

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
JULY 10, 2019

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The Board of Commissioners met in the Fort Lincoln Meeting Room, 3400 Banneker Drive, N.E., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- KENNETH D. COUNCIL, Vice Chairman
- NAKEISHA NEAL JONES, Commissioner
- JOSE ARNALDO ORTIZ GAUD, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- JOHN FALCICCHIO, Commissioner
- LEJUAN STRICKLAND, Commissioner
- ANTONIO TALIAFERRO, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner
- DYANA FORESTER, Commissioner

STAFF PRESENT:

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

COMMISSIONER ABSENT:

- WILLIAM SLOVER, Advocate Representative

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

2 (1:00 p.m.)

3 CHAIRMAN ALBERT: I want to remind you
4 to please silence your phones and other devices as
5 we customarily do.

6 And at this time, as is our custom, I'm
7 going invite you to join me in observing a moment
8 of silence.

9 (Moment of silence)

10 Thank you.

11 I'm going to ask our secretary to
12 establish a quorum.

13 MS. MCNAIR: Thank you.

14 Commissioner Council?

15 COMMISSIONER COUNCIL: Present.

16 MS. MCNAIR: Commissioner Falcicchio?

17 COMMISSIONER FALCICCHIO: Present.

18 MS. MCNAIR: Commissioner Forester?

19 COMMISSIONER FORESTER: Present.

20 MS. MCNAIR: Commissioner Neal Jones?

21 COMMISSIONER NEAL JONES: Present.

22 MS. MCNAIR: Commissioner Ortiz Gaud?

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1 COMMISSIONER ORTIZ GAUD: Present.

2 MS. MCNAIR: Commissioner Bill Slover?

3 Commissioner St. Jean?

4 COMMISSIONER St. JEAN: Present.

5 MS. MCNAIR: Commissioner Strickland?

6 COMMISSIONER STRICKLAND: Present.

7 MS. MCNAIR: Commissioner Taliaferro?

8 COMMISSIONER TALIAFERRO: Present.

9 MS. MCNAIR: Commissioner
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Present.

12 MS. MCNAIR: Chairman Albert?

13 CHAIRMAN ALBERT: Present.

14 MS. MCNAIR: You have ten
15 commissioners present. You have a quorum.

16 CHAIRMAN ALBERT: Thank you. As you
17 heard from the rollcall we do have two new
18 commissioners on our Board today who I'd like to
19 introduce.

20 First is Commissioner Dyana Forester.
21 Commissioner Forester is replacing Commissioner
22 Ken Grossinger who was on our Board for over 15

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1 years, I think. So we want to welcome you, Dyana,
2 to our Board.

3 I know that you will serve us just as
4 well as Commissioner Grossinger did. So please
5 join me in a round of applause to welcome
6 Commissioner Forester.

7 (Applause)

8 And then also joining us today is
9 Commissioner Falcicchio. Commissioner
10 Falcicchio is replacing Deputy Mayor Kenner who
11 left DC government on July 3rd. Commissioner
12 Falcicchio is serving as the interim Deputy Mayor
13 and as such is a member of our Board of
14 Commissioners.

15 So please join me in welcoming
16 Commissioner Falcicchio.

17 (Applause)

18 Thank you.

19 The next item on our agenda is the
20 approval of minutes. Our last meeting was June 12,
21 2019. The minutes have been presented to you in
22 advance. I am hoping that you had a chance to

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1 review it. And at this time I will entertain a
2 motion to approve the July -- the June 12, 2019
3 meeting minutes. Is there a motion?

4 COMMISSIONER STRICKLAND: Motion.

5 CHAIRMAN ALBERT: Motion. Is there a
6 second?

7 COMMISSIONER TALIAFERRO: Second.

8 CHAIRMAN ALBERT: All those in favor?
9 Aye.

10 CHAIRMAN ALBERT: Any opposed? The
11 ayes have it.

12 At this time I'll turn it over to our
13 executive director for his report.

14 MR. GARRETT: Commissioners, you have
15 the -- good afternoon, everyone. Sorry.

16 CHAIRMAN ALBERT: Good afternoon.

17 Good afternoon.

18 MR. GARRETT: You have our updated
19 report in your package. I have nothing further to
20 report other than today will begin to be resident
21 engagement initiative dealing with our
22 repositioning effort for the various 14

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1 properties. So I just wanted to make you aware and
2 --

3 FEMALE PARTICIPANT: Can you use the
4 mike?

5 MR. GARRETT: I'm sorry. That this
6 evening we will begin our resident engagement
7 dealing with the 14 properties that will be part
8 of our repositioning effort. The Board of
9 Commissioners have received notice and I believe
10 all the residents in the affected property have
11 also received notification.

12 CHAIRMAN ALBERT: Thank you. Can you
13 guys hear us at the back?

14 MR. GARRETT: Okay. Okay.

15 CHAIRMAN ALBERT: Okay.

16 MR. GARRETT: I apologize.

17 CHAIRMAN ALBERT: So we have a number
18 of resolutions before us today. As is our custom
19 we do invite the public to provide comments on our
20 resolutions before we actually get into the
21 resolutions.

22 One person signed up to provide comment

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1 on Resolution 19-21. At this time I'm going to
2 invite Shonta High to come forward and speak on
3 Resolution 19-21.

4 You can stay -- you don't have to come
5 up. We'll just pass the microphone to you.

6 MS. HIGH: Thank you. My name is Miss
7 Shonta High. I'm the president of the Council at
8 Park Morton. I signed up to speak on Resolution
9 19-21 to approve the District's -- the DC Housing
10 Authority's fiscal year 2020 Moving to Work plan.

11 I have -- I am in support of this because
12 I have asked DCHA to assist me in readying my
13 residents for this redevelopment, which means
14 self-sufficiency classes. I have -- I was out of
15 commission for a little bit, but I'm back. I'm
16 back, you all.

17 CHAIRMAN ALBERT: Welcome back.

18 MS. HIGH: I really want my residents
19 to be prepared, truly and thoroughly prepared for
20 this redevelopment because there are quite a few
21 people who are not in the position to have enough
22 income to return.

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1 We have people who don't have enough
2 credit to be able to return, even though that was
3 said that the criteria for that was being removed
4 and everybody would be treated equally, but we all
5 know what gentrification credit is and it is part
6 of the issue, the thing that's on the table.

7 We have a lot of residents who are
8 wanting to become entrepreneurs and we need DC
9 Housing Authority to lift the restriction for us
10 to be able to have a home occupancy permit so that
11 we can be able to move towards working because for
12 some of the entrepreneurs they're ready to go. But
13 they can't do anything because they don't have the
14 money to lease a space to be able to run their
15 business, so their business will ultimately be run
16 from home.

17 So I just want to say I hope that this
18 Move to Work Plan will be beneficial for all
19 residents, not just Park Morton, but all residents
20 that are facing gentrification. Thank you.

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

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1 MR. GARRETT: Thank you, ma'am.

2 CHAIRMAN ALBERT: So now we'll turn to
3 our resolutions. So first resolution for
4 discussion today is Resolution 19-19 which will
5 authorize our Executive Director to execute a
6 contract for architectural and engineering
7 services. I'm going to invite Lori Bonds to come
8 up and give the Board really a brief synopsis of
9 the resolution. And then we'll open it up for
10 questions from our commissioners before we vote.

11 MS. BONDS: Good afternoon.

12 CHAIRMAN ALBERT: Good afternoon.

13 GROUP: Good afternoon.

14 MS. BONDS: Again, Lori Bonds,
15 Director of Office of Administrative Services.
16 Resolution 19-19 is to request authorization to
17 enter into a contract for architectural and
18 engineering services. We're requesting to enter
19 into a contract with the company Amar Group, LLC
20 for a two-year period for the amount of \$673,000
21 --

22 CHAIRMAN ALBERT: Lori, can you speak

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1 closer to the mike, please?

2 MS. BONDS: Oh, I'm sorry.

3 CHAIRMAN ALBERT: They can't hear you
4 in the back.

5 MS. BONDS: Is that better?

6 MALE PARTICIPANT: Yeah, it is.

7 MS. BONDS: Okay. We're requesting to
8 enter into a contract with an architectural and
9 engineering firm, Amar Group, LLC, for a period of
10 two years in order to be able to perform services
11 for Montana 5, RAD conversion for five properties:
12 Montana Terrace, Elvans Road, Villager Apartments,
13 Lincoln Road Apartments and Ontario Road
14 Apartments.

15 And these five properties have been
16 bundled together based on substantial renovation
17 for RAD conversion.

18 And again, it's for two years. The
19 firm is a local firm. They are CBE-registered
20 here. They are not suspended or disbarred locally
21 or on a federal list.

22 As far as their Section 3 compliance,

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1 they have committed to hire two Section 3 employees
2 to assist with measurements and photography, as
3 well as an employee for long-term employment for
4 the duration of the contract.

5 In addition to training and
6 certification for another employee as an
7 inspector.

8 And so we are requesting to enter into
9 this contract for \$672,706, subject to the
10 availability of funding.

11 CHAIRMAN ALBERT: Great. Thank you so
12 much. Questions from our commissioners?

13 Mr. Vann-Ghasri?

14 COMMISSIONER VANN-GHASRI: First and
15 foremost I want to go on record saying and making
16 sure --

17 CHAIRMAN ALBERT: Can you speak into
18 the mike?

19 COMMISSIONER VANN-GHASRI: I want to
20 go on the record and say this and I want the director
21 to just wind this up. First of all, with RAD what
22 is it and whether or not the -- my constituents is

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1 impact by this because they are my constituents and
2 whether or not it would be an MOU stating that they
3 will have 15 to 20 years lifecycle. That is very
4 central.

5 So I'm recommending that the longest
6 lifecycle that you can have with rental assistance
7 demonstration program is 20 years.

8 So each one of these properties, if they
9 get the award from HUD, that this agency will
10 request the 20 years lifecycle, along with allowing
11 them to continue with their public and Indian
12 rights, which means that if on -- as the community
13 have any type of vending machines, the elected
14 resident council president will remain the
15 authorized agent that the District of Columbia
16 Housing Authority will recognize for them to be
17 able to continue to receive a monthly net income
18 check from their vending along with recommending
19 that whatever Section 3 resident that you're going
20 to hire make sure that that resident come from the
21 Ward in which it is being impact, which means that
22 if you're looking for two photographers, and I

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1 don't know how you're going to split that up because
2 you're looking at Ward 5, that's Montana.

3 What I will -- well, when we come to the
4 Wards, so that means that my recommendation you
5 don't get somebody from Ward 8 to be a photographer
6 for the RAD.

7 Now, you can do it this way, this is a
8 good recommendation, you can look at all of the
9 communities which is going to be impact by RAD, you
10 request who is in compliance for the photographer
11 position, put all their names in a bag, get a third
12 person that don't know nobody and they can draw up
13 the names.

14 And I call that's transparency and
15 being fair. I would truly have a problem if your
16 photographers are coming from somewhere else and
17 not in these impacted Wards.

18 CHAIRMAN ALBERT: Okay. Any
19 questions or comments from other commissioners.

20 Mrs. Strickland?

21 COMMISSIONER STRICKLAND: I just want
22 to commend, you know, the work you guys have been

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1 putting in to just try and find local firms to
2 participate in your solicitations and just keep up
3 the good work on that.

4 CHAIRMAN ALBERT: Great, thank you so
5 much.

6 MS. BONDS: Thank you.

7 CHAIRMAN ALBERT: Hearing no other
8 questions I would entertain a motion to approve
9 Resolution 19-19. Is there such a motion?

10 COMMISSIONER ST. JEAN: Motion.

11 CHAIRMAN ALBERT: Is there a second?

12 COMMISSIONER COUNCIL: Second.

13 CHAIRMAN ALBERT: Roll call.

14 MS. MCNAIR: Thank you.

15 Commissioner Council?

16 COMMISSIONER COUNCIL: Yes.

17 MS. MCNAIR: Commissioner Falcicchio?

18 COMMISSIONER FALCICCHIO: Yes.

19 MS. MCNAIR: Commissioner Forester?

20 COMMISSIONER FORESTER: Abstain.

21 MS. MCNAIR: Commissioner Neal Jones?

22 COMMISSIONER JONES: Yes.

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1 MS. MCNAIR: Commissioner Ortiz?

2 COMMISSIONER ORTIZ GAUD: Yes.

3 MS. MCNAIR: Commissioner ST. Jean?

4 COMMISSIONER ST. JEAN: Yes.

5 MS. MCNAIR: Commissioner Strickland?

6 COMMISSIONER STRICKLAND: Yes.

7 MS. MCNAIR: Commissioner Taliaferro?

8 COMMISSIONER TALIAFERRO: Yes.

9 MS. MCNAIR: Commissioner
10 Vann-Ghasri?

11 COMMISSIONER VANN-GHASRI: Only and if
12 -- only if those recommendation I stated is in
13 writing because if it's not in writing it doesn't
14 happen. And in this -- in this resolution, even
15 though you give the lifecycle of a RAD but you don't
16 say whether they got 15 or 20 years, therefore I
17 say no.

18 CHAIRMAN ALBERT: So are you a yes or
19 a no?

20 COMMISSIONER VANN-GHASRI: I vote no
21 and I'm telling why --.

22 CHAIRMAN ALBERT: Okay.

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1 COMMISSIONER VANN-GHASRI: -- because
2 in the near future when you're doing RAD please
3 specify whether or not the DCHA public housing
4 community is going to know with RAD whether they
5 will have 15-year lifecycle or a 20-year lifecycle.
6 Other than that it's ambiguous --

7 CHAIRMAN ALBERT: Okay.

8 COMMISSIONER VANN-GHASRI: -- and it
9 can be argued.

10 CHAIRMAN ALBERT: Thank you,
11 commissioner.

12 COMMISSIONER VANN-GHASRI: Okay,
13 thank you.

14 MS. MCNAIR: Chairman Albert?

15 CHAIRMAN ALBERT: Yes.

16 MS. MCNAIR: You have eight yes, one no
17 and one abstention. The Resolution is approved.

18 CHAIRMAN ALBERT: Thank you.

19 Moving on to Resolution 19-20 which
20 will authorize the executive director to enter into
21 contracts with construction services through the
22 job order contracting program. Lori again.

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1 MS. BONDS: Yes. Commissioners,
2 again, this contract position, this request for a
3 contract is, again, as you mentioned, for the job
4 order contracting program. And that is for a
5 program that we have used for over 20 years in order
6 to be able to help streamline our construction
7 process.

8 We issued a solicitation which is an
9 indefinite delivery quantity contract and we
10 issued that as an invitation for a bid back in
11 April, issued it to several publications including
12 the Washington Post, the Informer, Afro American,
13 Current Newspaper and El Tiempo to make sure that
14 there was additional coverage.

15 We had a pre-proposal conference to be
16 able to provide and make sure that folks knew and
17 understood the job program of which we had 71
18 qualified firms to attend. Of those 71 firms that
19 attended, 31 were CBE, 34 were from other entities,
20 whether they were in district or other areas.

21 Again, part of the request and the
22 process for us entering into these contracts is

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1 because we're requesting services for general
2 contracting, electrical, mechanical and asbestos
3 testing and abatement. Some of these are being
4 awarded, again, to 13 firms is the request going
5 forward for, again, this particular solicitation.

6 And those 13 firms are listed, again,
7 with regard to, again, their services for a period
8 of one base year with four option years. The
9 resolution has been amended to be able to reflect
10 some additional information and understanding with
11 regard to the maximum contract values that we can
12 enter into with regard to the contracts such that
13 until work is fully funded, we have funds in hand
14 and funds committed by a financial institute --
15 institution or governmental authority or allocated
16 by a public body and expected to receive before a
17 task order is issued and initiated for work.

18 And again, the amount for this
19 particular resolution for contracting is in the
20 aggregate amount of \$52,035,000. And in addition,
21 again, the council has approved and that amount is
22 showing, again, what approved district and federal

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1 capital funds, budgets we already have so that's
2 the amount of what's already on hand.

3 And in addition, we have already been
4 approved on allocation of \$24,500,000 of which DCHA
5 expects \$23.5 million to be available this fiscal
6 year 2019. Also anticipating another \$6 million
7 in capital funds from FY '20, again, to be able to
8 address again the funds that are on hand, as well
9 as those that are anticipated or expected for,
10 again, these contracts that we're entering into,
11 these contractors to be able to have work begin
12 immediately as well as they're already funded.

13 CHAIRMAN ALBERT: Thank you.

14 Mr. Strickland?

15 COMMISSIONER STRICKLAND: Question, I
16 notice that contract number 16 through 119 was not
17 awarded, nor before us an abatement. And I saw
18 that there were a couple friends that applied for
19 it, but is there a general theme why those were not
20 awarded?

21 MS. BONDS: Yes. Either again, they
22 were not certified in the District because for

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1 asbestos and lead testing they have to actually be
2 certified with the District to actually be able to
3 do that work. And so either they were not
4 certified or their factor that they have to provide
5 as far as the professional bid, their price
6 proposal, was too high.

7 And so, again, it has to either be based
8 on, again, the approval for the District or their
9 bid proposal.

10 COMMISSIONER STRICKLAND: So are you
11 planning to put out another proposal just for those
12 particular services?

13 MS. BONDS: Yes. We've backed our --
14 we're putting out a separate solicitation just for
15 our environmental efforts --

16 COMMISSIONER STRICKLAND: Okay.

17 MS. BONDS: -- that will address the
18 asbestos, lead and mold.

19 COMMISSIONER STRICKLAND: Okay, thank
20 you.

21 MS. BONDS: You're welcome.

22 CHAIRMAN ALBERT: Great.

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1 Commissioner ST. Jean?

2 COMMISSIONER ST. JEAN: So how are we
3 doing community engagement with Section 3? And do
4 our families know where to go for Section 3?

5 MS. BONDS: Yes. So with regard to
6 Section 3, again, the commitment in general is that
7 at least 10 percent of the total dollar amount for
8 each job order for all the new hires have to come
9 again directly for their work and at least three
10 percent of the total dollar amount for new hires.
11 And again that's on every job order or task that
12 they're being issued.

13 And so they work directly. The firms
14 have to work directly with our Section 3
15 coordinator as well as -- who is part of the Office
16 of Resident Services, as well as the staff from the
17 Southwest Enhancement Center to be able to make
18 sure that every time that there are jobs that are
19 anticipated before it's time to start the job
20 they're going through the enhancement center as far
21 as the database is concerned to make sure that,
22 again, they're folks that are contacted, brought

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1 in, apply for the positions or have already been
2 deemed qualified so we can match them up with the
3 contractors. So they can be able to start work,
4 again, immediately as soon as the work is required
5 to begin.

6 COMMISSIONER ST. JEAN: Okay, thank
7 you.

8 COMMISSIONER VANN-GHASRI: What I want
9 to know is with JOC. In the near future whether
10 or not we will serve a public housing resident and
11 housing choice voucher residents to see whether or
12 not any of them have a business that can do
13 electrical since it appears by the trend that we
14 have a lot of male and females over 18 in public
15 housing who have utilized their skills in that
16 area.

17 And we would never know whether or not
18 who have a business, who not have a business unless
19 we seek them out. And my recommendation in the
20 near future is that we have a public housing choice
21 voucher JOC program so that our residents who are
22 either nonprofit or have a small business or a home

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1 ownership business to see this is a self-sufficient
2 so they can get a piece of the finance, too.

3 So maybe by next year it should be
4 drummed up because now you started this year so it
5 shouldn't take five years to do this. So your
6 property manager may not know everything so you
7 could do a, just like Commissioner Saint Jean and
8 I did with the first-time homeowners for public
9 housing, just to see the trend and test it and to
10 make sure that you can get these residents in a
11 position through the Southwest Enhancement Center
12 so that they, too, because the money have to be
13 distributed not just for the city, not just for the
14 Housing Authority, but for my constituents and
15 other constituents who have trade, too. So that
16 we can all be a partnership since we are all
17 stakeholders. But public housing residents and
18 the housing choice voucher residents, we're
19 stakeholders but we don't get none of the dollars.
20 Everybody else do.

21 CHAIRMAN ALBERT: Thank you,
22 Commissioner. I just -- I don't have a question.

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1 I just want to commend you guys for listening to
2 the suggestions of the Board of Commissioners and
3 amending this resolution to really specify the
4 amount of funds that are available for this effort,
5 notwithstanding that this is a job order contract.

6 I also want to commend you for amending
7 this to, I'm going to read specifically the
8 amendment that I'm most happy with,, which would
9 provide further that "Resolution 19-20 does not
10 authorize the Executive Director, who we like, to
11 initiate any redevelopment, major rehabilitation
12 or auto-portfolio repositioning without the
13 express authorization of the Board of
14 Commissioners.

15 So this does not give Mr. Garrett and
16 his team the authority to go and reposition our
17 portfolio. So I just want to make it clear in this
18 resolution, so thank you for adding that language
19 in.

20 COMMISSIONER FALCICCHIO: Chairman?

21 CHAIRMAN ALBERT: Yes.

22 COMMISSIONER FALCICCHIO: On that

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1 note, so we talked a lot about the figures. There
2 was a recitation of what the amounts are in dollar
3 amounts. So it seems like that's about \$81
4 million, \$82 million that's available immediately
5 to be put to work. That's a question.

6 CHAIRMAN ALBERT: So it's in the third
7 to the last paragraph in the resolution. Lori, do
8 you want to read it?

9 MS. BONDS: It appears that, again,
10 it's 76 available now and then another \$6 million
11 anticipated for FY '20.

12 COMMISSIONER FALCICCHIO: '20? Okay.

13 MS. BONDS: Yes.

14 COMMISSIONER FALCICCHIO: And can you
15 just for the good of the group, can you just talk
16 about the work that would be done under this
17 resolution?

18 MR. GARRETT: Commissioner
19 Falcicchio, I have one question before you do that
20 --

21 COMMISSIONER FALCICCHIO: Sure.

22 MR. GARRETT: -- because it might lead

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1 into it. For clarification purposes what the
2 \$24.5 million that's being allocated in the
3 District is the Board stating that I would need to
4 come back in September before we begin that work?
5 Because I believe we're prepping and ready to go
6 in August.

7 CHAIRMAN ALBERT: No, that's not what
8 the Board is saying. The Board is -- the short
9 answer is no. That's not what the Board is saying.

10 MR. GARRETT: All right.

11 CHAIRMAN ALBERT: Lori?

12 MR. GARRETT: Lori, I'm sorry.

13 MS. BONDS: Go ahead.

14 MR. KANE: Good afternoon,
15 Commissioners. Ed Kane, Deputy General Counsel.
16 So in --

17 CHAIRMAN ALBERT: Ed, can you speak
18 into the mike?

19 MR. KANE: Sorry. Ed Kane, Deputy
20 General Counsel. Commissioner, in response to
21 your question so the roughly \$76 million that's
22 available, actually \$52 million is already in hand

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1 and there are several capital budgets, capital
2 projects that are already going on related to that.

3 Much of it is the work that you will hear
4 described as ECIP work. That is Energy
5 Conservation Investment -- Energy Capital
6 Improvement Program -- thank you, Carrie, Eric.

7 And what that is is a HUD-sponsored
8 program that allows for the authority to do energy
9 improvements to its properties and spend up to 75
10 percent of savings on energy costs to service the
11 debt to do that and also covers the cost of other
12 improvements. That takes up about \$42 million of
13 that \$52 million.

14 There are other projects also ongoing
15 improvements I believe to garage at Judiciary maybe
16 and a couple of other -- also improvements at
17 Langston. So there are ongoing projects. The
18 \$24.5 million that was just allocated by the
19 council in supplemental budget has been scoped for
20 immediate work in particular in the most, some of
21 the most urgently in need of work properties in the
22 portfolio.

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1 And so when you heard discussion of the
2 14 extremely urgent properties, among those there
3 are some properties that are susceptible to some
4 immediate fixes and rehab work. And that takes up
5 the scope of the \$23.5 million that would be
6 available in '19 with another million of that
7 scheduled for 2020.

8 COMMISSIONER FALCICCHIO: Okay. So
9 from the bucket that's the \$52 million you said that
10 \$42 million is already allocated in ECIP capital
11 projects.

