

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
MARCH 13, 2019

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The Board of Commissioners met in the 2nd Floor Board Room, 1133 North Capitol Street, N.E., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

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

COMMISSIONERS ABSENT:

- BRIAN KENNER, Commissioner
- KEN GROSSINGER, Commissioner

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

(1:07 p.m.)

CHAIRMAN ALBERT: My name is Neil Albert. I'm the Chair of the Board of Commissioners. I'm calling this meeting to order. This is a regular monthly meeting of the District of Columbia Housing Authority being held today, March 13, 2019, at our headquarters, 1133 North Capitol Street, N.E.

I'm going to ask you to please silence your phones and other electronic devices.

And is our custom, we observe a moment of silence. I'm going to ask you to observe that moment of silence with me right now.

(Moment of silence.)

CHAIRMAN ALBERT: Thank you. Sorry I missed the last Board meeting, but I had an emergency. I want to thank my colleague, Commissioner Council, for chairing the meeting on my behalf.

There is an adjustment to the agenda. Resolution 19-06 is tabled until our next Board

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1 meeting. A number of our commissioners have
2 requested additional information on the staff, but
3 we will bring this back for discussion and a vote
4 at our Board meeting in April.

5 Again, I welcome all of you in our
6 audience. I just want to remind you of our public
7 decorum responsibilities. Let's just give people
8 an opportunity to express themselves when they come
9 up here without interruption as you always do at
10 our Board meetings.

11 I noticed we have a bigger clock.

12 (Laughter.)

13 CHAIRMAN ALBERT: I think it's an
14 indication that I'm getting older, and so they
15 wanted me to see the numbers.

16 (Laughter.)

17 CHAIRMAN ALBERT: So, at this time, I'm
18 going to ask our Secretary to establish a quorum.

19 MS. MCNAIR: Thank you.

20 Commissioner Council?

21 COMMISSIONER COUNCIL: Present.

22 MS. MCNAIR: Commissioner Grossinger?

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1 Commissioner Kenner?

2 Commissioner Neal Jones?

3 COMMISSIONER NEAL JONES: Present.

4 MS. MCNAIR: Commissioner Ortiz Gaud?

5 COMMISSIONER ORTIZ GAUD: Here.

6 MS. MCNAIR: Commissioner Slover?

7 VICE-CHAIR SLOVER: Present.

8 MS. MCNAIR: Commissioner St. Jean?

9 COMMISSIONER ST. JEAN: Present.

10 MS. MCNAIR: Commissioner Strickland?

11 COMMISSIONER STRICKLAND: Present.

12 MS. MCNAIR: Commissioner Taliaferro?

13 COMMISSIONER TALIAFERRO: Present.

14 MS. MCNAIR: Commissioner

15 Vann-Ghasri?

16 COMMISSIONER VANN-GHASRI: Present.

17 MS. MCNAIR: Chairman Albert?

18 CHAIRMAN ALBERT: Present.

19 MS. MCNAIR: You have nine
20 commissioners present. You have a quorum.

21 CHAIRMAN ALBERT: Thank you.

22 At this time, I'd like for us to

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1 consider the minutes of the February 13, 2019,
2 Board of Commissioners Meeting. That's been
3 uploaded to your Board book, and hopefully,
4 everyone had an opportunity to review them.

5 And at this time, I would entertain a
6 motion to approve the minutes. Is there a motion?

7 PARTICIPANT: Motion.

8 CHAIRMAN ALBERT: There's a motion.
9 Is there a second?

10 PARTICIPANT: Second.

11 CHAIRMAN ALBERT: Second. All those
12 in favor say aye.

13 (Chorus of aye.)

14 CHAIRMAN ALBERT: Any opposed?

15 None opposed. And for the public,
16 these minutes are available on our website, so you
17 should feel free -- they're long, so if you really
18 want to see the details of what transpired on our
19 last meeting, you can find that information there.

20 At this time, I'm going to turn it over
21 to our executive director for his report.

22 MR. GARRETT: Okay. Commissioners,

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1 we're going to get started with Ms. Lorry Bonds to
2 do a presentation before I give my report.

3 MS. BONDS: Good afternoon,
4 Commissioners and public. Again, my name is Lorry
5 Bonds. I'm the Director of the Office of
6 Administrative Services. And I have the honor of
7 presenting the employee of the month award for the
8 month of February.

9 In the Office of Administrative
10 Services, often times, we do a lot of work that's
11 behind the scenes, customer service, and for our
12 internal clients, which are other departments, but
13 for this past month and several months before then,
14 we have been doing a lot of work to be able to
15 support the environmental initiative on behalf of
16 the agency.

