. DANIEL: So, I mean,
17 Commissioners, it's a lie. They're lying.

18 CHAIRMAN ALBERT: Thank you so much.
19 So, ma'am, I can't recall your name, but come on
20 up and just tell us where you're from and.

21 MS. HAMILTON: Can you hear me?

22 MR. GARRETT: Yes, ma'am.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. HAMILTON: My name is Michelle
2 Hamilton. I'm a Barry Farm resident for now. I
3 tell you about the redevelopment -- you all moved
4 me to the old Cappers and I was set up. I am set
5 up because right now -- well, let me get to the Barry
6 Farm situation.

7 When I goes over and get my mail, which
8 everything hasn't got turned over to the new
9 residency, all the gates are blocked off. You
10 can't get through, nowhere but the mailbox. I
11 can't get to Ms. Bobby Jean's house, none of the
12 seniors, they're still there, to check on them
13 because it's all gated off.

14 And you have to go all the way around,
15 all the way around. And it's so dark around there.
16 Oh, my God. It's so dark. But there's still
17 people living there on the property. So you call
18 do need to get some little patches raised where they
19 can cut through them little buildings instead of
20 going all the way around because our seniors can't
21 do that. That's too much walking for them.
22 That's too much walking.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Second of all, I think I'm the only one
2 in Barry Farm that has a return policy by the lawyer
3 of the Housing Authority for the situation I was
4 living in. And I've got a relocation check.

5 But in the memo it says you all will pay
6 for our storage until we return back to the property
7 and my year is up. So you all need to work on that
8 with the Bixby. Because right now, the Bixby is
9 set up -- I'm probably going on the news right now.

10 I'm about to go on the news because you
11 all set me up like Marion Barry. You all are going
12 to set me up. What you all did, they locked the
13 HUD kids out of the building. They got a cold lock
14 up there in the building where the white people can
15 get in the building. Our damn kids are hanging out
16 in the damn cold and knocking on my window to get
17 in because they talking about they can't afford no
18 cold bill. But they got a Bixby sign up, and
19 they're still renting them places out and the white
20 people are still moving out.

21 Then they got the dog doo dooing on the
22 property as you go up the street. And there's no

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 grass where the grass grow green. So my house is
2 right off the street. I got a sign. Me and my
3 grandbaby, we got a sign saying don't let your dog
4 poop on the yard.

5 Okay. I got set up again. I asked
6 them politely, do you see the sign? She said you
7 can't go -- I said, look, let me tell you something.
8 Don't let your dog doo do on my yard. Because my
9 house is in front of the grass. Your house is in
10 front of an apartment building.

11 And then the locks are on the doors for
12 the kids. And then we don't get -- oh, my God.
13 Then we don't even get to even know what's going
14 on in the building because they don't even put
15 nothing around the building. They only let the
16 white people in the building.

17 Then they're charging \$150 an hour to
18 use the dang gone recreation room. We are already
19 low income. We're already paying low rent. How
20 in the heck is we going to pay \$100 an hour? I told
21 the man, you better go somewhere and get out of my
22 face because I'm not listening.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Then, look, they tried the security
2 guards and told them they are not wanted no more.
3 But the white people wrote a letter saying, look,
4 we pay too much money. We need security. Then
5 they go and brought a security guard and got sick
6 and brought the concierge back.

7 See I want to know about my storage
8 being paid and I want somebody to get down on them
9 people and let them get these other kids off the
10 street, \$40 a key. This is the key. Oh, I left
11 the key. It's, like, it's like a resort. It's
12 beautiful.

13 But what you go through -- I don't even
14 associate with the people. I've had an Easter
15 party for my grandbaby. I knocked on the doors
16 because if they open up the doors, you don't have
17 to pay the \$150.

18 I'm going knocking on doors and all I
19 see is people and dogs. No kids. Where are the
20 kids at? Only but the grandkids, and they can't
21 go nowhere in that building because you need a key
22 to get in. Everybody, the gym, the lounge,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 everywhere, you need a key.

2 CHAIRMAN ALBERT: So whose fault --

3 MS. HAMILTON: You have to get over
4 there and get this HUD situation because we are
5 being treated differently in that building, and
6 it's a set up. It's a set up. You all got me to
7 move over there.

8 MR. GARRETT: I hear you. We're going
9 to contact you directly.

10 CHAIRMAN ALBERT: Ms. Matthews, can we
11 just --

12 MR. GARRETT: We're going to contact
13 you --

14 MS. HAMILTON: You all are going to
15 contact me for my year. Don't let them white
16 people put my stuff out of their storage. Because
17 you all was supposed to have me stored until I moved
18 back.

19 MR. GARRETT: Okay. Understood.
20 We'll reach out for you directly. Okay.

21 MS. HAMILTON: Who? How?

22 MR. GARRETT: Rick will. Rick will

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 set up a meeting. Or, we'll -- you know what? I'm
2 not going to have -- I'm going to take care of this
3 on my own. Okay?

4 MS. HAMILTON: And I'm going to call
5 the news people because you all know you all are
6 doing wrong with these people in these vouchers.
7 Half of my residents couldn't even find no paper.
8 They won't even take those people and their kids
9 and with their vouchers. You all knew that was a
10 set up, too.

11 CHAIRMAN ALBERT: Thank you so much for
12 your comments.

13 MS. HAMILTON: Don't rush me.

14 CHAIRMAN ALBERT: I'm not rushing you.

15 MS. HAMILTON: Okay. I'm just trying
16 to get everything out that I can get out because
17 it took me months to get down here. And it's
18 getting worse down there at the Bixby.

19 MR. GARRETT: I'll deal with your
20 situation personally.

21 MS. HAMILTON: Our kids can't even go
22 in the damn Jacuzzi and it was Gay Pride Day and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 they were all up in the damn pool.

2 CHAIRMAN ALBERT: Thank you.

3 MS. HAMILTON: Here's my little kids.
4 These. are my little kids. Say hi to everybody.
5 All the people that don't get recognized in the
6 Housing Authority, Ms. Watson and everybody. How
7 are you all doing? Here's my little grandbaby
8 right here. I got a little camp every year. They
9 start out with -- but I take a couple of kids in
10 the housing that can't afford to go to the camps.
11 And they want to do a little chant for you all.
12 Camp Who?

13 CHILDREN: No way.

14 MS. HAMILTON: Where we go?

15 CHILDREN: Everywhere.

16 MS. HAMILTON: How do we take it?

17 CHILDREN: Seriously.

18 CHAIRMAN ALBERT: All right. So Ms.
19 Hamilton --

20 MS. HAMILTON: Donations, we will take
21 them. Just buy me a ticket and I'll just give them
22 one. You don't have to give me no money. Come on,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 darling.

2 CHAIRMAN ALBERT: All right. So that
3 ends our comment period. I can't say it with a
4 straight face.

5 So I want to first of all thank all of
6 our Commissioners who were here today and all the
7 residents who sat through our meeting. Our next
8 Board of Commissioners meeting will be held on
9 Wednesday, July 11, 2018, at 1:00 p.m. at Sibley
10 Plaza, which is 1140 North Capitol Street,
11 Northwest, Washington, D.C. And at this time, our
12 meeting is adjourned.

13 (Whereupon, the above-entitled matter
14 went off the record at 2:35 p.m.)

15

16

17

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10

DRAFT