

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS

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REGULAR MONTHLY MEETING

+ + + + +

WEDNESDAY,

SEPTEMBER 13, 2017

+ + + + +

The Board met in the Boardroom, 1133  
North Capitol Street, N.E., Washington, D.C. at  
1:00 p.m., Neil Albert, Chairman, presiding.

**MEMBERS PRESENT****NEIL ALBERT, Chairman****NATHAN E. BOVELLE, Interim Executive Director****PAT FAGIN SCOTT, Board Leader****KENNETH D. COUNCIL, Commissioner****SHELORE FISHER, Commissioner****KEN GROSSINGER, Commissioner****FRANK LANCASTER, Commissioner****JOSE ORTIZ GAUD, Commissioner****WILLIAM SLOVER, Commissioner****TERRI THOMPSON, Commissioner****AQUARIUS VANN-GHASRI, Commissioner****ALSO PRESENT****LORI BONDS, Director of Administrative Services****RAINBOW LIN, Deputy Executive Director for  
Administration****KENNETH SLAUGHTER, General Counsel****KERRY SMYSER, Office of Capital Programs**

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

2 1:07 p.m.

3 CHAIRMAN ALBERT: (presiding) All  
4 right, we are going to get started.

5 Good afternoon. My name is Neil  
6 Albert. I'm Chairman of the Board of  
7 Commissioners, and I call this meeting to order.

8 This is the regular monthly meeting of  
9 the District of Columbia Housing Authority being  
10 held today, September 13, 2017, at DCHA's  
11 headquarters, 1133 North Capitol Street,  
12 Northeast, Washington, D.C. The time is 1:07  
13 p.m. for the record.

14 I am going to ask you and the audience  
15 and on the dais here to silence your cell phones  
16 and all electronic devices, so we can have a  
17 smooth meeting.

18 I now ask you to join me in a moment  
19 of silence. We do this every month. But I want  
20 to mention two people who are near and dear to  
21 our hearts. And so, if you could remember their  
22 families during this moment of silence. Iris

1       McLaurin-Southall, she was an employee here at  
2       D.C. Housing Authority in the Office of Resident  
3       Services, and, then, a long-time public housing  
4       resident, Mr. Dixon from James Apartment. I  
5       learned of his passing earlier today. So, let's  
6       take a moment of silence and reflection.

7                       (Moment of silence.)

8                       Thank you.

9                       So, the Board of Commissioners  
10       welcomes all of you to this hearing. In fact, we  
11       look forward to hearing from you during the  
12       public testimony portion of the meeting.

13                      We would like to, however, encourage  
14       you to abide by the decorum that you have become  
15       accustomed to in these Board meetings. So, my  
16       expectation is that there would be no loud or  
17       abusive language. It didn't happen at the last  
18       meeting; I don't expect it will happen this  
19       meeting.

20                      This is a script they gave me to read,  
21       so I have to read it.

22                      And anyone who violates these rules

1 will be asked to leave the meeting immediately,  
2 but I know that's not going to happen today. So,  
3 we appreciate your interest in these matters  
4 before us today, and I want to thank you in  
5 advance for abiding by these rules of conduct.

6 So, I'm going to ask for a roll call  
7 to determine whether or not we have a quorum.

8 MS. FAGIN SCOTT: Commissioner Vann-  
9 Ghasri?

10 COMMISSIONER VANN-GHASRI: Present.

11 MS. FAGIN SCOTT: Commissioner  
12 Lancaster?

13 COMMISSIONER LANCASTER: Yeah.

14 MS. FAGIN SCOTT: Commissioner Kenner?  
15 (No response.)

16 MS. FAGIN SCOTT: Commissioner Ortiz?

17 COMMISSIONER ORTIZ GAUD: Here.

18 MS. FAGIN SCOTT: Chairman Albert?

19 CHAIRMAN ALBERT: Present.

20 MS. FAGIN SCOTT: Commissioner  
21 Council?

22 COMMISSIONER COUNCIL: Present.

1 MS. FAGIN SCOTT: Commissioner Fisher?

2 COMMISSIONER FISHER: Here.

3 MS. FAGIN SCOTT: Commissioner Slover?

4 COMMISSIONER SLOVER: Here.

5 MS. FAGIN SCOTT: Commissioner

6 Thompson?

7 COMMISSIONER THOMPSON: Here.

8 MS. FAGIN SCOTT: Commissioner

9 Grossinger?

10 COMMISSIONER GROSSINGER: Here.

11 MS. FAGIN SCOTT: Chairman, you have

12 a quorum.

13 CHAIRMAN ALBERT: Thank you so much.

14 So, today's agenda is a regular

15 agenda, and we will allow the public to come

16 before this Board twice for us to discuss any

17 issues that you may have about the resolutions

18 that we will consider today and, second, to

19 discuss any personal issues related to housing.

20 We have two sign-in sheets, one for

21 resolutions and one for everything else. The

22 time limits remain the same and we will enforce



1 the time limits today, five minutes for  
2 residents, three minutes for non-residents.

3 I know we had some sign-in sheets, but  
4 do you know if we've had anyone sign in?

5 MS. FAGIN SCOTT: We have. We've got  
6 one resident for these three resolutions.

7 CHAIRMAN ALBERT: Great. So, we'll  
8 get to that.

9 Thank you for your interest, and we  
10 look forward to hearing from you.

11 So, I would like the Commissioners to  
12 consider the minutes of the July 12, 2017 Board  
13 meeting. I hope everyone had an opportunity to  
14 review them. I know they're huge.

15 COMMISSIONER LANCASTER: Mr. Chairman,  
16 if I may while you're reviewing the minutes, I  
17 personally would like to welcome you to the D.C.  
18 Housing Authority Board of Commissioners, as this  
19 being your first meeting this year, and  
20 congratulations.

21 CHAIRMAN ALBERT: Thank you so much,  
22 Commissioner Lancaster.

1                   And for those of you who don't know,  
2                   this is my second tenure on the Board of the  
3                   Housing Authority. I was on the Board -- oh, I'm  
4                   getting told (laughter) -- in 2007 to 2009, I  
5                   think. And it was really an enjoyable  
6                   experience. I liked it so much I decided to come  
7                   back.

8                   So, I look forward to working with all  
9                   of you. And I know I've met some of the  
10                  residents already. In fact, a few people and I  
11                  have had meetings in my office to discuss your  
12                  issues, and we will continue to have those  
13                  dialogs as we move forward.

14                  So, thank you so much, Commissioner  
15                  Lancaster.

16                  COMMISSIONER LANCASTER: You're  
17                  welcome, Mr. Chair.

18                  CHAIRMAN ALBERT: Are there any  
19                  comments or changes to the minutes, to the July  
20                  12th minutes?

21                  If not -- Commissioner Council?

22                  COMMISSIONER COUNCIL: Page 21, in the

1 partnership summary -- no, I'm sorry.

2 CHAIRMAN ALBERT: No problem.

3 Do I hear a motion for approval?

4 COMMISSIONER VANN-GHASRI: Just one  
5 moment. I have some amendments, too, and they  
6 would go with the Executive Summary. With the  
7 activities, there were more than one family  
8 property, and not the ones dismissed, because on  
9 that same day, Woodland, Langston, and Greenleaf  
10 family also had a back-to-school book bag.

11 And I would also like to the minutes  
12 summary to include, when we have activities such  
13 as this, to include your partners or your  
14 sponsors. Because MPD was very, very good with  
15 their various commanders, but it was Ward 6  
16 Commander Morgan Kane definitely provided book  
17 bags to every community in Ward 6, and she was  
18 fair and equally because she brought over 500,000  
19 book bags to each community.

20 CHAIRMAN ALBERT: Very good.

21 COMMISSIONER VANN-GHASRI: So, I think  
22 the record needs to reflect that.

1                   CHAIRMAN ALBERT: Well, we'll amend  
2 the minutes to reflect that.

3                   Is there a motion for approval?

4                   (Moved.)

5                   COMMISSIONER VANN-GHASRI: I second.

6                   (Seconded.)

7                   CHAIRMAN ALBERT: All in favor say  
8 aye.

9                   (Chorus of ayes.)

10                  Any opposed?

11                  (No response.)

12                  Next we will have the Executive  
13 Director's report. Nathan?

14                  INT. EX. DIRECTOR BOVELLE: Thank you,  
15 Chair. Thank you, Chair.

16                  Good afternoon. I'm going to be swift  
17 because we have a very robust agenda with  
18 resolutions today, but I would like to highlight  
19 some of the most important and some of the larger  
20 issues and activities that we had since our last  
21 Board meeting.

22                  We had a Highland Community Day on

1 August 24th, celebrating the completion and the  
2 residents moving back to Highland Dwellings.

3 That was a great event with food and music and  
4 raffles and face paint and events for kids.

5 As Commissioner Vann-Ghasri mentioned,  
6 we had a host of back-to-school events. We did  
7 have Woodland, Langston, and Greeley. And our  
8 Resident Services Department also went out to  
9 many of our other sites distributing book bags  
10 and making sure that our children were prepared  
11 and ready for school, which started a bit early  
12 this year for the District of Columbia.

13 The Resident Services has started what  
14 we call Making Christmas Wishes Come True. They  
15 had a party with a purpose where we generated  
16 over \$1200 in funds to help support our Do Your  
17 Best Program.

18 We were very excited, also, last month  
19 to host a HUD Regional Administrator who came for  
20 a tour of our sites. He was very impressed with  
21 not only the sites that we have, but also the  
22 types of activities that we do with this Housing

1 Authority.

2 During this time, I also want to  
3 recognize our Employee of the Month. And this  
4 month we have two. They're two top employees.

5 Thomas Keane-Dawes, who is a quality  
6 assurance and data analyst. Thomas is the glue  
7 to keeping the QA Department running within the  
8 HCVP Department. He's responsible for processing  
9 repayment agreements, mediation matters in court,  
10 and representing the HCVP with internal customer  
11 hearings. He uses his legal background to  
12 improve the way we do our business. His keen  
13 attention to detail results in the development  
14 and implementation of timesaving matters that  
15 have really worked out well for our HC  
16 participants. We're very pleased to recognize  
17 Mr. Keane-Dawes as the Employee of the Month.

18 Is he here?

19 MR. KEANE-DAWES: I am, yes.

20 (Applause.)

21 INT. EX. DIRECTOR BOVELLE: We usually  
22 have -- is it here? And I think we'll do the

1 photo opportunity together.

2 We're going to recognize, also -- Mr.  
3 Keane-Dawes was for August; we did not have a  
4 Board meeting in July -- Ms. Mary Barrett from  
5 the Property Management Operations Division is  
6 being recognized for the month of July.  
7 Throughout her years, she has earned the  
8 reputation as being the most dependable and  
9 reliable employee working at her assigned  
10 properties. She consistently meets and exceeds  
11 performance expectations and always is viewed as  
12 a team player. She independently works to  
13 complete her daily tasks in a timely manner and  
14 accepts special assignments without hesitation.  
15 Her excellent customer service skills are put to  
16 use each day. The daily display of dedication to  
17 the mission of DCHA is greatly appreciated. I'm  
18 very pleased to recognize Ms. Mary Barrett.

19 So, Mr. Keane-Dawes and Ms. Barrett,  
20 can you all come forward, please?

21 (Applause.)

22 (Photograph taken.)

1 INT. EX. DIRECTOR BOVELLE: So, your  
2 certificate and a little something for your  
3 pocket and for you. Mary, come on this side.  
4 And this is for you.

5 I thank you both for the service that  
6 you give.

7 MS. BARRETT: Thank you.

8 MR. KEANE-DAWES: Thank you very much,  
9 sir.

10 INT. EX. DIRECTOR BOVELLE: My  
11 pleasure.

12 (Applause.)

13 CHAIRMAN ALBERT: Thank you, Mr.  
14 Bovellev, for your report.

15 So, Commissioners, I want to --

16 COMMISSIONER LANCASTER: Mr. Chair, if  
17 I may, I think I heard something that I think  
18 needs to be corrected in his report. He reported  
19 raising \$1,217 for the Christmas gifts for this  
20 year. And I think he said it was added to the Do  
21 Your Best Program. I don't think that's the  
22 case.



1 INT. EX. DIRECTOR BOVELLE: No, it was  
2 over \$1200 for the Gift of Love Program.

3 COMMISSIONER LANCASTER: Right, but  
4 you did mention Do Your Best. That's why I want  
5 to make a correction. It's for the Gift of Love,  
6 not Do Your Best.

7 INT. EX. DIRECTOR BOVELLE: But is it  
8 for doing good things?

9 COMMISSIONER LANCASTER: Yes.

10 (Laughter.)

11 INT. EX. DIRECTOR BOVELLE: I agree.  
12 Thank you.

13 COMMISSIONER LANCASTER: I just want  
14 to make sure the flow is going in the right  
15 direction. Thank you.

16 INT. EX. DIRECTOR BOVELLE: Thank you.

17 CHAIRMAN ALBERT: Thank you.

18 So, before we move on with our agenda,  
19 I would like to take the Chairman's privilege and  
20 Commissioners' privilege to say thanks to our  
21 Interim Executive Director Nathan Bovellev who has  
22 really performed admirable since Adrienne stepped

1 down. We are so thankful for the way your  
2 stewardship of this organization during the  
3 interim period.

4 As many of you know, the Board of  
5 Directors has hired a new Executive Director who  
6 will start in October. So, we wanted to provide  
7 a little bit of recognition for our Acting  
8 Director for his service during this time. So,  
9 Commissioners, while don't you stand with me  
10 while I read -- and you need to stand, too, so we  
11 can have a photo op. While don't you come  
12 upfront. Yes, come upfront.

13 It says, "Presented to Nathan Bovellev,  
14 Interim Executive Director from June 1, 2017, to  
15 September 30, 2017, with appreciation for your  
16 leadership and stewardship during a time of  
17 transition. The District of Columbia Housing  
18 Authority Board of Commissioners."

19 (Applause.)

20 (Photograph taken.)

21 CHAIRMAN ALBERT: Thank you, sir.  
22 Congratulations and thank you for your service.

1 (Applause.)

2 INT. EX. DIRECTOR BOVELLE: And that  
3 concludes my Executive Director's report. Thank  
4 you.

5 (Laughter.)

6 CHAIRMAN ALBERT: That's a nice way to  
7 conclude it.

8 So, we'll move on to resolutions.  
9 We're going to open it for public comment right  
10 now on the resolutions.

11 MS. FAGIN SCOTT: Thank you, Mr.  
12 Chairman.

13 I have Debra Frazier who wants to  
14 speak on Resolutions 17-19, 17-21, and 17-23.

15 CHAIRMAN ALBERT: Ms. Frazier?

16 MS. FRAZIER: Good morning,  
17 Commissioners, peers -- or afternoon -- and  
18 everyone in attendance.

19 (Chorus of "good afternoon" from those  
20 present.)

21 I must confess, I haven't had a chance  
22 to read the resolutions, but my questions are

1 self-evident, based on the nature of the  
2 resolutions. Which ones am I commenting on?

3 MS. FAGIN SCOTT: 17, 19, and 23.

4 MS. FRAZIER: 17, 19, 21, and 23.

5 MS. FAGIN SCOTT: Do you have the  
6 agenda?

7 MS. FRAZIER: Yes. 17, 19 --

8 MS. FAGIN SCOTT: 19, 21 --

9 MS. FRAZIER: -- 21, and 23.

10 MS. FAGIN SCOTT: 19, 21, and 23.

11 MS. FRAZIER: So, for the resolutions  
12 that involve contracts, my question is, what's  
13 the source of the money for the contracts? As a  
14 housing advocate and activist, I am aware that  
15 there is not or there is less money available  
16 from HUD to maintain and repair public housing  
17 units in general, and that that fund is  
18 decreasing.

19 So, with looking here, that there are  
20 allocations for preventative maintenance for  
21 water, for alarm security, and elevator  
22 maintenance. I'm wondering, is there a pot of

1 money that this is coming from? Is it from a  
2 decreasing pot of HUD monies that's allocated to  
3 us for prevention? I'm just wondering where this  
4 comes. There's no money to maintain the public  
5 housing units overall. How are there funds to do  
6 some of this maintenance work and what's the  
7 source of those fundings? Question mark.

8 CHAIRMAN ALBERT: Okay. So, I think  
9 we can answer that question for you. Do you have  
10 any other questions or comments on those  
11 resolutions?

12 MS. FRAZIER: Those are my main things  
13 under resolutions. Oh, on 21, always concerns  
14 from the community and from others, as there  
15 should be, about sole-source contracts. So, to  
16 read here that there is a sole-source grant --  
17 maybe a grant is here from a contract -- that  
18 there is a sole-source grant application for  
19 solar. Concerns, again, about why this  
20 particular contract is sole source. Is a grant  
21 different from a contract, and what is the role  
22 -- what has happened to other competitors or are

1       there not any other competitors for solar in this  
2       area?

3                   CHAIRMAN ALBERT:   Great.  So, that's  
4       two regular questions.  Let me see if I can  
5       attempt to answer them.

6                   So, on the sole-source contract, the  
7       good news is this is money coming into the  
8       Housing Authority from the Department of Energy  
9       and the Environment, or maybe Environment and  
10      Energy, if I've got it wrong.  And they want to  
11      give it to us.  So, it's a sole source to the  
12      Housing Authority.

13                  MS. FRAZIER:  Oh, it's a sole source  
14      grant?

15                  CHAIRMAN ALBERT:  Yes, it's blessings  
16      coming in rather than money going out.  So,  
17      that's a good thing.

18                  So, as you know, this organization  
19      does annual budgeting.  As part of its budget  
20      mix, it takes into considerations all the needs.  
21      So, even though there is a shrinking pot of,  
22      assumed shrinking pot of federal resources,

1 maintenance and other things still have to be  
2 done. And so, the geniuses that we have working  
3 here are able to fit all of our needs into the  
4 budget pot that we have, definitely.

5 MS. FRAZIER: So, a followup to those  
6 things, these contracts have a term period. Is  
7 it for a year or for six months? So,  
8 preventative maintenance generally is ongoing.

9 CHAIRMAN ALBERT: Yes.

10 MS. FRAZIER: So, is this --

11 CHAIRMAN ALBERT: So, this is just to  
12 continue our preventative maintenance.

13 MS. FRAZIER: That's already happened?  
14 That's already happened?

15 CHAIRMAN ALBERT: But it's something  
16 I have -- Mr. Executive Director, do we make  
17 these documents public, the contract documents  
18 public? So, that if, for example, she wants to  
19 go back and see the term of the contract, you  
20 know, whether it's a multi-year contract, et  
21 cetera, is there someplace that she can, you  
22 know --

1 MS. FRAZIER: Wouldn't I just need the  
2 public --

3 CHAIRMAN ALBERT: The public, yes,  
4 using you as a proxy for the public --

5 MS. FRAZIER: Okay.

6 CHAIRMAN ALBERT: -- can go and get as  
7 much information as possible.

8 INT. EX. DIRECTOR BOVELLE: I'm going  
9 to defer to the General Counsel.

10 I believe that, once the contract has  
11 actually been awarded, that we can share that  
12 information, but not prior to that time.

13 MR. SLAUGHTER: Like other public  
14 agencies in the District, we're subject to the  
15 Freedom of Information Act -- my voice is  
16 carrying --

17 MS. FRAZIER: Okay.

18 MR. SLAUGHTER: -- and certainly  
19 documents that are public, to order up your  
20 request and our response, and subject to those  
21 provisions, we ask you to file a FOIA. Okay?

22 MS. FRAZIER: Okay. So, finally, this



1 is not, contract information awards is not  
2 something that we would find on the Housing  
3 Authority's website or nothing like that?

