

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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EMERGENCY BOARD OF COMMISSIONERS MEETING

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MONDAY
SEPTEMBER 24, 2018

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The Board of Commissioners met in the District of Columbia Housing Authority Board Room, 1133 North Capitol Street, NE, Washington, D.C., at 11:00 a.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman (by telephone)
- WILLIAM SLOVER, Vice Chairman
- KENNETH D. COUNCIL, Commissioner
- BRIAN KENNER, Commissioner (by telephone)
- NAKEISHA NEAL JONES, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- ALETHEA MCNAIR, Manager of Board Relations
- KENNETH S. SLAUGHTER, General Counsel

COMMISSIONER(S) ABSENT:

- KEN GROSSINGER, Commissioner
- FRANK LANCASTER, Commissioner
- JOSE ORTIZ GAUD, Commissioner

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C-O-N-T-E-N-T-S

I. Call to Order..... 3

II. Roll Call..... 4

III. Resolution 18-30 To Adopt Emergency
Regulations to Amend the HCVP Limited
Local Preferences for Arthur Capper
Senior I - Tab 1..... 5

IV. Amended Roll Call..... 7

V. Description of Resolution 18-30,
by Tyrone Garrett, Executive Director.... 5

IV. Commissioners Comments and Questions..... 9

V. Board Action Resolution 18-30..... 15

V. Public Comment..... 16

IV. Adjournment..... 16

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

(11:33 a.m.)

VICE CHAIRMAN SLOVER: All right, good afternoon. My name is Bill Slover. I'm the Vice Chairman of the Board of Commissioners and I call this meeting to order.

This is an emergency meeting of the District of Columbia Housing Authority, being held today, September 24th, 2018, at DCHA Headquarters, 1133 North Capitol Street, Northeast, Washington, D.C. 20002. The time is 11:30 a.m.

Can everyone please silence their cell phones? Thank you. Now I'm going to take our momentary, our traditional moment of silence.

(Moment of silence.)

VICE-CHAIRMAN SLOVER: Thank you. DCHA has a public quorum for meetings. I think, everybody understands that, so I'm going to not read that into the record. I'd like to now do a roll call to determine if we have a quorum.

MS. MCNAIR: Thank you. Commissioner Council?

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1 COMMISSIONER COUNCIL: Present.

2 MS. MCNAIR: Commissioner Grossinger?

3 (No audible response.)

4 MS. MCNAIR: Commissioner Kenner?

5 (No audible response.)

6 MS. MCNAIR: Commissioner Lancaster?

7 (No audible response.)

8 MS. MCNAIR: Commissioner Neal-Jones?

9 COMMISSIONER NEAL-JONES: Present.

10 MS. MCNAIR: Commissioner Ortiz Gaud?

11 (No audible response.)

12 MS. MCNAIR: Commissioner St. Jean?

13 COMMISSIONER ST. JEAN: Present.

14 MS. MCNAIR: Commissioner

15 Vann-Ghasri?

16 COMMISSIONER VANN-GHASRI: Present.

17 MS. MCNAIR: Commissioner Slover?

18 VICE-CHAIRMAN SLOVER: Present.

19 MS. MCNAIR: Chairman Albert?

20 (No audible response.)

21 MS. MCNAIR: Chairman Albert, are you

22 there?

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1 (No audible response.)

2 MS. MCNAIR: Okay, we have five
3 Commissioners present, you have a quorum.

4 VICE-CHAIRMAN SLOVER: Could you try
5 to get him back on the phone? Thank you. Today,
6 there will be two opportunities for the public to
7 speak before the Board, once on the Resolution and
8 once on general issues.

9 I don't really see anybody from the public,
10 so we may not have any testimony. We are here to
11 consider Resolution 18-30. And I'm going to let
12 the Executive Director give a brief description of
13 Resolution 18-30.

14 MR. GARRETT: Good morning,
15 Commissioners. Resolution 18-30 is the, is a
16 Resolution to assist with permanent relocation for
17 the Arthur Capper Seniors.

18 There are 161 units at the Arthur Capper
19 Senior site, which was engulfed by fire. It is not
20 able to be occupied, any longer, by residents. We
21 had ACC subsidy in 162 of the units. There were
22 161 units that were actually occupied.

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1 It is the request by the
2 administration, based on this Resolution to Adopt
3 Emergency Regulations, to Amend our Housing Choice
4 Voucher Limited Local Preferences, specifically,
5 for the purposes of dealing with the relocation
6 efforts of these seniors, at only Arthur Capper
7 Senior I. That's the purpose of this Resolution.

8 Our idea is to use this, also, in
9 conjunction with, hopefully, the opportunity to
10 use other PBD units, within the district, in
11 conjunction with HFA, the ownership group CCV, and
12 also, DHCD.

13 We're consolidating our, our listing,
14 to try and identify as many units that are available
15 throughout the district.