17 And one of my employees, Levera Flowers
18 (phonetic), has been very helpful with regard to,
19 again, making sure that, again, the residents that
20 have needed to be relocated and had temporary
21 accommodations and hotels, as well as receiving
22 gift cards have been able to do so connected with

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1 not only the residents, but in their advocates, the
2 property managers, making sure they've been taken
3 care of and making sure that, again, we've had a
4 seamless process with regard to our environmental
5 initiative and assisting in any way we can.

6 So, at this time, I'd like to invite Ms.
7 Levera Flowers up as employee of the month for the
8 month of February 2019.

9 (Applause.)

10 MR. GARRETT: Commissioners, this is
11 really an opportunity for the public to hear the
12 presentation or a portion of the presentation that
13 we've been able to offer to you and to some of the
14 advocates in the community in reference to our
15 portfolio repositioning, so we're going to have a
16 short presentation. It'll take about 15 minutes
17 to go through, but I want to give everyone from the
18 public an idea about what we've been talking about.

19 So, in January, Resolution 19-01 was
20 passed by the Board of Commissioners. It was
21 talked about the Housing Authority needing to
22 reposition its portfolio extensively based on what

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1 we found.

2 If you remember, what we started to do
3 was a process in which we talked about our
4 environmental concerns, also our lead concerns
5 without our units, and we went through a whole
6 process of inspecting every single unit within our
7 portfolio to make determinations.

8 And what we found was that at least
9 2,400 of our units -- and I use that very, very
10 carefully -- at least 2,400 of our units were in
11 state of repair or disrepair, and we needed to move
12 forward with some type of plan in order to correct
13 that particular issue.

14 What we found is that, as you know,
15 funding across the country, we talk about it every
16 single year, is declining. And just yesterday,
17 HUD's budget was released by the President's
18 office, which identified \$4.5 billion shortfall.
19 And what we consider to be as shortfall was actually
20 a cut.

21 Now, think about it. That's a cut from
22 last year's budget, which was cut, and so you get

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1 the suspended issue of declining funds, capital
2 funds, and operating budget over the years and you
3 end up in a state of disrepair where there is
4 obsolete housing, but what we do know is for the
5 Housing Authority, and for Housing Authority just
6 like it's across the country, the only way you
7 create a solution to this, the only way there's a
8 solution for what we're facing right now is to have
9 leadership and a vision.

10 And what we've talked to the Housing
11 Authority about and what we've talked to the
12 residents about, and what we're talking to the
13 aggregates about, and what we're discussing with
14 our Board of Commissioners is creating that vision,
15 that vision from the Board that will lead us into
16 20-year viability for our entire portfolio, but we
17 know we have to start with our first 2,400, which
18 we've identified.

19 Okay, so what we've done is, we've been
20 able to identify a risk assessment for our visual
21 inspections again to give us our 2,400 units, which
22 we believe need work. We estimate that number in

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1 cost. If we were just to keep our portfolio, we
2 add a level of "what is considered to be public
3 housing." Just public housing units over the next
4 20 years, it would run us at least, at minimum \$2.2
5 to \$2.5 billion total.

6 Now, where do you find that money?
7 There are only a couple places. You can either
8 find it from -- or three in my opinion -- you can
9 either find that money from the federal government,
10 which we know we're not going to get based on
11 yesterday's budget, you go to local funding, which
12 we already asked the Board of the District for many
13 of our initiatives, especially the repair
14 maintenance fund that they offered to us, but we
15 know that that is not enough, or we look for other
16 sources, other opportunities, other vehicles, such
17 as private equity and capital, to reposition the
18 portfolio.

19 Now, what are we trying to do with the
20 units that are in disrepair right now? The Board
21 allocated 272 vouchers for this particular effort
22 in terms of -- to allow us to relocate residents

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1 who were in unsafe conditions, but remember, we're
2 still talking about 2,400 units in total, so 272
3 doesn't get us to that mark.

4 From that, the Board also approved an
5 opportunity for us to utilize PBV units that we have
6 in our portfolio. Still does not give us 2,400 in
7 total.

8 What we need to do is create a plan
9 through the Department of Capital Programs and also
10 the rest of the team, OGC, on how we can move forward
11 with a repositioning opportunity for the Housing
12 Authority, which redirects funding and moves us
13 into a stable funding source for operational
14 expenses.

15 And we did that by beginning with 19-01,
16 so what we're talking about today from that
17 resolution that was passed by the Board in January,
18 what we're dealing with now is the framework for
19 how we position our portfolio and how the Board will
20 continue to make decisions on property by property
21 estimates.

22 Oh, one part. One big part of this is

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1 going to be stakeholder engagement. We've already
2 started talking to the advocates about what our
3 ideas are. We haven't finalized anything. There
4 have been no final decisions made by this Authority
5 or the Board of Commissioners about particular
6 units or complexes.