12 MR. KANE: Correct.

13 COMMISSIONER FALCICCHIO: So the \$10
14 million is that already allocated or would that be
15 directed towards the 14 properties that you
16 mentioned?

17 MR. KANE: No. The \$10 million is
18 already allocated as well.

19 COMMISSIONER FALCICCHIO: Yes.

20 MR. KANE: Not ECIP projects, other
21 capital projects that are going on. The \$24
22 million, \$24.5 million is in the aggregate over --

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1 spanning over the end of '19 and '20 is what's the
2 scope going into the extremely urgent properties.

3 COMMISSIONER FALCICCHIO: Okay. So
4 to the extremely urgent properties of this \$70
5 million to \$80 million, the \$24 million over the
6 two years is to the 14 urgent repairs.

7 MR. KANE: Correct. And that's mostly
8 a function of timing. There may be other projects
9 that have been ongoing. The \$52 million
10 represents capital funds going back over last year
11 and perhaps the prior capital year just on the basis
12 of the timing in terms of how we get the.

13 So really that's allocated ongoing
14 projects. The new money has been allocated to do
15 repairs and rehab work in the extremely urgent
16 properties is both new money and new programming.

17 MR. GARRETT: And Commissioner, some
18 of the already allocated money through ECIP may
19 also touch on properties that we may be looking to
20 stabilize.

21 COMMISSIONER FALCICCHIO: Okay. And
22 the final bucket, the \$6 million in capital funds

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1 in FY 2020 from various sources, those are
2 allocated projects or those are directed toward the
3 14 urgent repairs?

4 MR. KANE: I don't know if they are
5 expressly allocated yet and it's if those come from
6 anticipated budget amounts both from federal
7 capital funds as well as DDTF funds and I do not
8 have the scopes, though someone from our Office of
9 Capital Programs may, although I'm not certain yet
10 that we do given that those amounts are anticipated
11 and perhaps subject to some change.

12 COMMISSIONER FALCICCHIO: Okay.

13 MR. GARRETT: Correct. And we may
14 actually use some of that money if necessary to fill
15 gaps with the \$24.5 million if we find other work
16 that needs to be done on the four properties that
17 we're going to look to stabilize immediately.

18 COMMISSIONER FALCICCHIO: Okay. And
19 you said the four properties or 14? I'm sorry.

20 MR. GARRETT: Four.

21 COMMISSIONER FALCICCHIO: Okay, got
22 it.

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1 CHAIRMAN ALBERT: Thank you,
2 Commissioner.

3 All right, other commissioners?
4 Hearing no other questions, I would entertain a
5 motion to approve Resolution 19-20. Is there a
6 motion?

7 MALE PARTICIPANT: Motion.

8 CHAIRMAN ALBERT: Is there a second?

9 MALE PARTICIPANT: Second.

10 CHAIRMAN ALBERT: Second. Roll call?

11 MS. MCNAIR: Thank you.

12 Commissioner Falcicchio?

13 COMMISSIONER FALCICCHIO: Yes.

14 MS. MCNAIR: Commissioner Forester?

15 COMMISSIONER FORESTER: Yes.

16 MS. MCNAIR: Commissioner Neal Jones?

17 COMMISSIONER JONES: Yes.

18 MS. MCNAIR: Commissioner Ortiz Gaud?

19 COMMISSIONER ORTIZ GAUD: Yes.

20 MS. MCNAIR: Commissioner ST. Jean?

21 COMMISSIONER ST. JEAN: Yes.

22 MS. MCNAIR: Commissioner Strickland?

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1 COMMISSIONER STRICKLAND: Yes.

2 MS. MCNAIR: Commissioner Taliaferro?

3 COMMISSIONER TALIAFERRO: Yes.

4 MS. MCNAIR: Commissioner
5 Vann-Ghasri?

6 COMMISSIONER VANN-GHASRI: Yes.

7 MS. MCNAIR: Commissioner Council?

8 COMMISSIONER COUNCIL: Yes.

9 MS. MCNAIR: Chairman Albert?

10 CHAIRMAN ALBERT: Yes. Thank you.

11 MS. MCNAIR: You have ten yes. The
12 resolution is approved.

13 CHAIRMAN ALBERT: Thank you so much.

14 Next we're going to move to Resolution
15 19-21 which will approve the District of Columbia
16 Housing Authority Fiscal Year 2020 Moving to Work
17 Plan.

18 MR. GARRETT: So we're going to have
19 Kim Cole come up, Commissioners.

20 CHAIRMAN ALBERT: Commissioner -- Kim
21 Cole?

22 COMMISSIONER COUNCIL: Good

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1 afternoon, Commissioners.

2 GROUP: Good afternoon.

3 MS.COLE: I'm Kimberly Cole, Director
4 of policy and strategic initiatives for the
5 District of Columbia Housing Authority.

6 So Resolution 19-21, the resolution
7 that you have before you today, is in reference to
8 the Agency's annual plan that it's required to
9 submit to HUD. This year, that we are re-proposing
10 some initiatives.

11 One specifically related to
12 self-sufficiency, the other one related to
13 providing some fundability or budget flexibility
14 for supporting some development work at one of our
15 sites.

16 In addition to that, with respect to the
17 Family Self-Sufficiency Program, you may remember
18 we came before the Board last year to make some
19 changes to the Voucher Self-Sufficiency Program.
20 This year we're looking to expand that so that
21 public housing residents can participate in that
22 program as well.

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1 The plan also includes our capital fund
2 budget. We just talked a little bit about some of
3 the work that we plan on doing at our properties.
4 Our capital fund budget is required to be included
5 as part of the MTW planning process and we are
6 looking to or projecting that budget to include
7 about \$19 million based on other expenses related
8 to it.

9 Our net capital funds that we look to
10 be able to be available for modernization efforts
11 at our properties will be about \$5 million.

12 Wanted to go over a little bit about the
13 process related to the MTW plan. There is a
14 required public comment period for 30 days. The
15 plan actually went out for public comment on the
16 24th of May. The closing date for the public
17 comment period was the 25th.

18 We reached out to several stakeholders
19 that includes the Citywide Advisory Board, the
20 Legal Housing Advocate community. We also spoke
21 with the landlords in the Housing Choice Voucher
22 Program. We've spoken to several commissioners

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1 and received comments on the plan.

2 So the plan before you today, again, is
3 to approve the Agency's annual Moving to Work Plan
4 which outlines what we look to do in the upcoming
5 year is it relates to the Agency.

6 CHAIRMAN ALBERT: Questions? Who
7 wants to start, Commissioner Saint Jean?

8 COMMISSIONER ST. JEAN: Well, I do.
9 Sorry about that.

10 MR. GARRETT: And Commissioners, we
11 also have Ron Fisher. He runs our FSS program.

12 COMMISSIONER ST. JEAN: All right,
13 thank you. Sorry about that. All right, so I have
14 a few questions on this resolution. So I know Ron
15 --

16 CHAIRMAN ALBERT: And, Commissioner,
17 I'm going to ask you to speak closer to the mike?

18 COMMISSIONER ST. JEAN: I have a few
19 questions on this resolution and I know Ron Fisher
20 you were in the room at the time we were talking
21 about this. So the first questions that I sent out
22 a month ago, and I just got it back was two days

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1 ago, how many self-sufficient programs does DCHA
2 have other than the current voucher program, Family
3 Self-Sufficiency Program?

4 So and you guys came back and told me
5 there's only four self-sufficiency programs and to
6 go back and say I do not agree that DCHA has four
7 self-sufficiency programs. Workforce
8 development is a resource for all DCHA families
9 that are seeking employment and/or better
10 employment.

11 It is also a resource for families in
12 DCHA's self-sufficiency program who have
13 employment as a goal. Per the DCHA Executive
14 Director, AYBL does no longer since it's primarily
15 it's for everybody. So I just want to know what
16 is the AYBL program because I know last year we did
17 talk about this and the AYBL program did not work,
18 okay, because our families were getting -- got the
19 escrow of \$30,000 or whatever they got and then they
20 graduated and they had credit issues, like, bad
21 credit.

22 So how come when we did AYBL why wasn't

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1 there financial literacy? Because
2 self-sufficiency has to have financial literacy as
3 a goal for everybody pertaining to household.

4 And then on top of that, AYBL should not
5 be played as a homeownership situation because when
6 you guys put Elvans Road, for example, because now
7 it's going to a RAD conversion, so when you guys
8 had AYBL you moved public housing families that
9 they were supposed to have a requirement to make
10 sure they become quote/unquote "homeownership."
11 So then you played with home ownership for the AYBL
12 program.

13 So you moved those families in the AYBL
14 program, i.e., Elvans Road. And now where -- were
15 there education behind this when you guys started
16 this program? Because I want to see the data.

17 MR. FISHER: Good afternoon, Ron
18 Fisher, Family Self-Sufficiency Manager, Office of
19 Resident Services. In relation to the AYBL
20 program, yeah, the basic concept of it was almost
21 like a hybrid family
22 self-sufficiency/homeownership program with the

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1 financial literacy component that you're
2 referencing. That actually was included with the
3 ITSPs or goals, if you will, that were drawn up for
4 all the residents that participated in that
5 program.

6 Just because the only outcome in order
7 to complete the program was homeownership or move
8 into the private market where you're completely off
9 subsidy assistance as a whole. The escrow piece
10 that the residents will receive is actually their
11 rent that they were paying out. Just because it
12 was structured a little differently just because
13 with Elvans, as well as Columbia Road, which was
14 the other property, were reviewed as reward
15 properties.

16 The basic idea was to go ahead and place
17 residents in different settings where it was more
18 equal, if you will, towards what it would look like
19 if they were to actually reside in a household.

20 With the residents that had completed
21 the program all of them had received credit
22 counseling, financial literacy, as well as

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1 first-time home buyers= education just because
2 that was the only way in many circumstances for them
3 to obtain finances to purchase in the first place.

4 To date we've had nine residents
5 purchase. In all cases all nine have purchased
6 without subsidy assistance, which we view as a
7 victory just because initially we were
8 anticipating that they would need some sort of
9 voucher assistance.

10 COMMISSIONER ST. JEAN: Mm-hm.

11 MR. FISHER: It's a combination of --
12 got to give credit to our community partners, some
13 of the same ones that we refer or FS S participants
14 to for working with our residents diligently, as
15 well as just the work that our residents put in
16 themselves.

17 To date from the nine we've had a few
18 that have gone out to Maryland and purchased just
19 because they felt that that was better for their
20 family situation, as well as we've had a few just
21 off the top of my head, Gregory Scott, who's been
22 publicized many time by the Agency. He purchased

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1 over at MetroTowns, the new community by
2 Kenilworth-Parkside.

3 So we feel that we are on the right track
4 in terms of working with those residents. With all
5 that being said, much of the feedback that we
6 received from other residents that were interested
7 in the program, they decided not to participate
8 just because they felt that where Elvans is placed
9 it didn't necessarily fit with what they were
10 trying to live in, you know, that particular part
11 of the city.

12 They felt that, you know, why couldn't
13 we go ahead and possibly stay in place where we are
14 now, and that's another factor that went into our
15 decision-making when we were trying to streamline
16 the program into what's being presented today.

17 CHAIRMAN ALBERT: Thank you.

18 COMMISSIONER ST. JEAN: Thank you.
19 Okay. In reference line five, given that rental
20 market in DC does it suggest that the FSS program
21 graduating families with rent on the private market
22 without voucher subsidy. You said yes.

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1 Given that the current District of
2 Columbia AMI of 121 for a family of four, I find
3 it hard to believe that FSS voucher families will
4 have incomes that will allow them to pay market rent
5 in DC.

6 If you would take the time to look at
7 the voucher program rental payment standards you
8 will find that market rent in non-poverty areas are
9 extremely high, i.e., 4069 three-bedroom voucher.
10 I do not know of a voucher or public housing family
11 that can afford that rent.

12 The better option would be
13 homeownership given the market rent. Please
14 provide any supporting data to show FSS families
15 that are paying full market rent, especially in a
16 non-poverty neighborhood. Okay?

17 Slide six, sorry, so these are the
18 questions that I asked. I'm sorry that you guys
19 do not have it out in the audience. Since 90
20 percent of our housing stock will be of voucher
21 participants in the current HUD-supported FSS
22 program for voucher families, will be sufficient

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1 for the HCVP and PPV families.

2 DCHA self-sufficient pathways to
3 success. Many of the families have incomes that
4 allow them to participate in the HCVP HOAP and many
5 have expressed interest per the recent pathway to
6 homeownership symposium, per the DCHA Commissioner
7 and Resident Commissioner of HCVP and Public
8 Housing.

9 Under anticipated impacts, has anyone
10 discussed the concept with the new HCVP director?
11 Has this concept been vetted for legal sufficiency?

12 MS. COLE: In creating the program we
13 actually spoke with both the public housing and the
14 voucher program to get their, not buy-in, but their
15 intake as it relates to setting up the program.

16 COMMISSIONER ST. JEAN: So I could --
17 Kim Cole, we spoke about it, you know, off and on,
18 so --

19 MS. COLE: Mm-hm.

20 COMMISSIONER ST. JEAN: -- I could tell
21 you right now you did not speak to Director Carolyn
22 Punter about this program. So given the recent

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1 home prices in DC starting at 450 plus, and that
2 is low end, I don't expect or foresee families in
3 the voucher program purchasing without voucher
4 assistance.

5 The experience AYBL staff apparently
6 must be referring to families who chose to purchase
7 a home in Prince George's County with the AYBL
8 escrow that was a needed benefit for the purchase
9 of the home. Unfortunately, when the AYBL family
10 moves out of DC jurisdiction, DCHA can no longer
11 provide monitoring of those families as less post
12 purchase counseling service to those families as
13 is done with the voucher families that purchase in
14 DC.

15 So for the education piece, please
16 provide me more details and supporting documents.
17 So as you know, I am a stickler on education because
18 I was a homeless veteran when I'm coming back from
19 Afghanistan, so understand currently I am an RN
20 with a degree and I work for the VA.

21 So understand it's very important to me
22 about education when it goes to the families. So

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1 I just want -- because you guys say Partnership of
2 UDC. That doesn't, I mean, there's so much goes
3 out here. So how come our partnership is so hard?
4 What kind of community engagement you guys are
5 doing?

6 And then I want -- so then the other
7 thing is I wanted to see the data on the families
8 that -- who graduated over the five years who
9 received the escrow monies, the amount of escrow
10 monies they received as well as the status of their
11 credit and employment because we should have that
12 because we have that for the voucher folks because
13 when they do their recertification every two years
14 we make sure that they send out their FICO scores
15 to see if it's in standard for homeownership.

16 And I truly want this program to work
17 for both our voucher and public housing, but the
18 way you guys line it out and the way the questions
19 that came back to me it for me is not going to work
20 because the standard in everything is not, you
21 know, what I thought was going to be planned out,
22 and it's not.

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1 It's ATP providing funding for FSS
2 program that lives in resident services. That's
3 a question.

4 MR. FISHER: I actually don't have an
5 answer for that right now.

6 COMMISSIONER ST. JEAN: Okay, come
7 back to me on that.

8 MR. FISHER: But yeah, I'll be able to
9 come back to you with that.

10 COMMISSIONER ST. JEAN: Okay. If DCHA
11 has only once HUD-approved and HUD-recognized
12 homeownership program, what is the HUD-recognized
13 approved for DCHA Commission-approved
14 homeownership program for public housing?

15 Because we have a public housing
16 homeownership coordinator I've never met.
17 Aquarius, did you meet her? Did you meet the
18 public housing homeownership coordinator?

19 CHAIRMAN ALBERT: No, I never --

20 COMMISSIONER VANN-GHASRI: Well,
21 actually we were -- we didn't meet her.

22 COMMISSIONER SAINT JEAN: Okay.

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1 COMMISSIONER VANN-GHASRI: We was
2 introduced through a presentation, so it's --

3 COMMISSIONER ST. JEAN: Oh.

4 COMMISSIONER VANN-GHASRI: -- a
5 difference.

6 COMMISSIONER ST. JEAN: Okay. So what
7 is her role? Because the thing is you can't
8 recreate a wheel that is already working in housing
9 choice voucher and then you have a public housing
10 home ownership coordinator that's here that what
11 is her role? And what she's doing? Why can't you
12 guys partnership together in ACVP and talk about,
13 you know, what's going on with the CBOs that we have
14 that we do in homeownership ACVP right now?

15 Why recreate something that's working
16 already in ACVP? So what is her role as a public
17 housing homeownership coordinator? Because I've
18 never met her or I've never seen her, introduce --
19 nothing.

20 MR. FISHER: Sure. So in answering
21 that question the coordinator's official title is
22 actually the family self-sufficiency

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1 homeownership coordinator. It's a position we've
2 actually had for the past eight years.

3 COMMISSIONER ST. JEAN: Oh.

4 MR. FISHER: With that position the
5 individual works not only with our FSS or voucher
6 families, but they were also the primary
7 coordinator working our AYBL families guiding them
8 to some of the successes that you heard about as
9 well as, like, continue to work with the existing
10 residents located over at Elvans Road right now.

11 When -- just recently the position was
12 billed that there wasn't necessarily to go ahead
13 and recreate the wheel, so to speak, but to kind
14 of continue working in unison with the HOAP Program
15 over in the voucher program.

16 Right now the way that the system works
17 is primarily, like I mentioned, they work and I
18 would say think of it almost as the gateway program
19 towards home ownership in terms of the prep piece,
20 linking individuals up to some of the resources
21 that were previously mentioned, the credit
22 counseling, financial literacy, as well as the

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1 first-time home buyers' education amongst other
2 things, as well as primary case management, being
3 that life coach, if you will.

4 Once the individual gets to a certain
5 point in time, i.e., meaning that they've obtained
6 financing, if they qualify, excuse me, for the
7 voucher they will be referred over to work with one
8 of the existing homeownership coordinators over in
9 the voucher program.

10 Only in instances where the individual,
11 excuse me, the AYBL resident has gone on to state
12 their wishes in purchasing without use of the
13 subsidy assistance and primarily if they were
14 looking, as an example, at Prince George's County,
15 then the coordinator may continue, you know,
16 working on. And when I say work it's just
17 providing the same support in terms of, you know,
18 making sure that they have resources needed to go
19 ahead and meet -- get to the finish line, so to
20 speak.

21 But it was never the intention nor is
22 it the ongoing intention to go ahead and step on

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1 any toes of the related program. In fact, we work
2 quite well with each other prior to her leave of
3 absence working with the supervisor for the
4 homeownership coordinator is Lakisha Pompey, there
5 were regular biweekly meetings that we had in our
6 office to discuss joint initiatives.

7 For instance, there's the existence of
8 the HCC, the Homeownership Coordinating Committee.
9 One idea that was brought to the table was forming
10 a homeownership regional roundtable, same as we
11 have on the FSS side, just because many agencies
12 actually see us as an example.

13 You mentioned that the high cost of
14 living here in the District, however, we actually
15 lead the region in most purchases, which is, you
16 know, quite a feat in itself.

17 COMMISSIONER ST. JEAN: I'm in the
18 Housing Choice Voucher Program.

19 MR. FISHER: Mm-hm.

20 COMMISSIONER ST. JEAN: Yes.

21 MR. FISHER: What that, you know,
22 people come to us all the time asking for guidance.

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1 So we just saw -- well, since we're doing one
2 supportive service program why not do it for
3 another one? And we can kind of lead the way, so
4 to speak, in terms of providing resources and best
5 practices to other agencies.

6 And it was even to the point where were
7 talking about merging the two programs just because
8 at the end of the day, FSS is a gateway program
9 towards homeownership.

10 COMMISSIONER ST. JEAN: Correct.

11 MR. FISHER: It could be, you know,
12 mutually beneficial where all parties can learn how
13 to get best practices out on the case management
14 piece just because that's become the bigger and
15 bigger piece in working with residents. And then
16 best practices on how we go about providing needed
17 resources for individuals to go ahead and move on
18 to homeownership if that's what they choose to do.

19 COMMISSIONER ST. JEAN: Okay, thank
20 you.

21 MS. COLE: And I'm sorry, I just wanted
22 to clarify, Commissioner. When I said that we met

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1 with staff from both programs and the staff in both
2 programs, both the home ownership coordinators
3 from the Housing Choice Voucher Program and Ron's
4 staff, we came up with this initiative of last and
5 this year.

6 If I said Director Punter, I did not
7 mean to, but we sat down with both staffs to
8 actually create this initiative.

9 COMMISSIONER ST. JEAN: Okay.

10 CHAIRMAN ALBERT: But I think we should
11 definitely involve Director Punter going forward,
12 so --

13 COMMISSIONER TALIAFERRO: Is she here?

14 CHAIRMAN ALBERT: Vann-Ghasri?

15 MR. FISHER: No, she's not.

16 COMMISSIONER TALIAFERRO: Punter?

17 MR. FISHER: No, she's not, sir.

18 COMMISSIONER TALIAFERRO: Thank you.

19 COMMISSIONER VANN-GHASRI: I am
20 requesting that when operation meets again, for
21 eight years -- I've been on this Board for 12 and
22 this is the first time I've ever heard of that with

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1 public housing residents. I am requesting an
2 internal policy to be written up in 30 days that
3 the public housing residents will have an
4 opportunity as they did a month ago where the
5 property managers of public housing residents will
6 go through their roster. Any public housing
7 resident who is qualified and eligible for a
8 first-time homebuyers either in DCHA or the Deputy
9 Mayor's, because we can refer over there, and there
10 should be some type of points given for us, since
11 they are one of our stakeholders.

12 I was amazed to see how many public
13 housing residents actually came that Saturday, and
14 in all honesty Francine and I did it by text. I
15 told her to take the lead. It was very -- it was
16 a pleasure working with someone of intelligence,
17 without playing on my intelligence and the work got
18 done.

19 And what I based on, as for the trend,
20 I saw the outcome and the deliverable with every
21 public housing resident who came to that meeting
22 was eligible economically and with their credit.

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1 CHAIRMAN ALBERT: Can we --

2 COMMISSIONER VANN-GHASRI: And that's
3 how it can be done, but it has to be written if
4 there's -- I'm a sticker for this. That does not
5 --

6 CHAIRMAN ALBERT: Commissioner, what
7 is the specific --

8 COMMISSIONER VANN-GHASRI: And this in
9 writing.

10 CHAIRMAN ALBERT: -- recommendation.

11 COMMISSIONER VANN-GHASRI: You know
12 what the specificity is, and I'm going to give the
13 lecture because it's going on the minutes. So any
14 attorney or anybody else can read it and find out
15 that Commissioner Vann-Ghasri did not sit up here
16 and take orders for 12 years.

17 CHAIRMAN ALBERT: No, you --

18 COMMISSIONER VANN-GHASRI: So I'm
19 saying what is going -- what I'm requesting,
20 because I'm not demanding, I can only request. I
21 saw what happened in 30 days. A memorandum of
22 understanding or something need to be written up

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1 so when Neil Albert goes, just in case the director
2 goes and any of us died, the residents won't be
3 talked about what they heard on this day, this year
4 in time because they will have a written document
5 that's their passport, living in public housing,
6 to say I meet the requirements. I want a house.

7 (Applause)

8 CHAIRMAN ALBERT: Thank you. And so
9 Commissioner Strickland is chairing the Operations
10 Committee, curious if you can spend some time with
11 him honing that idea? I'd appreciate it.

12 Any other questions on this resolution?
13 I do have one comment on it. Like the previous
14 resolution and I think you guys may have adjusted
15 it, I just wanted to reflect that this resolution
16 does not arise to executive director or the staff
17 of DCHA to initiate any redevelopment, major rehab,
18 et cetera. It's the same language that we asked
19 for the prior resolution I had asked to be put in
20 this resolution. So I'm assuming that that's been
21 done or --

22 MS. MCNAIR: It is. The copy that I

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1 gave you guys actually has that new language in it.