4 MR. SLAUGHTER: Exactly.

5 MS. FRAZIER: And is it, indeed, true  
6 that only after the contract is awarded --

7 MR. SLAUGHTER: Yes.

8 MS. FRAZIER: -- we get to see it?

9 MR. SLAUGHTER: Because before that  
10 it's a competitive process and there's  
11 confidential information, and we certainly would  
12 respect the confidences on certain items,  
13 proprietary information of the contractor. Okay?

14 MS. FRAZIER: All right. Thank you.  
15 So, this has already been awarded? Thank you.

16 COMMISSIONER LANCASTER: Excuse me.

17 MS. FRAZIER: Uh-hum.

18 COMMISSIONER LANCASTER: When you  
19 stepped up, you didn't say who you were and what  
20 office. Even though the Chair --

21 MS. FAGIN SCOTT: Yes, for the record.

22 MR. SLAUGHTER: I'm sorry. I'm

1 Kenneth Slaughter, General Counsel of DCHA.

2 COMMISSIONER LANCASTER: Thank you,  
3 sir.

4 MR. SLAUGHTER: Thank you.

5 CHAIRMAN ALBERT: So, even if we have  
6 a malfunctioning clock, you are almost out of  
7 time. Is there anything else you want to add on  
8 these resolutions?

9 MS. FRAZIER: Yes. I mean, you talked  
10 about the sole-source grant about the solar. Is  
11 the amount of it in the attached amendment?

12 CHAIRMAN ALBERT: I think it's \$5  
13 million.

14 INT. EX. DIRECTOR BOVELLE: Five  
15 million dollars.

16 CHAIRMAN ALBERT: Five million.

17 MS. FRAZIER: Five million.

18 INT. EX. DIRECTOR BOVELLE: And we'll  
19 present that when we present the rest of --

20 MS. FRAZIER: Okay, okay. Oh, and I  
21 am Debra Frazier, former public housing resident  
22 and now a Housing Choice Voucher resident. I am

1 a member of a group of residents who returned to  
2 the Arthur Capper/Carrollsborg property after 10  
3 years of displacement. I'm an advocate and an  
4 activist and supporter of my residents and peers  
5 in subsidized housing.

6 Thank you for your time and your great  
7 answers.

8 INT. EX. DIRECTOR BOVELLE: Thank you,  
9 Ms. Frazier.

10 CHAIRMAN ALBERT: Yes, thanks for your  
11 time and your interest, also. We appreciate  
12 that.

13 Are there any other public members  
14 that have signed up to talk about the  
15 resolutions?

16 MS. FAGIN SCOTT: I don't think so.

17 CHAIRMAN ALBERT: Great. All right.  
18 So, let's go into the resolutions. The first  
19 resolution is Resolution 17-16, to approve the  
20 District of Columbia's Housing Authority  
21 operating budget for fiscal year 2018. I'll turn  
22 it over to Mr. Bovellev.

1 INT. EX. DIRECTOR BOVELLE: Thank you,  
2 Chairman.

3 In accordance with HUD regulations, we  
4 are required to have an approved budget, and part  
5 of that budget process is presenting this budget  
6 to the Board. So, this month we had, actually, a  
7 very robust Budget Symposium where Rainbow Lin,  
8 our Chief Financial Officer and Deputy Executive  
9 Director for Administration, and her staff  
10 presented the budget to our Board in very great  
11 detail.

12 The Board had a number of questions  
13 regarding the budget which we provided followup  
14 action items to prior to our meeting today. I  
15 believe that we have answered all the questions  
16 that the Board has.

17 I want people to keep in mind that  
18 this is an approval for the operating budget.  
19 It's 3.86, we're going to get about \$3.87 million  
20 for us to operate our public housing and Housing  
21 Choice Voucher programs.

22 Ms. Lin, if you need to provide any

1 more details -- or do we want to go ahead and  
2 poll the --

3 CHAIRMAN ALBERT: Well, are there any  
4 questions from the Commissioners?

5 COMMISSIONER VANN-GHASRI: Of course,  
6 we want to put things on the record. So, as far  
7 as the operating budget, that needs to be  
8 explained for the record and, then, along with  
9 whether or not this is a balanced budget. And  
10 how is the operating budget different from even  
11 the capital budget and the big picture of the  
12 operating budget, whether or not the Board has  
13 really examined where the money is going and how  
14 the flow is, so that we come up with a balanced  
15 budget, and whether or not this is the first time  
16 the Housing Authority has ever balanced the  
17 budget and, if so, why?

18 INT. EX. DIRECTOR BOVELLE: We are  
19 presenting a balanced budget to the Board of  
20 Commissioners today. The operating budget does  
21 not include the Capital Fund budget. The Capital  
22 Fund budget is approved during a different

1 process through our Moving to Work Program, which  
2 this Board has already approved our Capital Fund  
3 budget.

4 The budget is very much detailed.  
5 It's by line item, by department, and by category  
6 within that department.

7 Ms. Lin, I can invite you to the  
8 podium to give a little bit more detail, if we  
9 have some more substantial questions.

10 MS. LIN: The Office of Financial  
11 Management worked with each individual department  
12 to look at every single line item with very much  
13 detail. The detail goes from staffing, expenses,  
14 small things such as office expenses and  
15 supplies; we go over the detail.

16 Major items such as utilities, we have  
17 a higher -- actually, it's not the Office of  
18 Financial Management, but we do have an existing  
19 contractor working with the Housing Authority to  
20 analyze utilities. So, we asked them to look at  
21 utility consumption by each housing site and  
22 provide us with the projected utility consumption

1 and looking at the projected rate, and come up  
2 with the utility expenses for the proposed FY  
3 2018.

4 The other major category is in the  
5 maintenance budget. So, we looked through the  
6 need of each housing site for the materials as  
7 well as outside contracts such as one for  
8 elevator maintenance, HVAC, or any other  
9 contracts that are necessary to come up with a  
10 line item. It is a joint effort among all of the  
11 other departments put together, and we look at  
12 all of the individual details in order to roll up  
13 the budget, the consolidated operating budget,  
14 for the Board's approval.

15 COMMISSIONER VANN-GHASRI: And in this  
16 operating budget, does it also include public  
17 housing as well as HC, as the Housing Choice  
18 Voucher Program? Is that budget fixed, or when  
19 we talk about an operation budget, are we talking  
20 about the entire operation of DCHA?

21 MS. LIN: Correct. The operating  
22 budget really covered the entire District of

1 Columbia Housing Authority. The Board may recall  
2 that, when we discussed the budget on Friday, we  
3 go back -- because let me back up a little bit.

4 The DCHA is a Moving to Work agency.  
5 So, when we receive the grant from HUD, primarily  
6 from HUD, we categorize it into what we call a  
7 Moving to Work block grant as well as non-Moving  
8 to Work Program. The Moving to Work Program  
9 comprises a majority of the funding source as  
10 well as the operating activities for the Housing  
11 Authority. And the Moving to Work block grant is  
12 comprised of three major programs: the Public  
13 Housing Program as detailed by each individual  
14 housing site, and the Housing Choice Voucher  
15 Program, and the Capital Fund Program. However,  
16 like Mr. Bovellet pointed out, the operating  
17 budget does not include the capital activities,  
18 but the block grant itself does include all of  
19 these three major funding sources.

20 INT. EX. DIRECTOR BOVELLE: Are there  
21 any other questions?

22 COMMISSIONER GROSSINGER: Yes. This



1 is to Nathan. The staff are currently in  
2 contract negotiations or they are working on  
3 extending the contract. Does the budget offer  
4 the flexibility to the new Director to recommend  
5 either increases or COLA adjustments or merit,  
6 whatever, through recommendations? Or is the new  
7 Director going to be constrained by this budget  
8 relative to contract negotiations?

9 INT. EX. DIRECTOR BOVELLE: Well, the  
10 budget is a budget. It's not an actual spending  
11 of accounts from now until the end of the fiscal  
12 year. If the new Executive Director and the  
13 Union are able to negotiate some type of  
14 increase, it would either come through this  
15 budget or come out of this budget or possibly  
16 reserves. Is that correct, Ms. Lin?

17 MS. LIN: Correct. I think that when  
18 it comes to some proposed -- say there are  
19 increases. A couple of things would happen. One  
20 is that the agency would immediately examine the  
21 current financial status, the budget to actual,  
22 and analyze and make recommendations to the

1 incoming Executive Director whether the fund is  
2 available to accommodate the increases.

3 The other way that we also look at it  
4 is the outlook of the federal budget, because  
5 DCHA does rely heavily from the HUD funding. So,  
6 if the picture comes back favorable and we  
7 anticipate some increases, that will be, also,  
8 the room for consideration.

9 COMMISSIONER GROSSINGER: So, just for  
10 my simple mind, the answer to the question is,  
11 yes, if the new Director wanted to propose some  
12 kind of compensatory increase, this budget would  
13 enable that flexibility?

14 INT. EX. DIRECTOR BOVELLE: Without  
15 knowing the full extent and the amount of that  
16 increase, we could say that there is room for  
17 some increase, but we would have to take a look  
18 at the budget, like Ms. Lin said, to see what the  
19 extent would be. If he came and said, "We're  
20 giving 30-percent increases to everybody,"  
21 obviously, we would have to say, "We can't afford  
22 that." But, if there's something that fits

1 within our budgetary constraints, we would  
2 certainly approve it.

3 COMMISSIONER GROSSINGER: I guess are  
4 the budgetary constraints -- I'm not sure what  
5 that means relative to this budget in the new  
6 Director's flexibility to make compensatory  
7 recommendations. Does the current budget  
8 constrain the new Director from doing that?

9 CHAIRMAN ALBERT: Well, it is a  
10 question whether or not there are provisions  
11 within the current budget for salary increases if  
12 there is a negotiated increase with the Union.  
13 That's the question I think we're trying to get  
14 answered.

15 COMMISSIONER GROSSINGER: Correct.

16 CHAIRMAN ALBERT: I think it's a yes-  
17 or-no answer.

18 MS. LIN: No.

19 CHAIRMAN ALBERT: So, no. So, the new  
20 Executive Director comes onboard and reaches  
21 agreement. Where does the funding come from, is  
22 the followup question.

1 MS. LIN: So, I wanted to be clear on  
2 what I just said, no.

3 CHAIRMAN ALBERT: No is a good answer.

4 (Laughter.)

5 MS. LIN: Right. The FY 2018 budget  
6 salaries did not include the projected increases.  
7 So, indeed, if due to Union negotiation or some  
8 other factors that arise, and the agency needs to  
9 consider the increases, the first thing will be  
10 looking at the staff turnover. The agency does  
11 have a pretty high turnover. And when you have  
12 turnover, you achieve savings. So, whether the  
13 saving could afford to pay for the salary  
14 increases, that would be one factor.

15 And then, the other one, as I  
16 discussed earlier, then you will look at all of  
17 the big line items in the area of utility,  
18 maintenance, and --

19 CHAIRMAN ALBERT: So, you'll have to  
20 go through an exercise?

21 MS. LIN: Yes. Correct.

22 CHAIRMAN ALBERT: So, let's say you

1 have to change the budget, right? Does that come  
2 back to the Board for approval? What are the  
3 thresholds for that?

4 MS. LIN: My understanding --

5 CHAIRMAN ALBERT: Kenny may know that.

6 MS. LIN: Right. My understanding is  
7 that the Board is approving the budget in the  
8 amount of almost \$387 million.

9 CHAIRMAN ALBERT: Correct.

10 MS. LIN: Unless there is a change to  
11 the lump sum, there is not a requirement to come  
12 back to the Board.

13 But I wanted to point out that each  
14 month -- we do have a standing Audit and Finance  
15 Committee. So, the budget to actual status is  
16 reported to the Audit and Finance Committee on a  
17 monthly basis. And this kind of discussion, it  
18 would be brought up at the Audit and Finance  
19 Committee as well.

20 CHAIRMAN ALBERT: Right.

21 COMMISSIONER LANCASTER: And I do  
22 think that's the right place for this discussion

1 at this particular moment --

2 CHAIRMAN ALBERT: Yes.

3 COMMISSIONER LANCASTER: -- if I may  
4 say so at this time. But I would also like to  
5 say that, with this budget, you're talking about  
6 a projected increase, and my thing has always  
7 been, as I chair the Finance Committee, how do we  
8 go about determining what the increase we need  
9 for future budgets. And I think you have made it  
10 known to depend on the source and at the same  
11 time the need of funding. The internal part of  
12 what the new Director might decide to do, I think  
13 we should wait on that at this particular time to  
14 see what his plan, his projections are, and bring  
15 it forth to the public at another due date.

16 CHAIRMAN ALBERT: Yes.

17 COMMISSIONER LANCASTER: I don't think  
18 this is the right forum for that particular  
19 decision.

20 CHAIRMAN ALBERT: Yes. No, we're not  
21 going to negotiate a budget now. I agree with  
22 you.

1                   COMMISSIONER VANN-GHASRI: One more  
2 question.

3                   CHAIRMAN ALBERT: Bill?

4                   COMMISSIONER SLOVER: So, I think this  
5 is an interesting conversation because I remember  
6 one similar to this a couple of years ago, and it  
7 was immediately told to me by many of the people  
8 on this dais that, what's the big deal, this is  
9 just a budget. So now, it's curious that we're  
10 doing this. We're having such a deep  
11 conversation, I guess, because there's particular  
12 issues that Commissioners have. But it seems to  
13 me that the money comes in and the money goes  
14 out --

15                  CHAIRMAN ALBERT: Exactly.

16                  COMMISSIONER SLOVER: -- of the same  
17 budget. This is not holding our feet to the  
18 fire. So, what's the big deal, I guess is the  
19 question.

20                  History, some of this conversation is  
21 like deja vu all over again, basically. It's  
22 like we have this conversation every single year.

1                   CHAIRMAN ALBERT:  Yes.

2                   COMMISSIONER SLOVER:  Every year.  So,  
3                   the previous Director was like, well, there's  
4                   nothing to see here.

5                   CHAIRMAN ALBERT:  Right.

6                   COMMISSIONER SLOVER:  Which answers  
7                   the question of why it was out of balance all the  
8                   time.

9                   CHAIRMAN ALBERT:  Right.

10                  COMMISSIONER SLOVER:  Because it's  
11                  meaningless.  It's just a pro forma submission to  
12                  HUD.  That's what this is.

13                  CHAIRMAN ALBERT:  Well, and that's  
14                  right, but --

15                  COMMISSIONER SLOVER:  We can go back  
16                  and look at the minutes.

17                  CHAIRMAN ALBERT:  Yes.  No, no, no.  
18                  I'm not arguing the way you were told.  I think  
19                  Ken raised a very good question about, and I even  
20                  think about it, that in an organization like this  
21                  that has a collective bargaining unit, should we  
22                  be making provisions in our annual budget for



1 that? You know, if you can negotiate a three-  
2 year agreement, you have certainty over three  
3 years. If you're only negotiating a one-year  
4 agreement, you don't have certainty. And so,  
5 it's a policy question that I think we, as a  
6 Board, and the new Executive Director need to  
7 examine. So, I appreciate you guys raising it.

8 COMMISSIONER SLOVER: And I don't  
9 disagree with that.

10 CHAIRMAN ALBERT: Yes.

11 COMMISSIONER SLOVER: I mean, if we  
12 raise everybody by 20 percent, then we'll have to  
13 go find the money.

14 CHAIRMAN ALBERT: Yes.

15 COMMISSIONER SLOVER: That's what  
16 we'll have to do.

17 COMMISSIONER SLOVER: Again, this  
18 conversation is about a budget that we need to  
19 submit to HUD.

20 COMMISSIONER LANCASTER: Exactly.

21 COMMISSIONER SLOVER: And that's what  
22 this conversation has always been couched as.

1 So, if we want to have a deeper conversation, we  
2 should do in a different venue and come back with  
3 a different strategy.

4 CHAIRMAN ALBERT: Yes, I agree. I  
5 think Frank's right, we need to do it in his  
6 committee.

7 COMMISSIONER LANCASTER: Yes.

8 COMMISSIONER SLOVER: And building on  
9 that, I would like to add that the capital  
10 budget, I think we need to be a little more aware  
11 of it, too. Because what I'm hearing now is that  
12 we actually approve it as part of the Moving to  
13 Work, which I don't think anybody really was  
14 aware of. I personally wasn't aware of, that my  
15 approving the Moving to Work agency, we were  
16 somehow approving the capital budget, which I  
17 think needs to be maybe taken out of there  
18 because it's an important component to the agency  
19 I think we need to be more aware of and shouldn't  
20 be passing en bloc with other things.

21 COMMISSIONER LANCASTER: And, Mr.  
22 Chair, if I may, being that there should be a

1 discussion on the budget going to HUD, if I'm not  
2 mistaken, and what I think the record will  
3 reflect, the past couple of years the budget has  
4 gotten to HUD on schedule, which was something  
5 new for this Housing Authority. And I'm very,  
6 very proud of that because I mentioned on this  
7 dais at that particular time that the budget on  
8 schedule, and in the following year it was  
9 mentioned again that we got it in on schedule.  
10 And I hope going forward we continue to get it in  
11 on schedule.

12 CHAIRMAN ALBERT: Well, thank you.

13 COMMISSIONER VANN-GHASRI: And on that  
14 note, how would this budget impact traditional,  
15 conventional public housing along with SS  
16 management? How is it going to impact especially  
17 my constituents?

18 MS. LIN: So, when we started the  
19 budget process, at the end we go by each housing  
20 site and we get together with the housing  
21 operations to examine, and they were required to  
22 submit the budget on each housing site. So,

1 every single line item, all of the need, the  
2 current staffing roster, everything was being  
3 examined.

4 So, I am pleased to say that there is  
5 no impact or no reduced capacity to serve the  
6 public housing site. And on top of that, there  
7 is good news that into this operating budget  
8 there is also to recognized the additional fund  
9 that we receive from the District of Columbia  
10 government for the renovation and repair and  
11 maintenance on the public housing site. So, the  
12 plan is, it was about \$15 million, and that is  
13 also built into the budget to sort of do further  
14 on the public housing.

15 COMMISSIONER VANN-GHASRI: So, the  
16 question is, is that the first DCHA received that  
17 grant or is that something usually incorporated  
18 in the budget?

19 MS. LIN: I believe that it is the  
20 first time.

21 COMMISSIONER VANN-GHASRI: It is the  
22 first time?

1 MS. LIN: So, I've been here for 11  
2 months.

3 COMMISSIONER VANN-GHASRI: It's the  
4 first time.

5 MS. LIN: Yes, I think it is the first  
6 time.

7 COMMISSIONER VANN-GHASRI: Mayor  
8 Muriel Bowser is the first mayor that ever  
9 provided that. And that provided under the  
10 residents of the District of Columbia who  
11 advocated, partly in the different organizations,  
12 for that to happen. So, I think the record needs  
13 to put that on the minutes because a lot of times  
14 how we are getting our money, who is giving our  
15 money is not recorded by name. So, therefore,  
16 the public gets confused and communication  
17 becomes miscommunication, and then, it's all  
18 around town. So, when it comes back, it looks as  
19 though this Housing Authority hasn't been  
20 transparent.

21 COMMISSIONER LANCASTER: Yes, if I  
22 may --

1                   COMMISSIONER VANN-GHASRI:  So,  
2                   sometimes we need to let it be known and stop  
3                   being afraid when a mayor gives the Housing  
4                   Authority money to fix up public housing, or et  
5                   cetera, or extra vouchers, to help us out.  That  
6                   needs to be on record because I just want to keep  
7                   it real.

8                   In order for me to get elected, people  
9                   have to know what you're doing.  And if people  
10                  don't even know what we are doing up here, it is  
11                  very difficult.  So, names we could be attached  
12                  to when we discuss information, so we can use the  
13                  proper noun, so that people can know who is doing  
14                  what.

15                  COMMISSIONER LANCASTER:  If I may at  
16                  this particular time, Mr. Chair, like she said,  
17                  Lin, if you're reporting, the source is one  
18                  thing, but the uses is mostly important.  And  
19                  when you mention our residents, that's the key.  
20                  The residents are our customers.