7 What we're still doing is creating and
8 developing the framework of how we move forward.
9 That strategy includes within the next 30 days,
10 what we'll do is we'll present our repositioning
11 concept to the HUD repositioning, to the Board of
12 Commissioners. We're actually doing that in this
13 particular setting right now talking about exactly
14 what we're going to do.

15 In April, it's our plan to come back
16 with a property by property assessment to the
17 Board, and from that point, the Board will make
18 decisions on the basis of what information we
19 provide to them as to how to move forward with the
20 validation of a particular portfolio or a number
21 of units.

22 During that same 30-day period until

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1 the next Board meeting, we'll be engaging
2 stakeholders and residents. That will mean a lot
3 of things. That may be an event on the weekend for
4 residents and stakeholders to participate in, that
5 may be a town hall meeting that I will participate
6 in with a particular complex, or that could also
7 mean an opportunity through whatever decision
8 we're looking at, whatever federal guidelines
9 required for public meetings and public comment.

10 After that, the next 30 days to 24
11 months, I've used and coined 24 by 24, which is
12 2,400 units over the next 24 months. That's the
13 goal to try and work in some way, shape, or form
14 with those 2,400 units so that we have residents
15 in safe places. And that's the bottom line,
16 because that's who it's about.

17 It's not about the Housing Authority,
18 it's not about me, it's not about the Board of
19 Commissioners. It's about people that we serve
20 within the community that we are trying to right
21 this ship.

22 Also, we'll identify whether or not

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1 we're in line with HUD's repositioning guidelines.
2 That's a big piece, because if we're not, we're not
3 going to be able to move this forward.

4 Year 3 to 20, we will continue to make
5 decisions on the portfolio at large. Remember,
6 our direct and priority right up front will be the
7 first 2,400 that we've identified through our
8 visual environmental sections. Those are the
9 first units we actually want to tackle.

10 Then, from there, we'll move to what I
11 consider to be a second charge, and then the
12 remaining parts of the portfolio, we'll try our
13 best to get within 20 years. That's the goal.

14 I just want to make it clear and I talked
15 to the Commissioners about it and I talked to
16 everyone here, every year, even though we have
17 created a 20-year plan, every year, we would have
18 to create a new 20-year plan. And the reason
19 being, things change.

20 Dynamics and economics within the
21 market change, construction costs change,
22 community needs change, so each year, we would have

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1 to go back through our "20-year plan" and redirect
2 it if necessary to ensure that we're on the right
3 track.

4 When we have transactions that might
5 include us as a development partner, that's an
6 opportunity for us to reinvest money or funds or
7 revenue back into another project, so that would
8 actually change our 20-year plan. It might even
9 make our 20-year plan much shorter if we're able
10 to do that in the best way possible.

11 Now, these are going to be the five
12 pillars in which the Board is able to make
13 decisions. And this still stems from 19-01 that
14 was passed in January.

15 Ensuring that residents live in safe
16 and clean environments. That's number one.
17 That's first and foremost.

18 The next, to maximize the extent and
19 possibly the dignity and quality of life for every
20 D.C. resident, guaranteeing the resident has their
21 rights. Now, that's important to know because
22 what we talk about when we talk about rights, we're

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1 not just talking about the rights to live in a unit.

2 We're talking about how we handle the
3 relocations. We want to make sure residents are
4 taken care of if they do have to relocate for any
5 reason. We want to make sure that it's done
6 properly and that they're comfortable. We've
7 actually created a new unit, a relocation mobility
8 team just to deal with relocation of residents as
9 we move forward.

10 Number three, providing good
11 stewardship of funds. That's important, because
12 we do not want to be frivolous with our funding
13 moving forward. We want to make sure every dollar
14 that we use for this repositioning effort is used
15 in the best way possible, meaning that we don't want
16 to take away from our redevelopment project,
17 because of some nuances that don't necessarily work
18 for that particular community. We often talk
19 about what that might be.

20 It could be something like how many
21 units to build on a particular site in phase one
22 versus phase two. Those ideas and concepts like

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1 that will affect how we move forward in each
2 redevelopment project that we bring to the Board.

3 We want to serve as many households as
4 we possibly can. That target area of the 30
5 percent and below, that is who we serve, that is
6 why we're here. We want to ensure that those
7 families are taken care of.

8 Five, preserving the long-term
9 affordability of housing in the District through
10 a sustainable DC HA. And what that actually means
11 is the Housing Authority extending its actual
12 capacity to control the deal from top to bottom,
13 from beginning to end.

14 The Housing Authority participating as
15 a development partner or the sole developer, the
16 Housing Authority acting as the managing agent for
17 that particular property for a period of time, the
18 Housing Authority, depending upon the type of deal
19 and the leverage sources and funding sources for
20 that project, that performer, whether or not the
21 Housing Authority is ensured to have the right to
22 control that property after that long period or tax

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1 credit period can turn off.