2 CHAIRMAN ALBERT: Thank you so much.

3 All right. Hearing no other
4 questions, I will entertain a motion to approve
5 Resolution 19-21. Is there a motion?

6 COMMISSIONER SAINT JEAN: Motion.

7 COMMISSIONER VANN-GHASRI: Second.

8 CHAIRMAN ALBERT: Second. Roll call.

9 MS. MCNAIR: Thank you.

10 Commissioner Forester?

11 COMMISSIONER FORESTER: Yes.

12 MS. MCNAIR: Commissioner Neal Jones?

13 COMMISSIONER JONES: Yes.

14 MS. MCNAIR: Commissioner Ortiz Gaud?

15 COMMISSIONER ORTIZ GAUD: Yes.

16 MS. MCNAIR: Commissioner Strickland?

17 COMMISSIONER STRICKLAND: Yes.

18 MS. MCNAIR: Commissioner Taliaferro?

19 COMMISSIONER TALIAFERRO: Yes.

20 MS. MCNAIR: Commissioner
21 Vann-Ghasri?

22 COMMISSIONER VANN-GHASRI: Yes.

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1 MS. MCNAIR: Commissioner Council?

2 COMMISSIONER COUNCIL: Yes.

3 MS. MCNAIR: Commissioner Falcicchio?

4 COMMISSIONER FALCICCHIO: Yes.

5 MS. MCNAIR: Commissioner St. Jean?

6 COMMISSIONER ST. JEAN: Yes until
7 changes are made, status quo until the changes are
8 made.

9 MS. MCNAIR: Chairman Albert?

10 CHAIRMAN ALBERT: Yes, thank you.

11 MS. MCNAIR: You have ten yes. The
12 resolution is approved.

13 CHAIRMAN ALBERT: Thank you so much.

14 Next is Resolution 19 -- thank you, Kim.

15 CHAIRMAN ALBERT: Resolution 19-23,
16 which will authorize the Executive Director to
17 execute a contract modification for payroll and
18 human resources management system.

19 MR. GARRETT: Lori Bonds.

20 CHAIRMAN ALBERT: Lori is back up and
21 this should be an easy one, Lori.

22 MS. BONDS: Yes.

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1 (Laughter)

2 CHAIRMAN ALBERT: They're all easy.

3 MS. MCNAIR: They're all easy.

4 MS. BONDS: Again, Commissioners, this
5 is Resolution 19-23 to authorize the Executive
6 Director to enter into a contract modification for
7 our payroll and human resources management system.
8 You all introduced and authorized a resolution in
9 2014 for us to be able to start with a program that,
10 again, provided HR maintenance for us. We have had
11 the system for five years. We'd like to continue
12 to maintain, and as a result we need to be able to
13 pay for the maintenance for that system.

14 For that is five years at \$30,000 per
15 year in order to be able to maintain the system.
16 And we're requesting, again, authorization in
17 order to execute a contract to do so.

18 Any questions?

19 CHAIRMAN ALBERT: Thank you. Hearing
20 no questions I would entertain a motion to approve
21 Resolution 19-23. Is there a motion?

22 COMMISSIONER SAINT JEAN: Motion.

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1 CHAIRMAN ALBERT: Second? Is there a
2 second?

3 COMMISSIONER COUNCIL: Second.

4 CHAIRMAN ALBERT: Roll call.

5 MS. MCNAIR: Thank you.

6 Commissioner Neal Jones?

7 COMMISSIONER JONES: Yes.

8 MS. MCNAIR: Commissioner Ortiz Gaud?

9 COMMISSIONER ORTIZ GAUD: Yes.

10 MS. MCNAIR: Commissioner St. Jean?

11 COMMISSIONER ST. JEAN: Yes

12 MS. MCNAIR: Commissioner Strickland?

13 COMMISSIONER STRICKLAND: Yes.

14 MS. MCNAIR: Commissioner Taliaferro?

15 COMMISSIONER TALIAFERRO: Yes.

16 MS. MCNAIR: Commissioner
17 Vann-Ghasri?

18 COMMISSIONER VANN-GHASRI: Yes.

19 MS. MCNAIR: Commissioner Council?

20 COMMISSIONER COUNCIL: Yes.

21 MS. MCNAIR: Commissioner Falcicchio?

22 COMMISSIONER FALCICCHIO: Yes.

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1 MS. MCNAIR: Commissioner Forester?

2 COMMISSIONER FORESTER: Yes.

3 MS. MCNAIR: Chairman Albert?

4 CHAIRMAN ALBERT: Yes.

5 MS. MCNAIR: You have ten yes. The
6 resolution is approved.

7 CHAIRMAN ALBERT: Thank you so much,
8 Lori. Lori, why don't you sit right there.

9 MR. GARRETT: Don't go nowhere.

10 MALE PARTICIPANT: Another
11 resolution.

12 CHAIRMAN ALBERT: Resolution 19-24, to
13 authorize the Executive Director to execute a
14 contract for trash collection and disposal
15 services.

16 MS. BONDS: Yes, thank you, Chair.
17 Again, this resolution is to request authorization
18 for us to enter into a five-year contract with
19 Jerome L. Taylor Trucking, Inc. for \$4.5 million
20 with a proposed \$900,000 per year, again, a cost
21 savings of what we had in previous years with regard
22 to our contract.

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1 Again, this is the first time the
2 Housing Authority has actually had a contract for
3 trash services in over 15 years. Previously we
4 contracted with the District and piggybacked on
5 their contract for services and so that we are going
6 into this service now as the Housing Authority
7 being able to actually manage our own contract.

8 We issued the solicitation April 2019,
9 again, with an advertisement in not only the
10 Washington Post Sunday Edition but also the
11 Informer, the Times, the Afro American, the
12 Current, El Tiempo Latino and East of the River as
13 well as sending it to DHCD for all of our Section
14 3 businesses and LSDBE for all of the CBEs.

15 IN addition, we sent the solicitation
16 directly to six firms, again, to make sure we could
17 be able to have qualified firms responding. We had
18 a pre-proposal conference where eight interested
19 firms attended. Of those eight firms, five of
20 those were CBE companies.

21 We requested, again, firms to respond
22 to our procurement that requested that they provide

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1 us information on their organizational capacity,
2 their approach, their experience, their service
3 and route schedule and mobilization plan as well
4 as clearly the cost proposal and their Section 3
5 compliance.

6 Based on a panel that evaluated their
7 proposals, JLT Trucking had the highest score, as
8 well as the lowest priced proposal. They are a
9 trash removal company in the District. They are
10 also a CBE. We have checked the District and the
11 federal system. They are not disbarred.

12 With regard to Section 3 compliance,
13 they have proposed to hire three Section 3 clients
14 which will equate to 85 percent of the new hires.
15 And also are going to subcontract with a Section
16 3 business concern to assist with their repairs and
17 their maintenance.

18 So as a result, we are requesting
19 authorization to enter into a contract with JLT
20 Trucking for our trash collection and removal at
21 the Housing Authority.

22 Any questions?

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1 CHAIRMAN ALBERT: Questions from
2 commissioners?

3 COMMISSIONER VANN-GHASRI: Yes.

4 CHAIRMAN ALBERT: Commissioner
5 Vann-Ghasri?

6 COMMISSIONER VANN-GHASRI: With the
7 trucking company, I commend you on that because
8 it's time that DCHA has its own trash company. And
9 for the purpose -- and this is -- and I'm about to
10 go on record with saying this because in all eight
11 wards where you have DCHA public housing,
12 especially families, except in Ward 3, and a lot
13 of times our community suffers in politics due to
14 eyesore. And that eyesore is when we share trash
15 companies with other agencies.

16 I am glad that it's time for our agency
17 as an independent agency to understand that we need
18 to control our own trash collections due to the
19 square foot of our own communities. And that will
20 hold us accountable 100 percent to our clients, and
21 we have the right to hire and fire whoever we hire
22 with this contract.

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1 And this is the first time since I've
2 ever lived in public housing that I saw this.
3 Living in Potomac Gardens, Potomac Gardens was
4 going to be dismantled due to the fact of trash
5 because of the single member district I live in.

6 And I really hope that this Housing
7 Authority under Tyrone Garrett really take a new
8 eye look at who we are and where we live and what
9 single member district we live in while we undergo
10 gentrification. So thank you so much.

11 MS. BONDS: Thank you.

12 CHAIRMAN ALBERT: Thank you so much,
13 Commissioner.

14 I just want to, Lori, just again,
15 commend you guys for listening to the residents.
16 I've sat here over a year listening to complaints
17 about trash collection, the rodents that come about
18 as a result of poor trash collection and recycling.

19 I think it's a step forward that DCHA's
20 undertaking this under its own procurement rules,
21 not have to be dependent on DPW's trash collection
22 system. And so we as a Board of Commissioners and

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1 the residents will continue to hold you accountable
2 and hold the contractor accountable, because we
3 want to see improvements in services from this
4 solicitation.

5 And so I encourage our residents to
6 provide us with feedback on this new provider when
7 the provider comes onboard in October, I think?

8 MS. BONDS: Yes, correct.

9 MR. GARRETT: And Commissioners, Mr.
10 Chair, this will also go in -- this will also be
11 in conjunction with our new pest control approach
12 that we're going to be taking, so I think it will
13 support one another.

14 CHAIRMAN ALBERT: Other questions or
15 comments?

16 Hearing none other I would entertain a
17 motion to approve Resolution 19-24. Motion? Is
18 there a motion, somebody please?

19 COMMISSIONER NEAL JONES: Move.

20 CHAIRMAN ALBERT: Is there a second?

21 COMMISSIONER STRICKLAND: Second.

22 CHAIRMAN ALBERT: A roll call.

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1 MS. MCNAIR: Thank you.
2 Commissioner Ortiz Gaud?
3 COMMISSIONER ORTIZ GAUD: Yes.
4 MS. MCNAIR: Commissioner St. Jean?
5 COMMISSIONER ST. JEAN: Yes
6 MS. MCNAIR: Commissioner Strickland?
7 COMMISSIONER STRICKLAND: Yes.
8 MS. MCNAIR: Commissioner Taliaferro?
9 COMMISSIONER TALIAFERRO: Yes.
10 MS. MCNAIR: Commissioner
11 Vann-Ghasri?
12 COMMISSIONER VANN-GHASRI: Yes.
13 MS. MCNAIR: Commissioner Council?
14 COMMISSIONER COUNCIL: Yes.
15 MS. MCNAIR: Commissioner Falcicchio?
16 COMMISSIONER FALCICCHIO: Yes.
17 MS. MCNAIR: Commissioner Forester?
18 COMMISSIONER FORESTER: Yes.
19 MS. MCNAIR: Commissioner Neal Jones?
20 COMMISSIONER JONES: Yes.
21 MS. MCNAIR: Chairman Albert?
22 CHAIRMAN ALBERT: Yes.

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

3 CHAIRMAN ALBERT: Thank you.

4 Lori, before you go, I just want to
5 thank you for enduring us Board meeting after Board
6 meeting. You come up here and answer these
7 questions effortlessly and Mr. Garrett, you should
8 be proud to have Lori Burns on your staff. Thank
9 you so much for all you do for us.

10 MS. BONDS: Thank you.

11 MR. GARRETT: Thank you, Lori.

12 CHAIRMAN ALBERT: All right. So this
13 is our favorite part of our agenda where we get to
14 hear from our residents and non-residents. So if
15 you're a resident of public housing or a voucher
16 recipient you have five minutes and we're going to
17 strictly enforce the time limits today because we
18 have a long list. And then if you're a
19 non-resident you have three minutes to bring
20 comments.

21 Shonta is, like, looking at me, like,
22 yes, you can really try. Yes, we will try today.

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1 So I'm accustomed to calling Debra Fraser first.
2 Debra isn't here today, noticeably absent. I did
3 speak with her last week or the week before. I'm
4 sending gout my best wishes to her. And if you guys
5 talk to her before me please let her know that we
6 miss her here today.

7 So first on top is Mary Candy James.

8 MS. CANDY JAMES: Hello, panel.

9 CHAIRMAN ALBERT: Hello. Welcome.

10 MS. CANDY JAMES: Director, Chairman,
11 everybody that came out. I'd like to say thank you
12 to the workers that put everything together for us,
13 and welcome to my house.

14 CHAIRMAN ALBERT: Thank you. Thanks
15 for having us.

16 COMMISSIONER TALIAFERRO: Appreciate
17 it.

18 MS. CANDY JAMES: I live here.

19 COMMISSIONER TALIAFERRO: Okay.

20 MS. CANDY JAMES: Okay. I have
21 several things. I'm going to jump around. A lot
22 of it is of concerns of our residents. Some of it

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1 I've already talked to with my manager Ms. Dion
2 Williams where we were asking for, like, a trashcan
3 in the back. It may seem minor, but that's where
4 we be on the weekends and in the afternoons. We
5 need a trashcan back there.

6 You had mentioned -- well, it was
7 mentioned in one of the past meetings that we were
8 going to receive new carpet for our floors on each
9 floor that has carpet that has been there for such
10 a long period of time. And if it can be -- you said
11 it was going to be replaced, but I have not seen
12 anything just yet.

13 Is it something that's coming?

14 CHAIRMAN ALBERT: Is the carpet
15 coming?

16 MS. CANDY JAMES: All of this -- we're
17 talking about 3400 right here.

18 MR. GARRETT: It's going --

19 MS. CANDY JAMES: Right here.

20 MR. GARRETT: -- it's going to be part
21 of our capital program, yes.

22 MS. CANDY JAMES: Okay. And a lot of

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1 the questions and concerns that I have were
2 answered with the young lady that came up here when
3 I was interested in the voucher program. How do
4 a resident move from public housing into the
5 voucher program? And thank you, Ms. Vann-Ghasri
6 for clearing some of that up for me.

7 We have a dip at the back door that a
8 lot of you came through that I think needs to be
9 paved for the residents in wheelchairs and walkers
10 that I have because you, like, you fall down into
11 a slope and it really needs to be paved over.

12 Another concern of the residents that
13 on the -- and Mr. Cooper can speak on that, on the
14 back side of the building when it rains or when it
15 snows the apartments on that old, that, like, 501
16 to 503 on each floor is having a problem with the
17 water coming into their houses, messing up their
18 furniture and things of that nature. So that wall
19 really has to be looked at closely.

20 COMMISSIONER TALIAFERRO: Can I ask
21 you a question?

22 MS. CANDY JAMES: Sure.

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1 COMMISSIONER TALIAFERRO: I was here
2 that day. You told me about that and I saw it was
3 in the hallway, too.

4 MS. CANDY JAMES: Mm-hm.

5 COMMISSIONER TALIAFERRO: It was a
6 big-ass, I mean --

7 MS. CANDY JAMES: Big warps.

8 COMMISSIONER TALIAFERRO: -- excuse my
9 French, there's a big hole right there.

10 MS. CANDY JAMES: Yes.

11 COMMISSIONER TALIAFERRO: And you
12 could just stand right there and you could look
13 right outside. You could just see outside and
14 everything. It would rain, snow, it's coming in.

15 MS. CANDY JAMES: It's coming in. And
16 some of the residents are complaining that their
17 personal belongings are being damaged. So that
18 needs, you know, hopefully somebody can address
19 that.

20 I did that. We'd ask for copies, like,
21 on the weekends a lot of times when the office is
22 closed we were wondering if we could get a copy of

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1 the residents' personal information, but I was told
2 -- the resident council, that is --

3 CHAIRMAN ALBERT: Oh, okay.

4 MS. CANDY JAMES: -- to have it on, you
5 know, have it on file because a lot of times they
6 might go out of here in an ambulance and we don't
7 know who to call to let them know that they're gone.

8 Then I turned that around to security
9 on speaking on that. And I'm wondering are the
10 security guards being trained on how to deal with
11 the fire alarm out there, which I typed out the
12 directions on how to use it, but maybe they don't
13 want to, you know, get up and deal with it.

14 Do they do rounds? Because some -- we
15 need them to move around in here, not just to sit
16 at the desk. Some of them be on their phones; some
17 of them be -- anybody can come in and out of the
18 door and not be standing there doing like this at
19 the guard and he doesn't even see, he or she doesn't
20 even see me because they're in tune to whatever
21 they're looking at. And I don't think that's a
22 good way to secure the building.

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1 I'm also wondering that for every
2 person that comes into this building needs to check
3 in with security, sign in --

4 CHAIRMAN ALBERT: Yes.

5 MS. CANDY JAMES: -- whatever it is
6 they need to do because, like I said, we're losing
7 some of our residents that go out here in an
8 ambulance after hours. We don't know where they
9 are. Their family come looking for them and we
10 can't tell them anything.

11 So I think security just asked the
12 firefighters or the ambulatory -- what apartment
13 are you going to? You know, if you just have a
14 number that can -- we can put a name with that number
15 on that apartment.

16 And like I said --

17 CHAIRMAN ALBERT: Can you leave that
18 list with us?

19 MS. CANDY JAMES: Yes, I have a copy --

20 CHAIRMAN ALBERT: Great.

21 MS. CANDY JAMES: -- an extra copy.

22 And, well, I think that's it.

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1 CHAIRMAN ALBERT: So just so you know,
2 Commissioner Taliaferro and I have had a number of
3 conversations about security, not just at your
4 building but buildings throughout our system.
5 That's an issue that we are going to work with our
6 staff here to address because we've heard it over
7 and over again.

8 So thanks for raising it again with us,
9 and we will address it. So make sure if you can
10 just leave a copy of that for us, I'd appreciate
11 it. And thanks for taking time to talk with us
12 today.

13 MS. CANDY JAMES: Thank you for
14 listening.

15 CHAIRMAN ALBERT: You're welcome.

16 Rhonda Edwards? I saw Rhonda at the
17 back earlier.

18 MS. EDWARDS-HINES: Good afternoon.

19 CHAIRMAN ALBERT: Good afternoon.
20 Welcome.

21 MS. EDWARDS-HINES: I apologize.
22 First I want to start off by reading a statement

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1 from one of my constituents. They came to my ANC
2 community meeting last night. I don't know if the
3 Council is aware of the shooting that was on Martin
4 Luther King and South Capitol?

5 COMMISSIONER VANN-GHASRI: Mm-hm.

6 CHAIRMAN ALBERT: Mm-hm.

7 MS. EDWARDS-HINES: Okay. Those
8 residents right there it was a 77-year-old lady
9 that got shot. Unfortunately, she's a voucher
10 holder and this is his statement because they
11 wasn't aware that they could come in front of you
12 guys, so he asked me to read this to you.

13 And it says that, "Please contact the
14 owner of the property. The address is 3021 Fourth
15 Street SE, DC. This property has an open drug
16 market and multiple shootings. The last shooting
17 was on July the 7th, 2019. Please apply pressure,
18 i.e., threats to remove Section 8 subsidy. We have
19 sent numerous emails, 911 calls, texts, et cetera
20 about this problem. Signed, Concerned
21 Residents."

22 And I had asked them to come today and

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1 I understand that it was a last-minute, but they
2 are in need of assistance and I informed them that
3 the only way I'm -- that's not the only way, but
4 since you guys have been sending out the emails and
5 texts and calling 911 is to come in front of the
6 Board, so the DCHA Board and someone there can
7 assist you with what you need to go any further
8 with.

9 So I'm going to leave this with -- who
10 should I give it to you?

11 MR. GARRETT: The Chairman.

12 CHAIRMAN ALBERT: You can give it to
13 me.

14 MS. EDWARDS-HINES: Okay. So I'm done
15 with that matter.

16 MALE PARTICIPANT: Mr. Chairman.

17 MS. EDWARDS-HINES: And I hope that you
18 all can please look into this matter for --

19 CHAIRMAN ALBERT: We definitely will.

20 MS. EDWARDS-HINES: Okay.

21 COMMISSIONER FALCICCHIO: Hey,
22 Chairman? Chairman?

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1 CHAIRMAN ALBERT: Yes.

2 COMMISSIONER FALCICCHIO: John
3 Falcicchio, thank you for coming forward with this.
4 I definitely am sorry to hear about the incident.
5 And what I want to do is Sebastian Pierre from our
6 office, with the Mayor's Office is here. He can
7 take your contact information and give you his.

8 MR. GARRETT: He's right behind you.

9 COMMISSIONER FALCICCHIO: He's right
10 behind you there.

11 MS. EDWARDS-HINES: I will then.

12 COMMISSIONER FALCICCHIO: And I'll
13 make sure that we follow up.

14 MS. EDWARDS-HINES: Okay.

15 COMMISSIONER FALCICCHIO: We'll have
16 somebody look into it right away.

17 MS. EDWARDS-HINES: Okay, thank you.
18 I'll give you my card.

19 CHAIRMAN ALBERT: Thank you,
20 Commissioner.

21 MS. EDWARDS-HINES: Which one? Oh,
22 and I didn't even state my name, did I? I'm Rhonda

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1 Edwards-Hines, current ANC Commissioner for AC06
2 and the current president for Barry Farms property.

3 I need some clarity on the protocols of
4 maintenance because at this moment I'm reside at
5 732 Atlantic Street, SE, which is the Highland
6 property. And I had an episode that I had to be
7 sent to the hospital because on Friday I had called
8 the management office at 8:50 a.m. to inform them
9 that I didn't have any air and that my unit
10 downstairs was 83 degrees and upstairs was 96.

11 And I have upper respiratory issues.

12 And so and I -- that, the call went
13 straight to their service provider, answering
14 service provider, and I didn't receive anything.
15 I haven't heard from no one, so I called back to
16 the property management office at, what time was
17 that, 10:19 a.m. And at that point a female
18 answered. Her name is Tish. That's all I know.

19 I don't know who Tish is, no formal
20 introduction or anything. I asked to speak to the
21 HMA there and Ms. French and she told me that she
22 no longer works there.

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1 So I think that's incomplete that we
2 should as residents be informed of who's actually
3 working inside of the rental property.

4 The property manager was not there.
5 They said she was on vacation for that week. Okay.
6 But I need to know what you guys are going to do.

7 So they sent the maintenance man
8 because -- let me backtrack because I came to you
9 guys in the wintertime and stated that I didn't have
10 any heat.

11 CHAIRMAN ALBERT: I remember that.

12 MS. EDWARDS-HINES: I let that go
13 because you could always dress up for heat, but you
14 cannot dress down for air.

15 CHAIRMAN ALBERT: Right.

16 MS. EDWARDS-HINES: So the maintenance
17 man came in. He asked me for a cup. I gave him
18 a big cup, Big Gulp cup. He filled it up twice with
19 water. I asked him what was he doing with the
20 water. He said he want to see something.

21 He put water into the AC unit. This is
22 not a car. It's not going somewhere. So it needs

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1 Freon.

2 CHAIRMAN ALBERT: Right.

3 MS. EDWARDS-HINES: So and I said that
4 to him. He says, "Oh, it's getting ready to cut
5 back on." So at 4:00 that evening, 4:30, it's
6 still -- it was at 76 degrees at this point. So
7 I called back to the rental office and no one
8 answered.

9 So I call 535-1044 and I called them at
10 4:45 and I have my ticket number, my claim, whatever
11 you want to call that. And no one came out from
12 Housing neither for the whole weekend.

13 CHAIRMAN ALBERT: So what's the
14 situation today?

15 MS. EDWARDS-HINES: I don't have any
16 heat. No one came out and I asked where it was when
17 I was at the hospital Monday --

18 CHAIRMAN ALBERT: Yeah.

19 MS. EDWARDS-HINES: -- and getting
20 treatments, I asked when were someone going to come
21 out because I'm here at the hospital now, got an
22 EpiPen and had to do three breathing treatments.

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1 CHAIRMAN ALBERT: Yeah. Let me ask
2 Mr. Garrett to respond.

3 MR. GARRETT: We have Daniel Denning
4 here from the PMO Department, the maintenance
5 department, who can talk to Ms. --

6 CHAIRMAN ALBERT: Who's Daniel?

7 MR. GARRETT: He's right there. But
8 also, Commissioners, this is also a
9 third-party-managed property --

10 CHAIRMAN ALBERT: Yes, but I
11 understand.

12 MR. GARRETT: -- by CIH, so that's also
13 probably one of the impediments and one of the
14 reasons why we've been looking at how to deal with
15 third-party-managed properties and whether or not
16 DCHA should be in a position to do more at those
17 sites.

18 So Mr. Denning can talk to Ms. Hines
19 about here particular AC problem and we can reach
20 out to CIH. He's right behind you, Ms. Hines.