21                  And as Ms. Frazier said when she was  
22                  up, repeating what she said, what about fixing

1 up? And that's what we're about, making sure we  
2 have safe, clean housing for our customers.

3 CHAIRMAN ALBERT: Right. So, hearing  
4 all that, is there a motion to approve Resolution  
5 17-16?

6 COMMISSIONER LANCASTER: So moved.

7 CHAIRMAN ALBERT: Is there a second?

8 COMMISSIONER THOMPSON: I'll second.

9 CHAIRMAN ALBERT: Moved and seconded.  
10 All those in favor?

11 (Chorus of ayes.)

12 Any opposed?

13 (No response.)

14 Great.

15 COMMISSIONER GROSSINGER: I abstain.

16 CHAIRMAN ALBERT: You abstain.

17 MS. LIN: Thank you very much.

18 CHAIRMAN ALBERT: I know we've got

19 10 --

20 COMMISSIONER THOMPSON: Mr. Chairman,  
21 may I ask for a roll call vote?

22 CHAIRMAN ALBERT: Yes, you may ask for

1 a roll call vote. I may grant you two.

2 (Laughter.)

3 Can we have a roll call?

4 MS. FAGIN SCOTT: Commissioner Slover?

5 COMMISSIONER SLOVER: Yes.

6 MS. FAGIN SCOTT: Commissioner

7 Council?

8 COMMISSIONER COUNCIL: Yes.

9 MS. FAGIN SCOTT: Commissioner Fisher?

10 COMMISSIONER FISHER: Yes.

11 MS. FAGIN SCOTT: Commissioner

12 Grossinger?

13 COMMISSIONER GROSSINGER: Abstain.

14 MS. FAGIN SCOTT: Commissioner Kenner?

15 (No response.)

16 MS. FAGIN SCOTT: Commissioner

17 Lancaster?

18 COMMISSIONER LANCASTER: Yes.

19 MS. FAGIN SCOTT: Commissioner Neal

20 Jones?

21 (No response.)

22 MS. FAGIN SCOTT: Commissioner Ortiz



1 Gaud?

2 COMMISSIONER ORTIZ GAUD: Yes.

3 MS. FAGIN SCOTT: Commissioner

4 Thompson?

5 COMMISSIONER THOMPSON: Yes.

6 MS. FAGIN SCOTT: Commissioner Vann-

7 Ghasri?

8 COMMISSIONER VANN-GHASRI: Yes.

9 MS. FAGIN SCOTT: Chairman Albert?

10 CHAIRMAN ALBERT: Yes.

11 MS. FAGIN SCOTT: You have 7 yes, 1

12 abstain. The resolution is approved.

13 CHAIRMAN ALBERT: Thank you.

14 And moving right along, Resolution  
15 17-17, to approve the renewal of DCHA insurance  
16 policies with Housing Authority Insurance Group.  
17 So, this resolution would authorize the Housing  
18 Authority to enter into contracts with various  
19 providers for insurance coverage for the next  
20 year or couple of years.

21 So, there's general liability.

22 There's automobile liability. There's property

1 and equipment coverage. There's flood coverage  
2 for 2018. Flood is new. As the Executive  
3 Director explained to us earlier, there was a  
4 requirement prior to 2018 for this coverage. So,  
5 this is now included. Last year the Housing  
6 Authority spent a little over \$2 million, almost  
7 \$2,100,000, on insurance coverages. In 2018, the  
8 Authority projects to spend almost \$2.3 million  
9 in providing insurance, which is a \$349,000  
10 increase over last year.

11 Is there anything else you want to add  
12 to this, Mr. Executive Director?

13 INT. EX. DIRECTOR BOVELLE: Only that  
14 the insurance is required by HUD. It's not  
15 something that we have an option to have or not  
16 have.

17 CHAIRMAN ALBERT: Are there any  
18 questions or comments?

19 COMMISSIONER VANN-GHASRI: Comments.  
20 I want the record to reflect that there was a  
21 discussion by Commissioner Vann-Ghasri about the  
22 trend. And the trend is that my constituents

1 have a lot of hardship, and many of my  
2 constituents do not have rental insurance.  
3 However, I had requested to the Housing Authority  
4 to show us a trend because during at least the  
5 eighties or the seventies the Housing Authority  
6 at one point in time would be responsible for any  
7 type of flood in their public housing units that  
8 was not caused by the resident.

9 So, what we are seeing is that  
10 residents who do not have insurance and the  
11 leveragings on the Housing Authority with a  
12 busted pipe in a unit or in many cases roof,  
13 different situations. Then, the question that we  
14 put in the discussion was, why was it working  
15 back in the day and, then, be removed from the  
16 books today? And when a unit, due to no cause of  
17 the resident, and when the Housing Authority  
18 leverages, or could have not necessarily be the  
19 Housing Authority's negligence, but being that  
20 you are insured, how come my constituents cannot  
21 benefit? That was one of the questions about  
22 this insurance.

1                   And another question about the  
2 insurance is, being that the insurance company  
3 does not do that, how have any, whether or not my  
4 constituents, benefit financially in any other  
5 component with this insurance?

6                   INT. EX. DIRECTOR BOVELLE: They don't  
7 benefit financially. They benefit by the Housing  
8 Authority's ability, especially for our property  
9 coverage, to make sure that our properties are  
10 put back online in the event that there's any  
11 catastrophic or serious damage to any of our  
12 buildings or our units.

13                   With respect to the liability  
14 coverage, if residents are harmed in some way by  
15 our ability to act or not, and they're awarded  
16 some type of settlement, residents financially  
17 would benefit from that if they receive a  
18 settlement in excess of the -- or, you know --

19                   COMMISSIONER VANN-GHASRI: And with  
20 the flood insurance, how were certain properties  
21 targeted to be able to benefit or to come up with  
22 the requirements to meet the eligibility

1 requirements with their guidelines of the flood  
2 damage? Was that local or federal?

3 INT. EX. DIRECTOR BOVELLE: The  
4 Department of Housing and Urban Development  
5 designates certain areas as flood plains, and  
6 where we have properties within those flood  
7 plains, we're required to have flood insurance.

8 COMMISSIONER VANN-GHASRI: So, HUD  
9 made the determination?

10 INT. EX. DIRECTOR BOVELLE: Yes.

11 COMMISSIONER VANN-GHASRI: Not the  
12 Housing Authority?

13 INT. EX. DIRECTOR BOVELLE: That's  
14 correct.

15 COMMISSIONER VANN-GHASRI: So, does  
16 this insurance at anytime contribute to any  
17 scholarships or any benefits?

18 INT. EX. DIRECTOR BOVELLE: I don't  
19 believe it does at this time, no.

20 COMMISSIONER SLOVER: Have we had any  
21 claims that we've processed in the last couple of  
22 years through this period?

1                   INT. EX. DIRECTOR BOVELLE: We always  
2                   have claims there or are processed. Any of our  
3                   major fires that we have are processed through  
4                   our property coverage. Any employment issues  
5                   that we have our covered under the general  
6                   liability, and any claims that we have in excess  
7                   of our deductible with any of our other residents  
8                   would come under this coverage as well.

9                   COMMISSIONER SLOVER: And the  
10                  experience, obviously, has been positive in terms  
11                  of quick pay, getting the amount that we think  
12                  we're supposed to get? I mean, have we been --  
13                  has it been a satisfactory experience dealing  
14                  with them?

15                  INT. EX. DIRECTOR BOVELLE: Yes, it  
16                  has been a satisfactory experience. And I will  
17                  remind the Board and the members that we actually  
18                  hired a company two years ago to go out and take  
19                  a look at the coverages that we have, the  
20                  premiums that we're paying for those coverages,  
21                  as well as to broker out these services to other  
22                  insurance companies to determine whether or not

1 we were receiving the best rate for the insurance  
2 coverage that we have. And it was determined  
3 that there weren't any other insurance companies  
4 that could compete with the rate that we have,  
5 being that this is actually a member-owned  
6 insurance company where Housing Authorities  
7 across the country participate in the membership  
8 of this company.

9 COMMISSIONER VANN-GHASRI: Oh, I  
10 appreciate your bringing that up again. I think  
11 maybe it was a course of action we should maybe  
12 consider doing every five years or so, just to  
13 make sure that that doesn't change, because  
14 sometimes you get complacent and things are  
15 changing and you're not aware of it. And the  
16 insurance market changes a lot very quickly.

17 INT. EX. DIRECTOR BOVELLE: Yes.

18 COMMISSIONER SLOVER: So, maybe,  
19 again, as part of our process, we could do that  
20 every five years or so.

21 INT. EX. DIRECTOR BOVELLE: So noted.

22 Thank you.

1                   COMMISSIONER VANN-GHASRI: And for the  
2 minutes, this is my last -- would you please give  
3 for the minutes a definition, so that we can  
4 understand what does this coverage mean? And the  
5 type of this coverage is called public officials'  
6 errors and omissions liability or law enforcement  
7 liability coverage. What does that mean?

8                   INT. EX. DIRECTOR BOVELLE: The public  
9 officials errors and omissions is mainly to cover  
10 the employees for the Housing Authority and the  
11 Board in case there is some action that they do  
12 that could create some type of liability based on  
13 an action that we do.

14                   The law enforcement coverage is kind  
15 of exactly what it says. If there's coverage  
16 arising out of the actions of our police officers  
17 that aren't considered to be covered elsewhere,  
18 they're covered under that.

19                   COMMISSIONER VANN-GHASRI: And then,  
20 you should also reflect that this insurance also  
21 covers the purchase property, automobile, and the  
22 flat insurance coverage. So, it's all of those



1 elements that's been insured.

2 INT. EX. DIRECTOR BOVELLE: It's all  
3 of those combined together, yes.

4 COMMISSIONER VANN-GHASRI: Okay.  
5 Thank you so much.

6 CHAIRMAN ALBERT: Is there a motion  
7 for approval.

8 COMMISSIONER LANCASTER: No. I've  
9 heard all these coverages, but, like I said, our  
10 residents, you know, there's a flood in the  
11 building. I need to talk about natural disaster  
12 for flooding, but if there's a flood in the  
13 building due to a burst pipe or due to a fire  
14 being extinguished by the fire department or  
15 water runoff through another unit, his closet,  
16 whatever, this doesn't cover that, is that  
17 correct?

18 INT. EX. DIRECTOR BOVELLE: That's  
19 correct. This insurance covers the property  
20 coverage of our structures. There are other  
21 mechanisms, if the Housing Authority has somehow  
22 damaged the property of one of our residents,

1 that they can make claims through our Fair  
2 Hearings process. But we also always recommend  
3 that our renters, whether they're in the Housing  
4 Choice Voucher Program or their Public Housing  
5 Program, obtain renter's insurance to cover their  
6 personal property in the event of an incident.

7 COMMISSIONER LANCASTER: I've also  
8 made that know to some of my constituents. But,  
9 at the same time, I would feel good about your  
10 checking with these insurance companies and see  
11 if they could have some kind of component,  
12 outreach component, so that our residents could  
13 have that kind of insurance without going through  
14 a whole lot of hardship. And I think with the  
15 amount of units that we have and the amount of  
16 residents and customers that we have, we could  
17 get some insurance company to come with a policy  
18 that they could get that coverage at a lower rate  
19 to cover all our residents. I would feel good  
20 about you coming back and letting us know whether  
21 or not that's possible.

22 CHAIRMAN ALBERT: I think that's

1 something that we -- should that maybe be  
2 examined, just given a large number or the volume  
3 of our residents that we have in units, there may  
4 be some cost savings in having some sort of an  
5 umbrella policy, so to speak.

6 So, Mr. Interim Executive Director,  
7 could we charge you with reporting back to us  
8 next month on that?

9 INT. EX. DIRECTOR BOVELLE: You  
10 certainly may.

11 CHAIRMAN ALBERT: Okay. Great.

12 COMMISSIONER LANCASTER: Thank you.

13 CHAIRMAN ALBERT: All right. Any  
14 other questions?

15 (No response.)

16 Hearing none, is there a motion?

17 COMMISSIONER LANCASTER: So moved.

18 CHAIRMAN ALBERT: Is there a second?

19 COMMISSIONER GROSSINGER: Second.

20 CHAIRMAN ALBERT: All in favor?

21 (Chorus of ayes.)

22 You didn't know you were going to have

1 an assignment today.

2 INT. EX. DIRECTOR BOVELLE: I get  
3 assignments every day.

4 CHAIRMAN ALBERT: Okay. This is just  
5 the beginning. I'm just kidding.

6 So, why don't we move the next three  
7 en bloc, 17-18, 17-19, and 17-20. So, let me  
8 give a little bit of description of them.

9 COMMISSIONER LANCASTER: Mr. Chair, if  
10 I may, you didn't do the ayes have it and all,  
11 but I think it should be noted that the motion  
12 has been, the resolution has been approved.

13 CHAIRMAN ALBERT: Yes, the motion has  
14 been approved. So, part of my rookie mistake.  
15 I'm still learning the script. By this time next  
16 year, I'll get it down.

17 (Laughter.)

18 So, you've got to bear with me for a  
19 full year. Then, we'll get it down faster.

20 COMMISSIONER LANCASTER: And at the  
21 same time, in the past -- I know this stuff has  
22 been changing and I know we had someone come and

1 speak on the resolution before earlier and the  
2 comments were from the public or the residents.  
3 But we also had those come once we had a  
4 resolution, if they had a comment on the  
5 resolution.

6 CHAIRMAN ALBERT: So, we did the exact  
7 same way as we've done it.

8 COMMISSIONER LANCASTER: So, she was  
9 the only person that --

10 CHAIRMAN ALBERT: She was the only  
11 person that signed up to speak.

12 COMMISSIONER LANCASTER: Okay. I know  
13 I'm trying to get something clear.

14 CHAIRMAN ALBERT: We're going to give  
15 everyone an opportunity --

16 COMMISSIONER VANN-GHASRI: Everybody  
17 usually gets to talk.

18 CHAIRMAN ALBERT: So, everyone who  
19 signed up, and we have a lengthy list here, will  
20 have an opportunity to speak.

21 All right. So, could we just get back  
22 some decorum here? Okay. Thank you.

1                   COMMISSIONER VANN-GHASRI: So, we  
2 don't want to confuse you. Because the people  
3 who raised their hand, you will talk. That's  
4 called common session. Ms. Frazier got to talk  
5 because she signed up to talk about the  
6 resolution. So, if you read this resolution  
7 beforehand, you could have come up. If you  
8 noticed, Ms. Frazier didn't talk about nothing  
9 but a document. So, that's where the first part  
10 of the meeting will be and you want to -- if you  
11 want to talk about this document, that's why  
12 there's two sign-in sheets.

13                   CHAIRMAN ALBERT: Okay. So, let me do  
14 this again. So, we've had a motion and a second.

15                   All those in favor of approving this  
16 motion say aye.

17                   (Chorus of ayes.)

18                   Any opposed?

19                   (No response.)

20                   No? The ayes have it. So, that was  
21 on 17-17. I didn't call the vote.

22                   COMMISSIONER LANCASTER: And I stopped

1 it.

2 CHAIRMAN ALBERT: Frank stopped it.

3 COMMISSIONER VANN-GHASRI: Roll call.

4 CHAIRMAN ALBERT: There's going to be  
5 a roll call?

6 COMMISSIONER VANN-GHASRI: So, the  
7 next, let's get to the next one.

8 CHAIRMAN ALBERT: Okay. So, great.  
9 So, Aquarius has given me permission to move to  
10 the next three. Thank you, Aquarius, for that.

11 So, the next three are contract  
12 modifications. That's why we're moving them en  
13 bloc.

14 The first is to authorize the  
15 execution of a contract mod for preventative  
16 maintenance and repair services for HVAC and  
17 water treatment.

18 The second one, which is 17-19, is to  
19 authorize the execution of a contract mod for  
20 preventative maintenance or repair services for  
21 fire alarm and security services.

22 And the third one, which is 17-20, is

1 to authorize the execution of a contract  
2 modification for elevator preventative  
3 maintenance and repair services.

4 Lori --

5 MS. BONDS: Yes?

6 CHAIRMAN ALBERT: -- the floor is  
7 yours.

8 MS. BONDS: Good afternoon,  
9 Commissioners. I'm Lori Bonds, Director of the  
10 Office of Administrative Services.

11 Again, as the Chair mentioned, 17-18  
12 is the request for contract modification for HVAC  
13 services, again, asking for additional time as  
14 well as funds to be able to cover these services  
15 through December of 2017. A solicitation is  
16 currently out for proposals where we have a new  
17 contract. But, in the interim, we're asking for  
18 a contract modification to continue these  
19 services and make sure we have preventive as well  
20 as reactionary services for all of our properties  
21 for HVAC services.

22 CHAIRMAN ALBERT: Any questions?



1 Commissioner Slover?

2 COMMISSIONER SLOVER: I just wanted to  
3 make sure, again, that the money hasn't been  
4 committed yet until we've approved it.

5 MS. BONDS: It's my understanding that  
6 the money has not been committed until it's been  
7 approved.

8 CHAIRMAN ALBERT: That wasn't --

9 COMMISSIONER SLOVER: What?

10 CHAIRMAN ALBERT: That wasn't a strong  
11 endorsement.

12 (Laughter.)

13 MS. BONDS: I'll strongly endorse that  
14 my clients have advised that the money has not  
15 been spent before it has been approved.

16 (Laughter.)

17 CHAIRMAN ALBERT: The reason that Bill  
18 asked is that we asked that in our session  
19 earlier today, and I think that it's important  
20 that we put it on the public record that we want  
21 to make sure that the staff has the correct  
22 authority in making these actions. So, thanks

1 for raising that again.

2 Any other questions?

3 COMMISSIONER VANN-GHASRI: I have a  
4 comment. And the comment I have is, even though  
5 we have used this particular vendor before, I am  
6 requesting that we do an ask letter because this  
7 particular vendor -- so that we can know who is  
8 being hired with Section 3, and we do need to  
9 monitor. And we had that discussion as well, how  
10 we would be recruiting, how we would begin to  
11 look at the trends of recruiting qualified  
12 people. So that when you come to this Board  
13 meeting, you will be telling us how the company,  
14 you will be telling us that this company hired 50  
15 people. Or, you know, I'm just making this up.

16 We need the recruitment on the record  
17 how many of our residents. And I think the  
18 people need to understand that the Section 3  
19 requirements under the federal law also say that,  
20 if you have to live in public housing, you can be  
21 in the Housing Choice Voucher Program and you  
22 could also be homeless, to be able to benefit

1 from Section 3.

2 So, with those three populations, and  
3 with the District of Columbia, nobody should  
4 never say that nobody in the District of Columbia  
5 in those three categories are not qualified,  
6 because you have my constituents who live in  
7 traditional public housing along with assets  
8 management. They have degrees and can't find  
9 jobs. They may have not the experience, but they  
10 have the degree, or they have the experience;  
11 they don't have the degree.

12 And I suggest that we also look at  
13 DOE. And I think that we need to look into it.  
14 Maybe we need Richard Congo wanting this to see  
15 whether or not -- because I went to an evening  
16 and I was telling the DOEE we'd like to talk with  
17 DCHA in order to monitor and track which HCVP and  
18 PH residents are in their programs. Because when  
19 you're in their programs, sometimes you get first  
20 preference because we are DCHA or HCVP. So, when  
21 you don't have those numbers, it is very easy for  
22 residents to say, "No, we wasn't contacted," et

1 cetera, "at all."

2 But, being a Housing Authority with  
3 9,000 Authorities in the United States of  
4 America, you would think that, with the type of  
5 IT system and the type of money that we are  
6 spending to qualified IT people and the people  
7 who are working IT equipment around, that we  
8 would all know how to do spreadsheets and know  
9 how to keep up with those numbers.