2 So, the idea is for the Housing
3 Authority to control the whole entire process from
4 beginning to end. I hear a lot of talk, and we want
5 to dispel the rumors that the Housing Authority
6 just wants to sell off assets. That is not what
7 we're going to do.

8 We are going to manage our assets
9 properly to ensure that residents are protected and
10 that we protect our asset, meaning the Housing
11 Authority.

12 Okay, for the public. What I use many
13 times are dashboards. And dashboards go with
14 three different colors, green, yellow, which is
15 right around here, and red. Red means danger, stay
16 away from this area right here, green is always the
17 positive, and somewhere in the middle, you can stay
18 pretty constant.

19 What we've been able to do with the help
20 of Mackenzie, who's worked with our OCP team was
21 develop a time line to clearly show what it would
22 take if we did nothing. And we just tried to

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1 maintain our current portfolio in the state that
2 it's in now with the same funding source that we
3 have now, being the same capital fund and the same
4 operating subsidy, it would take us almost 100
5 years.

6 Same goes for this particular line.
7 How much money would we actually need if we stayed
8 status quo? If we didn't take any steps forward,
9 if we digressed, if we ran away from the opportunity
10 to develop a new system and a new vision, it would
11 cost us almost \$2.2 billion to move the Agency
12 forward.

13 If we decided to make some changes, if
14 we decided to move forward with the repositioning
15 concepts and ideas that are beneficial to the
16 residents in the community, we could probably cut
17 that dollar amount down to 640 million.

18 This is our operating loss on an annual
19 basis, \$11 million. Because we have a deficit from
20 our funding source from HUD and our operating
21 budget, the money that they give to us on an annual
22 basis, we have an actual deficit of \$11 million that

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1 we have to make up every single year already today.
2 If we were to just keep the status quo, not move
3 forward, not take any steps, that \$11 million could
4 actually increase to over \$35 million per year.

5 And the last line, traditional public
6 housing units that we need to address, status quo,
7 and we've had some conversations about this,
8 whether or not this is a real number for us. I
9 believe that it is. I believe that it truly
10 represents where we would be if we didn't take any
11 steps. If we maintain the same process that we
12 have now, the same outlook, we would have, you know,
13 6,803 traditional public housing units in the same
14 state that there are now.

15 So, what we want to do and what we've
16 been asking the Board of Commissioners to do and
17 what they will continue to do in the future when
18 we start to bring project by project decisions to
19 them, first, we're going to address the first
20 2,400, those extremely units that are distressed
21 now in some way, shape, or form.

22 It may be a redevelopment opportunity.

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1 It may be revitalization. It may be a
2 rehabilitation. It may just be a relocation and
3 a unit turnaround. It could be a combination of
4 so many things that we're going to be talking about
5 in the next 30 days with the Board and moving
6 forward.

7 We are committed to, we want
8 replacement and the right to return for every
9 resident. And we'll consider and figure out a way
10 to put that into every transaction that we have
11 moving forward in some way, shape or form with
12 either writing again and having ourselves sign on
13 the dotted line or having a partner sign on the
14 dotted line that they agree that this is what we're
15 going to do on every transaction, one-for-one
16 replacement and the right to return.

17 And we're going to consider build first
18 where feasible without sacrificing the capital
19 that's needed to build additional units, okay,
20 because sometimes when you try to do build first,
21 you actually extend the time frame in which you can
22 build, and it costs you more money. Where in some

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1 cases, we could actually demolish, rebuild, or
2 revitalize the property quicker instead of
3 utilizing build first and cheaper.

4 This is an important one, human
5 capital. I was just at a ribbon cutting. And the
6 thing I wanted to talk about was not necessarily
7 the bricks and mortar so much, but it was about the
8 human capital, the investment in the people that
9 we're serving and that we're trying to provide an
10 opportunity for.

11 We're not just going to build units of
12 housing. We're going to invest in our residents
13 themselves through our residents' services
14 department and through other support from
15 stakeholders and philanthropists that we can
16 identify and foundations that are willing to
17 support our social needs and our efforts.

18 It could be educational, it could be
19 workforce development, but the idea is that in
20 every redevelopment deal that we create, there will
21 be a human capital component that will reinvest in
22 our residents in some way, shape or form.

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1 Number three, to minimize DC HA's
2 operating gap. Now, when I was talking about it,
3 I was saying, "Okay, maybe in, you know, three years
4 when a development deal closes, and we build, and
5 it's created, and we start to manage, that we could
6 limit our operating gap for the funding losses,"
7 but the reality of that is you don't create capacity
8 for your organization three years from now.

9 You start to create capacity for your
10 organization today, and that's what we're doing.
11 As an organization, in order to protect the rights
12 of our residents to ensure that we have the capacity
13 and the ability to manage our property and
14 participate in a deal from beginning to end, we
15 started yesterday managing our staff, putting our
16 staff and programs, especially on the PMO side so
17 that they have the opportunity to educate
18 themselves and they can better serve our residents
19 and better serve the organization as a whole and
20 decrease our funding losses.