16 (Off-microphone comments.)

17 MR. GARRETT: And this was one method,
18 Commissioners, in order to try to effectuate a
19 quickly, a quick and expedited attempt to relocate
20 residents, over the next few months.

21 VICE-CHAIRMAN SLOVER: Can we amend
22 the, the roll call, real quick?

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1 MS. MCNAIR: Okay. We have
2 Commissioners Kenner and Albert on the phone.
3 When I call your name, please, say present.
4 Commissioner Brian Kenner?

5 (No audible response.)

6 MS. MCNAIR: Are you there?

7 COMMISSIONER KENNER: Here.

8 MS. MCNAIR: And Chairman Albert?

9 CHAIRMAN ALBERT: Here.

10 MS. MCNAIR: Thank you. You have a
11 total of seven Commissioners, two, via telephone.

12 VICE-CHAIRMAN SLOVER: Thank you. I
13 would like to take this time, actually, to say, of
14 course, this is a, a horrible thing that happened.

15 And, I want to thank the Executive
16 Director and, and the staff and the City, of course,
17 and all the agencies that, and the Marines. I hope
18 everybody saw that video, very inspiring.

19 So it's, obviously, a catastrophic
20 situation that's happened. We want to make sure
21 that we put all the resources in place, to make sure
22 that our 161, I believe, clients that were in the

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1 building?

2 MR. GARRETT: Yes, sir.

3 VICE-CHAIRMAN SLOVER: Are taken care
4 of, to the best of, of, that we can and to provide
5 the opportunities to get them rehoused, as quickly
6 as possible, which is what this Resolution is all
7 about.

8 And we have full faith that the
9 Executive Director and his staff will, will use the
10 best resources available, whether it's from the
11 private developer, whether it's from the city, or
12 whether it's from us, or whomever, to do this, as
13 efficiently and effectively, as possible. So with
14 that, are there any other questions, or comments,
15 from Commissioners?

16 CHAIRMAN ALBERT: Yes, this is Mr.
17 Albert. I just want to reiterate what
18 Commissioner Slover said that, this, it's, the
19 situation is a terrible situation and that, as the
20 Housing Authority unit body, we must do all we can
21 to help.

22 Also, I want to put on the record that,

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1 I would encourage the staff of DCHA, to work with
2 our, our partners, to figure out what the long-term
3 strategy is, for housing these residents, on a
4 permanent basis, recognizing that there is a
5 responsible that the landlord has for relocating
6 the tenants, both, temporarily and permanently.

7 And so I'm hoping that, very soon that
8 the Housing Authority staff will be able to provide
9 to this Board the long-term strategy for permanent
10 relocation of these residents.

11 VICE-CHAIRMAN SLOVER: Appreciate
12 those comments. Does any other Commissioners have
13 any comments, at this point?

14 COMMISSIONER ST. JEAN: Yes. That
15 being so, we have to look into rentals insurance,
16 as well, for residents and participants?

17 COMMISSIONER NEAL-JONES: That was
18 actually something I was thinking about. If we
19 could look at education, around rental insurance,
20 because there might be an issue here, as well as,
21 properties throughout the portfolio.

22 COMMISSIONER VANN-GHASRI: And we do

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1 have to keep on, in mind that, many of the seniors
2 are already on a fixed income and, therefore, may
3 not be able to participate in an insurance program.

4 However, the District of Columbia
5 Housing Authority, since it has an insurance
6 company, maybe that company might light to work a
7 deal out, with all of our constituents, family and
8 seniors.

9 Maybe you could look at something like
10 that, so that the amount, monthly amount, may be
11 collectively effective to all in concern.
12 Because, we have, in the past, tried looking at
13 insurance.

14 MR. SLAUGHTER: Mr. Chairman, on that,
15 Mr. Slover, Tyrone Garrett, the Executive Director
16 directed us to explore insurance, a campaign to
17 encourage our residents to get homeowner's
18 apartment renter's insurance.

19 We already have made contact with GEICO
20 and we're going to explore other companies,
21 including, of course, our, our reciprocal company.

22 And we're exploring education,

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1 encouraging people to sign up, make that easier and
2 we're trying to explore discounts for our
3 residents.