10 So, in the meantime, hopefully by this  
11 time, and not by next year -- well, it would have  
12 to be this year -- we'll be availed of the  
13 conversation. Because the only conversation we  
14 have is that we know that they have apprentices.  
15 We don't know. Who is monitoring? We need  
16 somebody to monitor and track.

17 CHAIRMAN ALBERT: Thank you.

18 Any other comments on any of these  
19 three? Yes, Commissioner Ortiz?

20 COMMISSIONER ORTIZ GAUD: Just for the  
21 one for the HVAC and to be eligible, just to  
22 clarify the increase, it is such a substantial

1 increase, and the reasons why would be  
2 beneficial, just to kind of bring those points  
3 up.

4 INT. EX. DIRECTOR BOVELLE: Oh, I'll  
5 give a brief explanation. One of the main  
6 reasons is that we have several properties that  
7 have come back online that were not originally  
8 budgeted for with the original solicitations.  
9 That is Metro Towns, the Arthur Capper Community  
10 Center, Marigold, and the Frederick Douglass  
11 Community Center.

12 The other is that there have been,  
13 also, some vandalism in some of our sites. And  
14 the third is the anticipated replacement of some  
15 of the chillers and heating systems that need to  
16 be done this year.

17 CHAIRMAN ALBERT: Great.

18 Any other questions, comments, on any  
19 of these three?

20 (No response.)

21 So, I will ask for a vote  
22 individually, not en bloc.

1 So, on Resolution 17-18, is there a  
2 motion?

3 COMMISSIONER LANCASTER: So moved.

4 CHAIRMAN ALBERT: Is there a second?

5 COMMISSIONER THOMPSON: Second.

6 CHAIRMAN ALBERT: All those in favor  
7 say aye.

8 (Chorus of ayes.)

9 Any opposed?

10 (No response.)

11 Great. The ayes have it.

12 On 17-19, this is for the repair  
13 services for fire alarm and security systems.

14 COMMISSIONER VANN-GHASRI: You need to  
15 vote on, because how do you know I'm going to  
16 vote yes for all of them? Or I may vote yes for  
17 one --

18 CHAIRMAN ALBERT: I did them en bloc.  
19 I'm calling them up individually.

20 COMMISSIONER VANN-GHASRI: I've got  
21 you.

22 CHAIRMAN ALBERT: We just voted yes on

1 17-18.

2 Is there a motion on 17-19?

3 COMMISSIONER THOMPSON: So moved.

4 CHAIRMAN ALBERT: Is there a second?

5 COMMISSIONER LANCASTER: Second.

6 CHAIRMAN ALBERT: All those in favor?

7 (Chorus of ayes.)

8 And then, on 17-20, is there a motion

9 to approve?

10 COMMISSIONER THOMPSON: So moved.

11 CHAIRMAN ALBERT: Is there a second?

12 COMMISSIONER LANCASTER: Second.

13 CHAIRMAN ALBERT: Seconded.

14 All those in favor?

15 (Chorus of ayes.)

16 The ayes have it.

17 Thank you so much.

18 COMMISSIONER VANN-GHASRI: No problem.

19 When I first came on this Board, that's where I  
20 had a problem at. Because, see, when people read  
21 these resolutions, they need to see how did your  
22 Commissioner vote.

1                   CHAIRMAN ALBERT: Right. That's why  
2 we did them individually, so that people could  
3 see that you voted yes three times.

4                   COMMISSIONER VANN-GHASRI: So, you  
5 already knew by our conversation who was going to  
6 vote yes three times?

7                   CHAIRMAN ALBERT: No, no, no, but you  
8 just did. You said yes.

9                   COMMISSIONER VANN-GHASRI: I never  
10 said anything.

11                  CHAIRMAN ALBERT: Okay.

12                  COMMISSIONER VANN-GHASRI: I was  
13 reading.

14                  CHAIRMAN ALBERT: Got it. Okay. But  
15 the majority of people voted aye. Would you like  
16 to do it again?

17                  COMMISSIONER VANN-GHASRI: So, would  
18 you let the record reflect that Commissioner  
19 Vann-Ghasri voted yes for Resolution 17-20,  
20 17-19, and 17-18. Because one of them -- and I  
21 don't know which one it was -- I didn't say "yes"  
22 because I was reading.



1                   CHAIRMAN ALBERT: Okay. Sorry,  
2 Commissioner.

3                   COMMISSIONER VANN-GHASRI: You're  
4 welcome.

5                   CHAIRMAN ALBERT: I didn't notice  
6 that.

7                   COMMISSIONER VANN-GHASRI: No problem.

8                   CHAIRMAN ALBERT: All right. So,  
9 let's move along to 17-21, which is to authorize  
10 the submission of a sole-source grant application  
11 to the District of Columbia, Department of Energy  
12 and Environment, Solar for all Program.

13                   And we had, I think, a resident, Debra  
14 Frazier, who commented on this resolution or  
15 asked a question on this resolution earlier.

16                   Nathan, do you want to say a little  
17 bit more about this?

18                   INT. EX. DIRECTOR BOVELLE: What I'll  
19 say is that this is a grant application that the  
20 Housing Authority is making after having a  
21 meeting with the Department of Energy and  
22 Environment. They have funds available for us to

1 apply for a grant for up to \$5 million for solar  
2 services. It also includes some solar panels,  
3 but also giving us the ability to do roof  
4 replacement and electrical repairs on the roof  
5 where those solar panels would be installed.  
6 We're very excited about receiving this. It  
7 helps us to reduce our carbon footprint and, also  
8 it would reduce the amount of energy consumption  
9 that we have for electrical.

10 The Department of Energy and the  
11 Environment has partnered with us before, and  
12 they're looking forward to our submission for  
13 this grant application.

14 CHAIRMAN ALBERT: Commissioner Slover?

15 COMMISSIONER SLOVER: Will there be  
16 any additional costs to DCHA outside of the \$5  
17 million, were we to receive the grant and proceed  
18 with an installation?

19 INT. EX. DIRECTOR BOVELLE: The grant  
20 should cover the installation and the  
21 replacement. I think one of our concerns  
22 initially was the grant initially did not cover

1 roof replacement. They actually added that.  
2 That would have been a major cost for us, if we  
3 were trying to replace roofs in order to put  
4 solar panels on. But, now that they amended the  
5 grant application to include roof replacement, I  
6 don't anticipate that we would have major costs  
7 that would not be covered in the grant.

8 COMMISSIONER SLOVER: Is there any  
9 requirements or liability associated with the  
10 grant to DCHA in terms of actual production of  
11 power, size of the installation? I mean, again,  
12 are there any requirements for reduction from the  
13 installation?

14 INT. EX. DIRECTOR BOVELLE: They are  
15 hoping to, they are anticipating reduction over  
16 the next years, I think until 2023. They are  
17 hoping to at those sites reduce the consumption  
18 by 50 percent at the sites where those are, but  
19 it's not a requirement that we meet that.

20 COMMISSIONER SLOVER: So, there's no  
21 requirement that we actually do any -- in other  
22 words, if it's a complete failure and we don't

1 generate --

2 INT. EX. DIRECTOR BOVELLE: There's no  
3 liability to the Housing Authority.

4 COMMISSIONER SLOVER: There's no  
5 liability to the Housing Authority?

6 INT. EX. DIRECTOR BOVELLE: That's  
7 correct.

8 CHAIRMAN ALBERT: Commissioner  
9 Grossinger?

10 COMMISSIONER GROSSINGER: Do you know  
11 at this early stage how many MGs we're talking  
12 about?

13 INT. EX. DIRECTOR BOVELLE: No. It  
14 depends on where those solar panels are  
15 installed, the size of the roof. That will all  
16 generate how much, determine how much power we're  
17 actually able to generate.

18 COMMISSIONER GROSSINGER: And are we  
19 talking about transmission from elsewhere into  
20 the Housing Authority or directly from the sun  
21 into the solar array?

22 INT. EX. DIRECTOR BOVELLE: That would

1 be -- is Kerry here?

2 MS. SMYSER: I'm right here.

3 Kerry Smyser, Deputy Director in the  
4 Office of Capital Programs.

5 So, to answer your question, right now  
6 that would be generation from the sun through the  
7 solar panel into the --

8 COMMISSIONER GROSSINGER: Thank you.

9 Sorry, I had to get up just to say that.

10 (Laughter.)

11 MS. SMYSER: No worries, Commissioner.

12 CHAIRMAN ALBERT: Any other  
13 collaborating questions?

14 COMMISSIONER VANN-GHASRI: Yes, I've  
15 got one. So, who are the targeted communities?  
16 How are those communities selected and why?

17 MS. SMYSER: Okay. So, the Solar for  
18 All Program has goals. And one of the goals is  
19 to provide access to small businesses, seniors,  
20 and low-income households. And what they're  
21 trying to do is help to reduce their electric  
22 bills by 50 percent.

1                   COMMISSIONER VANN-GHASRI: So, that's  
2 going to impact all my constituents? We're going  
3 to benefit?

4                   MS. SMYSER: Uh-hum.

5                   COMMISSIONER VANN-GHASRI: And so,  
6 therefore, and along with Parkway Overlook --

7                   MS. SMYSER: Yes.

8                   COMMISSIONER VANN-GHASRI: So, why is  
9 Parkway Overlook and DCHA properties are in this  
10 block together?

11                   MS. SMYSER: Because we serve  
12 constituents that are considered low income.  
13 They have incomes that are lower than 80 percent  
14 of the area median income.

15                   COMMISSIONER VANN-GHASRI: So, why  
16 Parkway Overlook and Ward 8, and you have the  
17 same model in all Wards, make -- well, with  
18 seniors, Ward 3, but not 3, 4 meaning for  
19 families? So, I'm trying to figure out why  
20 particularly Parkway Overlook.

21                   MS. SMYSER: So, we went to Parkway  
22 Overlook because that is a redevelopment of a

1 property that was not public housing, nor was it  
2 -- well, it actually is a private-based voucher  
3 property --

4 COMMISSIONER VANN-GHASRI: Uh-hum,  
5 uh-hum.

6 MS. SMYSER: -- that was not owned by  
7 the Housing Authority that went into foreclosure  
8 back in the late 2000s, late 2007, before 2010.  
9 That property the Housing Authority actually  
10 purchased and is going to redevelop. We will be  
11 using low-income housing tax credits on that  
12 property. So, we will be serving families with  
13 incomes up to zero to 50 percent of area median  
14 income. And that is why we actually identified  
15 that specific property in the resolution.

16 COMMISSIONER VANN-GHASRI: In this  
17 resolution, whether or not my constituents will  
18 be heard, will they be trained about solar? They  
19 have a program by them, that people are doing it.  
20 And there was a program under DOEE. So, whether  
21 or not -- since the Housing Authority moves going  
22 in this direction, they didn't want to talk with

1 DOEE to recruit either residents from public  
2 housing or the Housing Choice Voucher Program to  
3 see whether or not they were qualified or whether  
4 or not this was going to work. Or has anybody  
5 even thought about looking into that, or did  
6 they?

7 MS. SMYSER: So, as part of the grant  
8 application, we have to provide a program to DOEE  
9 on how we will work with residents at these  
10 individual sites. So, we'll create a program.  
11 In the past we've done programs that you're fully  
12 aware of where we've provided education. We've  
13 done STEM conferences and events onsite. We've  
14 also provided scholarships to some of the young  
15 people at our properties as well to attend STEM  
16 schools. So, we do all of that, as well as  
17 provide some training for people who can go out  
18 and get a job with the contractors that are  
19 providing these services onsite.

20 COMMISSIONER VANN-GHASRI: And how  
21 will residents be notified? Will they be  
22 notified by a flyer on every door? Will they get



1 phone calls? Will it be email? Will it be on  
2 Facebook? Would it be on social media? How are  
3 we going to know?

4 MS. SMYSER: We're going to do all of  
5 that and everything that we can to make sure that  
6 residents can participate in the programs.

7 COMMISSIONER VANN-GHASRI: Okay.  
8 Thank you. Thank you very much.

9 MS. SMYSER: You're very welcome.

10 COMMISSIONER LANCASTER: If I may, Mr.  
11 Chair?

12 CHAIRMAN ALBERT: Sure.

13 COMMISSIONER LANCASTER: I know I  
14 asked this question before about the Langston  
15 part of it, and the answer was, no, that this  
16 does not cover enhancing that property, the  
17 equipment over there that we plan on bringing  
18 online sometime in the near future.

19 MS. SMYSER: Uh-hum.

20 COMMISSIONER LANCASTER: But when  
21 you're speaking about 80 percent and below, are  
22 we speaking about the public housing residents

1       only or you wanting a private market for this?  
2       Just how is this being done?

3               MS. SMYSER:  So, the program itself  
4       that's administered by the Department of Energy  
5       and the Environment is for residents throughout  
6       the District of Columbia.  And as I mentioned,  
7       they're trying to increase the access for  
8       residents in the District of Columbia that have  
9       an income less than 80 percent of the area median  
10      income.

11              So, it's not just for -- the program  
12      itself is not just for public housing residents.  
13      It's for anybody in the District that has an  
14      income less than 80 percent of the area median  
15      income.

16              COMMISSIONER LANCASTER:  And so,  
17      again, in order to feed into those lines to  
18      provide this, what host are we using or what  
19      location are we using as a projection to get this  
20      energy moving in the different directions or the  
21      pathways that you want it to go?

22              MS. SMYSER:  Well, the solar arrays

1 will be installed on specific properties and,  
2 then, generate, from the sun generate that energy  
3 for that specific property. Now, you know,  
4 anyone who's not at one of our sites will have to  
5 get the power from pools or blocks or other ways,  
6 you know, actually working directly with DOEE to  
7 get that power.

8 COMMISSIONER LANCASTER: But the power  
9 that we have, are they going back to DOEE to sort  
10 of distribute it to our residents or only those  
11 that have panels on their buildings are going to  
12 be the ones that receive it?

13 MS. SMYSER: Just the ones that have  
14 the panels on their buildings.

15 COMMISSIONER LANCASTER: Okay. Thank  
16 you.

17 MS. SMYSER: You're welcome.

18 INT. EX. DIRECTOR BOVELLE: Thank you,  
19 Ms. Smyser.

20 MS. SMYSER: You're welcome.

21 CHAIRMAN ALBERT: Thank you so much,  
22 Kerry.

1                   Are there any other questions from the  
2 Commissioners on this resolution?

3                   (No response.)

4                   Hearing none, is there a motion to  
5 approve?

6                   COMMISSIONER GROSSINGER: So moved.

7                   CHAIRMAN ALBERT: Is there a second?

8                   COMMISSIONER LANCASTER: Second.

9                   CHAIRMAN ALBERT: All those in favor  
10 say aye.

11                   (Chorus of ayes.)

12                   Any queries?

13                   The ayes have it.

14                   COMMISSIONER SLOVER: I would like to  
15 vote no on this one, not because of anything that  
16 DCHA did, but because I don't think this program  
17 makes fundamentally any sense from the city's  
18 perspective. I just don't see how you can put  
19 out \$5 million with no expectation of return.  
20 And so, for that reason, I vote no.

21                   CHAIRMAN ALBERT: Okay. I think the  
22 return is saving the environment a little bit.

1                   COMMISSIONER SLOVER: Like I said, I  
2                   vote no.

3                   CHAIRMAN ALBERT: But there are  
4                   opinions on these.

5                   So, moving right along to Resolution  
6                   17-23, which is the last resolution. And by the  
7                   way, all these resolutions could be found on our  
8                   website. So, you can actually help -- how early  
9                   in advance are they posted on our website, so the  
10                  public could see them to review them?

11                  Okay, but they will be up. So, if you  
12                  want to get more information on that, it will be  
13                  on our website before the end of the day. And  
14                  we're going to endeavor to put them up early, so  
15                  people can digest them and, then, come and ask  
16                  sort of relevant questions about them. So, we'll  
17                  do that for our next meeting.

18                  So, 17-23, which is the final  
19                  resolution and, then, we'll get to hear from our  
20                  residents, is to authorize an MOU with the  
21                  District of Columbia, Department of Housing and  
22                  Community Development, for vacant and abandoned

1 property maintenance services.

2 Nathan, is that you, too?

3 INT. EX. DIRECTOR BOVELLE: I can do  
4 that. This is a memorandum that we enter into  
5 with DHCD usually each year. It's for us to do  
6 maintenance on properties that DHCD acquires.  
7 And the maintenance includes things like cutting  
8 the grass, snow removal, making sure that those  
9 units are secure, and things of that nature.

10 We are also asking that we have the  
11 ability to assign these contracts to DC Housing  
12 Enterprises, which is one of our subsidiaries  
13 that falls under the Housing Authority to do that  
14 type of work.

15 The amount of the services shall not  
16 exceed \$700,000. And I would note that the  
17 Housing Authority receives or DCHE receives an  
18 administrative fee for maintaining, for managing  
19 that contract that comes back to the Housing  
20 Authority.

21 CHAIRMAN ALBERT: Thank you.

22 Any questions or comments from any of

1 our Commissioners on this one?

2 Frank, you look as though you have a  
3 question.

4 COMMISSIONER LANCASTER: I'm thinking  
5 about this Section 3 again, about, you know, if  
6 they are going to come into compliance with  
7 Section 3 in some of these contracts, how we  
8 handle that, after he said, "We don't have  
9 anybody onboard that's qualified." But I'll hold  
10 that until another time.

11 INT. EX. DIRECTOR BOVELLE: Usually,  
12 that Section 3 applies to contracts where we're  
13 contracting to someone else to do service. Or  
14 this is some area where we do the service  
15 ourselves, and I believe we do have an actual  
16 resident who is on staff with DCHE who will be  
17 doing that work.

18 CHAIRMAN ALBERT: But to Commissioner  
19 Lancaster's question, so that the public knows,  
20 we had a conversation earlier today about sort of  
21 monitoring and enforcement and having a framework  
22 for Section 3 to make sure that anyone who does

1 business with the Housing Authority is in  
2 compliance, not falling short in any way, and  
3 still having the opportunity to do business with  
4 the Housing Authority.

5 So, we heard from Commissioner Slover.  
6 We heard from Commissioner Vann-Ghasri about  
7 this. And so, we decided we're going to set up,  
8 in Commissioner Vann-Ghasri's committee, we're  
9 going to establish -- is it Vann-Ghasri or  
10 Lancaster's committee?

11 INT. EX. DIRECTOR BOVELLE: Both.

12 CHAIRMAN ALBERT: Both? We're going  
13 to establish a framework for monitoring and  
14 establish true benchmarks for this program.

15 COMMISSIONER VANN-GHASRI: The  
16 Committee on Resident Service/Resident  
17 Initiative, we concentrate on policy.  
18 Commissioner Lancaster's concentrates on money.  
19 So, when you work as a team, I don't need to talk  
20 about money if I've got a teammate that's done  
21 his job, and over the years he's proven to be  
22 reliable and dependable. And then, Commissioner



1 Slover and, then, you have Commissioner  
2 Grossinger. So, I don't need to cover the fields  
3 that they are in their areas of expertise. Mine  
4 is just the policy.

5 So, when it comes into the Resident  
6 Initiative Committee, we will be examining policy  
7 to empower residents. We change words to empower  
8 residents, and it's up to your Resident Councils  
9 to read the policies and enforce them. And when  
10 you come in front of us, when we see that the  
11 policy is valid, we maybe don't say nothing to  
12 you, but it is getting corrected because the  
13 policy has been unloaded and it's a new policy.  
14 So, we have amended all of our policies through  
15 these committees, including Commissioner  
16 Council's committee.