21 COMMISSIONER TALIAFERRO: Where he at?

22 MS. EDWARDS-HINES: Oh, okay.

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1 MR. GARRETT: Right there. Right
2 there. He's right there.

3 MS. EDWARDS-HINES: Because I --

4 MR. GARRETT: So we can deal with that
5 particular problem for you.

6 MS. EDWARDS-HINES: Okay, because I
7 know that you sent us, the residents, a personal
8 letter saying all maintenance issues to call to
9 Housing.

10 MR. GARRETT: Right.

11 MS. EDWARDS-HINES: So that's what I
12 did and --

13 MR. GARRETT: Okay.

14 MS. EDWARDS-HINES: -- they still
15 didn't.

16 MR. GARRETT: Okay.

17 MS. EDWARDS-HINES: So I wanted to come
18 and inform you guys that I did everything that you
19 asked of me to do as a resident and still didn't
20 get no outcome.

21 CHAIRMAN ALBERT: So Rhonda, if you
22 could do me a favor and so my email is

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1 nalbert@dchousing.org. If you can just keep me
2 posted on the follow up, I'd appreciate it. So
3 it's nalbert@dchousing.org.

4 MS. EDWARDS-HINES: Okay.

5 CHAIRMAN ALBERT: And thank you so
6 much.

7 MS. EDWARDS-HINES: Okay, thank you.

8 CHAIRMAN ALBERT: You're welcome.
9 Can you just leave that for us? Thank you. Thank
10 you.

11 Next, Denise McCrory-Thomas.

12 MS. MCCRORY-THOMAS: Good afternoon,
13 everybody.

14 CHAIRMAN ALBERT: Good afternoon,
15 welcome.

16 MS. MCCRORY-THOMAS: My name is Denise
17 McCrory-Thomas. I'm a resident of Kenilworth
18 Dwellings and I just received a voucher. I'm in
19 the first stage to move. Only have 90 days to
20 utilize my voucher.

21 I don't have good credit so what am I
22 going to do?

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1 CHAIRMAN ALBERT: Very good question.

2 COMMISSIONER TALIAFERRO: That's a
3 very good question.

4 CHAIRMAN ALBERT: Do we --

5 MR. GARRETT: How do you want me to
6 answer the question?

7 CHAIRMAN ALBERT: Yes, please.

8 MR. GARRETT: Because I can bring up --
9 I can bring up -- Commissioners, I can bring up
10 someone from our Mobility and Relocation team to
11 go into detail about the circumstances.

12 CHAIRMAN ALBERT: Well, it's sort of a
13 larger question.

14 MR. GARRETT: Right.

15 CHAIRMAN ALBERT: And I'm pretty sure
16 that --

17 MR. GARRETT: So we have --

18 CHAIRMAN ALBERT: -- Denise is not the
19 only person in this situation.

20 MR. GARRETT: Right.

21 MS. MCCRORY-THOMAS: No, I'm not
22 because there's only 90 days.

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1 CHAIRMAN ALBERT: Right.

2 MR. GARRETT: So Commissioners,
3 remember these vouchers are issued over a year ago
4 to our residents and there's a specified process
5 that they have to go through. Now, what we also
6 have done, learning from our past experiences that
7 we've actually created a total unit that deals only
8 with relocation issues.

9 So in this particular case, Ms. Thomas
10 is going to be dealt with by a mobility counseling
11 specialist. When we talk about bad credit and
12 different things like that, we've created a
13 scenario where we try to contact landlords and work
14 out various components where residents can still
15 partake of market rate units out in the public.

16 So we have a team that deals with this.
17 There are some components, nuances to this
18 particular issue that you're not aware of, but we
19 are working with Ms. Thomas to try and resolve them.

20 CHAIRMAN ALBERT: Well, Ms. Thomas, so
21 are you engaged with someone from the Housing
22 Authority specific to your issue?

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1 MS. MCCRORY-THOMAS: Yes, I am, but
2 besides myself there's other people, too.

3 COMMISSIONER TALIAFERRO: Right.

4 MS. MCCRORY-THOMAS: -- that's in the
5 first stage.

6 MR. GARRETT: And we are aware of those
7 individuals --

8 MS. MCCRORY-THOMAS: And I'm trying to
9 find out --

10 MR. GARRETT: -- also.

11 MS. MCCRORY-THOMAS: -- what they
12 going to do with us if we are not able to locate
13 a unit within 90 days? I just received my voucher
14 last, about more than two weeks ago.

15 FEMALE PARTICIPANT: Very good.

16 MS. MCCRORY-THOMAS: So how can I use
17 a voucher that fast and everybody else had
18 something, like, six months.

19 CHAIRMAN ALBERT: Or a year, yeah.

20 FEMALE PARTICIPANT: A year.

21 MS. MCCRORY-THOMAS: A year?

22 CHAIRMAN ALBERT: What property are

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1 you at?

2 MR. GARRETT: Kenilworth.

3 MS. MCCRORY-THOMAS: Kenilworth
4 Dwellings.

5 CHAIRMAN ALBERT: Kenilworth, yeah.

6 MS. MCCRORY-THOMAS: And like I say, I
7 live on Coral Street so that's one of the first
8 areas they're tearing down, and I'm right there on
9 the front line.

10 So where am I going to to? Where is --

11 COMMISSIONER SAINT JEAN: My --

12 MS. MCCRORY-THOMAS: -- myself and my
13 grandkids going?

14 COMMISSIONER VANN-GHASRI: My
15 question --

16 CHAIRMAN ALBERT: So before you
17 answer, Commissioner Saint Jean wanted to offer
18 something.

19 COMMISSIONER SAINT JEAN: Are you
20 engaged with your mobility counselors or the
21 navigators or your coordinator?

22 MS. MCCRORY-THOMAS: I just met with

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1 someone last week on Friday.

2 COMMISSIONER SAINT JEAN: What is this
3 someone named?

4 MS. MCCRORY-THOMAS: I, excuse me, his
5 name is Mr. Manning. All I know is Manning, and
6 he's a specialist that's help locate properties.

7 COMMISSIONER SAINT JEAN: Mm-hm.

8 MS. MCCRORY-THOMAS: And I've been
9 involved with a realtor that's trying to assist me,
10 too. But so many units they're showing me I might
11 as well stay on Coral Street right there on the
12 front line where drugs are sold every day.

13 COMMISSIONER SAINT JEAN: Because they
14 slum landlords.

15 MS. MCCRORY-THOMAS: I mean, every day
16 of my life that I done lived there for the last 20
17 years I done seen so many people die.

18 COMMISSIONER SAINT JEAN: So when you
19 got your voucher did you go to your -- did you go
20 to a voucher briefing?

21 MS. MCCRORY-THOMAS: Yes, I did.

22 COMMISSIONER SAINT JEAN: So and the

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1 mobility counselors were there and they didn't
2 guide you?

3 MS. MCCRORY-THOMAS: Young ladies
4 informed me of certain things, and there's someone
5 in the rec center every day, scheduled by
6 appointments, but you have a gentleman named Mr.
7 Q. He's assisting other people --

8 COMMISSIONER SAINT JEAN: Correct.

9 MS. MCCRORY-THOMAS: -- and myself
10 giving us locations of places, I'm calling these
11 places. I'm trying to get it. I'm trying to learn
12 you guys' system of how you do the areas as far as
13 Deanwood, Kenilworth, yadda, yadda, yadda.

14 CHAIRMAN ALBERT: Mm-hm.

15 MS. MCCRORY-THOMAS: These price
16 ranges and put it with the units that I feel
17 uncomfortable with moving into an apartment where
18 I done been living in a house for the last 40 years
19 is going to be hard for me.

20 COMMISSIONER SAINT JEAN: Mm-hm.

21 MS. MCCRORY-THOMAS: Going to any type
22 of unit because I don't deal with a a lot of people.

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1 So therefore it's going to be -- it's very, very
2 hard to place me, but it's not that bad because I
3 only get a two-bedroom unit now --

4 COMMISSIONER SAINT JEAN: Mm-hm.

5 MS. MCCRORY-THOMAS: -- out of four.
6 So I'm compromising all the way down. But
7 nevertheless, I'm still dealing with the situation
8 of my credit and it just really happened just
9 recently as just --

10 CHAIRMAN ALBERT: Right.

11 MS. MCCRORY-THOMAS: -- finally came,
12 you know, about. As it's coming about that's where
13 my credit got messed up because I fell behind in
14 my rent so therefore I'm trying to deal with
15 assistance with helping me pay this back so that
16 I can get myself established a little it better.

17 I've been paying it properly now and
18 it's going forward pretty good for me again. I
19 mean, I got sick so therefore things didn't really
20 work out too good for me --

21 CHAIRMAN ALBERT: So let me --

22 MS. MCCRORY-THOMAS: -- on that.

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1 CHAIRMAN ALBERT: -- let me see if I can
2 get Mr. Garrett to provide some support.

3 MR. GARRETT: So Deborah Jackson is
4 here. She's on our mobility counseling team,
5 relocation team.

6 MS. MCCRORY-THOMAS: Where's she at?

7 MR. GARRETT: She's right in the back.
8 She can talk to Ms. Thomas directly about her
9 situation, and she's aware.

10 Ms. Thomas, right there.

11 COMMISSIONER TALIAFERRO: Standing
12 up.

13 MR. GARRETT: She's standing up.

14 COMMISSIONER TALIAFERRO: She's
15 standing up.

16 MR. GARRETT: She's getting ready to
17 walk up to you.

18 MS. MCCRORY-THOMAS: Okay. Thank you.

19 MR. GARRETT: But Commissioners, just
20 to know that we have engaged Ms. Thomas already.

21 CHAIRMAN ALBERT: Right, and then
22 she's acknowledging that but she --

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1 MR. GARRETT: Yeah.

2 CHAIRMAN ALBERT: -- needs some
3 additional help. So if you could provide that
4 help, we would really appreciate it.

5 MR. GARRETT: Yes, sir.

6 MS. MCCRORY-THOMAS: Okay.

7 CHAIRMAN ALBERT: Thank you so much,
8 Ms. Thomas.

9 MS. MCCRORY-THOMAS: I thank you all
10 and I'll see you all the next time.

11 CHAIRMAN ALBERT: You're welcome.

12 Renee Saunders Blount? Renee? Hmm.

13 Shonta High? You don't have to come
14 up. We're going to -- let's get somebody to loan
15 her the mike?

16 COMMISSIONER VANN-GHASRI: No, you
17 ain't got to do that. We're going to bring the mike
18 to you.

19 MS. HIGH: Good afternoon, Board of
20 Commissioners.

21 MALE PARTICIPANT: Good afternoon.

22 MS. HIGH: My name is Ms. Shonta High.

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1 I am the President of the Council at Park Morton,
2 and I'm here to speak on the current interim
3 controls process, as well as a couple of notes that
4 I made to myself while I was sitting here.

5 I bought one of my residents, Mr. Pratt,
6 who is also going to speak on his experience with
7 this interim controls process. Again, we have
8 many, many residents who have already gone through
9 the abatement and do not wish to go through it
10 again, even though they're being pretty much forced
11 out of their homes so the abatement can be done.

12 It is a big inconvenience when we could,
13 again, have used my Park Morton equity plan to move
14 residents into safe, viable housing rather than
15 moving them into a hotel for a week. You know, it's
16 tedious to pack up, leave for a week and come back
17 and unpack when your life, many of them have spent
18 50 years at the property.

19 I myself just reached 18 years and,
20 again, I'm in no position to pack up 18 years' worth
21 of life. You know, I had major surgery on my leg
22 due to my accident and I can't do any of the things

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1 that are required right now.

2 So we have a resident who is on oxygen
3 who is in a worse position than myself. So I say
4 all of that to say, again, I'm not leaving, so you
5 all going to have to come up with some kind of way.
6 You all mentioned there was a waiver but now there's
7 no wavier.

8 You all need to come with the truth and
9 that's about the truth, so help you God when you're
10 messing with me. I can't deal with lies. I don't
11 lie to my residents.

12 Also, where are our locks? Because the
13 flyers went up in February saying we were getting
14 locks for our buildings and here we are in July and
15 we have no locks still. And we still have those
16 problematic people coming in our building on the
17 late night.

18 And also I wanted to ask the Board when
19 they'll hold a homeowners -- when will you hold the
20 homeowners that live in the houses adjacent to us,
21 when you going to start holding them accountable
22 for throwing their trash in our dumpsters?

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1 Because you all don't pay for trash removal for
2 them. You pay for us and I am tired of returning
3 their trash back to them because I'm petty like
4 that.

5 Okay? I'm just not going to lie to you.
6 I'm petty and I caught somebody putting their trash
7 in ours and he ignored me when I tried to tell him
8 that that was illegal. And so I went in the house,
9 got a trash bag, put all his trash back in that bag
10 and took it back to his house because he left a piece
11 of mail in there to show me where he live at. So
12 I took it back.

13 And you all need to start holding them
14 accountable. One of our DCHA Police Officers,
15 Officer Romero, he saw my video of one of them that
16 we caught that walked past me and my boy and put
17 trash in the trashcan. And he happily walked over
18 and introduced himself and issued that homeowner
19 a nice fat citation. So we need to make that
20 happen.

21 CHAIRMAN ALBERT: Shonta, we actually
22 discussed that a little earlier today. We asked

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1 about -- in fact, Vann-Ghasri I think is the one
2 that asked about enforcing private residents
3 throwing their trash in our dumpsters. And I
4 cannot remember what the answer was, but there is
5 some enforcement mechanism that is on the way.

6 MS. HIGH: And also the dog owners,
7 make them -- you've got to make them pick that up
8 because now that you all are taking up all the
9 fences around, oh, they just feel so, you know,
10 obligated to allow their dogs to do their business
11 and just walk away and leave it there.

12 And we have a lot of children that play
13 in that grass and I'm going to tell you, I love all
14 of my children, and the minute one of those kids
15 gets sick because one of the neighbors allowed
16 their dog to do the business in the grass and didn't
17 pick it up, you all are going to hear from me.

18 CHAIRMAN ALBERT: All right. Thank
19 you.

20 MS. HIGH: Is that right, Mr. Garrett?
21 Won't you hear from me?

22 MR. GARRETT: Yes, ma'am.

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1 MS. HIGH: All right.

2 (Laughter)

3 CHAIRMAN ALBERT: Thank you so much,
4 Shonta.

5 MR. GARRETT: He came and told me
6 straight. I read all your tweets and all you're
7 and I'm, like, okay. All right. Thank you all
8 very much.

9 CHAIRMAN ALBERT: You're welcome.
10 Good to see you again.

11 Brian Pratt?

12 COMMISSIONER FALCICCHIO: Chairman,
13 is somebody going to answer about the locks?

14 COMMISSIONER TALIAFERRO: Yeah.

15 CHAIRMAN ALBERT: Yes.

16 MR. GARRETT: Yes, we can.

17 MR. WILLIAMS: The locks will be
18 installed after the --

19 MR. GARRETT: Okay.

20 COMMISSIONER FALCICCHIO: I'm sorry.
21 Can you come to a mike?

22 MR. GARRETT: I'm sorry. This is

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1 Larry Williams, Senior Director for our PMO.

2 MR. WILLIAMS: Good afternoon,
3 Commissioners. The locks will be installed after
4 we're done installing the interim controls, which
5 this is the last week of the interim controls here.

6 So they will be installed shortly
7 after.

8 COMMISSIONER FALCICCHIO: Just for the
9 good of the group, is there a -- just for the good
10 of the group is there a deadline by which you think
11 it'll be done, the work will be done?

12 MR. WILLIAMS: I would say in the next
13 30 days, like, right after they come back from
14 interim controls. We have the locks that are
15 delivered but we need to finish the interim
16 controls and then install the locks.

17 COMMISSIONER FALCICCHIO: Okay. And
18 that whole process you think in the next 30 days?

19 MR. WILLIAMS: Yes.

20 COMMISSIONER FALCICCHIO: Great,
21 okay.

22 MR. GARRETT: Interim controls will

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1 end by the end of July.

2 COMMISSIONER FALCICCHIO: Okay, but
3 are we saying the same thing?

4 MR. GARRETT: I mean, yeah, we are. I
5 mean --

6 COMMISSIONER FALCICCHIO: Okay.

7 MR. GARRETT: Yes, we are.

8 COMMISSIONER FALCICCHIO: So just, and
9 then interim controls by the end of July.

10 MR. GARRETT: Interim controls by the
11 end of July.

12 COMMISSIONER FALCICCHIO: -- but the
13 whole process --

14 MR. GARRETT: The whole process, the
15 locks being installed would be --

16 COMMISSIONER FALCICCHIO: -- would be
17 in 30 days.

18 MR. GARRETT: -- just so you know,
19 Commissioner --

20 COMMISSIONER FALCICCHIO: Sure.

21 MR. GARRETT: -- the locks and the
22 interim controls are two separate processes. But

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1 we held onto the locks not to install them so we
2 could complete. With the contractors going in and
3 out of the building and containing it, we thought
4 it was best to hang onto the locks before we started
5 to install them because that would make it easier
6 for the contractors to work in the buildings.

7 Now, after interim controls are
8 completed at the end of this month then we'll be
9 able to move on with the locks. So before the end
10 of August the locks should all be installed at the
11 buildings.

12 COMMISSIONER FALCICCHIO: Okay. So
13 --

14 MR. GARRETT: Okay? Because we're not
15 talking about individual -- just so you know, we're
16 not talking about individual units. We're talking
17 about entrances to the actual buildings
18 themselves.

19 COMMISSIONER FALCICCHIO: Absolutely.
20 Okay, but now we've said two different things. You
21 said by the end of August.

22 MR. GARRETT: Yes.

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1 COMMISSIONER FALCICCHIO: Is it 30
2 days or end of --

3 MR. GARRETT: We finish the interim
4 controls the end of July.

5 COMMISSIONER FALCICCHIO: Okay.

6 MR. GARRETT: That's what we scheduled
7 and then 30 days after that it will be complete.

8 COMMISSIONER FALCICCHIO: Thirty days
9 later, okay, --

10 MR. GARRETT: Yes.

11 COMMISSIONER FALCICCHIO: -- so end of
12 August so we're all on -- okay.

13 MR. GARRETT: Yes.

14 COMMISSIONER FALCICCHIO: Thank you.

15 MR. GARRETT: Okay? Because we don't,
16 we're not scheduled to complete all the interim
17 controls until the end of this month, until the end
18 of July.

19 COMMISSIONER FALCICCHIO: Okay.

20 MR. GARRETT: Okay.

21 CHAIRMAN ALBERT: Thank you,
22 Commissioner, for clarifying.

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1 Brian?

2 MR. PRATT: Good morning, Council. My
3 name is Brian Pratt. I live on Park Morton Plaza
4 Apartment. My mother, Valerie Pratt, and I have
5 been living there for four years. And that interim
6 control was awful.

7 You know, we stayed at the Holiday Inn.
8 It was not no senior citizen access thing for my
9 mother because she has a disability. She just
10 recently came out of the hospital.

11 We had problems with people not
12 cleaning the sheets in the room in the hotel we
13 stayed at for the week.

14 And then another thing, my mother had
15 her computer destroyed. Her computer and printer
16 got destroyed and she does not want the blue market
17 value. She wants the full price for the pain and
18 anguish. They even went in and stole medication
19 of mines, taking medicine for me to get myself
20 healthy and stuff.

21 I'm an Iraqi War veteran, you know, and
22 this is really stressing me out with my PTSD and

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1 I suffer with sleep apnea. So this whole thing has
2 been a real issue.

3 Mr. Garrett, my mother wants you to come
4 to her apartment personally. She wants to speak
5 to you personally face-to-face. My mother doesn't
6 play that, so she wants to see you personally.

7 But other than that --

8 CHAIRMAN ALBERT: I --

9 MR. PRATT: -- I'm upset because, you
10 know, I'm not trying to put race in this in this
11 city, but it seems like when it comes to white and
12 LGB communities, you all treat them better in this
13 city before us black folks that want to stay here
14 and want better.

15 You know, a lot of us don't do drugs in
16 housing or nothing. Some of us have college
17 education. We want better. We just can't afford,
18 we can't afford living in this city, you know?
19 There needs to be a renter cap here in this city,
20 you know, that people could be able to afford to
21 live in this city.

22 I love Washington, DC. My mother was

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1 born and raised here. I'm not originally from
2 here, but I've loved this city ever since I was a
3 baby, coming up here visiting my aunts and uncles.

4 CHAIRMAN ALBERT: Thank you.

5 MR. PRATT: And it really -- this whole
6 situation really took me out of my element. I'm
7 still trying to pack boxes and stuff, and my mother
8 just coming out the hospital, she was in the
9 hospital for two months because we were in a car
10 accident on April the 3rd this year.

11 So it's a lot on my plate that I'm trying
12 to take care of my mother. I'm going to physical
13 therapy because of this accident and then dealing
14 with other stuff and dealing with other stuff with
15 the VA.

16 So it's just so stressful.

17 CHAIRMAN ALBERT: Well, I thank you for
18 sharing your thoughts with us and I heard the
19 request you made to our director to meet --

20 MR. PRATT: Right.

21 CHAIRMAN ALBERT: -- with your mom.
22 I'm sure he will do that, but, Director, in the

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1 interim can we just address Brian's mom's computer
2 needs and at some point in time we will as a Board
3 will want a report on how the moves went as part
4 of these interim controls because I'm sure Brian's
5 story is probably replicated a few times.

6 But thank you so much for sharing with
7 us.

8 MR. PRATT: And then last before I go,
9 what's going to go over with the waivers with some
10 of the residents that want to stay there? They're
11 going to get waivers?

12 MR. GARRETT: I will let Joe -- ODC
13 would have to discuss that, Commissioners, if you
14 want them to come up and explain the waiver process
15 they can do that.

16 MR. PRATT: Okay.

17 MR. GARRETT: What he's speaking of is
18 individuals that are refusing to allow us into
19 their apartment to perform interim control and in
20 refusing we have drawn up a waiver for those
21 particular individuals. But I can tell you it does
22 cause a problem for the contractors to perform

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1 their work and for this and it does impact the
2 safety of other residents that are in the building.

3 MR. PRATT: Okay.

4 MR. GARRETT: So if you want ODC to come
5 up?

6 CHAIRMAN ALBERT: So do you want -- you
7 can talk to Ken --

8 MR. GARRETT: Ken or --

9 MR. PRATT: And I have one thing before
10 you let me go.

11 CHAIRMAN ALBERT: Go ahead.

12 MR. PRATT: My mother had a fire in the
13 thing in the apartment. We had to get a new stove
14 replaced because one of the contractors put her
15 plastic cake pan in there and I had to go in there
16 and try to save my mother's life.

17 CHAIRMAN ALBERT: How.

18 MR. PRATT: Just turn off the stove
19 because she had the stove, like, on 195 and it
20 caught on fire. And we had to come in there. It
21 was a police report from Housing Police Department
22 and everything, so me and a couple of neighbors had

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1 to go in there, get the fire company. The
2 firefighters came out there to get a ramp and to
3 clear the smoke out and everything else.

4 CHAIRMAN ALBERT: Well, thank you for
5 sharing with us, but please talk to Mr. Slaughter
6 before you leave here today.

7 MR. PRATT: Okay, Mr. Slaughter.

8 MR. GARRETT: Ken, did you want to --
9 Commissioners, did you want Mr. Slaughter to just
10 address the waiver issue publicly?

11 CHAIRMAN ALBERT: Sure.

12 MR. GARRETT: Okay.

13 MR. PRATT: Okay, sir.

14 MR. SLAUGHTER: As you know, we're
15 doing the interim controls as a required measure
16 of safety for our residents because we have
17 discovered lead hazards. We have certainly
18 notified our residents and given them the
19 description that interim control is an effort to
20 paint over or remove the hazard.

21 There are some residents, and you've
22 heard them testify today, that do not want to

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1 participate in the interim control process because
2 of -- and we understand it, disruption of their
3 lives. That Ms. High, for example, said she had
4 been in her apartment for 18 years and packing and
5 unpacking is a difficulty.