4 COMMISSIONER VANN-GHASRI: May I, may
5 I --

6 MR. SLAUGHTER: At a certain level,
7 \$15,000, you can get a, you can have a conversation
8 about a discount, so.

9 COMMISSIONER VANN-GHASRI: Oh, but you
10 say that DCHA, itself, is looking towards, is
11 showing its campaign, is there a dollar sign behind
12 the insurance campaign that --

13 MR. SLAUGHTER: We, we haven't --

14 COMMISSIONER VANN-GHASRI: -- you're
15 going to put together?

16 MR. SLAUGHTER: We haven't -- we just,
17 you know, like everything else in this catastrophe,
18 one of the real horrors is that, people
19 lost -- several of the residents lost all their
20 personal --

21 COMMISSIONER VANN-GHASRI: I'm
22 understanding that, but what I'm saying is this,

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1 too, we're re-inventing the, inventing the wheel,
2 so if you, if DCHA is going to be paying a consultant
3 some thousands of dollars to --

4 MR. SLAUGHTER: Oh no.

5 COMMISSIONER VANN-GHASRI: -- that's
6 telling us to do something and be educating us about
7 some --

8 MR. SLAUGHTER: No. No.

9 COMMISSIONER

10 VANN-GHASRI: -- insurance that's out. But what
11 I'm saying is, if DCHA, even through its Property
12 Manager, is going to have a meeting and have a panel
13 of insurance people, et cetera, or whatever, or
14 back to what we already said, that's feasible.

15 MR. SLAUGHTER: Yes.

16 COMMISSIONER VANN-GHASRI: That would
17 be feasible.

18 MR. SLAUGHTER: There, there is no
19 intention to hire anybody to advise us how to do
20 it, we're going to, with our own resources, explore
21 what the insurance companies might --

22 COMMISSIONER VANN-GHASRI: And I also

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1 think that, in the near future, when DCHA is having,
2 having partners, like Urban Atlantic and deals like
3 this, that we actually to see what is the real, to
4 look at what the partner is, we're seriously bring
5 to the table of this nature, because in this matter,
6 our partner is bringing nothing, but other than --

7 (Off-microphone comments.)

8 COMMISSIONER VANN-GHASRI: No, he's
9 not.

10 Because, number one, you got 162
11 residents that are in a hotel. DCHA put on its
12 thinking hat, when usually in most cases, if it was
13 in the private sector, you wouldn't have no
14 thinking hat, the private sector that management,
15 or owner, will already know what's going to go down,
16 who's going to get this, et cetera, at all.

17 MR. SLAUGHTER: We, we heard you,
18 Madame, loud and clear that we should explore the
19 obligations and provisions of our agreements, in
20 all mixed finance, all properties that we
21 subsidies, or that we're involved in. So we had
22 already started that, last week, to tell you the

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1 truth. Okay?

2 VICE-CHAIRMAN SLOVER: Any other
3 questions, or comments?

4 I'll make one final comment, before we
5 vote. I just think we should, we'll take this as
6 an opportunity for a learning exercise and for
7 planning the future.

8 And, hopefully, make some good
9 decisions, quality decisions that are going to
10 benefit our residents, as a result of this
11 unfortunate incident and try to keep, if something
12 like this were to happen, in the future, we'll be
13 better prepared for it.

14 So with that said, I do want, again,
15 thank you, Mr. Garrett, for, for all the work you've
16 done on this. And, obviously, they're our tenants
17 and our clients, and so we'll do the best we can
18 for them and we'll take this vote, so we'll have
19 those tools available to us, if we need them. With
20 that, can I get a motion to vote?

21 COMMISSIONER ST. JEAN: So moved.

22 COMMISSIONER NEAL-JONES: So moved.

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1 VICE-CHAIRMAN SLOVER: Second?

2 COMMISSIONER COUNCIL: Second.

3 VICE-CHAIRMAN SLOVER: Roll call.

4 MS. MCNAIR: Thank you. Commissioner
5 Neal-Jones?

6 COMMISSIONER NEAL-JONES: Yes.

7 MS. MCNAIR: Commissioner St. Jean?

8 COMMISSIONER ST. JEAN: Yes.

9 MS. MCNAIR: Commissioner
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Yes.

12 MS. MCNAIR: Commissioner Kenner?

13 COMMISSIONER KENNER: Yes.

14 MS. MCNAIR: Commissioner Council?

15 COMMISSIONER COUNCIL: Yes.

16 MS. MCNAIR: Commissioner Slover?

17 VICE-CHAIRMAN SLOVER: Yes.

18 MS. MCNAIR: Chairman Albert?

19 CHAIRMAN ALBERT: Yes.

20 MS. MCNAIR: You have seven yes, the
21 Resolution is approved.

22 MR. GARRETT: Thank you, Commissioners.

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1 VICE-CHAIRMAN SLOVER: All right,
2 thank you, thank you, everybody. And that's going
3 to conclude the business of the meeting. I don't
4 see any people to testify from the public, so that
5 concludes the business of this meeting.

6 I want to make one announcement. The
7 Board of Commissioner's meetings will be held on
8 Wednesday, October 10th, 2018, at 1:00 p.m., at
9 Highland, at 662 Atlantic Street, Southeast,
10 Washington, D.C. 20020. And with that, the
11 meeting is adjourned, thank you.

12 (Whereupon, the above-entitled matter
13 was went off the record at 11:46 a.m.)

14