21 I think one of the numbers we have on
22 the funding losses right now to make property

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1 management more efficient. I think we're running
2 right now about 15,000 per unit per year to operate
3 a public housing unit right now for the DC HA
4 through PMO, 15,000 per unit per year.

5 What we would love to be able to do
6 through this opportunity and repositioning is cut
7 that 15,000 down to somewhere between 9,000 to
8 12,000 per unit per year.

9 It doesn't sound like a lot of money
10 relatively, but it actually is. That -- remember
11 that \$11 million gap that I showed you on the
12 previous slides, that's what we want to dig into
13 with becoming a more efficient agency.

14 We want to cut that operating gap down
15 so that we can serve the public. And cutting that
16 gap down allows us to do other redevelopment
17 projects or other redevelopment revitalization
18 projects, and also allows us to create an
19 additional number of affordable units within the
20 District.

21 Number four, use all of our funding
22 options, whether it be if HUD wants to give us

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1 additional funding, we'll take it, if the District
2 has an opportunity for us to leverage money, we'll
3 utilize that, if there's a need to work with a
4 development partner and access tax credits, we'll
5 do that also.

6 We'll use all cadres of opportunities
7 for our organization in order to try and provide
8 housing. And we have to do that, because if we try
9 to go to one source, which is the federal
10 government, and they're not offering us anything,
11 we have to do something different.

12 We can't keep going to the well, a dry
13 well thinking that something is going to spring up.
14 We have to make our own future. And, I believe our
15 team is working towards that, and I believe we'll
16 be able to present something to the Board of
17 Commissioners that they will buy into and support
18 in the future.

19 Number five, maintain control of the
20 land and operations. Again, I talked about that
21 and I'm very serious. Our administration right
22 now is dead set on controlling the process, meaning

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1 that we're participating in the deal as a
2 self-developer or as a development partner, again,
3 managing the property after it is actually
4 constructed and then having the opportunity to
5 retain that property if necessary after a mortgage
6 or a tax credit program has burned off.

7 Okay, now, this is another piece. This
8 is very important, because we want everyone to know
9 that resident involvement is going to be key to all
10 of us, meaning that we're going to be talking to
11 the residents, we're going to be discussing the
12 nuances of the deals, and what it means to them
13 directly, how it impacts the community as a whole
14 and also residents individually.

15 We're not taking anything for granted.
16 We'll exhaust all of our resources to ensure
17 everyone has a clear understanding of where we're
18 going and why we're going in that particular
19 direction, so we'll be accountable and responsive.

20 We'll talk about long-term
21 affordability and we'll also talk about
22 collaborations. How can work with the residents

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1 to get these things done?

2 Remember, 2,400 units in 24 months,
3 that is the goal. That's what we need to work on
4 and that's what we need to be focused and centered
5 on.

6 The remainder of the portfolio, we were
7 starting to work on that, but in the beginning, our
8 first step is to clearly address those first 2,400
9 units that we have identified and talked so much
10 about over the last three months.

11 During the redevelopment and
12 relocation, again, I talked about human capital.
13 We're not going to leave anyone stranded. There's
14 going to be a lot of mobility council. We're going
15 to probably bother people more than they want to
16 be bothered to make sure that they're comfortable,
17 happy, and safe, that they're going in the
18 direction, and we're meeting their needs.

19 We talked about responsiveness.
20 That's what we want to be. We want to be a full
21 service organization and agency that can provide
22 for the needs of our families and their families

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1 to come.

2 We're also going to include case
3 management services. Whether it be through a
4 housing choice voucher program or Office of
5 Resident Services, case management will be a
6 component.

7 Again, human capital, that investment
8 is a part of redevelopment for the DC HA account.
9 They go hand-in-hand, will always go hand-in-hand
10 with this administration.

11 And what we'll do with this, and we'll
12 be talking more with the Board of Commissioners on
13 a case-by-cases basis as we move forward and we'll
14 be talking to the community as a whole, residents
15 individually, communities individually depending
16 upon what assessments we can identify and decisions
17 that we need to make moving forward, but again, we
18 know what our situation is.

19 We clearly know it. We embrace it,
20 unfortunately, but we also know that we have to do
21 something. Standing still will not get us to where
22 we need to be. Standing still will not provide the

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1 opportunity for the residents to live in better
2 conditions.

3 What will, as I said, is a clear vision
4 and understanding of what we need to do and why we
5 need to do it, so I appreciate you giving me a few
6 moments of your time. I appreciate the Board
7 bearing with me while I went through this issue.

8 CHAIRMAN ALBERT: As is our custom in
9 our meetings, if persons wishing to speak on the
10 resolutions are afforded three minutes to do so.
11 If you're speaking on multiple resolutions, you are
12 going to be afforded five minutes to do so.