17 CHAIRMAN ALBERT: Thank you.

18 COMMISSIONER LANCASTER: And his  
19 committee is Education, to inform all. And we  
20 don't want to leave out Commissioner Fisher's.  
21 She is also representing the HCVP. So, we're  
22 speaking about, right now, resident

1 Commissioners, and she also mentioned two other  
2 Commissioners who are not resident Commissioners,  
3 Slover --

4 COMMISSIONER VANN-GHASRI: But he's  
5 got a Co-Chair.

6 COMMISSIONER LANCASTER: Exactly.  
7 But, at the same time, everybody sitting here,  
8 we're concentrate together to get things done.  
9 That includes all the Commissioners.

10 CHAIRMAN ALBERT: Commissioner Slover,  
11 you have your light on.

12 COMMISSIONER SLOVER: I do.

13 CHAIRMAN ALBERT: Go ahead.

14 COMMISSIONER SLOVER: Very observant.

15 (Laughter.)

16 Is DCHE -- and I ask this question  
17 every year -- is DCHE on target to pay a dividend  
18 to DCHA this year? Anyone?

19 INT. EX. DIRECTOR BOVELLE: What I  
20 would say is that the proceeds that we get from  
21 DCHE usually do come back in some shape, form, or  
22 fashion to the Housing Authority, that we could

1 use to do additional work at some of our sites.

2 Rainbow, I don't know if you were  
3 going to further comment on it.

4 CHAIRMAN ALBERT: And we hope the  
5 answer is yes.

6 (Laughter.)

7 COMMISSIONER SLOVER: We haven't had  
8 one in a long time.

9 MS. LIN: I'm seeing Mr. Ken here.  
10 So, my understanding is that the DCHE Board could  
11 vote on that. It could go from DCHE to DCHA.

12 COMMISSIONER SLOVER: Well, that opens  
13 up a whole can of worms.

14 MS. LIN: Excuse me then.

15 COMMISSIONER SLOVER: Okay. Okay.  
16 DCHE, well, it's my understanding that DCHE  
17 hasn't paid a dividend to DCHA in many a moon,  
18 which is always curious when we said in all these  
19 contracts to DCHE and we never get anything back.

20 My understanding is there's a lot of  
21 offloading of expenses that would otherwise be  
22 borne by DCHA onto DCHE. So, there's some value

1 to it. But I do think that some form of a  
2 dividend coming back would be a beneficial thing.

3 I want to also ask that DCHE have a  
4 full work complement. They haven't had one, I  
5 guess, since I've been back on the Board.

6 CHAIRMAN ALBERT: How many guys are we  
7 missing?

8 COMMISSIONER SLOVER: One.

9 CHAIRMAN ALBERT: One? And who  
10 appoints the Board members?

11 COMMISSIONER SLOVER: Well, you're on  
12 the Board. So, you might want to --

13 CHAIRMAN ALBERT: Thank you,  
14 Commissioner.

15 (Laughter.)

16 COMMISSIONER SLOVER: You haven't gone  
17 through your orientation yet?

18 CHAIRMAN ALBERT: No, they haven't  
19 scheduled it as yet.

20 COMMISSIONER SLOVER: Oh, okay.  
21 There's a lot of important stuff going on over  
22 there. You know, you might have missed it.

1                   CHAIRMAN ALBERT: That's a good one.

2                   COMMISSIONER SLOVER: Yes. So, that  
3 would be great. And I would actually encourage  
4 -- you know, there's a lot of consternation over  
5 DCHE, and I think that it's time that we consider  
6 as a Board dissolving DCHE or devolving the Board  
7 structure and just having it be the full Board,  
8 because there's really no reason not to do it,  
9 and it just creates this weird dynamic that has a  
10 lot of history behind it that I think could be  
11 dealt with by making it similar to other  
12 subsidiaries that we have, or it's a full Board.  
13 There really is no reason not to do that. So, as  
14 part of your new job as a member of that Board,  
15 maybe you guys can bring that up, or at least  
16 have a full Board.

17                   CHAIRMAN ALBERT: I think we should  
18 probably also discuss it when we do our strategic  
19 planning session. So, we're hoping that, once  
20 the new Executive Director comes onboard, that  
21 the senior team and the Board, the new Executive  
22 Director, and I'm hoping that we will be able to

1 invite a few residents also to just kind of help  
2 us shape the organizations for the next few  
3 years. And so, once the new Executive Director  
4 comes onboard, we'll have a date.

5 COMMISSIONER LANCASTER: And if I may,  
6 we also might want to make that a part of  
7 Commissioner Council's committee also, to become  
8 part of the Education, so that we can get it back  
9 to it in a different forum. And the residents  
10 initially can pick it up, and, then, my Committee  
11 can pick it up, Finance along with it.

12 CHAIRMAN ALBERT: I agree.

13 Any other questions on this particular  
14 resolution?

15 (No response.)

16 Hearing none other, is there a motion  
17 to move?

18 COMMISSIONER LANCASTER: So moved.

19 CHAIRMAN ALBERT: Is there a second?

20 COMMISSIONER VANN-GHASRI: Second.

21 CHAIRMAN ALBERT: All those in favor  
22 say aye.

1 (Chorus of ayes.)

2 Commissioner Vann-Ghasri?

3 COMMISSIONER VANN-GHASRI: Aye.

4 (Laughter.)

5 CHAIRMAN ALBERT: The ayes have it.

6 Great.

7 So, before we move into the public  
8 comment session, I just want to thank my fellow  
9 Commissioners. They put in a lot of hard work.  
10 You guys may not see the time and the dedication  
11 and the effort that they put it. It's not just  
12 this Board meeting; it's committee meetings.  
13 They spent all day on Friday getting into the  
14 details and preparing for today's meeting. So, I  
15 just want to publicly thank them for just their  
16 contribution of time and resources to the Housing  
17 Authority.

18 COMMISSIONER LANCASTER: Thank you,  
19 Mr. Chair.

20 INT. EX. DIRECTOR BOVELLE: And if I  
21 might have just a moment?

22 CHAIRMAN ALBERT: Yes.

1                   INT. EX. DIRECTOR BOVELLE: Chair and  
2 members of the Board and the public, I just  
3 wanted to acknowledge several things. I sort of,  
4 in my haste to get through my Executive  
5 Director's report, due to the robust agenda,  
6 there were a few things that I did not mention.

7                   One is that we are going to  
8 acknowledge that we had our Resident Services  
9 Director resign, Ms. Sherrill Hampton. We are  
10 going to start the recruiting process for a new  
11 Executive -- I mean a new Resident Services  
12 Director when we have a new Executive Director.

13                   The other was I wasn't sure if we  
14 acknowledged the passing of Iris McLaurin-  
15 Southall from Resident Services.

16                   CHAIRMAN ALBERT: Yes, we did.

17                   INT. EX. DIRECTOR BOVELLE: She was  
18 very near and dear.

19                   The last is something that I'm really  
20 happy to report. Mr. McCoy, would you stand up,  
21 please?

22                   Mr. McCoy is the Director of the



1       Housing Choice Voucher Program. And it was his  
2       personal endeavor some years ago to create the  
3       Sports and Learning Program that started off with  
4       him really just teaching kids how to tie a bowtie  
5       and trying to engage some of the residents in  
6       just the Housing Choice Voucher Program.

7                 Since then, his program has really  
8       grown significantly. This year he actually  
9       served -- was it over 400 kids? --

10                MR. McCOY: Yes.

11                INT. EX. DIRECTOR BOVELLE: -- from  
12       not just the public housing -- I mean the Housing  
13       Choice Voucher Program, but also the Public  
14       Housing Program. They learned how to tie a  
15       bowtie, but they also learned about STEM. They  
16       learned how to build computers and do some  
17       coding. They learned about how to prepare for  
18       life and jobs and financial aspects, which is a  
19       huge endeavor.

20                It started off, also, just including  
21       basketball, but this year it included basketball,  
22       tennis, and soccer. And, oh, by the way, we were

1 visited by a special guest, Mr. Kevin Durant, who  
2 personally came with him and his parents to talk  
3 to our kids and to shepherd them in the right  
4 direction.

5 I really wanted to personally  
6 acknowledge that and to give Mr. McCoy a round of  
7 applause for it.

8 (Applause.)

9 Thank you.

10 CHAIRMAN ALBERT: Thank you.

11 So, we're going to make time now for  
12 our public witnesses. So, we do have a number of  
13 residents that signed up and one non-resident.  
14 We'll go to our residents first. It's five  
15 minutes apiece. So, please mind the clock.

16 Let's start with Rene Saunders Blount.

17 Is Rene here?

18 Rene, welcome.

19 MS. SAUNDERS BLOUNT: Hi, everybody.

20 (Chorus of "hi's".)

21 Well, my name is Rene Saunders Blount.

22 I've been in public housing for a while, and my

1 house that I live in now is 200 37th Street.

2 And I had paperwork that was supposed  
3 to had happen as soon as the 14th -- of October  
4 the 1st, 2014. I've been -- haven't -- I've been  
5 in the core system trying to help myself go  
6 through. Nobody to help me yet.

7 I paid my rent. I started paying my  
8 rent in September of this month and last  
9 September, and August I didn't pay my rent  
10 because nothing is getting done in my house.

11 I've been living in my house since  
12 '07. I took them to court in 2014 and nothing  
13 still didn't get done.

14 I have a new grandson that's eight  
15 months years old. I don't -- I'm tired of going  
16 through this. I talked to everybody, and they  
17 keep on throwing me away. I have pictures that  
18 have been taken from all the properties from  
19 houses. I'm tired of this. I need my help.  
20 I've got pictures. Nobody stood and are not  
21 helping me, not what I need to do.

22 I want to know. I've been on this

1 subject for 10 years now. I'm tired of this.  
2 I'm tired.

3 CHAIRMAN ALBERT: Ms. Blount, thanks  
4 for your comments. I'm going to allow our  
5 Interim Executive Director to respond.

6 INT. EX. DIRECTOR BOVELLE: Ms.  
7 Jackson, would you stand, please?

8 Ms. Blount, Ms. Valerie Jackson is our  
9 new Senior Director for Property Management  
10 Operations. What I would ask is that you see  
11 her, and I'm sure that she's going to be able to  
12 be more than capable to follow up with resolving  
13 your issues.

14 CHAIRMAN ALBERT: So, Ms. Blount,  
15 before you -- I just want to be clear on what it  
16 is that you're asking us to do. So, you no  
17 longer want to remain where you are?

18 MS. SAUNDERS BLOUNT: No, I don't.

19 CHAIRMAN ALBERT: You would like us to  
20 find new accommodations, a new home for you?

21 MS. SAUNDERS BLOUNT: Yes.

22 CHAIRMAN ALBERT: Okay. I just want

1 to be clear and put that on the record.

2 COMMISSIONER SLOVER: Could you tell  
3 us, do you live in traditional public housing?  
4 Do you live in Housing Choice Voucher on private  
5 property?

6 MS. SAUNDERS BLOUNT: I live at 200  
7 37th Street on Stoddert Terrace.

8 COMMISSIONER SLOVER: Stoddert  
9 Terrace?

10 MS. SAUNDERS BLOUNT: I've been there  
11 since '07.

12 CHAIRMAN ALBERT: All right. Thank  
13 you so much.

14 Nicole Odom.

15 MS. ODOM: Thank you. My name is  
16 Nicole Odom. I live --

17 CHAIRMAN ALBERT: Thank you, Nicole.

18 MS. ODOM: -- in Barry Farm. Okay.

19 So, first, I would like to talk about  
20 -- and I'm also Barry Farm's Allies Association  
21 and Empower D.C. I'm a member of Empower D.C.  
22 We've been going around to Wards.

1 We've been to Ward 1, 6, 7, and 8. And we're all  
2 still experiencing condition issues. Inspections  
3 aren't being done properly, which goes with the  
4 unprofessional workers that do these inspections.  
5 The work isn't getting done afterwards.

6 I want to speak on the  
7 relocation/displacement process. A lot of the  
8 locations that are on the list to relocate to are  
9 actually going to in the future or, if not now,  
10 going through what Barry Farm is going through as  
11 far as the redevelopment. So, why is that even  
12 on there?

13 And then, also, these places have  
14 major issues as well with maintenance. So, we're  
15 being taken from one bad situation and put into  
16 another.

17 Also, the book with all the relocation  
18 sites is very unorganized. What I suggest is  
19 that these books be presented in a way where the  
20 household size as far as, you know, this book is  
21 for families that have four bedrooms; this family  
22 has, you know, three bedrooms.

1           We don't know what we're looking at.  
2           You're giving us a book with locations that we  
3           are not familiar with. We don't know anything.  
4           So, when we come and say, you know, okay, well,  
5           this is an option, that's an option, we only  
6           have, what I was told, three options or two  
7           options.

8           So, it's kind of a waste of time if  
9           we're asking for someone to look into this and it  
10          doesn't even accommodate is. So, it should be  
11          organized as far as household size. So, that  
12          way, we know what's narrowed down to our options.

13          Also, a sense of urgency in the  
14          community where I live is for us to move these  
15          machines that we see. It seems that they're  
16          doing soil sampling. So, these machines have  
17          been sort of a statue of fear and oppression  
18          because a lot of us don't know what that means.  
19          It's giving us the sense of urgency to move out  
20          because, you know, these machines are digging.  
21          They destroy the area that they're on, and it's  
22          not being fixed. So, it feels like we're being

1 pushed out just by this machine doing Lord knows  
2 what alone. It's making the residents feel  
3 extremely scared and withdrawn from everything.  
4 They're living in fear and oppression, confusion.

5 So, also, there are some questions  
6 that we haven't really gotten some answers to,  
7 which is, is Barry Farm officially going to be  
8 developed according to the timeline with public  
9 housing units one for one? Is there even money  
10 to go through with this redevelopment in the  
11 first place and, if not, why are people being  
12 moved from their homes?

13 And then, finally, I'd like to say  
14 this redevelopment, it's giving people hope.  
15 It's supposed to give people hope. This is  
16 supposed to be the light at the end of the tunnel  
17 for us. Some of us have never lived in a home  
18 that had absolutely no issues. You know, I'm  
19 speaking of rodents, leaks, crumbling walls. And  
20 now, you're presenting us with something that  
21 we've all asked God for.

22 And I sincerely hope and pray myself



1 that this is true in what you say you are going  
2 to do. Our futures are depending on it. Some  
3 are going to move to other places with bad  
4 conditions because they are under the impression  
5 that they will have a new home to come back to  
6 soon enough. So, I'm asking you, don't catfish  
7 us with these photos and beautiful homes and a  
8 wonderful community, and it turns out to be  
9 nothing that you told us or nothing at all. That  
10 really messes with our mental and emotional  
11 state. And we really need this housing to truly  
12 be what you say it's going to be for us.

13 CHAIRMAN ALBERT: Thank you, Nicole.  
14 Can I ask you a couple of questions?

15 MS. ODOM: Sure.

16 CHAIRMAN ALBERT: So, I can clarify  
17 it. So, you first started out by saying that the  
18 inspections are done properly. Can you elaborate  
19 a little bit?

20 MS. ODOM: Well --

21 (Timer rings.)

22 CHAIRMAN ALBERT: You get to note

1 after a second --

2 MS. ODOM: Okay.

3 CHAIRMAN ALBERT: -- because I asked  
4 you a question.

5 MS. ODOM: So, the maintenance go into  
6 the units, the maintenance workers go into the  
7 units, and it seems, from what the information I  
8 received, most people say they just go in and  
9 record the serial numbers for the refrigerator  
10 and stove, and that seems to be all they really  
11 do. They don't go upstairs. They don't inspect  
12 anything really. It seems like they're just  
13 concerned with the refrigerator and the stove  
14 being there.

15 CHAIRMAN ALBERT: And are these DCHA  
16 employees or contractors?

17 MS. ODOM: I'm not sure. I'm not  
18 sure. They have their uniforms on, DCHA uniforms  
19 on.

20 CHAIRMAN ALBERT: And have you given  
21 the Housing Authority -- so, first of all, thanks  
22 for your feedback. This is important. Have you

1 given the Housing Authority any suggestions on  
2 how to organize the relocation sites? So, you  
3 talked about the book being disorganized.

4 MS. ODOM: I don't really know how to  
5 go about that. I mean, it's a stressful process  
6 that I'm kind of not wanting to even deal with  
7 right now.

8 CHAIRMAN ALBERT: Yes.

9 MS. ODOM: Because when I went in  
10 there, I felt pressured into making decisions  
11 right then and there that I wasn't comfortable  
12 with doing. Like I said, I'm not familiar with  
13 any other housing sites. I don't know anything.

14 CHAIRMAN ALBERT: Right.

15 MS. ODOM: So, how to make choices or  
16 feel pressured to make choices, I mean, it kind  
17 of pushed me away, and that's what's happening to  
18 a lot of the residents that are still there.

19 And then, also, something I didn't say  
20 was, the vouchers need to be explained completely  
21 to residents because a lot of residents are like,  
22 "Oh, a voucher, that sounds awesome. I'm going

1 to take that." But they're not being educated on  
2 it enough. So, you know, they might go into  
3 something that they're not financially prepared  
4 for. So, it should be explained, so that they  
5 make a smart choice, rather than what seems good  
6 at the time.

7 CHAIRMAN ALBERT: Great. I appreciate  
8 your taking a little bit more time to answer my  
9 questions.

10 MS. ODOM: No problem. Thank you.

11 CHAIRMAN ALBERT: Thank you for your  
12 comments.

13 Linda Brown.

14 MS. BROWN: Good afternoon,  
15 Commissioners.

16 (Chorus of "good afternoon" from  
17 Commissioners.)

18 My name is Linda Brown and I'm a  
19 native Washingtonian. And I live in Ward 6. I  
20 live in Greenleaf Senior. I have a daughter who  
21 is 24 and she is disabled. She has multiple  
22 disabilities.

1           So, I had a complete story here I was  
2 going to read, but, after Nicole spoke, I just  
3 wanted to get to the point.

4           I also visit with my peers. We went  
5 to different resident homes on different  
6 properties. And what they told me and my peers  
7 was sort of my own story.

8           My concern is that relocation, just  
9 uprooting families and separating us from our  
10 homes and from places we know, we've had to  
11 endure what we have, and we have made these  
12 places our homes. And to relocate us just to  
13 find us a place to live is very difficult for us.

14           And my concern is that my daughter  
15 isn't able to do anything for herself. So, she  
16 will be required to live in public housing and  
17 have assistance for the rest of her life.

18           And so, the conditions that she or  
19 that we have to live in isn't fair to her in  
20 terms of being accessibility, the location, the  
21 construction that is going on around us, because  
22 where we are they are building all around us.

1 And so, that has a bearing on her health. And  
2 so, the dirt and the things that get kicked up is  
3 just, it's just not acceptable at this point.

4 And so, because right now we are where  
5 we can afford to live, I don't think that we  
6 should be just uprooted to another place where  
7 it's not our home. So, with the new Director  
8 that's coming in, we're hoping that we will kind  
9 of slow up this track and rethink and ask the  
10 residents for their input about what we should do  
11 with our lives, because you are uprooting us and  
12 not having us give our input on what we need.

13 We understand that there is a crises  
14 in our neighborhood. We understand that, and we  
15 have some solutions. So, the point is, is just  
16 to ask us for those solutions before just moving  
17 us around like chessboard players. It's not  
18 fair.

19 COMMISSIONER VANN-GHASRI: Ms. Brown,  
20 I just have one question. So, what I'm hearing  
21 you say --

22 CHAIRMAN ALBERT: Is your mic on?

1                   COMMISSIONER VANN-GHASRI: Ms. Brown,  
2 so what I'm hearing you say, that you and your  
3 child live in a one-bedroom apartment now?