6 Our argument, of course, is that what
7 we are being asked to waive or we're asking the
8 resident to waive is not to hold us liable for that
9 they would choose to continue to be exposed to the
10 lead hazard. And as you could certainly surmise,
11 that's a tough one for us.

12 Now, the individual adult may make that
13 decision and we have drafted a waiver for the
14 individual adult. That however does not cover
15 invitees of that family or children who may visit
16 or others who may visit so that would continue our
17 exposure to liability for lead that might harm
18 them.

19 Another problem is that when we do the
20 common area interim controls it makes the building
21 very dusty.

22 FEMALE PARTICIPANT: Mm-hm.

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1 MR. SLAUGHTER: So that we can't have
2 people occupying while they're doing the laundry
3 room, the hallways, et cetera. So the waiver is
4 a -- and it's certainly a discussion we've had, but
5 we're not certain how to make it work considering
6 what we have there.

7 COMMISSIONER VANN-GHASRI: Well, let
8 me go on record and say it's Commissioner
9 Vann-Ghasri who recommended the waiver.

10 MR. SLAUGHTER: Yes.

11 COMMISSIONER VANN-GHASRI: Okay?
12 Because I play two roles. One roles I play is to
13 look out for the health and safety of my
14 constituents, and the other role I play is the
15 fiduciary part of this Housing Authority.

16 Now, we can't, now I'm just going to
17 keep it real. First of all, when you live in the
18 District of Columbia, whether you live in public
19 housing or private sector, if you feel that you have
20 housing code or reg violations you have the right
21 as a resident, with your own money, because the
22 government ain't going to give you the money to do

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1 this, you can go down to DC Superior Court and you
2 can file for a housing code violation and pay your
3 money to the Court.

4 Now, that's one of the rights we all
5 have. Now, that's up to us to whether or not we
6 want to accept that right.

7 Now, another thing that I want to go on
8 record to say, we who live in public housing know
9 where we live at and we know the conditions we live
10 at. And we understand the gentrification is about
11 space and location.

12 Now, I'm going to be honest with you.
13 I live in Potomac Gardens. I love where I live at
14 and if it was a slum landlord and they charge me
15 \$900 for my two-bedroom apartment and I can catch
16 the subway, I'm going to pay that slum landlord
17 before I go up 16th Street.

18 If you have an organizer -- and your
19 organizers in your community, all I can say is this.
20 I was once an organizer. And this is what Paul
21 Battle (phonetic) taught me. If I went into Park
22 Morton and I just talked to you and then I talk to

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1 you, all of you all would be putting your money in
2 escrow because I'm an organizer. That's the first
3 thing we do.

4 If I go around -- DCHA didn't say your
5 properties were condemned. We telling them. So
6 if I tell you that I'm living in a condemned unit
7 and I'm going to pay you rent every month, to me
8 that don't make sense.

9 If I'm going to live in a condemned unit
10 I'm going to exercise my rights because I know I
11 can't have it both ways. And unfortunately, I am
12 the commissioner that asks that each and every
13 person that live in public housing in the District
14 of Columbia we no longer want your local vouchers.
15 We want federal vouchers.

16 Now, if I'm already saying we want
17 federal vouchers, and I said that 12 years ago, why
18 are we still up here playing voucher games? So I
19 live in public housing and guess what I'm doing and
20 I sit on this Board?

21 I am now opening up an account with my
22 stipend salary, have to save some money because I

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1 know when the time come for me, I'm going to ask
2 for a credit report and then I'm going to look in
3 that block and anywhere that I can pay somebody off
4 in the seven years, I'm going to exercise that.
5 And I'm going to be ready because I know I can't
6 have it both ways.

7 But if I like my community I'm not going
8 to come up here and act like it's condemned. I'm
9 going to solve the problem how we all going to live
10 there, but I would have to have a group of residents
11 to want to support me.

12 So we've got to figure out in Park
13 Morton what is it that you want to do because Tyrone
14 Garrett only been here for how long? And we all
15 come up here talking like he been here for 12 years.
16 We need to come up and give him recommendations and
17 make sure he do our recommendation. We don't have
18 time to talk about problems. We done that for 20
19 years.

20 MR. SLAUGHTER: Commissioner?
21 Commissioner, Mr. Garrett has directed us. I'd
22 set forth our dilemma, but he's directing us to try

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1 to find a solution. We intend to work with
2 residents, their advocates and others. We know
3 that the lead situation requires that we fix it.
4 We understand the concern about protecting
5 personal property.

6 We understand the disruption, but
7 somehow we've got to work out a compromise that
8 works for families.

9 COMMISSIONER VANN-GHASRI: No, we're
10 talking the workout is when you break up people's
11 stuff, DCHA has no insurance.

12 MR. SLAUGHTER: We're going to replace
13 it. No question about it.

14 CHAIRMAN ALBERT: And --

15 COMMISSIONER VANN-GHASRI: And so
16 you're going to have to pay them.

17 MR. SLAUGHTER: And but some people
18 don't want to -- some people are fearful that we
19 will do it and so they say they don't want to move
20 to risk that and --

21 CHAIRMAN ALBERT: And --

22 MR. SLAUGHTER: So we've got to give --

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1 COMMISSIONER TALIAFERRO: I've got a
2 question.

3 COMMISSIONER VANN-GHASRI: Well,
4 they've got a right.

5 CHAIRMAN ALBERT: And Commissioner --

6 COMMISSIONER VANN-GHASRI: They see.

7 MR. SLAUGHTER: Right, and we've got to
8 give reassurance that we will replace, that we will
9 have careful movers --

10 CHAIRMAN ALBERT: And we have.

11 MR. SLAUGHTER: -- and we will replace
12 any unfortunate damages. But we've got to find a
13 way to get people out of that lead and it's not just
14 the individual units.

15 COMMISSIONER TALIAFERRO: I've got a
16 question.

17 MR. SLAUGHTER: But as I said, there
18 are common areas.

19 COMMISSIONER TALIAFERRO: I've got to
20 go -- I'm going to get you -- I've got a question,
21 Mr. Council.

22 MR. SLAUGHTER: Sure.

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1 COMMISSIONER TALIAFERRO: Like Ms.
2 High was saying to you, you've got so many of your
3 residents they have fear. And the fear is in the
4 way of what they've got to do.

5 MR. SLAUGHTER: Yes. And I should add
6 that our education to the hazard, to the reason for
7 the the controls, whether the controls are working
8 is a continuous process that we must make sure that
9 we put forth the effort to make sure all of our
10 residents, his mother and others are fully informed
11 of what we're trying to do here.

12 COMMISSIONER FORESTER: Excuse me?

13 MR. SLAUGHTER: And we understand it's
14 not -- it is disruptive automatically.

15 COMMISSIONER FORESTER: Along with the
16 education has there been any, well, I'm assuming
17 that there's probably some education to the
18 community of what the hazard is.

19 MR. SLAUGHTER: Yes, ma'am, we have.

20 COMMISSIONER FORESTER: Has there been
21 any surveying of the community of when are the right
22 times for these things to happen? I'm thinking as

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1 myself as a parent, you know, if I had the
2 opportunity to be engaged in that I'd be, like,
3 let's do it during the summer so my kids aren't
4 disrupted or has there been a survey of the
5 community to identify, like, when is the best time
6 for this to happen, reasonable that this is also
7 a safety hazard?

8 MR. SLAUGHTER: Some of it would be
9 guided by what we may survey, but some of it is
10 dictated by the federal law, which is it gives us
11 for children under six, it gives us 90 days to get
12 them, get the controls implemented.

13 For the adults it gives us one year --

14 CHAIRMAN ALBERT: And --

15 MR. SLAUGHTER: -- so yes, you know,
16 with the need to do contracting, the need to
17 describe a process to identify hotels. Yes, their
18 opinion obviously of the residents is a big factor,
19 but we're also working against the mandated
20 deadlines that the law dictates.

21 COMMISSIONER FORESTER: Thank you.

22 MR. GARRETT: Can I just add,

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1 Commissioner, that with the, not only the 12-month
2 mandate to perform the interim controls, we as an
3 administration attempted to look at other options,
4 but we lost actually about three months in doing
5 that. So that put us at this particular timeframe
6 that we needed to complete before the end of July,
7 actually before the end of July.

8 CHAIRMAN ALBERT: All right, thank
9 you.

10 Thank you, Brian.

11 MR. PRATT: All right.

12 CHAIRMAN ALBERT: Please follow up
13 with Ken.

14 Next up Angela Spence?

15 MS. SPENCE: Good day, people.

16 COMMISSIONER FORESTER: Good day.

17 COMMISSIONER TALIAFERRO: How you
18 doing?

19 MALE PARTICIPANT: Good day, hello.

20 MS. SPENCE: I'm all over the place to
21 be honest with you. I have a little situation. I
22 was here before. I came and spoke to you guys a

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1 few months back and definitely tried to remedy.

2 The first advice I had for Mr. Garrett
3 is we've got to read the policies. We've got to
4 know the policy, isn't that right then?

5 Here's my situation here. I went to --

6 CHAIRMAN ALBERT: Please speak into
7 the mike, would you please so people can hear?

8 MS. SPENCE: Yes, I'm sorry. And like
9 I said, I'm all over the place, full of emotions
10 because the Housing Authority or the rules --

11 CHAIRMAN ALBERT: Shh.

12 MS. SPENCE: -- for me working has kind
13 of caused a barrier in my household as far as
14 supporting my family. I'm a mother of six.

15 So to make a long story short, I'm
16 trying to speed you up because I know I only have
17 five minutes to discuss. What I was trying to do
18 is pursue what was called a hardship waiver with
19 the DC Housing Authority.

20 The first couple of months of me
21 requesting a hardship waiver I was told that there
22 was no policy. There was no hardship waiver.

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1 There's nonexistent, pretty much off the table even
2 though I read it.

3 But now I'm skipping a few years back,
4 let me say this. Growing up my aspiration was to
5 become an attorney. That's what I wanted to do.
6 I went to college. Other things happened and I
7 didn't become an attorney.

8 However, that don't take away my
9 knowledge. I came back home from DC and I went to
10 a program called the OSS Program. You all remember
11 that where they had a paralegal? Okay, so I took
12 that paralegal course. I passed it successfully,
13 but what I realized is paralegals read a lot and
14 I didn't want to read that much.

15 So I said I'd better find another route
16 because I don't see me reading all of that. But
17 anyway, that tells you that I know policy. I read.

18 But anyway, I know that the no
19 government, including DC, sets a family up for
20 failure. I know that there's a loophole
21 everywhere. I know that they will come about with
22 something to aid a family at a time of need.

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1 And so I started to read. And I came
2 down to -- I went to Housing and I asked them about
3 the first question was about the hardship waiver
4 because it's all here. And what I did was I did
5 print it out exactly how it's appears on the DC
6 Municipal Rules.

7 And the big problem that I have, and
8 like I said, I'm all over the place, but the big
9 problem that I have, I had a one-on-one with Mr.
10 Garrett on May 28th which I had six minutes to plead
11 my life and story.

12 And so my question to Mr. Garrett was
13 I couldn't understand why my family was not allowed
14 to even apply for a hardship waiver. Mr. Garrett
15 told me that pretty much, like, you can't do it
16 unless it's from A through G, and he pointed out,
17 you know, and I do have and I would like you guys
18 to pass it along, Section 9118.2.

19 It says, "the process for requesting a
20 hardship waiver." Mr. Garrett would you like to
21 explain to your member what you told me that means?

22 MR. GARRETT: Okay. That was a --

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1 Commissioners, there's a couple other pages that
2 go along with that document, so what she's speaking
3 of is the process to request a waiver.

4 But there are some guidelines in which
5 you can be allowed to have the waiver approved.

6 MS. SPENCE: Right. Okay, so here's
7 the thing. My big problem is not one person at DC
8 Housing Authority had asked me how would this
9 remedy my family.

10 CHAIRMAN ALBERT: Okay.

11 MS. SPENCE: Because let me tell you
12 why this will remedy my family if I can free up the
13 money to buy the house then I'm on the program. I'm
14 going to exit out the program. So I'm upset, you
15 know, I -- listen. I got some words in me real deep
16 and I don't want to be that person that come across
17 as crazy because sometimes -- I'm not.

18 This right here will remedy my family
19 because it tells you. I mean, I -- I actually urge
20 and encourage everybody because I'm going to come
21 here every month.

22 CHAIRMAN ALBERT: Every week, yeah.

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1 MS. SPENCE: Understand that. While I
2 go through my process to get where I need to go,
3 I'm going to share my journey with you, but when
4 you read this, and I have read this probably 200
5 times, I can tell you -- I can tell you word for
6 word what it says. It pretty much is saying that
7 you have to -- there has to be a remedy for allowing
8 a household to go through the hardship waiver.

9 My remedy is that I'm going to --

10 CHAIRMAN ALBERT: You're going to
11 exit.

12 MS. SPENCE: -- exit out of your
13 program.

14 CHAIRMAN ALBERT: Right.

15 MS. SPENCE: Because I do have a job.
16 I can support -- I'm a supervisor at DHS. You know,
17 I could take care of myself, but guess what? I need
18 the help to get out the program.

19 CHAIRMAN ALBERT: Right.

20 MS. SPENCE: So how, you know, are you
21 two commercial, just came on with Mr. Garrett and
22 he out there shooting ball with the kids. You all

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1 don't know what I'm going through right now. We
2 don't have nothing.

3 Like, literally, how can you sit there
4 and a person can show you the money that they can
5 touch, meaning I can't touch my escrow. We all
6 know that. So I'm not touching the tax money to
7 trim it out, so if a consumer can show you the money
8 that they touch is still not enough to pay what the
9 bills that they have, how don't you use this as a
10 remedy?

11 CHAIRMAN ALBERT: Right. So Angela,
12 so I hear you. I -- and I sympathize with what
13 you're saying. I would like to find a way. I
14 would like for us to find a way for you to exit as,
15 to use your words, and that's what our focus should
16 be on.

17 I haven't read those, but if you would
18 leave it with me I would read it, but I would also
19 encourage, and I don't see Ken Slaughter here, Ken
20 and our executive director.

21 MR. GARRETT: Ed. Ed is right there --

22 CHAIRMAN ALBERT: No, no, no, no, hold

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1 on one second, to work with me and Mr. Garrett to
2 find a way to accommodate what it is that you want
3 to get done within the law.

4 COMMISSIONER VANN-GHASRI: Don't give
5 --

6 MS. SPENCE: Within the law, that's all
7 I want to do. But also so I want to also point out
8 that these people out here, they can see it, I want
9 you to recognize Mr. Garrett body behavior. Every
10 time someone sitting here speaking he's down in his
11 lap.

12 That's disrespectful first and
13 foremost because when I met with him on number 21
14 -- on May the 28th the last word he said was,
15 "Somebody will be contacting you." Today is July
16 the what, 10th?

17 Have they contacted me thus far? No.
18 But let me also point out I've reached out to Robert
19 White, Councilman, and I'm going to have a meeting
20 with him. I've been working with one of his
21 workers, Ms. Whitehorse, and she has somebody
22 partnership with housing because she read the same

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1 thing. She said wait a minute.

2 So she reached out to her person who
3 reached out to housing and they said, she said,
4 "Well, they going to call you back." And I ain't
5 heard a call yet.

6 CHAIRMAN ALBERT: So Angela, here's
7 what I'm going to do. So I chair this Board so I
8 do have some responsibility.

9 MS. SPENCE: Mm-hm.

10 CHAIRMAN ALBERT: So I'm going to
11 consult with our inside counsel, meaning Ken
12 Slaughter, and I'm also going to consult with
13 council that I know at the Washington Clinic for
14 the Homeless and others. Okay, I don't know the
15 law. I need to have someone explain it to me and
16 if there's anything that we can do to accommodate
17 your situation, my commitment to you today is that
18 we will accommodate your situation.

19 MS. SPENCE: Well --

20 CHAIRMAN ALBERT: I would like you to
21 take my email address. It is
22 nalbert@dchousing.org. So I know the folks that

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1 work at the DC Housing Authority. I think they
2 want the same thing. We are this close to getting
3 you into home ownership. Let's make sure that that
4 happens and that's our goal right now.

5 MS. SPENCE: Thank you, Mr. Albert. I
6 appreciate, you but I want you to know, you guys
7 know, I'm, like, built up. I ain't come this long
8 to give up. I did -- you know, at one point my
9 remedy was to quit my job.

10 CHAIRMAN ALBERT: No, can't do that.

11 MS. SPENCE: But that's unacceptable.

12 COMMISSIONER VANN-GHASRI: No.
13 Instead I'm going to interrupt. You are going to
14 get his calling card because he's one of our
15 stakeholders and that's the Deputy Mayor.

16 MS. SPENCE: Yes.

17 COMMISSIONER VANN-GHASRI: And if DCHA
18 housing program may or may not always go by the
19 municipal regulations because they may not have to
20 with HUD. However, being that he's a stakeholder
21 and they, too, have houses, that you are eligible
22 for and do with this situation maybe the

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1 stakeholder with DCHA will be able to assist you
2 being that you have provided service for the
3 District of Columbia, the department of a local
4 government, because I'm not going to say where you
5 work at, but I do know.

6 And you've been on your job long enough
7 and you are a model to many of us.

8 CHAIRMAN ALBERT: Yeah, absolutely.

9 COMMISSIONER VANN-GHASRI: So I think
10 he's going to give you call -- his business card
11 and maybe those partners can work and something
12 will work out for you.

13 CHAIRMAN ALBERT: You know, we'll work
14 it out for you.

15 MS. SPENCE: All right. Thank you.

16 CHAIRMAN ALBERT: And appreciate you
17 bringing it to us.

18 MS. SPENCE: Again, thank you and I
19 definitely will see you next month.

20 CHAIRMAN ALBERT: Deputy Mayor?

21 COMMISSIONER VANN-GHASRI: Ma'am, you
22 walking in the wrong direction. This is the Deputy

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1 Mayor. He's all right.

2 (Laughter)

3 CHAIRMAN ALBERT: All right. So
4 that's -- while Jonathan does business at the side,
5 Wanda Jones? Wanda Jones come on up.

6 MS. JONES: My name is Wanda Jones and
7 I'm --

8 CHAIRMAN ALBERT: Welcome.

9 MS. JONES: -- from Montana property.
10 Thank you. My concerns are the drugs that's on 15
11 street. The recreation is across the street.
12 They were congregating over there until MPD came
13 up there and has run them back on the property of
14 Montana.

15 I've been living there come October 1st
16 for seven years and I have not seen one change yet.
17 I go to work leaving my house 8:30 in the morning,
18 drug dealers are already out there.

19 In the evening time they're back on this
20 side trashing the place up. There's nowhere to
21 park. I have to park in the back sometimes, which
22 I prefer to park in the front. Then I have the

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1 residents putting their trash cans on -- in the
2 parking lot to save their parking spaces.

3 Where I've had a resident come knock on
4 my door and ask me could I move my car because I
5 was parking in his parking spot.

6 You have no designated parking spot.
7 This parking space out here is for every resident
8 that lives on the parking lot, that lives on the
9 premises and has a sticker in their car.

10 So I told him I would move my car this
11 time, but I'm not going to do it again. And I will
12 mention it to the management, which I did the next
13 following day.

14 I'm, you know, tired of the drugs. You
15 have housing police living next door. They see
16 what's going on every day but nobody's doing
17 anything about it. They're blocking the sidewalks
18 where you cannot pass through. You've got to, you
19 know, wait for them to move to get through the
20 walkway.

21 They won't sit in front of my house.
22 They know not to do that. But they'll go a little

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1 bit just down from where I live at, lawn chairs,
2 everything is out there, and I think this is
3 ridiculous. I've been saying this for the longest
4 to this panel and nothing has ever been done.

5 You might see them go for a little
6 while, but they're right back. The trash, the beer
7 bottles, the alcohol, I mean, just everything. It
8 doesn't make sense for you to have to live there
9 and pay your rent. And every time I get an increase
10 on my job my rent goes up, and I shouldn't have to
11 be paying almost close to \$1,000 for rent to live
12 like I do.

13 And like I said, I just want better
14 conditions and the police to do what they're
15 supposed to do and not be living in there for free.
16 So how can you give a unit to someone to live there
17 and that house could be used for someone else to
18 live?

19 They don't need to be in there if
20 they're not going to do anything and you see this
21 activity every day. Because if I see it, I know
22 you see it and I go in and out. I don't bother

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1 anybody, but I don't want to live like that.

2 My other concern is they used to have
3 -- the trash pickup is good. The recycling they
4 don't pick up nothing. I've had to take -- stop
5 recycling because it gets filled up until my son
6 had to take it to the dumpster and dump all the trash
7 down there, the recycling boxes or whatever I get
8 that needs to be recycled.

9 So recycling isn't being picked up. So
10 I wish the drugs -- right now you can go right up
11 on that property right now and they're sitting in
12 the walkway as you to go through the back. Lawn
13 chairs, they sitting there. I see -- I can look
14 out my window or just come outside and see them make
15 a sale.

16 If I was the police, you know, I don't
17 know what they do. MPD is sitting on the side now
18 for their recreation. They don't do anything, so
19 what's going to happen? What are you planning on
20 doing about all this drug activity up there every
21 day?

22 On Fridays and Saturdays, like, when I

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1 came to this meeting someone is out there with their
2 car music. I don't want to hear that. You know,
3 it's them coming in my house. How can I be able
4 to enjoy what I'm doing inside for listening to that
5 on the outside?

6 So you all need to do something about
7 this. Seven years and it's the same activity, the
8 same thing. The MPD police came to my house for
9 something that I needed to address and I said
10 something to her about that. She said this is
11 never going to go away. She ain't told no lie
12 because it's still going on. And you all are not
13 doing anything about it.

14 Because I've come to the meeting and
15 it's the same old scenario. You all say this, but
16 you don't do it.

17 MR. GARRETT: Can I have Chief Maupin
18 come up to the microphone, Commissioners, please?

19 CHAIRMAN ALBERT: Sure.

20 MR. GARRETT: Thank you.

21 CHIEF MAUPIN: Good afternoon.

22 MS. JONES: Good afternoon.

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1 CHIEF MAUPIN: I met with Ms. Jones
2 prior to the meeting and we discussed these same
3 issues. And we did address the drug activity over
4 in Montana of the activity where it once was over
5 on the private side because we moved it off of
6 Montana.

7 MPD has established a detail through
8 our request at the community -- at the rec center.
9 We also requested that the rec center hire security
10 personnel up there, which they did. But
11 apparently, according to Ms. Jones, the activity
12 has moved back over to our side.

13 So we are addressing that. We're using
14 our trek officers. I sent them up there this
15 morning to address the issue and we'll be going up
16 there on a daily basis to address it.

17 But me and Ms. Jones have a history
18 where we've talked about various issues over the
19 years and I thought we've been very responsive to
20 her. But we're going to continue with our efforts
21 over at Montana certainly.

22 COMMISSIONER FALCICCHIO: What's the

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1 security camera coverage in the area?

2 CHIEF MAUPIN: Montana has security
3 cameras throughout the property. They're not
4 actively monitored cameras because we don't have
5 a post at Montana. They're available to the
6 resident managers so any activity that does occur
7 we can go and review, but they're not actively
8 monitored.

9 COMMISSIONER FALCICCHIO: And right
10 now all are operational?

11 CHIEF MAUPIN: I can't say all are
12 operational because we haven't checked this
13 morning. We get a report from the property
14 management because we don't have immediate access
15 to them. When they go out they're reported to the
16 command center and the Office of Capital Programs
17 gets out to repair.

18 COMMISSIONER FALCICCHIO: Okay. And
19 how often do you get those reports?

20 CHIEF MAUPIN: We do reports on our
21 cameras every day.

22 COMMISSIONER FALCICCHIO: Okay.

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1 CHIEF MAUPIN: But the reports from the
2 property management will have to go directly to the
3 command center.

4 COMMISSIONER FALCICCHIO: Okay. So
5 each day we know that they're working?

6 CHIEF MAUPIN: Each day we know that
7 the property -- the cameras on the properties that
8 are monitored by OPS are either working or not
9 working and report it to the Office of Capital
10 Programs. The cameras on sites that don't have OPS
11 security personnel there we're not monitoring so
12 we don't know when they go out, but the property
13 managers should know when they go out and they can
14 report that to the command center.