13 On the list to speak on the resolutions
14 are Shonta High. Is Ms. High here?

15 MS. HIGH: Yes.

16 CHAIRMAN ALBERT: Come on up. And
17 you're speaking on Resolution 19-08?

18 MS. HIGH: Yes.

19 CHAIRMAN ALBERT: All right. And if
20 you have other issues that you'd like to bring to
21 our attention, because I see you signed up twice,
22 please do so at this time. I'm going to extend your

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1 time.

2 MS. HIGH: Thank you. Okay. My
3 testimony is based around the two resolutions that
4 were being heard today. The two resolutions that
5 were being heard today, I was unaware that one of
6 those resolutions was being pulled from the table.

7 Good day, Commissioners. I'm Shonta
8 High, President of the Council at Park Morton. I'm
9 here to testify today for multiple reasons.

10 The first is to mention that Resolution
11 19-08 that was -- let me rephrase that -- that was
12 -- will -- that's being discussed here today. I
13 think it's 19-06 that you pulled?

14 CHAIRMAN ALBERT: 19-06, yes.

15 MS. HIGH: Okay. 19-08 being
16 discussed here today can work in the favor of Park
17 Morton residents. Last month, I presented you
18 with a viable option to assist with moving our
19 redevelopment forward. Thus, satisfying the
20 needs of some of the Park Morton residents.

21 I presented each of you with a written
22 copy of the Park Morton equity plan last month.

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1 Today, I present you with a copy of this equity plan
2 broken down so that DC HA may review and comprehend
3 the plan.

4 By changing the acquisition to leverage
5 a portion of the 4.5 million given by DMPED for
6 interim controls at Park Morton, as well as using
7 other financing resources, this will allow us
8 purchase these units at The Wren by also
9 implementing the commercial condominium approach
10 referencing Resolution 19-06, which I was unaware
11 was being pulled.

12 Next, is to inform the DC HA BOC that
13 I am not your enemy. I am not a hard person to work
14 with. Although, I am strong willed, passionate,
15 caring, and tenacious.

16 I just what what's best for myself, my
17 family, my residents, and their families. We're
18 no longer in a place where adults will be treated
19 like children. Residents have rights. I aim to
20 be sure that every resident at Park Morton is
21 informed of, comprehends, and exercises their
22 rights to which we will be holding DC HA accountable

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1 for the violation of said rights.

2 Last week, the days of speaking down
3 upon us has ceased. We're in the frame of mind of
4 developing our future and that of our offspring.
5 Identification presents a new lifestyle, we shall
6 prepare ourselves and our children for the future
7 that lies ahead.

8 The generation -- the next generation
9 is who I am fighting for as they are unaware of what
10 is happening to the future of their housing. We
11 all deserve quality, deeply affordable housing,
12 and the true meaning of being able to remain in our
13 community is having equity to guarantee that our
14 children will not fall by the wayside to become a
15 part of the travesty that is the homelessness that
16 DC HA, as well as DMPED and developers are currently
17 contributing to.

18 Thank you for your time.

19 Oh, also --

20 CHAIRMAN ALBERT: Do you have copies of
21 that some place?

22 MS. HIGH: Of mine?

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1 CHAIRMAN ALBERT: Yes.

2 MS. HIGH: I can send -- oh, I'm sorry.
3 I can send that to you. Oh, you can actually have
4 this copy if you choose.

5 CHAIRMAN ALBERT: Yes. And, then, you
6 referenced an approach that you --

7 MS. HIGH: Yes. I gave you all --

8 CHAIRMAN ALBERT: Is it in this
9 document?

10 MS. HIGH: In front of you, yes.

11 CHAIRMAN ALBERT: Okay, great.

12 MS. HIGH: In front of you is an equity
13 plan that myself and my team worked on. And I
14 really feel like this is a viable plan that can help
15 us move our property forward in our redevelopment,
16 because Bruce Monroe is still tied up in
17 litigation. And it can be anywhere from 2 months
18 to 18 months before we even know a decision about
19 where, what is going to happen with the Bruce Monroe
20 parcel.

21 And leaving to come down here today, I
22 see that they're actually doing some work on the

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1 park, which, you know, they're redoing the blacktop
2 for the basketball court and some other stuff,
3 which makes me feel, and this is my only, my own
4 personal opinion, I feel like that parcel of land
5 is not going to fall in our favor if they're doing
6 that, so I am offering an alternative.

7 CHAIRMAN ALBERT: Can I ask a couple --

8 MS. HIGH: Yes, sir.

9 CHAIRMAN ALBERT: -- on the
10 alternative? And I haven't read it, so I'm looking
11 at it for the first time.

12 MS. HIGH: Yes, sir.

13 CHAIRMAN ALBERT: And, so, I'm going to
14 dig into it, but some of the principles of new
15 communities are one-to-one replacement build
16 first. Does the plan that you present here honor
17 those principles?