4                   MS. BROWN: No, we live in a two-  
5 bedroom apartment, yes.

6                   COMMISSIONER VANN-GHASRI: Okay, but  
7 you said you live in --

8                   MS. BROWN: Greenleaf Senior.

9                   COMMISSIONER VANN-GHASRI: --  
10 Greenleaf Senior?

11                   MS. BROWN: Yes.

12                   CHAIRMAN ALBERT: Ms. Brown, you  
13 talked about --

14                   COMMISSIONER VANN-GHASRI: Is it a  
15 physically-challenged unit basis?

16                   MS. BROWN: We live on the ground  
17 floor, yes. So, there are some accessible units.  
18 But the thing is that we have had that unit flood  
19 twice since I've been there on the ground floors  
20 because the pipes and the things that come down  
21 through the pipes gets backed up on the ground  
22 floor units.

1                   COMMISSIONER VANN-GHASRI: And again,  
2 I wasn't trying to lead you, but I did want you  
3 to get that part about the flooding the first  
4 floor exactly where you live at --

5                   MS. BROWN: Yes.

6                   COMMISSIONER VANN-GHASRI: -- so it  
7 can be on the record.

8                   MS. BROWN: Yes.

9                   COMMISSIONER VANN-GHASRI: Thank you.

10                  MS. BROWN: Yes.

11                  CHAIRMAN ALBERT: And then, if I can  
12 just -- you've mentioned that the relocation  
13 isn't being done in a thoughtful manner. And  
14 that would be my word.

15                  MS. BROWN: No, it isn't. It isn't  
16 being --

17                  CHAIRMAN ALBERT: So, tell me a little  
18 bit more about that.

19                  MS. BROWN: Okay.

20                  CHAIRMAN ALBERT: Like what would make  
21 it more a thoughtful process?

22                  MS. BROWN: A more thoughtful process



1 is one of the things is it's possible that you  
2 can build or repair those units and not just put  
3 a band-aid on them. So that, like my unit now,  
4 the roof, it was leaking. And so, they had to go  
5 into the unit upstairs for the pipes. They still  
6 have not fixed the roof. They still have not  
7 fixed the roof.

8 CHAIRMAN ALBERT: How long is that  
9 that you're talking about?

10 MS. BROWN: It has been about, I would  
11 say, about a month now, yes, and they still  
12 haven't fixed the roof. And so, the problem is,  
13 what they're saying is, they have to wait until  
14 they can get somebody who can come out who does  
15 that part. So, I don't know what that's about  
16 because that had nothing to do with us. It's  
17 still leaking. So, yes.

18 CHAIRMAN ALBERT: Well, you had  
19 mentioned the new Executive Director, and he is  
20 coming on October 2nd. And, you know, he's  
21 promised the Board that he will be in the  
22 community, hearing firsthand these issues and

1 concerns. It's two weeks away, as a matter of  
2 fact, until I'm going to join him in some of  
3 those conversations, so I can see firsthand.

4 But we really appreciate your input  
5 today. Is there someone that you communicate  
6 with on a regular basis in DCHA? If so, how does  
7 that work for you?

8 MS. BROWN: I don't. I don't because  
9 I've actually gone through the property manager  
10 or I've phoned in, called in the complaints that  
11 we have. I've phoned them in. So, I expected  
12 them to act in a timely manner, but they haven't.  
13 So --

14 CHAIRMAN ALBERT: Does anybody call  
15 you back and say, "We'll" --

16 MS. BROWN: Well, they come around.  
17 They have come around and checked out what the  
18 problem was. As I said, it still isn't fixed.  
19 You sign off on it because they've come around.  
20 But the problem is they are saying that they have  
21 to wait until they can get someone to come in who  
22 does the ceiling work. They don't have anyone on

1 the property that does that.

2 CHAIRMAN ALBERT: Okay.

3 MS. BROWN: So, that's been it.

4 But I have one question, as I said  
5 before.

6 CHAIRMAN ALBERT: Yes?

7 MS. BROWN: It's that, why isn't the  
8 residents of these properties being asked what  
9 their solutions are to the moving that you're  
10 trying to do, when you're trying to rebuild? Why  
11 aren't we being included in this discussion in a  
12 way that we have some solutions about that? We  
13 aren't being consulted.

14 COMMISSIONER VANN-GHASRI: Well,  
15 apparently, the Board has been misled because, to  
16 my knowledge -- now I'm going to say this when it  
17 comes to Southwest. When it comes to Greenleaf,  
18 I've gone to numerous of your meetings. They has  
19 been filled with Southwest residents and been  
20 led, gratefully, with the Honorable Ms.  
21 Lefferage.

22 Anytime I do something, it's on

1 Facebook. I've gone to your meetings and I  
2 definitely have said, if I'm at your meeting and  
3 I see you sitting in there, and if you come in  
4 front of this Board with me sitting up here, the  
5 worst thing that can happen is miscommunication.

6 First and foremost, when you first  
7 moved in on the property, that property may have  
8 already made a decision with this Resident  
9 Council. So, when you moved in, you may be just  
10 learning something, but that process has moved  
11 forward.

12 You've also have Ruth Hamilton. And  
13 Reverend Hamilton is telling the truth, and that  
14 Naomi Monk is telling the truth, and Saudia  
15 Atheist is telling the truth, that Vanessa is  
16 telling the truth; they're always at these  
17 meetings. And I've gone to several of those and  
18 they have been taking place in your Southwest  
19 Enhancement Center.

20 I know for a fact, when it comes to  
21 Nathan being the operating manager when he comes  
22 to there, I've checked, and Ms. Hivails says she

1 put flyers on every door. Well, if I'm the  
2 Commissioner telling the Housing Authority put a  
3 flyer on every door, and if you know that you're  
4 living in a community where there are some issues  
5 -- I know in my household, I live in Potomac  
6 Gardens, and in my building I tell my kids and my  
7 guests, when you knock on my door and you see a  
8 flyer on my door, you bring it in my house. I  
9 have a basket.

10 So, that tells the truth. Even I saw  
11 a flyer, and maybe you don't read it, or you're  
12 not getting it. So, Linda, what we need with  
13 that is this: maybe we need to operate like the  
14 Census Bureau. You know how the Census Bureau  
15 will get a group of people? You go in somebody's  
16 house. Have them sign it, so the resident is  
17 accountable, too, when you're the household. And  
18 somebody actually sit down with them to explain.

19 Because I remember a time that I had  
20 a property manager, and my property manager came  
21 and sat in everybody's house, and she actually  
22 sat down. She actually inspected our house,

1 listened to what our problems was, and we had to  
2 sign off of it. So, she didn't have to go to  
3 meetings and people saying, "I wasn't there."  
4 Because, I mean, seriously, because if it's going  
5 to be held accountable, we need a method of  
6 solution and not complaints.

7 And when the new Director comes, come  
8 with solutions and recommendations. And we got  
9 word about that. It's already on the record.  
10 The man don't need three years. If we take three  
11 years talking about our history, we'll never move  
12 forward.

13 When this man comes, we all can  
14 organize our communities. We all have written  
15 documentation or, if you don't, we need to: what  
16 we want, what you want, how you want it to be.  
17 And then, you hand it to him in writing and you  
18 hold him accountable to that plan, because you've  
19 been that intelligent, because you are. All that  
20 needs to be done is to be recorded in a format  
21 which they understand.

22 So, if you know that your community is

1 talking about dollars and cents, and if you are  
2 redesigning your community with the organizations  
3 that many of you are in, they have had workshops,  
4 because I've been to them. I just went to one  
5 that you gave out in Ward 8, the one about ANCs.  
6 I went just to see how many ANCs was going to  
7 come throughout the city, because my constituents  
8 is in every city, in every ward except Ward 3.

9 I don't need the Chair to tell me  
10 those are going to be. I know where my  
11 constituents are. I know what impacts my  
12 constituents. There's only 30 days in a month.  
13 I look at the calendar and I know where I'm going  
14 to be on so-and-so day, and I can't be  
15 everywhere. So, I have to pick and choose where  
16 do I go.

17 Like this weekend, I went to something  
18 called RAD. The Housing Authority ain't paying  
19 for it. They didn't tell me about it. I'm not a  
20 Commissioner. I keep all the Congressional  
21 Records.

22 And so now, when I try to get it back

1 into the community, I try to get that back to  
2 your community, to your Resident Councils. So,  
3 you need to hold, sometimes you all need your  
4 Resident Council Presidents because you elected  
5 them. So, if you elected them and if you know  
6 the type of Commissioner I am, you can't keep on  
7 expecting me to get up on Saturdays and putting  
8 flyers to the whole Greenleaf, 400-and-some  
9 flyers.

10 MS. BROWN: So, are you saying that  
11 Resident Councils should be putting flyers on  
12 each door every time there's a meeting?

13 COMMISSIONER VANN-GHASRI: That's what  
14 I say.

15 MS. BROWN: So, if that doesn't  
16 happen, what are your recourses for that?

17 COMMISSIONER VANN-GHASRI: Guess what?  
18 You're going to tell the new Director, when he  
19 comes, that maybe you're going to agree with  
20 Commissioner Vann-Ghasri and say that the  
21 property manager, when they're cleaning up your  
22 property normally, when they're having a Resident



1 Council meeting, can't they put a flyer on the  
2 door? I'm cleaning your hallway anyway. The  
3 Resident Council meeting is tomorrow.

4 And most of the senior buildings, you  
5 don't even have Resident Council meetings at  
6 6:30. I understand most of your meetings is like  
7 in the daytime. I don't know because I --

8 CHAIRMAN ALBERT: Could we --

9 COMMISSIONER VANN-GHASRI: Yes. So,  
10 see what I'm saying? So, if the flyers go up,  
11 because you don't know unless somebody puts a  
12 flyer on your door. You don't have to have  
13 email. You don't have to be IT-illiterate (sic).  
14 But if a flyer is on every door, just like you  
15 all in Empower D.C., you go in the community, and  
16 what do you do? You put a flyer on every door.  
17 Now, if somebody don't read their flyer, it's not  
18 your fault, but you're all trying to inform  
19 people of whatever their rights are on their  
20 housing by doing what? A flyer on every door, so  
21 why can't the Housing Authority do it?

22 MS. BROWN: But the senior building is

1 also people with disabilities live in those senior  
2 buildings. And so, they need to be aware, so  
3 that the communication for them might be  
4 different from how you get that communication to  
5 people who would ordinarily understand a meeting.  
6 So, you have to get that to them a different way.  
7 So, what I'm trying to say is that it still needs  
8 to be inclusive. And so, you're saying that, if  
9 it's not on your door --

10 COMMISSIONER VANN-GHASRI: It's not on  
11 everybody's door. It's not on everybody's door  
12 because it's not in the policy.

13 CHAIRMAN ALBERT: So, Commissioner  
14 Vann-Ghasri --

15 COMMISSIONER VANN-GHASRI: So, I just  
16 wanted to say, because you're right, it's not in  
17 the policy. I'm saying, as the Commissioner,  
18 whenever you hear me talk, I'm always telling  
19 people to put flyers on every door. It's not a  
20 rule, but it's one way.

21 And I'll tell you, I'm the President  
22 of Potomac Gardens. We have people with

1 disability. They have CNAs. You know what I do  
2 with their CNAs? If you see the flyer on the  
3 door, when you go in there with your client, read  
4 the flyer to your client. I tell the client,  
5 "Make sure your CNA, be a person to hold them  
6 accountable to help you out. Let that be a part  
7 of your case management." Because today I don't  
8 feel good; I took a pill; I may not even read  
9 this right. But, with you, that could be a part  
10 of my case management if I have a CNA come in,  
11 because they ask you what do you need them to do  
12 for you. And they --

13 CHAIRMAN ALBERT: Okay. So,  
14 Commissioner, I think we have a number of other  
15 people that have signed up.

16 COMMISSIONER VANN-GHASRI: Oh, yeah.

17 CHAIRMAN ALBERT: Linda, thank you so  
18 much for your time and your comments.

19 MS. BROWN: Thank you.

20 COMMISSIONER LANCASTER: Excuse me.

21 Excuse me, if I may, Mr. Chair?

22 When you first were seated there, you

1 said you live in Greenleaf Senior?

2 MS. BROWN: That is correct.

3 COMMISSIONER LANCASTER: And you kept  
4 mentioning about repairs to the roof?

5 MS. BROWN: Yes, in the hallway.

6 COMMISSIONER LANCASTER: In the  
7 hallway. Well, see -- and you say you're on the  
8 ground floor?

9 MS. BROWN: Yes, correct.

10 COMMISSIONER LANCASTER: The Greenleaf  
11 is a high-rise?

12 MS. BROWN: Yes.

13 COMMISSIONER LANCASTER: So, it's not  
14 the roof; it's your ceiling that's --

15 MS. BROWN: That's the ceiling.  
16 That's correct.

17 COMMISSIONER LANCASTER: You kept  
18 mentioning about the roof.

19 MS. BROWN: Well, the ceiling in the  
20 hallway, that's correct.

21 COMMISSIONER LANCASTER: And they  
22 haven't found the source of the leak in your

1 unit?

2 MS. BROWN: Well, what I was told was  
3 they would have to go into the unit over top of  
4 me, and they did, but they still have not done  
5 anything about mine.

6 COMMISSIONER LANCASTER: Okay.

7 CHAIRMAN ALBERT: We heard you.

8 MS. BROWN: Okay.

9 CHAIRMAN ALBERT: We will pay some  
10 attention to that. Thank you so much, Linda.

11 COMMISSIONER LANCASTER: Thank you,  
12 and thank you, Mr. Chair.

13 CHAIRMAN ALBERT: Paulette Matthews.

14 MS. P. MATTHEWS: Hello, everybody.  
15 How are you doing today?

16 (Chorus of "good afternoon" from  
17 Commissioners.)

18 MS. P. MATTHEWS: Well, initially, I  
19 had something written up, but, sitting here  
20 hearing everything, there's a whole lot going on.  
21 But Resolution 17-23, I want to talk about that  
22 because that wasn't in my plan. I didn't know

1 anything about that until I actually sat down.

2 When we get to talking about the grass  
3 and the leaves and the snow, which is something  
4 I've been talking about for a long time, as I sit  
5 here, there's grass as high as the gate in Barry  
6 Farms. And those units are vacant units. I had  
7 took some pictures and tried to put them on  
8 Facebook, but that's another issue within itself.

9 And when the snow comes --

10 CHAIRMAN ALBERT: Before you go to the  
11 snow, do you send those pictures to anyone in  
12 DCHA?

13 MS. P. MATTHEWS: I put a lot of stuff  
14 on Facebook.

15 CHAIRMAN ALBERT: Okay.

16 MS. P. MATTHEWS: You know, but, right  
17 now, I'm having some technical difficulties, for  
18 whatever reason. I was just trying to put you  
19 all on Facebook just now.

20 So, those are my concerns and the fact  
21 that we have residents that's there that could be  
22 doing these jobs that I guess they want to

1 contract out, or whatever the case may be.  
2 Because, throughout the years, to go up the steps  
3 to the dumpster, they don't shovel it. Either  
4 we're going to shovel it or we continue to go up  
5 and down the steps. So, we make a path. And  
6 this has been going on since I've been living  
7 there.

8           And coming and speaking with  
9 everybody, they had the guys doing the little 90-  
10 day program. And once the grass season is over,  
11 that's it. But I think it should be winter,  
12 spring, summer, and fall because of all the  
13 different elements.

14           And then, I don't know what's going on  
15 with this particular group, but I've noticed that  
16 there's too much grass that's that high. You  
17 know, I've seen possums, you know, and stuff like  
18 that in the property and they're running in high  
19 grass.

20           And right next to me I have a vacant  
21 unit and the grass is so high, when I come in,  
22 I'm like looking to see. And I don't understand

1 why the grass is still this high. And this has  
2 been since August. Okay? And they'll start  
3 cutting around there now, and they started like  
4 Thursday and they still haven't finished it on  
5 Stevens Road.

6 And basically, the units that are  
7 vacant, those are the most important ones  
8 because, to me, they have charged people in the  
9 past because they say we're supposed to take care  
10 of our yards. And they will come and cut our  
11 grass and put it on our bill. So, how are you  
12 all allowing -- and this is what I've been saying  
13 in the past -- allowing our grass to get up that  
14 high and nothing is being done?

15 And then, Farm-wise, as some of the  
16 leaks -- first, let me talk about Ms. Sanca that  
17 lives up the street. I went up there to speak to  
18 her. She's a senior. And her ceiling had fell  
19 in on her bed. Matter of fact, in between me  
20 going home and coming back, Ms. Watson had called  
21 her, because when it happened, she called, you  
22 know, the control center, or whatever.



1 Her son had came also and put  
2 something up here. Ms. Sanca said today that  
3 they had been up there, but they hadn't finished  
4 the job. But, actually, they need to check the  
5 room.

6 I had almost the same similar problem  
7 before in a closet in my bedroom, and they  
8 thought they could come in and, actually, I saw  
9 black stuff. And they came in there and they  
10 took like a -- I don't even know if bleach was on  
11 it. They took like a rag and wiped it down, and  
12 they repainted it, and it happened again. And  
13 so, they came back because they was going to fix  
14 this.

15 So, I said, "No, you're not coming in  
16 here. You need to go back around the corner and  
17 tell them to have somebody go check the roof,  
18 because if you don't go up there and deal with  
19 that roof, I'm going to continue to have this  
20 problem and you all are going to continue to come  
21 back." So, no, and I wouldn't let them in.

22 So, I don't know if that was a problem

1 or not with Ms. Sanca's situation. And I don't  
2 know -- houses around there in Barry Farms,  
3 there's a whole lot of roofs that caved in, or  
4 whatever.

5 My daughter, she had to move and it  
6 was because of a news reporter coming through my  
7 home to do a report on, you know, interviewing  
8 me. I showed him her house and she's now on  
9 First Sterling.

10 But my point that I'm making, all  
11 these leaks some stuff, sometimes it's dealing  
12 with the pipes and the condensation, and they  
13 have to be insulated. I mean, I don't, I don't  
14 -- it's just so many issues with the leaks from  
15 the bathroom, from the roof, but, yet, you keep  
16 wanting to come and check my refrigerator and my  
17 stove like I done sold it, or whatever. Because  
18 even if I go buy a new one, then I want to come  
19 tell you get your old one.

20 So, I'm not understanding like three  
21 or four times they're doing an inspection within  
22 a month. Why aren't you sending somebody up on

1 the roof? Is it because, you know, redevelopment  
2 is in the process, so you don't want to put out,  
3 you know, money, or whatever the case may be?

4 But, yet, I saw them dig up something.  
5 I don't even know what it is. And they put it  
6 right there in front of the rental office. It's  
7 some type of plant, looked like grass. I don't  
8 know what it is, but I know that it cost money  
9 for them to dig it up and all that.

10 And some of my issues I haven't even  
11 addressed because it's a whole lot of them. And  
12 I hear Aquarius when she's saying, yeah, they're  
13 already aware of these things; we've already said  
14 them a thousand times over. But we're still  
15 continuing to see this same thing.

16 And we go to all these different  
17 properties. I've been last year, the year  
18 before, here recently the last six months. These  
19 people have issues, and these issues seem to be  
20 about the same.

21 And I'm trying to figure out, like  
22 you've got to pay 30 percent of your income and,

1 then, you get the rest of it from the government.  
2 Then, we've got people who get paychecks every  
3 two weeks, and this is still happening? Why?  
4 How come? What for?

5 And then, why are you all saying  
6 replacement, when, actually, you're rebuilding?  
7 And how many family units are you all going to --  
8 family properties are you going to make, because  
9 you're taking away Barry Farms, which I could  
10 care less. We're out of there toward the grid.  
11 As long as I'm in D.C., I don't feel like I  
12 should be forced because I was born and raised  
13 here. And I see that everything is so sky-high.

14 But how are you going to get these  
15 people out of these shelters? How are you going  
16 to do this returning? How are you going to do  
17 everything that's in my D.C. Housing or the  
18 government system? I don't know where you all  
19 get what you all do from. Because you can look  
20 around and see. How do you get a family still  
21 being in any type of unity? And how can you have  
22 a community and have unity within the community

1 if you're trying to force people together?