15 COMMISSIONER FALCICCHIO: Okay.

16 COMMISSIONER TALIAFERRO: I've got a
17 question for the gentleman. The question I've got
18 is I ain't going to say what was said so I'm going
19 on the defensive. This is happening to all the
20 property just not your property, too.

21 MS. JONES: I understand that, but --

22 COMMISSIONER TALIAFERRO: And well,

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1 wait a minute, I'm not getting on you. I'm with
2 you.

3 MS. JONES: I know, so --

4 COMMISSIONER TALIAFERRO: But some of
5 the -- the Chief and the Chief of the DC Police they
6 -- you all need to get your act together because
7 I see it all the time. There's no excuse.

8 CHIEF MAUPIN: No, no.

9 COMMISSIONER TALIAFERRO: And I see
10 and and I'm two minutes up -- I'm two minutes not
11 to say something I don't want to say because I'm
12 tired of seeing it. And I'm going to leave it like
13 that for right now.

14 But the next Board meeting I'm going to
15 have an issue with the Chief of DC and yourself.

16 CHIEF MAUPIN: Well, certainly --

17 COMMISSIONER TALIAFERRO: No, no, no.

18 CHIEF MAUPIN: -- when -- well,
19 certainly when --

20 COMMISSIONER TALIAFERRO: No. No.

21 CHIEF MAUPIN: You spoke --

22 COMMISSIONER TALIAFERRO: I talked to

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1 some of your people and I see things and I don't
2 know what is going on, but see, I'm going to leave
3 it in your hand to get it done.

4 CHIEF MAUPIN: Thanks.

5 COMMISSIONER TALIAFERRO: You've got
6 until September.

7 CHIEF MAUPIN: Well, thank you.

8 COMMISSIONER TALIAFERRO: Being after
9 that meeting come up I'm going to have an issue with
10 security.

11 COMMISSIONER VANN-GHASRI:
12 Well, let me say this, Chief, you've done a good
13 job because now I'm going to tell you how I feel.
14 You would be fired from me if you go on record and
15 tell us how you're going to catch criminals. I
16 would have been disappointed with you. I only know
17 that you're supposed to tell us whatever you need
18 to know. I know that you're supposed to keep
19 whatever you're doing among yourself because I live
20 in Potomac Gardens and I tell them straight up.
21 See, we as residents that say police, police, and
22 she's right.

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1 So I'll tell you what to do, and I call
2 them biker boys. Run them up and down there, and
3 then the next thing you know, the parents going to
4 complain about that. The biker people is on the
5 bike. The kid could get hit. Okay. So now when
6 it comes to as far as drugs, if we want to settle
7 with drugs, how many of you all want to go up to
8 the Hill with me and tell congressman stop -- the
9 only thing that grow in America is Marijuana.
10 Everything else is coming through this coming
11 country.

12 We as public housing residents, we need
13 to go up to Congress and we need to let them know
14 stop sending your heroin and cocaine in D.C. by air
15 and boat. We'll deal with our marijuana that grow,
16 but we can't deal with that. Until then don't tell
17 me what you're going to do with the chief of both
18 of the police because I've seen how they work.

19 I'm going to be honest with you, I ain't
20 telling on nobody because I don't want to get
21 killed. Okay? So in my neighborhood, I'm going
22 to really be honest with you, it would have to be

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1 some really, really something deep for me to stand
2 out there and tell the police I saw you do A, B and
3 C. I may be scared to call you and tell you it's
4 confidential. But the only thing I can say is I
5 do control -- I can only control where I live, and
6 you're absolutely correct because when I come up
7 to Montana, the record's off the chain, it's
8 everywhere. So what are we going to do?

9 CHAIRMAN ALBERT: No, actually, it's
10 everywhere.

11 COMMISSIONER VANN-GHASRI: I say let's
12 go up to Congress.

13 CHAIRMAN ALBERT: So thank you.

14 COMMISSIONER VANN-GHASRI: With
15 public residents, let's go up to Congress.

16 CHAIRMAN ALBERT: Commissioner
17 Vann-Ghasri, thank you for your comments.
18 Commissioner Falcicchio, what I'd love to -- like
19 to suggest is that we somehow get together the chief
20 of police and our chief of police here. There's
21 some coordination efforts that I think we could
22 undertake jointly. Camera coverage has always

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1 been an issue. I know D.C. has public cameras. I
2 don't know if you guys have access to them, if D.C.
3 has access to our, MPD has access to our cameras,
4 but if you could facilitate a meeting between our
5 chief and your chief, I think that would be helpful.

6 COMMISSIONER FALCICCHIO: Yeah, I
7 think that would be good. And also when we talk
8 about the cameras, the important thing is that they
9 work.

10 CHAIRMAN ALBERT: Yeah, absolutely.

11 COMMISSIONER FALCICCHIO: Right? And
12 then also that they don't have blind spots. So if
13 there are some on the Housing Authority property,
14 are there also some on the DPR, because it's DPR
15 property.

16 CHAIRMAN ALBERT: That's right.

17 COMMISSIONER FALCICCHIO: You're
18 talking about the rec center. So are there some
19 there to eliminate any blind spots and spots that
20 we wouldn't be able to monitor or see at least would
21 happen afterwards

22 CHAIRMAN ALBERT: Yes.

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1 COMMISSIONER FALCICCHIO: So we should
2 talk about that so that coordination happens
3 better.

4 CHAIRMAN ALBERT: Okay.

5 COMMISSIONER VANN-GHASRI: And the
6 property --

7 CHAIRMAN ALBERT: Great.

8 COMMISSIONER VANN-GHASRI: And I
9 recommend whoever is the property manager, the
10 property manager need to send everybody a letter
11 and let them know just like she said about the
12 parking space.

13 CHAIRMAN ALBERT: Yes.

14 COMMISSIONER FALCICCHIO: And I've got
15 one more thing, it's not to you, though, it's not
16 to you.

17 MS. JONES: Yeah, I'm going to go see
18 her about that in a few minutes, I mentioned it to
19 her.

20 COMMISSIONER FALCICCHIO: But I got
21 you -- but when you got up there and said that you
22 got to --

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1 MS. JONES: Again, when the residents
2 started knocking on my door --

3 COMMISSIONER FALCICCHIO: Right,
4 right. But that --

5 MS. JONES: -- that's a problem.

6 COMMISSIONER FALCICCHIO: Well, the
7 thing that got me when you start got up on this table
8 is that you got the police -- where I live, I live
9 in Sibley and I see the police -- there's a police
10 car sitting right there and the boys do whatever
11 they want. They got their lawn chairs out and
12 doing all this stuff, and the police don't do
13 nothing. So I'm upset because you tell me one
14 thing and I see another.

15 MR. GARRETT: Commissioner
16 Taliaferro, are we talking about a Housing
17 Authority vehicle, or a MPD?

18 COMMISSIONER TALIAFERRO: Both.

19 MR. GARRETT: Okay.

20 MS. JONES: You know, I see how -- I
21 mean MPD, I don't see how it=s a --

22 CHAIRMAN ALBERT: Great.

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1 COMMISSIONER NEAL JONES: I just have
2 a question.

3 CHAIRMAN ALBERT: Yes, Commissioner.

4 COMMISSIONER NEAL JONES: So we have
5 heard about this, I don't know what's going on with
6 the mic. Okay, okay.

7 CHAIRMAN ALBERT: You got to speak into
8 it.

9 COMMISSIONER NEAL JONES: So we
10 certainly heard about this issue, and it's been a
11 persistent issue not just here but around the
12 country. What I want to know is what are we doing
13 different to try to have some kind of an impact in
14 terms of a positive impact, and what are we learning
15 about what we might need to expand because of that?

16 CHIEF MAUPIN: Well, what we are doing
17 is increasing our community policing efforts.
18 We're getting our officers out of cars. We
19 purchased what you call trikes which we are having
20 officers' enhanced ability to perform foot
21 patrols. We're going to out to all our sites,
22 actually engaging with the residents while also

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1 being mobile enough to quickly respond to different
2 offenses.

3 MR. GARRETT: And you've also
4 redeployed the special officers, correct, on foot
5 patrols?

6 CHIEF MAUPIN: Right. We've
7 redeployed our special police officers who
8 normally -- someone worked behind desks, someone
9 worked only in the senior buildings, but we've
10 increased those numbers where they're actually
11 working out in our family communities going from
12 site to site engaging with our residents.

13 We've enhanced our residential our
14 residential officer program with the officers that
15 live on the site. There's one that lives -- a
16 couple that live in Montana. This gentleman said
17 they're not doing what she would like to see them
18 doing so we're going to address that also. But we
19 have them in various properties that they actually
20 are part of the community.

21 They go to the community meet and see.
22 They are required to do mentorship with the

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1 families in the community and show what they're
2 doing. We have a group that's taking a group of
3 kids over to the harbor this weekend, families to
4 the harbor this weekend to get them out of the
5 community kind of just work with them as not police
6 officers but just fellow residents.

7 MR. GARRETT: And we also have the COPs
8 program which is the conversations over pizza which
9 we've initiated again this summer to engage the
10 community policing aspect. We not only utilize
11 the OPSR department to engage with the residents
12 on this level, but we also have MPD come in also.
13 So it's not just foot patrols and engaging in terms
14 of law enforcement so to speak, but there's also
15 another component of social, a social service
16 component that we also have included.

17 CHIEF MAUPIN: Yeah, we had a very
18 robust conversation over pizza yesterday in the
19 Woodland community where we had a group of
20 youngsters, they have some very good questions
21 about policing and talking about why they don't
22 like the police at the beginning of the meeting.

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1 By the end of that meeting they saw the police not
2 as a --as policies officers, but just as people that
3 are there to assist. So we think that went very
4 well.

5 CHAIRMAN ALBERT: So what I would like
6 to suggest as a board is we have a conversation
7 about this issue. You're right, Commissioner Neal
8 Jones, I've heard it for the year and a half or so
9 I've been on this board, almost two years. The
10 situation doesn't seem to be getting any better,
11 and so we have to take a look at what are our
12 solutions out there.

13 And so I know you guys have given it your
14 all, but if I'm living in a public housing facility
15 and I'm not feeling it, it doesn't make a
16 difference. And so what are the strategies out
17 there that other cities are deploying, other
18 housing authorities are deploying? Are there some
19 social services that need to be infused into this
20 equation? Are there groups that better connect
21 with the community than the police department does?
22 So we don't have to discuss it right now because

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1 we're out of time.

2 CHIEF MAUPIN: Certainly. But I just
3 wanted to add that --

4 CHAIRMAN ALBERT: I'd love for us to
5 put out on one of our coming agendas for our
6 conversation.

7 CHIEF MAUPIN: Okay.

8 CHAIRMAN ALBERT: Yes.

9 CHIEF MAUPIN: I just wanted to add
10 that as a result of a lot of our activities and a
11 lot of partnerships, crime in our communities,
12 while there are still issues going on, of course,
13 and more work needs to be done, crime in our
14 communities are substantially down, violent crime
15 anyway, and particularly homicides as compared to
16 last year.

17 CHAIRMAN ALBERT: Thank you. Thank
18 you so much, Ms. Jones. Delores Williams?
19 Delores Williams?

20 MS. WILLIAMS: Good afternoon.

21 CHAIRMAN ALBERT: Good afternoon, Ms.
22 Williams.

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1 MS. WILLIAMS: My name is Delores
2 Williams. I live 4500 Douglas Street Northeast,
3 Washington, D.C. and I'm in phase one, and have
4 about four questions I'd like to ask.

5 CHAIRMAN ALBERT: Sure.

6 MS. WILLIAMS: Question number one.
7 Number one, I just received my voucher and they said
8 that -- down at Housing, they said that I have to
9 be out by September. So this is one question that
10 I want to ask. This is -- okay, after the voucher,
11 sir, time runs out and we cannot find a place, where
12 do we go to speak to someone to tell them we cannot
13 find a place, and is there any other help in this
14 area of finding a place?

15 CHAIRMAN ALBERT: Okay. So let's call
16 that question. Mr. Garret, can you respond?

17 MR. GARRET: So our mobility
18 counseling team is going to be working with not only
19 this resident but also -- not only Ms. Williams but
20 the residents that are in this particular
21 situation. One thing I want to note,
22 Commissioners, is --

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1 CHAIRMAN ALBERT: Is there a specific
2 member of her team?

3 MR. GARRETT: Yeah.

4 CHAIRMAN ALBERT: Does she know the
5 member of her team?

6 MR. GARRETT: Deborah Jackson is going
7 to work with her. What I'm trying to explain to
8 you Commissioners, is that we created a new
9 relocation team, and what we also have at
10 Kenilworth is a division of responsibilities.
11 Kenilworth was a redevelopment project that I took
12 on when I came on board that was already in the
13 process where you had a group called HOU performing
14 some services at that particular property.

15 When that happens, or what I've seen
16 when that has been utilized as a tool, there has
17 been some missteps between -- with the HOU and DCHA.
18 Going forward, DCHA is going to clearly engage any
19 redevelopment project, any relocation project
20 directly without a third party participating. As
21 far as the residents at Kenilworth, what we've
22 talked about is the Housing Authority being more

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1 prominent versus HOU working with them as best as
2 we possibly can, but to engage our residents
3 directly ourselves to try and help them with
4 finding unit.

5 So we do have some time to find units
6 for our residents who might have a 90 -- who might
7 only have another 90 days, but we're going to
8 aggressively take care of it.

9 COMMISSIONER ST. JEAN: So --

10 CHAIRMAN ALBERT: Yep.

11 COMMISSIONER ST. JEAN: So, Mr.
12 Garrett, we did have a conversation about this when
13 this phase was going to happen with the vouchers
14 and how many units we have in place and everything.
15 So with the community engagement, what did you guys
16 do for the community engagement to instill these
17 questions that was going to bring up because you
18 guys should have -- look, you know, set forth not
19 just right now but looked to future and see what
20 was going to happen. So when these questions of
21 when -- when I told you what if 90 days pass, now
22 what happens?

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1 MR. GARRETT: Well, Commissioners,
2 what I want to say to you is every particular case
3 with a resident is very, very unique, and there are
4 some cases when a resident comes before you and
5 makes a statement about only having 90 days, there
6 may be some other components that you are not aware
7 of where we've tried to engage and we haven't
8 necessarily been successful.

9 So in this particular instance when a
10 resident is going to be at this point, then we gear
11 up and we totally go 300 percent to try and help
12 and assist that particular resident and find a
13 unit. Depending upon what their circumstances may
14 be, if it is a credit issue or something else, we
15 try to find alternatives that will work for them
16 directly.

17 Now being straightforward, realizing
18 the number of individuals that might be in this
19 particular situation are probably less than 10 in
20 total. Actually, I believe it's only four to five,
21 understanding that we're working with them as best
22 as we can. They've been assigned someone to work

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1 with them directly. And Deborah Jackson is here,
2 she can talk to Mr. Williams again about what
3 exactly is going to take place, but that's where
4 we are.

5 When we do the briefing for the
6 individuals that are looking to accept their
7 relocation voucher, there is a lot of information
8 given to them up front about what they need to
9 supply, things that they need to do and how they
10 need to go about looking for a particular unit. In
11 some instances because of their anxiety, it becomes
12 somewhat difficult for people to be able to move
13 forward as quickly as we would like them to. So
14 this is one of those situations more than likely.
15 So we just have to do more on our side to help our
16 residents.

17 COMMISSIONER ST. JEAN: Okay.

18 CHAIRMAN ALBERT: Ms. Jackson, thanks
19 for all the help you are giving and you are going
20 to give. We appreciate that. Please continue,
21 Ms. Williams.

22 MS. WILLIAMS: Question number two.

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1 Okay, is it -- I mean I am finding it hard to deal
2 with having to move from the area where my church
3 is, which I do go to church every Sunday, and my
4 neighbors who have looked out for me for such a long
5 time. Okay, I'll just go on and disregard this one
6 right here and go on to question number three.
7 Number three, please explain to me the process of
8 stop, if you find a place, do you have to stop paying
9 your rent where you are, or do you have to pay rent
10 at both places?

11 MR. GARRETT: No, you don't have to pay
12 in both places.

13 MS. WILLIAMS: Okay.

14 CHAIRMAN ALBERT: And Ms. Thomas will
15 explain that.

16 MR. GARRETT: You don't have to pay --
17 yeah, and Ms. Jackson can go over that with --

18 CHAIRMAN ALBERT: Jackson.

19 MR. GARRETT: -- you in further detail.
20 But, no, you're not going to be required to do both.

21 MS. WILLIAMS: Okay. The next
22 question I have, what do you do with your things

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1 when you have to downsize from a four bedroom, which
2 I live in, to a two bedroom and you don't want to
3 throw your all your things away?

4 CHAIRMAN ALBERT: Good question. Ms.
5 Jackson can answer that question for you. What is
6 the answer to that question, Ms. Jackson? Come on
7 up.

8 MS. JACKSON: How are you?

9 MS. WILLIAMS: How are you?

10 MS. JACKSON: Good.

11 MS. WILLIAMS: Pleased to meet you.

12 MS. JACKSON: Pleased to meet you, too.

13 CHAIRMAN ALBERT: Can you share your
14 mic with Ms. Jackson?

15 MS. WILLIAMS: Go right ahead.

16 MS. JACKSON: Thanks. Hi, how are
17 you? So when we're looking at relocation and
18 mobility, we want to go in and really talk to the
19 resident and see what they have. Maybe they can
20 part with or what they can't part with. And we
21 really try to accommodate where they--

22 CHAIRMAN ALBERT: If the resident is

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1 like my mom, they can't part with nothing.

2 MS. JACKSON: They don't want to get
3 rid of anything, right?

4 CHAIRMAN ALBERT: Right.

5 MS. JACKSON: And so maybe we can
6 organize with them. And so there is organizations
7 here in the District that can help organize things.
8 Maybe we can put them in boxes. Maybe categorize
9 things. So there's always options to work with
10 residents.

11 MR. GARRETT: And then there's another
12 option that was afforded the residents at Barry
13 Farm, but in this particular instance this was
14 ahead of us where there was a storage opportunity
15 given to residents by developers. That is not the
16 case for Kenilworth, but it will be built in going
17 forward.

18 MS. JACKSON: Okay.

19 MR. GARRETT: An allocation that is
20 covered by the developer for storage for our
21 residents' belongings for a period of time.

22 COMMISSIONER VANN-GHASRI: So what I

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1 should understand if I ever have to move from
2 Potomac Gardens and I'm a hoarder with papers, so
3 DCHA is going to pay for a storage for my papers
4 until I die?

5 CHAIRMAN ALBERT: No.

6 MR. GARRETT: No, no.

7 CHAIRMAN ALBERT: No, no, no, no.

8 MR. GARRETT: Not an eternity.

9 CHAIRMAN ALBERT: No, no, no, no.

10 MR. GARRETT: No, not an eternity.

11 COMMISSIONER VANN-GHASRI: Okay. So
12 that means that --

13 CHAIRMAN ALBERT: The answer is no.

14 COMMISSIONER VANN-GHASRI: So I think
15 that one thing that need to be specific is this.
16 As we know if anybody move out of traditional,
17 conventional public housing, you will lose your
18 square footage. I don't care if the building that
19 you move in cost \$3,000 a month, you will never,
20 ever again in life be poor to live in the space that
21 we are living in now.

22 We will downsize because that's their

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1 movement. That's just the -- whatever the
2 movement is. So we need some honesty with telling
3 us as residents, A, if you're going to get somebody
4 to -- is it going to be like one of those makeovers
5 and all my boxes -- and when my boxes is there,
6 wherever I move, and when that inspector do a
7 Housing inspection on me, are they going to try to
8 evict me for the boxes that you said that I could
9 use as -- how are we going to do this? Because
10 that's something that we may need to work out.

11 MS. JACKSON: So the relocation team
12 works with the individual on a one-on-one basis,
13 and they work with the resident to decide what they
14 can do to organize again, or work with them to put
15 it in a box or a container. So it's organized.
16 It's not we're just going to throw everything in
17 a box and then just put it aside. We make sure that
18 the resident works with the relocation specialist
19 to make sure that everything is organized, and
20 again, make sure that we house the resident and put
21 all their valuables in place.

22 CHAIRMAN ALBERT: Great. Ms.

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1 Jackson, thank you so much.

2 MS. WILLIAMS: Thank you, Ms. Jackson.

3 MS. JACKSON: Thank you.

4 MS. WILLIAMS: Question on -- let me
5 borrow the mic for a minute.

6 MS. JACKSON: Yes, please, take it.

7 MS. WILLIAMS: I've been having so many
8 people knocking on my door, which has been getting
9 on my nerves, knocking on my door and they said
10 they're from the Department of Housing Authority,
11 and they ask me -- they was telling me that by --
12 and I have to sign a piece of paper stating that
13 I would be out in September. They said they're
14 from downtown, they said they're on -- they're the
15 Housing. They're stating that I got to be out by
16 --

17 MR. GARRETT: I don't know what that --

18 MS. WILLIAMS: -- September, and I have
19 to sign the piece of paper that I got to move.

20 MR. GARRETT: I don't know what
21 document she's referring to.

22 MS. JACKSON: Do you have any documents

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1 showing that, or paperwork that they have given you
2 to sign?

3 MS. WILLIAMS: No, they ain't give me
4 because I didn't sign anything. I was not going
5 to sign that --

6 CHAIRMAN ALBERT: Smart move.

7 MS. WILLIAMS: -- because I thought
8 that -- I said this is illegal, you know, me have
9 to sign a piece of paper stating I'll be out. I
10 said where do I go?

11 MR. GARRETT: You have Ms. Jackson
12 right next to you, ma'am.

13 CHAIRMAN ALBERT: Great. So Ms.
14 Jackson, if you can take care of Ms. Williams, I'd
15 appreciate it.

16 MS. JACKSON: Yes, sir.

17 MS. WILLIAMS: And that means that we
18 do have extension or something?

19 COMMISSIONER FORESTER: Can I ask a
20 question?

21 CHAIRMAN ALBERT: Yeah.

22 COMMISSIONER FORESTER: Because this

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1 seems like this is coming up a lot. And I think
2 I've asked this before outside of this arena. What
3 is your experience, anecdotal, being able to help
4 someone with a voucher relocate in the District?
5 And I'm asking as a parent and most of these people
6 are impacted because they're families, and the
7 school system, taking them out of the D.C. Public
8 School System and maybe moving them into the Prince
9 George's County Public School system or the
10 Arlington. You know, there is a bridge there that
11 has to be --

12 CHAIRMAN ALBERT: Yeah.

13 COMMISSIONER FORESTER: -- you know,
14 help to cross. So I just would like to know, you
15 know, on your own experience anecdotally how
16 successful have you all been, especially the summer
17 from now until September, a lot of families are
18 looking to secure a home before school --

19 CHAIRMAN ALBERT: Yeah, yeah.

20 COMMISSIONER FORESTER: -- starts.
21 So I can only imagine what her experience may be,
22 especially if she has children. So, anecdotally,

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1 what has been your success rate on keeping a family
2 maybe within their community, or even within the
3 city?

4 MS. JACKSON: So this is a new position
5 for me, so I can only speak on the four months that
6 I've been in this position. But I know personally
7 --

8 COMMISSIONER FORESTER: Welcome.

9 MS. JACKSON: Thank you. So I know
10 personally that the residents meet with the
11 relocation specialists one-on-one and the resident
12 tells us where they want to live. And so we go off
13 of their document, and we make sure that we are
14 finding units to where they want to live. So we're
15 not telling the resident this is the place that you
16 need to go to. We're asking the resident where
17 would you like to go in the city.

18 And so from my experience, I have not
19 relocated anybody outside of the District. And so
20 that has not been a part of my, you know, my practice
21 since I've been in this role. And so I can only
22 speak on, again, since I've been in this role and

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1 since they've moved people in the District.

2 COMMISSIONER FORESTER: Well, maybe
3 your experience living Kenilworth, do know other
4 families that have been inconvenienced by or have
5 not been able to secure housing in the District of
6 Columbia or within their neighborhood?