18 MS. HIGH: Yes. The REN is actually
19 going to be completed by the end of this year, first
20 part of 2020, and there are going to be 400 units
21 contained in there, to which 130 of those are
22 affordable and low income.

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1 If we would have changed the
2 acquisition and leverage portion of that 4.5, we
3 could actually buy 70 of those units so that we can
4 go ahead and start moving all the residents who are
5 ready to go from Park Morton. We can move them
6 there if their family, you know, qualifies for the
7 sizeable unit that's there. We can go ahead and
8 start moving them, so they won't continue to be
9 flustered with this process and let them wait out
10 the redevelopment and work this plan backwards
11 where you start at the footprint first.

12 Move them, let's start at the
13 footprint. Clear out 651. The two buildings
14 that's already boarded up, 630, 640, are already
15 boarded up. Clear out 16 to 620 Park Row. You can
16 build your multifamily building.

17 CHAIRMAN ALBERT: So, Shonta, have you
18 discussed this with any member of the Housing
19 Authority staff yet?

20 MS. HIGH: I have not. Today is the
21 first day I've presented it, because I kind of like
22 to surprise --

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1 CHAIRMAN ALBERT: No, I think I -- yes.
2 Well, but I, you know, just listening to what you're
3 saying, I want to make sure that it -- look,
4 everyone is looking for a way to move this forward,
5 and we welcome any suggestions.

6 We don't think we -- I don't think I have
7 the monopoly on all ideas or the best ideas. I
8 frankly think coming from the community, you better
9 understand the process and all that's involved than
10 I am, or we as Commissioners, or many of the
11 Commissioners, so I want to advise or ask our
12 director to ensure that the staff gets with you
13 within the next week so to look at your proposal.

14 I'm going to take a little while to take
15 a look at it, but I may call you, because I'm sure
16 I'll have some questions on it.

17 MS. HIGH: Yes, sir.

18 CHAIRMAN ALBERT: But thanks for
19 presenting a solution.

20 MS. HIGH: And if you all -- I'm sorry.
21 If you all provide me with your email. I don't have
22 everybody's email addresses. I will gladly

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1 forward you an electronic copy of this, as well as
2 my testimony for today.

3 COMMISSIONER VANN-GHASRI: And I want
4 to go on line saying this. Ms. High --

5 MS. HIGH: Yes, ma'am.

6 COMMISSIONER VANN-GHASRI: -- went to
7 a retreat, and is as a newly elect resident council
8 president. She was very attentive. She
9 listened. She went to all the workshops and she
10 polled all of the family commissioners one by one.

11 More than anything, Shonta, I am so
12 happy that you are the first resident, and you know,
13 this is where I'm headed, and you're the only one
14 who's ever done it. You have made me a legend
15 leaving off this Board for my last three years.
16 You are not intimidated by my instructions.
17 You're very visible with them on Facebook.

18 MS. HIGH: Yes, ma'am.

19 COMMISSIONER VANN-GHASRI: You share
20 information with me. We do not argue. We do not
21 debate. And guess what I love about you all the
22 way? I give you names. I give you numbers. You

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1 do that research and you recognize and you
2 recognize where you come from.

3 You don't know how proud you made me the
4 day that you sat there and you let this Board know
5 that you was trained by the honorable Marie
6 Whitfield, who was the president of Park Morton and
7 was also a commissioner who I learned from. That's
8 how this resident council is supposed to work where
9 we recognize each other's ability.

10 There's only one more thing you got to
11 do is to get a hold of everybody on the communities
12 and start the free conference slide, so there won't
13 be no excuse that I can't make it to Park Morton,
14 I can't make it to Lincoln Heights, and remember,
15 I put you in charge of that, so we're going to finish
16 this one, this work on your next one, which is that
17 conference call so everybody can be on your page.

18 MS. HIGH: Yes, ma'am.

19 COMMISSIONER VANN-GHASRI: Thank you
20 so much.

21 CHAIRMAN ALBERT: So, Shonta, you can
22 actually send emails a couple of ways, so it's

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1 board@dchousing.org, and then all of us first
2 initial, last name, so nalbert@dchousing.org.

3 MS. HIGH: Okay.

4 VICE-CHAIR SLOVER: I have a question.
5 Have you spoken at length or at all to the folks
6 at the new communities about this?

7 MS. HIGH: I have not. This is a new
8 proposal. I'm just presenting it to you all today
9 and I'm also going to present it to my residents
10 to see how they feel about it. I've already sent
11 it out electronically to the residents I have email
12 addresses for and I've gotten some positive
13 feedback from them about this.