2 You're going to give them a garage. You're going  
3 to give them a deck. You're going to give them a  
4 grill. And because I live in public housing, I  
5 have to go somewhere else and grill, but we live  
6 in the same community. I'm trying to figure out  
7 why is there so much not putting unity back into  
8 the community.

9 And then, when you have a community  
10 and when you have people looking out for one  
11 another, you know, everybody goes through  
12 whatever they go through, but they still come  
13 back and gotten to their senses. How and why are  
14 you all continuing to let this happen? Why do  
15 you all keep stamping stuff? Why do you all keep  
16 saying, "Okay."?

17 I understand you don't live in these  
18 places, but this is history. Like I was put down  
19 there at the Black Panther 50th anniversary down  
20 at American University. I was down there, you  
21 know, ultimately, all over there. But, in doing  
22 so, they had a poster. They was showing how this

1 has been being done through D.C. Housing  
2 Authority since the fifties. And we're still  
3 doing it.

4 And it makes no sense to me. It's  
5 like God put this here for everybody. Everybody  
6 knows everybody's history, and you all don't see  
7 it's repeating itself?

8 CHAIRMAN ALBERT: Well, you know, you  
9 make some very salient points here. Barry Farms  
10 -- this is my second meeting -- Barry Farms has  
11 been the subject of many of the people that came  
12 here to testify, to provide commentary.

13 I sound like a broken record --

14 MS. P. MATTHEWS: Yes.

15 CHAIRMAN ALBERT: -- there is a new  
16 Executive Director coming onboard in a couple of  
17 weeks. He has been briefed on these issues. I  
18 think this is one of the things he will take on  
19 and tackle and will make this a high priority.

20 So, we appreciate your comments.

21 MS. P. MATTHEWS: Uh-hum.

22 CHAIRMAN ALBERT: It's in the public

1 record.

2 MS. P. MATTHEWS: Uh-hum.

3 CHAIRMAN ALBERT: Thank you so much.

4 MS. P. MATTHEWS: You're more than  
5 welcome. You all enjoy your day.

6 CHAIRMAN ALBERT: You, too.

7 COMMISSIONER SLOVER: Can I make one  
8 quick comment on that one?

9 CHAIRMAN ALBERT: Sure. Sure.

10 COMMISSIONER SLOVER: There was a lot  
11 of things there, but could we at least mow the  
12 lawn at Barry Farm?

13 CHAIRMAN ALBERT: Oh, yes.

14 COMMISSIONER SLOVER: I mean, I've  
15 heard about this lawn thing for a really long  
16 time. So, can we just at least start with a  
17 goodwill gesture of mowing the lawn?

18 And the other thing is, as we move  
19 forward with these redevelopments, however  
20 they're done, I don't want any of these things to  
21 have the no grilling policy. It seems crazy to  
22 me in these 06 projects that residents can't

1 grill. No, the public housing residents aren't  
2 allowed to grill and everybody else is.

3 COMMISSIONER VANN-GHASRI: That's  
4 true.

5 CHAIRMAN ALBERT: But just from a  
6 common-sense point of view --

7 COMMISSIONER SLOVER: It's unclear to  
8 me how that actually happened. That's kind of  
9 stunning to me. But let's just say, as a Board,  
10 at least as this Board --

11 CHAIRMAN ALBERT: Yes.

12 COMMISSIONER SLOVER: -- that we're  
13 going to try to be vigilant about that kind of  
14 stuff not happening, because it just really sets  
15 a bad tone for everybody.

16 CHAIRMAN ALBERT: Yes. I appreciate  
17 that.

18 Gloria Matthews.

19 Welcome, Ms. Matthews.

20 MS. G. MATTHEWS: Good afternoon,  
21 Commissioners.

22 (Chorus of "good afternoon" from



1 Commissioners.)

2 CHAIRMAN ALBERT: Do you want to talk  
3 about Resident Council elections?

4 MS. G. MATTHEWS: I want to talk about  
5 the bylaws, the illegal bylaws, bylaws that were  
6 given to me by Resident Services with no  
7 signatures on it. And these are the bylaws that  
8 they use that they gave the third-party monitor  
9 to run, I guess to monitor our election. And I  
10 don't understand how they can use bylaws with no  
11 signatures, and I gave them bylaws with  
12 signatures on them.

13 When I asked them for the bylaws that  
14 they use to give to the third-party monitor, I  
15 was in a meeting with Ms. Hamilton, which she is  
16 gone, and also Lashaw Tyler, Ms. Karen Sellers.  
17 We were all in a meeting and I asked for the  
18 bylaws. And she gave me bylaws with no  
19 signatures on it. And I asked her where were the  
20 bylaws that I gave you all, because I gave you  
21 all bylaws in order to get the PUI money. From  
22 that, I had to -- it was required that I had

1 bylaws.

2 CHAIRMAN ALBERT: Was there a  
3 difference in, with the exception --

4 MS. G. MATTHEWS: The bylaws.

5 CHAIRMAN ALBERT: -- of signatures,  
6 were they --

7 MS. G. MATTHEWS: There was no  
8 signatures on it.

9 CHAIRMAN ALBERT: So, the only thing  
10 missing were the signatures?

11 MS. G. MATTHEWS: The signatures. And  
12 I gave them bylaws. So, I wanted to know how the  
13 bylaws that they gave our third-party monitor to  
14 run the election at Hopkins was good and my  
15 bylaws were not good, because they are not  
16 reading the same, because I amend the bylaws.

17 CHAIRMAN ALBERT: We have our General  
18 Counsel here. Can you follow up on that, Ken?

19 MR. SLAUGHTER: Sure. And we should  
20 say for the public that there is in the election  
21 procedures an appeal process. The third-party  
22 monitor takes a look and it is somehow reviewed

1 by inside the Authority. And this matter  
2 certainly is under that process.

3 CHAIRMAN ALBERT: Okay. So --

4 COMMISSIONER VANN-GHASRI: Mr.  
5 Slaughter, to give her the respect, you need to  
6 come, so it can on the record (referring to Mr.  
7 Slaughter speaking previously without a  
8 microphone).

9 MR. SLAUGHTER: I'm sorry.

10 COMMISSIONER VANN-GHASRI: Because  
11 what you're saying is not on the record. It's  
12 just sitting there.

13 MR. SLAUGHTER: I'm sorry.

14 COMMISSIONER VANN-GHASRI: Anytime  
15 that one of us talk, we need to be on record.

16 MR. SLAUGHTER: Yes, ma'am. Forgive  
17 me.

18 For the record, I'm Ken Slaughter,  
19 General Counsel.

20 My comment is that the concerns here  
21 have been the subject of an appeal, and we have  
22 reviewed the facts and certainly will take any

1 new evidence that is presented on this issue.

2 CHAIRMAN ALBERT: Okay?

3 COMMISSIONER VANN-GHASRI: Could you  
4 set us up a meeting?

5 MR. SLAUGHTER: Of course, ma'am, I  
6 will set --

7 CHAIRMAN ALBERT: Make sure he gives  
8 you his card before you leave.

9 MS. G. MATTHEWS: Okay, okay, okay.

10 CHAIRMAN ALBERT: In fact, walk over  
11 there to her right now.

12 MS. G. MATTHEWS: Okay, okay. Thank  
13 you. And thank you all.

14 CHAIRMAN ALBERT: Thank you so much.

15 Ms. Montgomery. Percellia? I hope  
16 I said your name right.

17 Welcome

18 MS. MONTGOMERY: Yes.

19 CHAIRMAN ALBERT: And so, you wanted  
20 to talk about some safety issues?

21 MS. MONTGOMERY: Yes.

22 CHAIRMAN ALBERT: Go right ahead.

1 MS. MONTGOMERY: My name is Percellia  
2 Montgomery. I live at Clay Terrace. I used to  
3 live over at East Capitol, and I've been at Clay  
4 Terrace ever since they closed that East Capitol.

5 And I want to know what's my problem.  
6 Why can't I go back to East Capitol? Every since  
7 I've been at Clay Terrace, my son's been shot, my  
8 window's been shot out, and I have a disability  
9 daughter.

10 I want to go back to East Capitol.  
11 They tried to put me over at Highland. I don't  
12 want to go to Highland. I pay my rent  
13 faithfully. I just want to leave Clay Terrace; I  
14 want to go back to East Capitol.

15 I will wait until they give me a four  
16 bedroom with disability for my daughter. I've  
17 been waiting all these years, 13 years. I'm  
18 still waiting, and I just want to go back to East  
19 Capitol.

20 CHAIRMAN ALBERT: And so, when you  
21 tell that to the folks in DCHA --

22 MS. MONTGOMERY: I told them. I told

1 that lady over there and I told her.

2 CHAIRMAN ALBERT: And what was their  
3 response?

4 MS. MONTGOMERY: She said that I had  
5 to go see one more on -- I'm on a waiting list.  
6 I went over there. That lady says she's got the  
7 same list housing guide.

8 So, I don't know what the problem is.  
9 I just want to go back to East Capitol.

10 COMMISSIONER VANN-GHASRI: Are you  
11 saying that you, are you saying to us that you  
12 feel that we have violated your rights as an  
13 original resident of East Capitol, which was an  
14 06 that gave you documentation that stated that  
15 you had the right to return? So, you're saying  
16 that, up until this day, the Housing Authority  
17 have not lived up to our responsibility by  
18 tracking you, letting you know when you should  
19 have been able to move back to East Capitol?

20 MS. MONTGOMERY: Yes, ma'am.

21 COMMISSIONER VANN-GHASRI: So, that's  
22 what she's saying.

1                   And put that on the record, please.

2                   MS. MONTGOMERY: Yes, ma'am.

3                   CHAIRMAN ALBERT: Nathan, do you want  
4 to address that? Is this something we can  
5 address here and now?

6                   INT. EX. DIRECTOR BOVELLE: What I  
7 will do is I'll have our relocation staff work  
8 with her to determine if that is, in fact, the  
9 case, that you were an East Capitol resident and  
10 wanted the right to return; that didn't happen.  
11 We can have our relocation staff work with you to  
12 determine what your options are.

13                   MS. MONTGOMERY: Thank you all.

14                   INT. EX. DIRECTOR BOVELLE: Yes.

15                   CHAIRMAN ALBERT: Thank you so much.

16                   INT. EX. DIRECTOR BOVELLE: Chelsea,  
17 can you lead that effort?

18                   MS. MONTGOMERY: Thanks.

19                   INT. EX. DIRECTOR BOVELLE: Chelsea  
20 Lee String will work with you on it.

21                   MS. MONTGOMERY: Okay. Thank you.

22                   INT. EX. DIRECTOR BOVELLE: Thank you.

1 CHAIRMAN ALBERT: Thank you.

2 Tyecha Everette.

3 Oh, sorry, she wanted to talk about  
4 unresolved property management issues. It's a  
5 recurring theme here. So, hopefully, someone  
6 will follow up with her, even though she's not  
7 here.

8 Daniel. Oh, Daniel, I called you out  
9 of turn. I apologize.

10 MR. DEL PIELAGO: Okay.

11 CHAIRMAN ALBERT: We're still doing  
12 the residents. Sorry about that.

13 Rhonda Edwards-Hines.

14 And, Rhonda, you wanted to talk about  
15 Barry Farms here, right?

16 MS. EDWARDS-HINES: Yes.

17 CHAIRMAN ALBERT: Great.

18 MS. EDWARDS-HINES: Not only Barry  
19 Farms.

20 CHAIRMAN ALBERT: No, no, I just want  
21 to -- I'm just making a note of how often Barry  
22 Farms comes up in these meetings.



1 MS. EDWARDS-HINES: Well, that's not  
2 the only property that I'm going to speak of.

3 But let me introduce who I am.

4 CHAIRMAN ALBERT: Yes.

5 MS. EDWARDS-HINES: My name is Rhonda  
6 Edwards-Hines. I've been a resident DCHA for  
7 almost 30 years. I am the current President of  
8 the Resident Council for Barry Farms.

9 You've got to excuse me because this  
10 is a lot that's going on --

11 CHAIRMAN ALBERT: Yes.

12 MS. EDWARDS-HINES: -- not only with  
13 housing with Barry Farms, but other properties  
14 that the residents are being sent to.

15 CHAIRMAN ALBERT: Residents from Barry  
16 Farms? Yes?

17 MS. EDWARDS-HINES: Residents of Barry  
18 Farms are being sent to Highland, James Creek,  
19 Greenleaf additions, seniors.

20 And because I am the President and  
21 I've been a leader of the community for over 25  
22 years, I get phone calls; I get texts; I get

1       knocks on my doors, because they are concerned  
2       about things.

3               Every day I'm thinking and I'm talking  
4       to myself, this is not only physically, but this  
5       is a mental process that is draining not only  
6       myself, but the residents of Barry Farms and the  
7       residents that left Barry Farms that I speak to  
8       on a day-to-day basis.

9               And I wanted to be on record with the  
10       Commissioners that there are some major issues,  
11       but I wanted to start off stating that it was not  
12       mentioned that Barry Farms just had their Barry  
13       Farms Day on August the 26th that we have  
14       annually. And this year was special because it  
15       was the 150th anniversary that we celebrated at  
16       Barry Farms. And I don't understand how Barry  
17       Farms is not a historical site because it's been  
18       there as long as the Frederick Douglass home has  
19       been there, and we're being closed. I don't  
20       understand that.

21               But I wanted to share that we had a  
22       nice time. And of the residents, Ms. Belt -- I

1 might not be saying her last name correctly --  
2 but she informed me that it was the 150th  
3 anniversary of Barry Farms.

4 So, I took lead on that, you know, to  
5 make sure that it was true and investigated it  
6 before I did anything. And it was a success.

7 So, with that being said, I need  
8 clarification from the Board as to these rumors  
9 that's going around in the community stating that  
10 DCHA does not have the funding to finish the  
11 project, the redevelopment, first of all. My  
12 question is, is DCHA one of the funding entities  
13 with the new community project? Second, if so,  
14 does they have the funding to complete this  
15 project, by telling the residents, "Oh, you can  
16 come back in 2021, will be the first move-in site  
17 time," because it needs to be clarification and  
18 something in writing, so the residents can  
19 understand exactly what's going on.

20 And I might sound like I'm rattling  
21 because it's a lot going on and I heard a lot  
22 from my neighbors. And one of my neighbors

1 stated something about the Choice Vouchers. I  
2 had been asking the relocation team at DCHA to  
3 have someone to come in and speak to the  
4 residents from A to Z, explaining what a voucher  
5 is, the different programs of the vouchers, so  
6 they can have a choice of if they want a voucher  
7 or they want to stay in housing. And that has  
8 not been done as today.

9 They brung someone in a couple of  
10 months ago, but we didn't even know that this was  
11 the person from HUD that oversees the Choice  
12 Voucher Program, and he didn't have enough time  
13 to speak to the residents.

14 So, I want that to go on record, that,  
15 again, as the President of the Resident Council  
16 of Barry Farms, I'm asking for someone from the  
17 Choice Voucher Program to not only come and speak  
18 on what it is with the housing vouchers, but to  
19 have language, flyers, pamphlets to explain,  
20 because some of our residents might not say that  
21 they don't understand; they will be passive and  
22 say, "Uh-hum, uh-hum," when actually they don't.

1                   CHAIRMAN ALBERT: So, do you want to  
2 have it down at Barry Farm or where?

3                   COMMISSIONER VANN-GHASRI: At Barry  
4 Farms.

5                   MS. EDWARDS-HINES: At Barry Farms.

6                   CHAIRMAN ALBERT: Barry Farm? Okay.  
7 Just so I'm sure where it can be done.

8                   COMMISSIONER VANN-GHASRI: She wanted  
9 a workshop.

10                  CHAIRMAN ALBERT: Got you.

11                  MS. EDWARDS-HINES: Yes, a work --  
12 thank you -- a workshop on the housing process.

13                  Please don't cut me off.

14                  CHAIRMAN ALBERT: No, no, no. I just  
15 want to get clarification.

16                  MS. EDWARDS-HINES: Barry Farms is  
17 going through a lot, and that was just one issue.  
18 I mean, it's many that's dealing with Barry  
19 Farms.

20                  But I also, being as though I still  
21 have connections with the other residents from  
22 Barry Farms that relocated, as like, for example,

1 Highland -- Highland has their new development  
2 there, but these homes are so close to the alley  
3 that it's like only five inches from -- from here  
4 to there, that's the alley. No fences or  
5 anything. So, it's been over a year that I have  
6 asked for speed bumps.

7 I'm also a Neighborhood Advisory  
8 Commissioner for AC06, which I govern over Barry  
9 Farms and eight other communities.

10 So, I'm coming to the Board to get an  
11 understanding, first of all, what the protocol is  
12 and the procedures to getting speed bumps there,  
13 because I have witnessed that several babies  
14 almost gotten hit by cars going up and down those  
15 alleys.

16 CHAIRMAN ALBERT: The Department of  
17 Transportation is the entity that runs that  
18 process for speed bumps?

19 MS. EDWARDS-HINES: Okay. See, wait  
20 a minute. Because, yes, exactly, is this D.C.  
21 Housing property or is it the District property?

22 CHAIRMAN ALBERT: It all depends on if

1 the streets are public right-of-ways or if  
2 they're private roads. So --

3 MS. EDWARDS-HINES: Well, this is not  
4 private road. I'm going to say, this is in  
5 between the units which you consider an alley.

6 INT. EX. DIRECTOR BOVELLE: Are you  
7 talking about Highland?

8 MS. EDWARDS-HINES: Yes.

9 INT. EX. DIRECTOR BOVELLE: Well, I  
10 will say, I have been in communication with the  
11 ANC regarding that.

12 MS. EDWARDS-HINES: Uh-hum.

13 INT. EX. DIRECTOR BOVELLE: If you're  
14 speaking of the alley that one time went -- I'm  
15 not going to say whether it's east or west -- but  
16 from the school over to the street? This is the  
17 one that we're reversing the direction. We're  
18 putting up speed limit signs. And that alley  
19 that we own, the part that we own, we're going to  
20 install speed bumps. We've had those  
21 conversations with the ANC. We've had the  
22 conversations with the Capital folks. So, that's

1 going to happen.

2 If it's a public alley that we don't  
3 own, we don't have the ability to put speed bumps  
4 in those alleys.

5 MS. EDWARDS-HINES: Right. I  
6 understand it. That's why I looked into it, and  
7 it is Housing, and that's what I'm talking --  
8 because it's the alleys that's right in  
9 between --

10 INT. EX. DIRECTOR BOVELLE: Yes, it's  
11 the one on --

12 MS. EDWARDS-HINES: -- 4011, and I'm  
13 not sure of the address on the other side.

14 CHAIRMAN ALBERT: What's the timing  
15 for that?

16 MS. EDWARDS-HINES: Of H Street. I'm  
17 talking about H Street now.

18 COMMISSIONER VANN-GHASRI: Atlantic,  
19 H and Atlantic?

20 MS. EDWARDS-HINES: Yes.

21 COMMISSIONER VANN-GHASRI: That's H  
22 and Atlantic.



1 INT. EX. DIRECTOR BOVELLE: What's the  
2 timing? I'll state it. You don't have to come  
3 up but just tell us. You don't have to have to  
4 come up. I said just state it, and I'll restate  
5 it on the --

6 PARTICIPANT: It's the intersecting  
7 alley that's always been there.

8 INT. EX. DIRECTOR BOVELLE: Right.

9 PARTICIPANT: And we have installed  
10 some things for the new cross alley all the way  
11 down to the 24 unit. That's these speed bumps  
12 installed Thursday and Friday last week.

13 MS. EDWARDS-HINES: Oh, okay.

14 PARTICIPANT: We're coming back into  
15 those speed bumps that are cross -- the new cross  
16 alley we did. We're going to put two or three  
17 speed bumps between Atlantic and that  
18 intersection.