7 MS. WILLIAMS: No, I haven't met any
8 recently.

9 COMMISSIONER FORESTER: Okay. Thank
10 you.

11 CHAIRMAN ALBERT: Thank you.

12 COMMISSIONER ST. JEAN: And I have
13 another question.

14 CHAIRMAN ALBERT: Commissioner Saint
15 Jean.

16 COMMISSIONER ST. JEAN: So with the 90
17 days, let's say they don't find a place, do they
18 have an extension?

19 MS. JACKSON: So, no, they do not have
20 an extension. No.

21 MR. GARRETT: But Commissioners, as we
22 saw with the Barry Farm issue, we were able to work

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1 with residents to ensure even in vouchers that were
2 close to expiration, we were able to figure out a
3 way that they could maintain the vouchers long
4 enough to find a unit.

5 COMMISSIONER ST. JEAN: Okay.

6 MS. JACKSON: So I, again, will work
7 with each resident and I'm looking to go to
8 Kenilworth not and sit down with on one-on-one with
9 the mobility specialist so we can concentrate more
10 on the residents that don't have a unit right now.

11 COMMISSIONER ST. JEAN: Are we doing
12 robust calls or texts or something that we have in
13 play for those residents that are not here, or
14 that's going to go through the same situation?

15 MS. JACKSON: So as Mr. Garrett said
16 there's only a handful of residents that have not
17 located a unit. And so working with HOU, I'm in
18 communications with them to work with those
19 residents that do not have a unit.

20 COMMISSIONER ST. JEAN: Okay.

21 MR. GARRETT: But we did start a -- we
22 did start a robocall and also text messages and

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1 e-mails -- I'm sorry -- and text messages and
2 e-mails to residents who were in danger of having
3 expiration of their voucher. So that has started.

4 COMMISSIONER ST. JEAN: Okay, thank
5 you.

6 CHAIRMAN ALBERT: Well, thank you,
7 guys, so much. We've got to move on. Deborah
8 Parrish.

9 MS. WILLIAMS: Thank you.

10 CHAIRMAN ALBERT: Thank you, Ms.
11 Williams. We appreciate it. Deborah Parrish.

12 MS. PARRISH: Hi, Deborah Parrish.

13 CHAIRMAN ALBERT: Hi, Ms. Parrish.

14 MS. PARRISH: Hi. Hi, my name is
15 Deborah Parrish. I wanted to come down, I called
16 Housing and I wanted to come see when the next
17 meeting because --

18 CHAIRMAN ALBERT: Can you bring the mic
19 closer to you?

20 MS. PARRISH: Okay.

21 CHAIRMAN ALBERT: Okay.

22 MS. PARRISH: I wanted to come down so

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1 I can talk to you all, the Housing, to let -- and
2 to ask questions and to see what can be done. I
3 live in the Grove Apartments. I've been there
4 three years and a half. It's going to be four years
5 December. And since I've been here, the
6 management role had changed. They brought
7 Edgewood Management in from Park 7. They tore that
8 building up on Minnesota. So now ours is tore
9 down.

10 My problem is that I've been having air
11 conditions problems, and Section 8 helps pay my
12 rent because I've been on disability since I hurt
13 my right leg at work. That's why I moved into Grove
14 because it was better for me to have everything on
15 one floor.

16 Anyway, so I moved there and things was
17 good for the first two years, but the management
18 we had, they left. And so they brought the
19 Edgewood Management. It stinks very bad. They
20 put a trash dumpster at the back door. So you come
21 in the front of the building, you will smell it.
22 They say it's non-smoking, but, you know, marijuana

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1 is every day on every floor. We got a lot of
2 seniors there, some sick, some with oxygen tanks,
3 some in wheelchairs. That's a problem. And then
4 the rent office -- that we don't have people that
5 really clean our building.

6 And since the government helps pay some
7 of the rent, I just want you all to know how -- I
8 think you or someone need to come there and
9 investigate to see what's going on.

10 And I also all of a sudden in the last
11 two years we had to pay a water bill. I got behind
12 in mine. I have two children in college, but one
13 just graduated. He had got a Bill Gates
14 scholarship. He was going to Cheyney University
15 in Pennsylvania. He just graduated, and I was
16 helping him get things, and get back and forth.

17 My daughter got a Bill Gates
18 scholarship from H.D. Woodson and she doing
19 interior design. She go to Moore College in
20 Philadelphia on Ray Street -- Market right there.

21 CHAIRMAN ALBERT: Market Street, yeah.

22 MS. PARRISH: So I was helping them,

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1 and so I went to Washington Irving Lee Strengthen
2 Families for the water bill. They tells me, oh,
3 you all don't pay a water bill. Only one person
4 because we don't have a meter in our apartment.
5 It's only the owner. So they have a company called
6 Studebaker that we've been getting letters and now
7 we got to pay the water bill to the rent office,
8 the Grove Apartments.

9 And so you can't -- and so they sent --
10 I'm not going to lie to you all, most of all of us
11 got letters to go to court. They tried to say we
12 had to get put out because a lot of people is behind
13 in water bill because some seniors, especially,
14 they didn't have the money to pay it because one
15 month is this price, the next month is that price.
16 And so we all got court letters.

17 So I went to court and I paid on the
18 bill. And I asked them because they investigate
19 why my bill changes. When my children are in
20 college, my water bill is cheaper. When they're
21 home for the summer, it's higher. And I have three
22 bedrooms, so tell me what's the problem?

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1 Something ain't right. So that's one reason why
2 I wanted to come here because I feel that someone
3 from Housing need to investigate that because
4 there's a lot of Section 8 people in that building.
5 Also, they closed D.C. John, they put a lot of them
6 in there lately.

7 CHAIRMAN ALBERT: Let me ask the
8 director to help me understand how he monitors
9 something like that.

10 MR. GARRETT: So it would be a case
11 manager through Carolyn Punter's office, Housing
12 Choice Voucher. But also we would sent out a
13 Housing Choice Voucher inspector to look at the
14 property also.

15 MS. PARRISH: Yeah, we need that.

16 CHAIRMAN ALBERT: And so you have the
17 address and everything?

18 MR. GARRETT: Yes, we have -- we all the
19 information.

20 MS. PARRISH: Okay. It has a terrible
21 smell for the trash. It's really -- they only had
22 the trash man come once a week, and there's over

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1 100 something people in that building and we have
2 trash chutes. So they got one trash can like in
3 the middle of the hallway at the backdoor. That's
4 what's smelling real bad.

5 CHAIRMAN ALBERT: So we will send our
6 inspector out, and if he can follow up -- who can
7 she follow up with, Mr. Garrett?

8 MR. GARRETT: So we'll follow up
9 directly with --

10 MS. PARRISH: No. Okay. So what
11 about the water bill? Why are we paying water bill
12 in an apartment that at we didn't have to, but we
13 can't get help from the city because they said we
14 don't really have a water bill?

15 CHAIRMAN ALBERT: That I don't know.

16 MS. PARRISH: So whoever the owner of
17 the property somebody should look into something
18 because they got a lot of Section 8 money coming
19 through there, Housing money, government.

20 CHAIRMAN ALBERT: Well, that's what
21 our monitor will find out.

22 MR. GARRETT: Right.

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1 MS. PARRISH: That's why I was letting
2 you all know. And also, I don't have air condition.
3 I didn't have it last year for five months. A
4 manager of Edgewood properties, she told me she had
5 to buy my fan because the fan had conked out. They
6 didn't know where to get it from. She used her own
7 personal credit card, which I seen the bill. This
8 year now they saying, it's been, what, three weeks,
9 now they saying it's on top of the roof, that the
10 antifreeze are leaking. It's four of us like that,
11 but I'm one.

12 So again, I don't have air again. They
13 bought me these white things with stick through the
14 window to get the air to come out, a little square
15 -- I got pictures of it, a little square thing --

16 CHAIRMAN ALBERT: Yeah.

17 MS. PARRISH: -- to give me a little
18 air. Yep.

19 CHAIRMAN ALBERT: So we're going to
20 follow up --

21 MR. GARRETT: I'll send an inspector
22 out.

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1 MS. PARRISH: And it's been 90 degrees,
2 and I got a three bedroom, you know how much air
3 we get and I bought my own fans.

4 CHAIRMAN ALBERT: Right. So my
5 question, Mr. Director, is how does she get
6 feedback? Who does she get feedback from?

7 MR. GARRETT: We've documented it.

8 MS. PARRISH: Yep.

9 CHAIRMAN ALBERT: No, no, but who --

10 MR. GARRETT: We'll contact her
11 directly.

12 CHAIRMAN ALBERT: Okay.

13 MR. GARRETT: Someone from Ms.
14 Punter's office will contact you directly. And
15 we'll be posting a voucher.

16 CHAIRMAN ALBERT: Okay. Because it's
17 been three weeks and they sent three people out to
18 look at the thing, and they now -- I checked today
19 before I came here to ask when does the contractor
20 -- he ordered a piece. They be telling me it's been
21 a week, they said they haven't heard from -- back
22 yet.

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1 MR. GARRETT: Okay. Remember -- okay,
2 Commissioners, remember, this is a third party
3 managed --

4 CHAIRMAN ALBERT: Yeah.

5 MR. GARRETT: -- private property.
6 But we'll send our inspector out to it.

7 CHAIRMAN ALBERT: Understood. Yeah.

8 MS. PARRISH: Yeah, but they terrible.

9 CHAIRMAN ALBERT: Well, thank you, Ms.
10 Parrish. We have a couple other people.

11 MS. PARRISH: Okay. No, just want to
12 say please stop giving Edgewood Management money.
13 You all do not let them have no other property in
14 D.C. because they are very bad.

15 CHAIRMAN ALBERT: Well, thanks for the
16 feedback.

17 MR. GARRETT: Thank you.

18 MS. PARRISH: So they was one of the
19 ones when that apartment burnt up in southeast, my
20 cousin lived in, so that man was gone, was everybody
21 got out, one person still in there, it was my
22 cousin, 75.

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1 CHAIRMAN ALBERT: I'm sorry to hear
2 that. Charlie Walker. Charlie, come on up.

3 MR. WALKER: Good afternoon,
4 distinguished guests.

5 CHAIRMAN ALBERT: Good afternoon.

6 MR. WALKER: My name is Charlie Walker,
7 retired Housing inspector. I've been a resident of
8 the District of Columbia for 22 years. We have a
9 problem here that I don't think no one has
10 addressed. The problem is water. Like I said,
11 the problem is water.

12 CHAIRMAN ALBERT: Okay. What is the
13 problem, Charlie?

14 MR. WALKER: We have -- water.

15 CHAIRMAN ALBERT: Water.

16 MR. WALKER: We have -- this water
17 right here is straight from the tap. This is the
18 color we're drinking. This water is filtered.
19 This is what I drink, and the lady back there in
20 the pink shirt drinks. That's filtered. You all
21 know what this is, everybody drinking this.

22 The only thing I'm asking please get us

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1 a filter so we stop drinking sewer water. This is
2 the same water that we -- in the bath tub. Same
3 water in the fire hydrant. I had the water tested
4 by the Water Department for the District of
5 Columbia. You know what they told me? The
6 water's safe to drink. Boil it first. Water
7 ain't safe to drink if you have to boil it. Duh.

8 The only thing I'm asking if you all
9 could please help us get a filter for that water
10 filtration system. It can be done, I know it can.
11 I've had it done before.

12 CHAIRMAN ALBERT: So I will promise
13 that would explore it, and let you know what's
14 feasible. Mr. Garrett, or some member of his team
15 will be back in touch with you.

16 MR. WALKER: Okay. Thank you. All I
17 can say now is domo arigato.

18 CHAIRMAN ALBERT: Yeah. Thank you.
19 Karen Settles. Ms. Settles.

20 MS. SETTLES: So good afternoon,
21 everyone.

22 CHAIRMAN ALBERT: Good afternoon, Ms.

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1 Settles.

2 MS. SETTLES: Commissioners. My name
3 is Karen Settles from Stoddert Terrace. I won't
4 use any other titles right now. So I'm president
5 of Stoddert Terrace resident council. First, I'd
6 like to address the executive director and let him
7 know that it really is an inconvenience that
8 Stoddert Terrace's meeting was schedule today, the
9 10th, the same day of the Commissioner meeting.
10 You know, in lieu of, I haven't been here for a
11 minute, but I'm always intentionally coming to the
12 meeting. So that right there I had to put on record
13 that I think we need to do better planning as it
14 relates to the schedules of residents or whatever.

15 I can also tell you that I appreciate
16 the fact that the flyers that were put out, just
17 not enough information on those flyers, but just
18 enough to terrify a whole lot of my residents. For
19 the last three nights or days, I want to be honest
20 with you, I have been talking my mouth off till it's
21 dry trying to tell residents we have to wait to
22 what's going to be said. And here, I'm caught up

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1 because I don't know what's going to be said. I
2 don't even have a notion as far as what the status
3 is. I mean I've been through the documents or
4 whatever with all fairness, but again, I don't have
5 enough information and I had to recommend to my
6 residents to say them you have to wait until -- ask
7 the questions of the people who come out. Here's
8 what my contention is. Shamefully, are you going
9 to be here or at our meeting?

10 MR. GARRETT: I'm going to be at the
11 meeting.

12 MS. SETTLES: You're going to be at the
13 meeting?

14 MR. GARRETT: Yes, ma'am.

15 MS. SETTLES: That's the question,
16 that's the populist question of a lot of residents
17 wanting to know whether you would be there. I
18 could not answer that, and I didn't try. Second
19 to that is 5:30 -- I mean -- from 5:30 to 6:30, one
20 hour? Absolutely, no. I'm going to let you know
21 I'm giving up something great that I do. I'm
22 taking some classes, and I really against myself,

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1 I don't want to give this class up tonight.

2 But I'm going to give this class up
3 tonight because, no, you will not be at Stoddert
4 starter for one hour because this -- somebody's
5 going to help me do damage control with the people
6 that I was elected to represent. A lot of damage
7 control. That's number one.

8 And number two, I'm always going to be
9 optimistic that we are going to work together.
10 That's just with a period for me. But I'm still
11 very, very disappointed. And at the same time I
12 understand all of us got a thankless job. Well,
13 you get paid, I don't, but the job is thankless.
14 You can never satisfy anybody. That's okay with
15 me. But the bottom line is we have to give our
16 better effort.

17 I've sat her today, came in, you know,
18 at the time I had because I did flyers before I came
19 here today. And I wanted to share that. But when
20 I got here I got a text saying that no flyers were
21 sent out. Starting Monday I put flyers out till
22 12 o'clock at night. Every resident that will come

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1 tonight will let you -- now let me tell you this,
2 I did it.

3 COMMISSIONER VANN-GHASRI: Yes.

4 MS. SETTLES: Against my children
5 telling me I'm too old to do something like that,
6 I did it because I wanted to make sure the honesty
7 of what had to be done, the seriousness of that
8 flyer and because of just what it had on it, I wanted
9 to be able to -- if I knocked at a door or went in
10 slot and somebody happened to open that door, I was
11 going to explain whatever I had and take the time
12 that I had because that's what I do, outreach the
13 best. I don't get in organizer's way, but I know
14 how to organizer, too.

15 COMMISSIONER VANN-GHASRI: Oh, no, you
16 get in the organizer's way.

17 MS. SETTLES: So -- I know.

18 COMMISSIONER VANN-GHASRI: Keep it
19 rolling.

20 MS. SETTLES: I know. I can bump it.
21 But here's what I know. What I've been hearing
22 here today, I'm frightened about security as far

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1 as the security stuff, as far as the residents and
2 relocation because those are all the things that
3 I'm facing and you're going to face today when you
4 come to our meeting, sir.

5 And I say this because we have
6 overwhelming of residents getting \$250 tickets on
7 our property from security. There's some
8 precarious stuff with no means of being able to take
9 and make a grievance about it. We're not going to
10 keep on doing this for residents. Our residents
11 are being treated in the whole Housing Authority
12 as if we are sub-residents of the District of
13 Columbia. And I'm always letting everybody know
14 I'm a resident of the District of Columbia, this
15 nation's capital and of the United States. And we
16 have all the rights as tax payers as anybody else
17 in this city, we don't get to be treated like
18 aliens.

19 Maybe people are rendering through
20 that, but we are not aliens. We are human beings
21 who have -- who rely upon not only your board, but
22 the city services to supply us with the things that

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1 we need for upward mobility. I'll put it like that
2 because we have enjoiners too. We are residents
3 who don't understand that we can't always have a
4 crutch. But those crutches were created for our
5 purpose for a reason.

6 This gentrification time that we are
7 going through I've read reports where we are
8 abusing it the most in the District of Columbia,
9 and when I say abuse, I watch every bit of the abuse.
10 You telling people that they moving into a smaller
11 unit. Okay. And get rid of your stuff. Well,
12 it's not that happy yet. I heard what you said.
13 I understand exactly what you said. But when you
14 are planning for people and this type of miraculous
15 stuff that's happening to people, there's one thing
16 that comes to my mind, and that's called change
17 management.

18 Change management happens to us on a
19 daily basis, all of us, we're not excluded from
20 that. But there is a process to change management,
21 and there is ways -- humans like ways that we touch
22 one another. One of those greater things is

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1 something that Marion Barry put on the table some
2 years ago about storage for residents, and the city
3 taking responsibility for at least 90 days and
4 letting that resident prepare their self to take
5 it forward. We have to anticipate things like that
6 that already is on the book.

7 I'm taking the time today because the
8 truth is I'm very disappointed with all of us, I'll
9 put myself in the bundle. We are dealing with
10 human beings who are being told they're going to
11 be homeless and we already got an epidemic in this
12 city. We got to do better. I want to compliment
13 some things, but it's hard to do it. Commissioner
14 Vann-Ghasri, me and her can disagree all the time,
15 but she's taking a stand here today that I have to
16 respect. So has Commissioner Saint Jean, and I
17 don't know this new commissioner's name, but I am
18 --

19 CHAIRMAN ALBERT: Forester.

20 MS. SETTLES: -- so happy that you
21 understand the dynamics of family to ask the
22 question that I heard you ask. Dynamics of family,

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1 we all come from families, and Commissioner St.
2 Jean, let me just say, I'm going to work hand in
3 hand with you for one good reason, because
4 everybody been offered a voucher that they won't
5 be able to you.

6 CHAIRMAN ALBERT: So, Ms. Settles, we
7 --

8 MS. SETTLES: It's a reality.

9 CHAIRMAN ALBERT: We're a little time.

10 MS. SETTLES: You might be, but wait a
11 minute, I had one more thing to say.

12 COMMISSIONER VANN-GHASRI: Karen
13 Settles, I am proud of you today.

14 MS. SETTLES: Huh, huh, huh?

15 CHAIRMAN ALBERT: Karen.

16 COMMISSIONER VANN-GHASRI: Let me just
17 say this.

18 MS. SETTLES: Can I say one more thing?

19 COMMISSIONER VANN-GHASRI: No, Karen,
20 I am proud of you today because we just had a talk
21 about flyers, and I knew --

22 CHAIRMAN ALBERT: Yes, we did.

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1 COMMISSIONER VANN-GHASRI: -- that you
2 --

3 MS. SETTLES: I did too. I have all --

4 COMMISSIONER VANN-GHASRI: And you
5 flyered just like --

6 MS. SETTLES: Out of frustration.

7 COMMISSIONER VANN-GHASRI: -- you
8 supposed to have flyered because you know if them
9 flyers went up two days, nobody would get it. I
10 know Stoddert got flyered and you did it. Thank
11 you.

12 MS. SETTLES: And I don't -- give God
13 the glory. Let me say this to you. As a mission
14 I huff and puff. I'm a small woman, but I huff and
15 puff in the sun. But I can tell you something, the
16 reward was being able to speak and intermingle with
17 my neighbors and calm them down off of things. But
18 why would I have to do that? That adds to the
19 responsibility that I already take on and
20 willingly.

21 CHAIRMAN ALBERT: Yeah.

22 MS. SETTLES: The truth is is that our

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1 communications are not being done like we are
2 talking to human beings. We're not talking to
3 cattle. These are not cows and horses. You just
4 can't say, well, you've got to move and that's it.
5 You cannot do people that way. You have to
6 congregate, engage with people. I mean I don't
7 have to be the one who do it all the time, but
8 engaging with people and residents particularly is
9 necessary, and it's your job.

10 CHAIRMAN ALBERT: Right.

11 MS. SETTLES: It's your job.
12 Everyone, you all work for us. And I'm not saying
13 in this rudest way because I said that somebody got
14 a misunderstood when I said it. I was not trying
15 to be rude. What I am saying to you is we work --
16 you work for us in service to residents. Without
17 us you wouldn't have a job, so treat it as such.
18 Treat it like that.

19 CHAIRMAN ALBERT: Thank you, Karen.

20 MS. SETTLES: That's all I'm saying.

21 CHAIRMAN ALBERT: Thank you, Karen.

22 MS. SETTLES: Thank you. And I want to

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1 hear from you. I want a meeting about it. I want
2 residents to stop being discouraged when my name
3 is mentioned, yeah, I'm a pastor but I know how to
4 follow that pastor. We need to stop naming the
5 residents who want to say this. We better start
6 uniting and stop having all these issues beating
7 up on each other and stick together.

8 CHAIRMAN ALBERT: All right. Daniel,
9 thanks for waiting.

10 MR. PIELAGO: Thank you. Good
11 afternoon, Commissioners. Just have a couple of
12 brief questions regarding these meetings that
13 we're speaking of. Do these meetings, are they
14 just like, hey, this is what we're planning? And
15 I know I've heard some information at the
16 advocates' meetings, but I just want to get clear,
17 are these meetings informational, or are they going
18 to meet a HUD requirement for filing the demo-dispo
19 applications?

20 MR. GARRETT: This particular meeting
21 that we're having, this first touch, is just
22 informational.

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1 COMMISSIONER VANN-GHASRI: Right.

2 MR. GARRETT: We'll have several
3 touches going forward as we get closer to those,
4 and let's say demolition application or rad
5 applications, we'll have the HUD required. But
6 this first initial set of meetings right now is just
7 our engagement.

8 MR. PIELAGO: Over the next two weeks?

9 MR. GARRETT: Over the next two weeks.
10 Yes.

11 MR. PIELAGO: Okay, perfect. Thank
12 you. Thank you for clearing that up. And
13 regarding those demo-dispo applications, will they
14 be -- and I understand it's a whole process, will
15 they be -- I know you guys aren't meeting next
16 month. So will they be presented to this body at
17 a scheduled meeting, or will there be a special
18 meeting, you know, to pass to read and vote on these
19 demo-dispo aps, or any sort of actions?

20 MR. GARRETT: Right now based on the
21 timeline that we've created, it's going to be a
22 scheduled meeting, already scheduled. And it's

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1 going to be at least three to four months away.

2 MR. PIELAGO: Okay. Thank you.

3 CHAIRMAN ALBERT: Thank you, Daniel.
4 Amy Gellatly. I hope I didn't mess up your last
5 name or you will correct me when you come forward.

6 MS. GELLATLY: Good afternoon,
7 Commissioners, Director Garrett. My name's Amy
8 Gellatly.

9 CHAIRMAN ALBERT: Ah.

10 MS. GELLATLY: Close.

11 CHAIRMAN ALBERT: I was close.

12 MS. GELLATLY: Yes. I'm a housing
13 attorney at Bread for the City, and I'm here today
14 to speak in support of the residents of Kenilworth
15 Courts a couple of whom you've already heard from,
16 but I know from my experience out there on the
17 property that there are many other families,
18 definitely more than four or five. I would say at
19 least 15 to 20 families who've received a voucher
20 but have not been able to find a place to use it.
21 So I want to correct a couple --

22 CHAIRMAN ALBERT: You're saying 15 to

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1 20?

2 MS. GELLATLY: Yeah, households in
3 Phase 1 who have either received a voucher or have
4 applied for a voucher and haven't even gotten it
5 yet. But are under the impression that if they are
6 approved for a voucher, that voucher will expire
7 on September 30th based on what they've heard from
8 the property and what we've heard from you all at
9 DCHA.

10 So I wanted to start by just correcting
11 a few misstatements that I've heard so far today.
12 About a half an hour ago, Director Garrett, you said
13 that vouchers were issued over a year ago to our
14 residents at Kenilworth Courts. That's not at all
15 possible.