19 CHAIRMAN ALBERT: But what's the  
20 timing for the installation of the speed bumps?

21 PARTICIPANT: I would say no later  
22 than next Wednesday.

1 MS. EDWARDS-HINES: Well, can I ask  
2 that these are don't be humps; they be bumps  
3 where you can still drive at a good rate?

4 INT. EX. DIRECTOR BOVELLE: Yes. What  
5 I've asked for are the breakaway sort of rubber  
6 speed bumps that we can actually remove in order  
7 to remove snow and things like that. But they  
8 won't be so big that it causes damage to  
9 vehicles.

10 MS. EDWARDS-HINES: Wait a minute.  
11 You said "rubber"? So, you're going to be  
12 able --

13 INT. EX. DIRECTOR BOVELLE: It is  
14 composite speed -- I'm using the term "rubber,"  
15 but one of the issues we have with speed bumps is  
16 our ability to plow snow when speed bumps are  
17 there. If you take a look at the parking lot in  
18 front of 1133, there were speed bumps there.  
19 They're gone because the snow plows knocked them  
20 away. We're going to put ones that are actually,  
21 I think they're called --

22 CHAIRMAN ALBERT: Removable?

1 INT. EX. DIRECTOR BOVELLE: --  
2 releasable. So, if something happens and a snow  
3 plow damages that bump, we'll able to come back  
4 -- that bump -- we'll be able to come back and  
5 replace it.

6 MS. EDWARDS-HINES: Okay. Well, I  
7 know we can have this -- I am going to get some  
8 more information on that.

9 My next concern is the infestation of  
10 bed bugs. I don't know if you seen the earlier  
11 part of this year, December of 2016, I was on Fox  
12 News. We had an infestation at Savoy Elementary,  
13 which is also next door to my SMD. That's Single  
14 Member District.

15 Now that I'm aware that it's an  
16 infestation on Highland property, I need to know  
17 what are the protocols, first of all, because the  
18 neighbor would go to one neighbor and state that  
19 they had bed bugs. But, when you go to the  
20 property manager, the property manager says,  
21 "There's nothing I can do until that resident  
22 comes in and states that they had bed bugs."

1           It should be a protocol that, if my  
2 neighbor comes and say -- if I come in the rental  
3 office and say, "I seen a bed bug onsite. My  
4 neighbor just informed me that it's a bed bug  
5 infestation in her unit," that you drop on top of  
6 it. I shouldn't say -- have to make her go,  
7 because that's a confrontation between the  
8 neighbors now. And that's what's going on up at  
9 Highland.

10           And so, you've got one resident that  
11 said that she has them, but she ain't going to  
12 the property manager to let them go. She's going  
13 to go to Home Depot and do it, treatment,  
14 herself. That's unacceptable.

15           CHAIRMAN ALBERT: So, do we have a  
16 protocol for that?

17           INT. EX. DIRECTOR BOVELLE: Yes.  
18 Well, one thing I'll mention is that the portion  
19 of Highland that she's referring to is not  
20 managed by DCHA directly. It's through Sage  
21 Management. But our protocol is --

22           CHAIRMAN ALBERT: But is it DCHA

1 property?

2 INT. EX. DIRECTOR BOVELLE: Oh, yeah.  
3 So our protocol is that, when we find evidence of  
4 bed bugs, that we have our pest control  
5 contractor treat the bed bug unit and, also,  
6 inspect the adjoining units. So, I will have a  
7 conversation with Sage.

8 MS. EDWARDS-HINES: Okay. So, this  
9 resident also needs housekeeping, and I know what  
10 the protocol is for that. But, when they come in  
11 and do the treatment for the bed bugs, is there  
12 someone that's employed with DCHA that can go in  
13 and ensure that this unit is ready to have the  
14 treatment done? Because this treatment has been  
15 done in this unit, this is the third time. She's  
16 not putting her stuff together so the treatment  
17 can be done properly. If it's not done properly,  
18 it's still going to occur.

19 And I'm advocating for those families  
20 of Barry Farms because they're waiting. They're  
21 just ready to come back to Barry Farms, and Barry  
22 Farms hasn't even reached demolition yet. So, I

1 wanted to put that on the books, so it could be  
2 recorded that I came up her to state that and I'm  
3 looking for the Council members to jump on this  
4 A-S --

5 CHAIRMAN ALBERT: Thank you.

6 MS. EDWARDS-HINES: I mean, I'm sorry.  
7 I apologize for the Commissioners.

8 COMMISSIONER VANN-GHASRI: Thank you.

9 MS. EDWARDS-HINES: Thank you so much.  
10 I think I'm going to conclude from there.

11 CHAIRMAN ALBERT: Well, thank you so  
12 much for these issues.

13 Is there someone that can follow up  
14 with her, so that she's not like chasing  
15 everyone's tail to get responses?

16 INT. EX. DIRECTOR BOVELLE: I'll  
17 follow up with her.

18 CHAIRMAN ALBERT: Do you have his  
19 contact info?

20 MS. EDWARDS-HINES: Oh, sure.

21 COMMISSIONER LANCASTER: If I may? If  
22 I may, Mr. Chair?

1                   CHAIRMAN ALBERT:   Okay.

2                   COMMISSIONER LANCASTER:   Just a little  
3    advice.  I lack knowing what to do, but I like to  
4    advise.  When you talk to your constituents about  
5    this bed bug problem and they have to remove  
6    stuff from their units and dump to the alley,  
7    tell their neighbors not to go and grab them and  
8    take them back into their units.

9                   MS. EDWARDS-HINES:   But, see, that's  
10   the problem because this resident has her  
11   children outside.  You can see the bugs coming  
12   off of them.  And, you know, I'm letting you know  
13   it's going to be an infestation for that property  
14   because this resident just don't care.

15                  CHAIRMAN ALBERT:   So, you're going to  
16   let us know next month whether Nathan has been a  
17   responsive --

18                  MS. EDWARDS-HINES:   Yeah.

19                  CHAIRMAN ALBERT:   -- to you?

20                  MS. EDWARDS-HINES:   Yeah, I will come  
21   and testify next month that whatever abatement I  
22   receive.

1 CHAIRMAN ALBERT: Great.

2 MS. EDWARDS-HINES: Okay? And also,  
3 on the other issues, too.

4 CHAIRMAN ALBERT: Uh-hum.

5 MS. EDWARDS-HINES: I'm talking about  
6 the funding with DCHA --

7 CHAIRMAN ALBERT: Yes.

8 MS. EDWARDS-HINES: -- with the new  
9 development of Barry Farms.

10 CHAIRMAN ALBERT: Yes. So, Nathan can  
11 actually tell you what's available, where it is,  
12 et cetera.

13 MS. EDWARDS-HINES: Okay. All right.  
14 I just want to make sure that you heard  
15 everything that I said and, then, I'm looking for  
16 a response before October.

17 CHAIRMAN ALBERT: Right. Because if  
18 you don't get a response before the October  
19 meeting, I'm sure you'll tell me as soon as I  
20 walk in that door. Right?

21 MS. EDWARDS-HINES: I will testify.

22 CHAIRMAN ALBERT: Great.



1 MS. EDWARDS-HINES: I'm not going to  
2 do a sidebar.

3 CHAIRMAN ALBERT: You'll testify.

4 MS. EDWARDS-HINES: Uh-hum.

5 CHAIRMAN ALBERT: Thank you so much,  
6 Rhonda.

7 MS. EDWARDS-HINES: Thank you.

8 COMMISSIONER VANN-GHASRI: Rhonda, is  
9 Commissioner Karen Armstead, is she still the  
10 Commissioner for that Single Member District with  
11 Highland?

12 MS. EDWARDS-HINES: If she is, I  
13 contacted the Commissioner there.

14 COMMISSIONER VANN-GHASRI: Yeah,  
15 because she should be the Commissioner.

16 MS. EDWARDS-HINES: But I got no  
17 response.

18 COMMISSIONER VANN-GHASRI: Is she  
19 Commissioner?

20 MS. EDWARDS-HINES: But I was going to  
21 -- because 8C has their Commission meeting  
22 tonight. And I know that the Chair, Muhammad, is

1 going to be present.

2 COMMISSIONER VANN-GHASRI: Yeah, she  
3 is in that Commission.

4 MS. EDWARDS-HINES: Because I had  
5 several conversations with him.

6 COMMISSIONER VANN-GHASRI: She should  
7 be the 8C Commissioner of that Single Member  
8 District. She has testified many times in front  
9 of this Board.

10 MS. EDWARDS-HINES: Okay.

11 COMMISSIONER VANN-GHASRI: And she's  
12 very familiar with Highlands. As a matter of  
13 fact, she was part of their lawsuit against us.

14 CHAIRMAN ALBERT: Thank you so much.

15 MS. EDWARDS-HINES: Thank you.

16 CHAIRMAN ALBERT: Daniel. So, non-  
17 residents have three minutes.

18 MR. DEL PIELAGO: Good afternoon,  
19 Commissioners.

20 COMMISSIONER LANCASTER: Good  
21 afternoon.

22 MR. DEL PIELAGO: My name is Daniel

1 del Pielago. I am an organizer with Empower D.C.

2 As you heard from our members who  
3 testified in front of you, we recently began  
4 visiting public housing properties around the  
5 city. And as they mentioned, all we've seen is  
6 condition issues. You know, residents continue  
7 to complain about condition issues which you well  
8 know.

9 My question is that, through this  
10 outreach, we've bumped into several residents who  
11 formerly lived at Barry Farm, and they're not  
12 content with where they are now. We've met  
13 residents at Garfield Terrace. We've met  
14 residents at Greenleaf. We've met residents at  
15 Richardson Dwellings, which is also headed for a  
16 redevelopment. So, we don't understand why  
17 residents would be moved there when they would be  
18 faced with the same issues. But nobody seems to  
19 be happy.

20 So, my question is, out of all of the  
21 entities involved in relocating residents because  
22 of these redevelopments, who is tracking their

1 quality of life? Has it improved? Is it the  
2 same? Or is it, in fact, worse, which has been  
3 our experience?

4 Because residents even who have moved  
5 into some fancier units like -- I forget the one  
6 in Southwest. It's got a fancy name. The Bixby,  
7 where they just don't feel part of that  
8 community. They just feel, you know, that  
9 they've found a place to live, but they can't do  
10 things like grill.

11 Recently, we spoke with residents at  
12 Park Morton, the building where several of those  
13 residents have been relocated to, which is right  
14 around the corner by the Bank of America there on  
15 Georgia Avenue. They feel the same way, where,  
16 you know, their children, they're being told that  
17 their children are making too much noise. You  
18 know, they live by certain other rules than the  
19 market-rent people that live there.

20 So, once again, I think my question is  
21 for you, and I don't know if you have the answers  
22 today or right now, but I think that's something

1 that should be considered is, is the quality of  
2 life for these residents that are being  
3 relocated, you know, is it worse than where they  
4 currently are?

5 And, you know, to echo what Miss  
6 Rhonda said from Barry Farm, we're still not  
7 clear what's happening with Barry Farm. In June  
8 of this past -- in the summer, we learned that  
9 the city, DMPED says they do not have the money  
10 to finish the new community initiatives, the four  
11 properties. We've since been asking what is going  
12 on with that. We haven't heard. So, the big  
13 question, as one of our members said, is, why are  
14 people being relocated when, to date, we don't  
15 know if there is that money to finish these  
16 projects?

17 We talk with Barry Farm residents very  
18 often. We call. We knock on doors. And there's  
19 a whole lot of confusion. So, I think that's a  
20 big question for us, is, what's happening with  
21 that money? Are these projects going to be  
22 finished?

1           And, in fact, it seems that the plan  
2           that the city has is to take project-based  
3           voucher money to make that happen. What does  
4           that mean for project-based voucher units and  
5           people who receive that money?

6           And if I could just take a second, we  
7           recently with Council Member Trayon White who  
8           informed us that DMPED -- well, he asked DMPED  
9           about the money. They said, "Speak to Housing."  
10          They -- "Speak to new communities." So, there  
11          seems to be a hot potato going on around who  
12          knows what's going on with the money to finish  
13          these projects. And this is the Council member  
14          speaking.

15          He also mentioned that DMPED has a  
16          fund to pay back rent for residents. We've never  
17          heard of that. At Barry Farm specifically we've  
18          never heard of that. He may be misinformed, but  
19          I wanted to at least raise that question in this  
20          forum.

21          And he also mentioned a story about a  
22          resident at Barry Farm who had received a voucher

1 and was well on their way to relocating, but,  
2 then, was told that she couldn't use it because  
3 they owed back rent. And I think that speaks to  
4 the issues that we've heard from residents where,  
5 you know, people are just being confused and  
6 don't really know what to do. To us, that makes  
7 it really seem like the main goal of this  
8 redevelopment right now is to remove people from  
9 the property, not to make their lives any better.

10 I'll close with that.

11 CHAIRMAN ALBERT: Daniel, thank you  
12 for your suggestions and comments. Is this a  
13 recurring theme here?

14 MR. DEL PIELAGO: Yes.

15 CHAIRMAN ALBERT: So, we have someone  
16 transcribing verbatim what folks are saying.  
17 We're going to do a fact-finding when the new  
18 Director comes onboard in a couple of weeks.

19 As I said, Barry Farm is his primary  
20 concerns. I don't know what forum it will take,  
21 but it's an opportunity for people to provide  
22 input and, for us as the Housing Authority, to

1 just be candid with people on where things are.

2 So, I appreciate your work in this  
3 community. Thank you.

4 COMMISSIONER VANN-GHASRI: And I'm  
5 going to say again, when you come in front of  
6 this Director, to come in front of this Director  
7 with your solutions, telling him what can be  
8 done. Don't dwell on the past. Let him know  
9 exactly where you're at. This, this, this.

10 CHAIRMAN ALBERT: He needs a little  
11 bit of the history, too.

12 COMMISSIONER VANN-GHASRI: Yeah, he's  
13 going to have the history. But one of the  
14 problems I see that we have in the District of  
15 Columbia comparison to major states who also have  
16 organizers, in Chicago the resident comes up and  
17 the resident is saying, "Let me tell you this:  
18 we're saving our property. Let me tell you how  
19 much money it costs. We already have a  
20 developer. You can get the money from" --

21 MR. DEL PIELAGO: Commissioner, I would  
22 respectfully disagree. That's not the resident's



1 job.

2 COMMISSIONER VANN-GHASRI: That's not  
3 happening.

4 MR. DEL PIELAGO: That's not the  
5 resident's job.

6 COMMISSIONER VANN-GHASRI: But guess  
7 what, Daniel?

8 MR. DEL PIELAGO: That is the city's  
9 job --

10 COMMISSIONER VANN-GHASRI: Guess what,  
11 Daniel?

12 MR. DEL PIELAGO: -- to ensure that  
13 that -- and Linda mentioned it. Residents are  
14 willing to give their input. There is just no  
15 real way for them to do so.

16 COMMISSIONER VANN-GHASRI: Okay. Let  
17 me say, I'm telling you --

18 MR. DEL PIELAGO: But we can get into  
19 this back-and-forth.

20 COMMISSIONER VANN-GHASRI: I'm going  
21 to tell you what I know. I'm telling you what I  
22 know. There will be meetings with the residents,

1 and I'm going to make sure it happens. I'm going  
2 to make sure. Like I'll take pictures of it.  
3 There do be meetings.

4 The problem is every resident don't  
5 know, because I don't know how they're informing  
6 residents. So, because, see, I know for a fact,  
7 when it came to Arthur Capper's, I was there. I  
8 was there. United Public Housing scouted all of  
9 this movement, and we were very successful. And  
10 Debra Frazier was a member of United Public  
11 Housing. So, as an actor, we're going to do  
12 something about this.

13 Now, like I said, if you're going to  
14 organize -- because, see, a lot of things have  
15 been done. So, we can't go on what's been done.  
16 But one thing Barry Farms can really do is look  
17 at your contract and see whether or not any of  
18 those compliances have been violated from point.  
19 And if you haven't done that but did say, "Yeah,  
20 I'm ready to go with you" -- so, you've been  
21 organizing this for how many years? What do you  
22 have? You have the information. Just put it

1 together and give it a chance with the new  
2 Director and present it.

3 CHAIRMAN ALBERT: Daniel, we thank you  
4 so much for your time.

5 Bill? Bill, sorry about that.

6 COMMISSIONER SLOVER: So, the back-rent  
7 issue, I'm trying to focus just on one thing.

8 MR. DEL PIELAGO: Sure.

9 COMMISSIONER SLOVER: There was a lot  
10 of stuff and we know there's a lot of stuff going  
11 on with Barry Farm.

12 MR. DEL PIELAGO: Yes.

13 COMMISSIONER SLOVER: And there's a  
14 lot that has to be done. And we're all  
15 fundamentally aware of that, and it's been going  
16 on a long time.

17 But one thing that you did say that  
18 I'd like to focus-in on for one second is the  
19 background issue. When I first came back on this  
20 Board two years ago, that was an issue that I  
21 surfaced at, actually, I think my first meeting.  
22 The point was made aware to me from the residents

1 that there was at least a feeling that there was  
2 this -- I don't know -- attempt to get everybody  
3 into non-lease compliance, so that when the day  
4 came to clear the property -- I'm not saying  
5 whether this did or didn't happen.

6 MR. DEL PIELAGO: Sure.

7 COMMISSIONER SLOVER: But, in an  
8 attempt to try to mitigate that fear, I've asked  
9 the then-Executive Director if that were the  
10 case, and that what I would hope that would  
11 happen -- and I think she agreed with this --  
12 let's go back and look. But that we put  
13 everybody on a minimum payment plan. We do  
14 something here about the lease compliance, so  
15 that that was a fear that we could alleviate.  
16 And it sounds to me like maybe that, in fact,  
17 didn't happen.

18 So, as we try to unpack this whole  
19 Barry Farm thing, could we look at that  
20 particular issue? Because that, to me, is an  
21 issue that would be very unfortunate to have come  
22 back and bite us, which is non-lease compliance,

1 non-payment that we didn't collect.

2 MR. DEL PIELAGO: Correct.

3 COMMISSIONER SLOVER: So, we're  
4 complicit in part of this as well. And so, let's  
5 just try to be even-keeled about it.

6 COMMISSIONER VANN-GHASRI: And I just  
7 want to further state that, when we do that, if a  
8 resident is already in hardship, that we just  
9 collect straight rent and not be late charges.  
10 Because a lot of times those late charges with  
11 our air conditioning and this, that, and the  
12 other, that sometimes equals more, makes the rent  
13 more. So, if we go after pay rent, this may go  
14 after the increase. Let's just go after the  
15 straight rent because that's what the resident  
16 owed, the straight rent, and that would help them  
17 with their hardship.

18 CHAIRMAN ALBERT: All right.

19 Daniel, thank you again.

20 So, our next Board of Commissioners  
21 meeting will be held on Wednesday, October 11th,  
22 2017, at 1:00 p.m., at the Montana Terrace, which

1 is at 1625 Montana Avenue, Northeast, Washington,  
2 D.C.

3 Yes?

4 COMMISSIONER SLOVER: Sorry. And  
5 maybe we're going to do this at a later time, but  
6 I want to thank Terri Thompson for her  
7 chairmanship over the last couple of years, as I  
8 came back on the Board.

9 (Applause.)

10 As a former Chair, I know it's a lot  
11 of work and a lot of headache. And so, thank you  
12 for your tireless effort.

13 Thank you.

14 CHAIRMAN ALBERT: Thank you, Terri.  
15 We appreciate it.

16 Our meeting is adjourned.

17 (Whereupon, at 3:39 p.m., the meeting  
18 was adjourned.)

19

20

21

22

## A

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This is to certify that the foregoing transcript

In the matter of: Board Meeting

Before: DCHA

Date: 09-13-17

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.

*Neal R Gross*

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Court Reporter

**NEAL R. GROSS**

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