16 The Housing Authority's first meeting
17 out there to speak with folks about the voucher
18 timeline was November 7th, 2018. And the first
19 batch of residents who received a voucher and went
20 through the voucher briefing at Housing was in
21 March of this year I believe.

22 MR. GARRETT: And I'm sorry. So let's

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1 just clarify that. Isn't there also a process in
2 which the resident has to go through in order to
3 have the voucher actually issued? For instance,
4 some process through ECOD, our department bringing
5 in particular documents or that they may actually
6 be qualified.

7 So that also leads to the actual
8 timeline, Commissioners, as to when we receive the
9 vouchers from HUD and then how we issue them to the
10 actual residents directly. There is another step
11 in between there.

12 MS. GELLATLY: I don't know when
13 Housing received the vouchers from HUD but I don't
14 believe any residents had received a voucher until
15 March of this year, and many of them have received
16 vouchers in the months since then. And so only the
17 residents who received their voucher in March had
18 six months to use it, and everyone else has been
19 told that they are going to have fewer than six
20 months.

21 And what I would like to know from the
22 Housing Authority is whether there is a legal basis

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1 for not giving people the full six months that they
2 need to use those vouchers because we know how hard
3 it is to find a place to use a voucher in the
4 District. I don't feel like I have to belabor that
5 point. I know that the Housing Authority had this
6 experience firsthand when they were trying to
7 relocate the families -- or the seniors from Arthur
8 Capper after the fire. Most of those folks were
9 only looking for one or two bedroom apartments, and
10 we know that these households at Kenilworth are
11 looking for four or five or six bedroom homes which
12 we all know are very hard to come by in the District.

13 So my request to the Housing Authority
14 is that you issue some sort of guarantee that people
15 will have at least the full six months that they
16 deserve to have time to use their vouchers, unless
17 that's legally not possible because of some
18 restriction imposed on the Housing Authority by
19 HUD. And if so, please let me know what that
20 authority is because I have not been able to get
21 a clear answer.

22 MR. GARRETT: Okay. I can have OGC

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1 come up and talk about the voucher issuance. But
2 again, Commissioners, it is a 12-month period in
3 which residents have to use their voucher, but what
4 I'm trying to also explain to you is that there is
5 a process to actually physically receive the
6 voucher and start your housing search. And that's
7 one piece of the puzzle that I don't think is being
8 presented to you right now. I can have OGC come
9 up and talk about the actual voucher issuance
10 itself.

11 CHAIRMAN ALBERT: So while OGC comes
12 up, so, Amy --

13 MR. GARRETT: They don't --

14 CHAIRMAN ALBERT: -- just so that I'm
15 clear on your part.

16 COMMISSIONER VANN-GHASRI: And can OGC
17 give us a history of where these vouchers come from?

18 CHAIRMAN ALBERT: Can I just ask my
19 question, Commissioner Vann-Ghasri?

20 COMMISSIONER VANN-GHASRI: Yes, sir.

21 CHAIRMAN ALBERT: So, Amy, the
22 six-month period that you are talking about, can

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1 you clarify that for me?

2 MS. GELLATLY: My understanding is
3 that D.C. law on housing on these federal vouchers
4 gives residents usually six months to use a voucher
5 when they get a voucher to transfer off a property.
6 I don't know if there's different limitations in
7 this particular redevelopment that's what I'm
8 looking for some clarity on.

9 CHAIRMAN ALBERT: Got it, got it.

10 MS. POWELL: Good afternoon, Andrea
11 Powell from the Office of General Counsel. So the
12 vouchers that are received for the Kenilworth
13 residents are tenant protection vouchers from HUD,
14 and they are issued by HUD for tenants that will
15 be needing housing as a result of the demolition
16 disposition of the first phase of Kenilworth. It
17 is specific funding from HUD, and the funding from
18 HUD has limits. So the reason people are being
19 told that the funding expire -- the vouchers expire
20 is because the funding actually expires. The
21 funding we receive from HUD has the expiration.

22 As Mr. Garrett indicated, there is a

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1 process for when the residents have to go through
2 eligibility to be deemed eligible for the vouchers.
3 So that took up probably some of the time in terms
4 of people making sure they go through the process.

5 CHAIRMAN ALBERT: So when did people
6 physically get the vouchers then?

7 MS. POWELL: We would have to -- we can
8 follow up with the voucher program.

9 CHAIRMAN ALBERT: And you went in
10 there, and from what you've heard, when did people
11 get the vouchers?

12 MS. GELLATLY: The earliest date was
13 March. March 2019 was the first household to get
14 a voucher from phase 1.

15 MR. GARRETT: And we can check that,
16 Commissioners, with our database and give you the
17 actual date if it is March -- it's March, but there
18 may be some other residents who did receive their
19 vouchers earlier. So we'll check that date.

20 MS. POWELL: We can work with Amy and
21 get the information from the voucher program.

22 COMMISSIONER ST. JEAN: So that was my

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1 first initial question as well, when did we receive
2 the vouchers? And then the other question -- and
3 then the other question is how do we do our
4 communication because that is so big with me is
5 about the communication. So we knew this
6 demo-dispo thing was about to happen, you know, the
7 Kenilworth phase 1.

8 MS. POWELL: Sure.

9 COMMISSIONER ST. JEAN: And then we're
10 going to do phase 2, phase 3, et cetera. When did
11 we start this communication with the residents and
12 the community engagement piece?

13 MR. GARRETT: When we --

14 COMMISSIONER ST. JEAN: That is --

15 MR. GARRETT: When we received the
16 vouchers, Commissioner. So in the --

17 COMMISSIONER ST. JEAN: So once we
18 received the vouchers, that's what I want to -- --
19 once we received the vouchers, that's when we have
20 this community engagement?

21 MR. GARRETT: Yes. And we explained
22 to the residents exactly what's going to be

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1 necessary, and we start trying to go through
2 eligibility. And the eligibility process will
3 require residents to bring pertinent information
4 in at times, and sometimes residents bring that
5 immediately, and sometimes they do not. And I'm
6 not -- and that's just the way -- and that's part
7 of the process.

8 So we start the eligibility component
9 and have the briefing right up front when we know
10 we have the vouchers in the hand, when the funding
11 has actually been allocated. But going through
12 the process of being to actually issue the voucher,
13 it's not only the Housing Authority's
14 responsibility, but there is some responsibility
15 on behalf of the residents to get us the paperwork
16 so we can verify and issue the vouchers to them.
17 So --

18 COMMISSIONER ST. JEAN: The thing I'm
19 trying to say is we don't have the same issue with
20 all the other units that we're going to do the same
21 old dispo issues. We don't want to have the same
22 question or the same people come up with the same

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1 issues again, and we start -- we have to do
2 something better. If we could go, you know, do
3 something beforehand if possible.

4 MR. GARRETT: I understand. I think
5 we are doing that --

6 COMMISSIONER VANN-GHASRI: Solve this
7 right now.

8 MR. GARRETT: And we will be -- and we
9 are doing that, and we will be doing that. So --

10 COMMISSIONER ST. JEAN: Okay.

11 COMMISSIONER VANN-GHASRI: Mr.
12 Director, here is my recommendation, and one thing
13 about living in public housing we may not be IT
14 literate but even my five year olds are. I've
15 asked you once before, I'm telling you to do this
16 ASAP. Go on YouTube. Have someone explain the
17 difference between a tenant protection voucher, a
18 local voucher and every voucher there is called the
19 voucher that the District of Columbia can use.

20 So now once you have it on YouTube, the
21 next thing you do is before this situation happen,
22 let your property managers be retrained since

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1 gentrification is here, it's a fact, so when the
2 property manager have his or her meeting, they will
3 be able to know the same information to tell
4 residents before the voucher hit because when I
5 asked for federal vouchers for the District of
6 Columbia, I know when I first sat on this board we
7 wasn't getting federal vouchers. I learned that
8 at conferences.

9 And what I couldn't understand living
10 in the District of Columbia how come we are not
11 getting federal vouchers where we would have the
12 opportunity if we want to relocate year to year,
13 we want to relocate year to year. If we want a
14 voucher to purchase a home, we could purchase a
15 home. Every major city was doing this except D.C.

16 Now that it's here at D.C., and this was
17 way before Mr. Garrett, now we have a problem. Now
18 the way we're going to solve this problem, by Monday
19 you have a staff and media that can get on YouTube,
20 and then you tell the schools because see, the
21 schools for real, the children tell the parents
22 what to do. So when they show it in the school,

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1 in the elementary school and everybody else school
2 your child will come home and say, mommy, let me
3 show you, and they show it to us.

4 So we have to stop having excuses as
5 being minority individuals to be left behind in the
6 District of Columbia because how you going to be
7 a state if you don't even know how to be a municipal
8 corporation. We are having some serious problems
9 here. We got to address them real, real quick. So
10 that's one way of getting the word out. You have
11 public announcements that do it free. We all have
12 a flat screen.

13 CHAIRMAN ALBERT: Yes.

14 COMMISSIONER VANN-GHASRI: I'm
15 probably the last one to get one. And I don't even
16 have cable.

17 CHAIRMAN ALBERT: I don't have one.

18 COMMISSIONER VANN-GHASRI: So I'm
19 saying somehow or another let's stop having
20 communication being a problem. Now we have people
21 that have braille. Do the braille individual know
22 what's going on? In each of these communities you

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1 have people who speak another language. They
2 don't know what's going on and this could be real
3 easy.

4 MR. GARRETT: Yeah, no. Actually,
5 Commissioner Vann-Ghasri, we identify residents of
6 -- different language residents, and we specially
7 reach out to them with a different document in their
8 native tongue.

9 COMMISSIONER VANN-GHASRI: Okay.
10 Well, let's get on YouTube.

11 CHAIRMAN ALBERT: I --

12 COMMISSIONER VANN-GHASRI: Let's get
13 on social media.

14 CHAIRMAN ALBERT: That's a great
15 suggestion. Amy, you were about to say something.

16 MS. GELLATLY: I was going to ask
17 Director Garrett for a little more clarification.
18 I know you said to the resident Ms. Williams that
19 if residents are getting close to the end of the
20 expiration of their voucher and they haven't been
21 able to use it, there will be some sort of extra
22 wiggle room. I was wondering what exactly can

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1 people do in that scenario if they haven't been able
2 to find a place?

3 MR. GARRETT: On the record, they have
4 12 months exactly for finding a unit based on the
5 voucher. So I shouldn't say 12 months. The
6 voucher expiration date is set by HUD it's
7 regulatory.

8 MS. GELLATLY: And that's 12 months
9 from -- what is that 12 months from?

10 MR. GARRETT: It's usually from the
11 issuance date.

12 MS. POWELL: What we're clarifying is
13 the funding from HUD expires on 9/30 of '19. The
14 funding expires.

15 CHAIRMAN ALBERT: So the vouchers
16 disappear on 9/30, but Amy's question is what
17 happens like if a resident hasn't been placed by
18 then?

19 MR. GARRETT: We become creative.

20 MS. POWELL: So I think what --

21 CHAIRMAN ALBERT: So we're not putting
22 anyone out of their, you know --

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1 MS. POWELL: So Ms. Punter isn't here,
2 but I think that -- and Deborah is here, the
3 mobility team wants to work very closely with you
4 and the residents so that before September 30th
5 they can find a place.

6 COMMISSIONER VANN-GHASRI: And, Amy,
7 no disrespect. Ma'am, when it come to the legal,
8 like legal aid, Bread for the City, you already know
9 this problem, so don't act like -- when you go in
10 somebody's community, this is what I'm asking you
11 to do for me, when you go in somebody's community,
12 you make sure first of all that you try to get a
13 concession just in case the Housing Authority can't
14 do what they need to do, Bread for the City, even
15 if you got to use Lee Ann Scott, make sure you have
16 a tape so when you go in people's communities you
17 can show us. We're visual people.

18 Now let's don't play games. Most of us
19 cannot read. I can't always pronounce words and
20 nobody else can. But guess what I can do? Watch
21 something up there on that screen and understand
22 it and then ask you questions. Now if it's getting

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1 so -- if it's getting so that we are that daggone
2 elementary and we are 50, 60, and I'm not blaming
3 nobody. I'm looking at recommendation in how to
4 cut it down. Make us some tape cassettes.
5 Instead of listening to the music we listen to,
6 we'll listen to Housing Authority telling us how
7 to use a voucher, how to clean your house, how to
8 do this, how to do that so by the time we become
9 a state all of us are ready to act like California
10 and not be a stepchild.

11 CHAIRMAN ALBERT: Thank you. Thank
12 you, Commissioner. Thank you so much, Amy, for
13 enduring my questions -- our questions.

14 MS. GELLATLY: Thank you.

15 CHAIRMAN ALBERT: Thank you.

16 MS. GELLATLY: Thank you.

17 CHAIRMAN ALBERT: And so that is --

18 COMMISSIONER VANN-GHASRI: Get this --

19 CHAIRMAN ALBERT: -- last witness, I
20 just want to acknowledge that we do the chair --

21 COMMISSIONER VANN-GHASRI: Now come
22 on, you ain't got all day.

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1 CHAIRMAN ALBERT: -- we have the
2 president of Sibley here. Oh, you wanted to speak?

3 COMMISSIONER VANN-GHASRI: Yeah, real
4 quick. Come on.

5 CHAIRMAN ALBERT: All right, make it
6 real quick now.

7 MS. BLACKSON: Good afternoon.

8 CHAIRMAN ALBERT: Good -- could you
9 just state your name for the record?

10 MS. BLACKSON: Good afternoon. My
11 name is Denise Blackson, and I'm the president of
12 Sibley Plaza Townhomes. I just wanted to share a
13 few things. One thing that I wanted to share is
14 we are one of the properties that's supposed to be
15 demolition, and working with the relocation team,
16 we have had a few meetings. And I've asked for a
17 copy for the residents of a proposed plan, like how
18 the community will look when the property comes
19 back up.

20 You know, I understand that we may not
21 even be up at the top of the street. Where we are,
22 we will be on K Street. Me and the residents of

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1 Sibley Plaza Townhomes would like to see a proposed
2 plan if there is one. From what I hear there
3 is one, and I'm not sure, I've asked over the past
4 two to three months for this proposed plan, and I'm
5 not sure why we haven't been able to see that.
6 That's one thing about relocation.

7 And also since we knew we were coming
8 down before Sursum even came down, I've been asking
9 them repeatedly about credit repair because being
10 a resident right there in Sibley Plaza and I have
11 friends who lived in Sursum. And I know some of
12 the people there that was left at Sursum Corda,
13 although that's private property or co-op, that
14 they had trouble moving although they had the
15 voucher. And that was because they needed their
16 credit repaired prior to that move.

17 And what they shared with me, I don't
18 know their situation personally besides what they
19 shared, is that they were not given enough time to
20 repair their credit or they were not given credit
21 resources. So I have been repeatedly asking for
22 that for Sibley Townhouses because I'm not sure if,

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1 you know, that demolition application if it's
2 approved and they say, hey, you have until
3 September --

4 CHAIRMAN ALBERT: Right.

5 MS. BLACKSON: -- to move, you have
6 until December to move, how can anyone repair their
7 credit in that short amount of time. So all I ask
8 is that we can have someone work with us from a
9 financial literacy team or a credit repair team and
10 help the residents of Sibley Plaza Townhomes to
11 repair their credit. That's my first question.

12 CHAIRMAN ALBERT: Done. Who's going
13 to help her with that?

14 MR. GARRETT: That's the same mobility
15 counseling team through Ms. Punter, and we have it
16 set up.

17 CHAIRMAN ALBERT: So do you have Ms.
18 Punter's information?

19 MS. BLACKSON: No.

20 MR. GARRETT: I can get it to her, it's
21 not a problem.

22 MS. BLACKSON: Okay.

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1 CHAIRMAN ALBERT: Okay.

2 MS. BLACKSON: Okay. And another --
3 oh, did you want me to go ahead to the next?

4 CHAIRMAN ALBERT: Go right ahead.

5 MS. BLACKSON: Okay. The next
6 question I had is that I wanted to just share my
7 experience I had with one of DCHA officers who was
8 very rude to me personally. Now I am the president
9 of the townhouses as I shared, and I suggested that
10 the officers come on our property which also
11 leading back to before Sursum closed, I shared this
12 with Ms. Todman. I have an e-mail trail of these
13 messages, these meetings of how Sibley Townhomes
14 would develop the traffic, the trash, the rodents,
15 the shootings. We would get it all when Sursum
16 closed because the guys got to go somewhere. And
17 as we all know being Washingtonians, those of us
18 who are, people go back to what they know.

19 CHAIRMAN ALBERT: Right.

20 MS. BLACKSON: If it's the area that
21 they know and there's still one property there,
22 they going to latch on to that one property because

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1 that's what they know. So my truck was shot up.
2 I had a brand new 2018 Pathfinder, my truck was shot
3 up in November last year, November 13th. I
4 remember so well four days before my birthday. And
5 I just want to stress we're hearing other residents
6 share how, you know, they have trouble with
7 parking, different issues there on their property
8 that it's hard to get reimbursed.

9 I work with D.C. government. I found
10 no outlet that assists me because my truck cost
11 \$10,000 honest to get fixed. Thank God for
12 insurance. I didn't have to pay it out of pocket,
13 but I had to pay that \$500 deductible which affected
14 me with rent. I had two girls in college. You
15 know, it affected my rent as well. You know, and
16 I had no agency that can help me, or no relief from
17 anyone that could help me at that time that I need
18 it.

19 But I had -- what do I want to call it
20 -- static from the rental office, you know,
21 pressing me with that rent. You know, with
22 different situations, I'm not going to go into all

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1 that right this minute. But also, you know, if
2 anybody wanted to speak on that we deal with that.
3 We have guys hang out every day.

4 So to make a long story short, my
5 grandson's prom was June 4th. My grandson lives
6 with me. He's 13, he just 14 years old. The
7 limousine was coming. The traffic was really
8 heavy along M Street, you know, it's that one
9 street. I asked the D.C. Housing Authority
10 officers, they just pulled up. I said I'm going
11 to need you all to move to the side. I go up in
12 the street, I'm talking to them. It's just me that
13 can hear him, even though there's guys all over the
14 place.

15 And this officer said, you know, I
16 introduced myself because I saw one officer I
17 didn't know, he said you not running nothing but
18 your mouth. We something -- I don't even -- once
19 he said that, I kind of like blacked out. I didn't
20 hear anything else he said. I said you are very
21 rude and disrespectful, and I'm going to let Mr.
22 Garrett know.

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1 The other officer that did know me, I
2 don't know them by name, but I know them from seeing
3 them coming time to time since they started
4 patrolling our area. He said why are you arguing
5 with him? I said I'm not arguing with him. I just
6 asked if he can move over. You're right here. He
7 said I know, but don't worry about him. But they
8 did eventually move over. But I had to have my
9 grandson and his date meet the limousine --

10 CHAIRMAN ALBERT: Dropped off.

11 MS. BLACKSON: -- down the street around
12 the corner. You know, we on a one way dead end
13 street now that Sursum is closed because the gate
14 is up blocking the street. So there's nowhere for
15 the limo to go. I just want to say, you know, share
16 that that's unacceptable behavior from the Housing
17 Authority. We can never work with staff if staff
18 is going to be rude to the residents when they come
19 up. And me being a community leader is you treat
20 me rude, how you think the residents is going to
21 be reach out to you.

22 The first things one of the guys said

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1 why you want to disrespect her, she's a female?
2 And that caused him to get in an argument with the
3 guy. I don't even know the guy. That's the crazy
4 part. But I mean I just think that's unnecessary
5 and uncalled for.

6 CHAIRMAN ALBERT: Okay.

7 MS. BLACKSON: And I know time -- and
8 I thank you for letting me speak. But I wanted to
9 share that. And also I just wanted to share when
10 you have third-party contractors managing
11 properties, I think there should be -- I know there
12 probably is something set in place like some
13 certain rules. But I think, you know, I'm managed
14 by CIH Properties and I think that during that
15 management's term that residents should be brought
16 to the table, or resident leaders --

17 CHAIRMAN ALBERT: As part of the
18 evaluation, yeah.

19 MS. BLACKSON: Like a progress report
20 --

21 CHAIRMAN ALBERT: Absolutely.

22 MS. BLACKSON: -- or what's happening

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1 with this management company.

2 CHAIRMAN ALBERT: Yes.

3 MS. BLACKSON: The residents at
4 Sibley, you know, I've shared with the mayor's
5 office, and Council Member Alan's office just
6 recently in a meeting. I've met with him quite a
7 few times. And I thank you, Mr. Garrett for having
8 someone from your staff try to work with me in some
9 of those meetings, you know, to come and attend and
10 hear my issues. But what remains is my maintenance
11 issue where Sibley and that gate, Sibley Townhouses
12 and that gate in between Sibley Townhouses and
13 Sibley Plaza it's not stopping any shootings.
14 It's not stopping anything from happening. Mr.
15 Taliaferro live in Sibley High Rise. And I live
16 in Sibley Townhouses. That gate being locked and
17 the residents of Sibley Townhouses being treated
18 unfair for so many years and not having -- we have
19 access to go pay our rent, but we don't have access
20 to go to that dumpster. I work for D.C. government
21 so you know I get off after five, right? How can
22 I access the trash can after I eat family with my

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1 -- eat dinner with my family, how can I access that
2 dumpster to dump my trash at night?

3 COMMISSIONER TALIAFERRO: You have to
4 go all the way around.

5 MS. BLACKSON: How can I access the
6 laundry room if I didn't have a washer in my home?

7 COMMISSIONER VANN-GHASRI: Yeah, you
8 can't use it.

9 MS. BLACKSON: They put a green trash
10 can out there to say they addressed the problem,
11 you know, a green regular trash can that will go
12 in every backyard to a regular home, right?

13 COMMISSIONER TALIAFERRO: Right.

14 MS. BLACKSON: The city's trashcan.
15 That one trashcan can't take care of 22 townhouses.
16 My truck is now in the shop because -- I've been
17 in a rental almost a month now, rats chewed on my
18 wires on my truck. Now that's in the shop and that
19 may not be covered by insurance again. So here I
20 am put in another situation. I just had a daughter
21 graduate from college in May and my baby girl's in
22 her third year of college. This stuff is costing

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1 me unnecessary money about things that I reported
2 and I said what happened, and it's happening.

3 And I have no control over the guys
4 that's hanging out there. I say something to them.
5 They know me very well. You ask them do they know
6 me, they know me, they know my mouth. I'm always
7 saying something. Don't sit in front of this unit.
8 Don't put no trash right here. I'm bringing trash
9 bags out of my house. I done bought three
10 different brooms for outside, they keep
11 disappearing. Get this trash out. You all got to
12 do something.

13 You know, I'm just -- I just wanted to
14 share that and have that on the record because I
15 see other residents is experiencing the same
16 things, and I thank you for allowing me to speak.

17 CHAIRMAN ALBERT: Thank you for
18 speaking. We appreciate it.

19 COMMISSIONER TALIAFERRO: Thank you.

20 MS. BLACKSON: Can I share one more
21 thing?

22 CHAIRMAN ALBERT: Yes, you can.

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1 MS. BLACKSON: I do work for Office of
2 the People's Council, so anybody that got a utility
3 issue, we are the utility lawyers and we now take
4 water complaints as of April 2019 passed by
5 council.

6 COMMISSIONER VANN-GHASRI: And I also
7 recommend that DCHA Office of Resident Services
8 learn who your leaders are because Ms. Blackman has
9 come to several of Potomac Gardens resident council
10 meetings so that she can explain those incentives
11 even to our resident.

12 CHAIRMAN ALBERT: Thank you, Ms.
13 Blackman.

14 MS. BLACKSON: And I am a notary.

15 CHAIRMAN ALBERT: Thank you so much.
16 And so with that, we're going to adjourn our
17 meeting. Our next Commissioner's meeting will be
18 held on September 11th at the D.C. Housing
19 Authority Headquarters on North Capitol Street.
20 We are adjourned.

21 (Whereupon, the above-entitled matter
22 went off the record at 4:21 p.m.)

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