14 VICE-CHAIR SLOVER: Because you had --
15 I think the REN was part of what you gave us last
16 month, --

17 MS. HIGH: Yes, sir.

18 VICE-CHAIR SLOVER: -- and so you
19 haven't approached new communities at all about
20 that --

21 MS. HIGH: No.

22 VICE-CHAIR SLOVER: -- idea? Because

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1 I think that's a good idea.

2 MS. HIGH: Thank you. I have not
3 approached NCI as of yet. I want to have a meeting
4 with them in regards to this. And just to let you
5 all know, I do have a meeting coming up with the
6 developers and the owners of the REN to discuss this
7 equity plan.

8 VICE-CHAIR SLOVER: Because as you
9 point out in the --

10 MS. HIGH: It's pending.

11 PARTICIPANT: It's pending?

12 MS. HIGH: Yes.

13 COMMISSIONER VANN-GHASRI: You're not
14 inviting anybody from this Board to come there,
15 you're going to handle your business like you've
16 been handling.

17 MS. HIGH: Yes, ma'am.

18 VICE-CHAIR SLOVER: I think, as you
19 point out, the big obstacle and hurdle based on the
20 environmental issues that we have at Park Morton
21 is that the Bruce Monroe site is quite a few years
22 out, and so I think creative solutions like this

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1 are things we need. And if it's not this, maybe
2 it's something else, but I do want to echo what
3 Chairman Albert said and Ms. Vann-Ghasri about, you
4 know, thank you for putting some effort and thought
5 into this and trying to figure how to get this
6 moving in a positive direction, so thank you.

7 MS. HIGH: Thank you. And may I just
8 say one more thing? I had given DC Housing
9 Authority an idea about connecting with some of the
10 area buildings. You know, like I use the Gibson
11 as an example, because it's at the corner of Kenyon
12 Street and Georgia Avenue, we need to look at other
13 places like this that are in our area to be able
14 to incorporate into our relocation plan, because
15 many of our residents do not want to go too far to
16 the left or right, or it would change their
17 children's schools, it would change, you know, the
18 doctors and the pharmacy and everything that they
19 use, so we need to be looking at a lot of the newer
20 developments that are coming up around Park Morton
21 to see if we, not only the REN, but as far as
22 relocating, you know, being able to move and wait

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1 out the redevelopment.

2 We need to look at like, again, the
3 Gibson and other little projects around this area
4 --

5 COMMISSIONER VANN-GHASRI: In the
6 District.

7 MS. HIGH: Yes, ma'am, so that we can
8 get our residents moved so we can start this
9 process.

10 CHAIRMAN ALBERT: Okay. Well, I want
11 to thank you so much for presenting a possible
12 solution, and we will work with you.

13 MS. HIGH: Thank you. Thank you.

14 CHAIRMAN ALBERT: All right. Thank
15 you so much.

16 MR. GARRETT: Commissioners, just for
17 your edification, there is always a meeting
18 scheduled with Ms. High tomorrow.

19 MS. HIGH: Yes.

20 CHAIRMAN ALBERT: Fantastic.

21 MS. HIGH: Yes.

22 CHAIRMAN ALBERT: Where did you get the

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1 T-shirts?

2 MS. HIGH: Sir?

3 CHAIRMAN ALBERT: Where did you get the
4 T-shirts?

5 MS. HIGH: This was -- actually, it's
6 two years old. We did this at the Park and Morton
7 block party a couple of years ago, and I would
8 actually like to get some more.

9 (Laughter.)

10 MS. HIGH: I need to talk to my budget,
11 sir.

12 CHAIRMAN ALBERT: I walked right into
13 that one. Thank you so much.

14 MS. HIGH: Oh, as I'm leaving, I just
15 want to point out that we had a fire a Park Morton
16 recently. And the resident who experienced the
17 fire is here today, but I want to give
18 acknowledgment to Ms. Betty Dialgo, our new
19 property manager, as well as her boss, Ms. Semadra
20 Watson, because they actually did a 24-hour
21 turnaround in moving my resident from his current
22 condition to a new condition.

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1 And I know I give you all the dickens
2 on the social media, but I do give props for props,
3 so I do and I appreciate you all taking care of my
4 family.

5 CHAIRMAN ALBERT: Thank you so much.

6 Debra Frazier. Debra? Oh, there you
7 are. Welcome.

8 MS. FRAZIER: Thank you. Hello,
9 Board. Hello, peers. I just see everybody
10 filling up the house. Give yourself a round.

11 (Applause.)

12 MS. FRAZIER: So, I'm speaking on
13 resolutions on my own comments. Which thing am I
14 doing, Mr. Albert?

15 CHAIRMAN ALBERT: You can do it all
16 together.

17 MS. FRAZIER: Doing it all together?

18 CHAIRMAN ALBERT: We're breaking the
19 rules today. We're bending it, not breaking it.

20 MS. FRAZIER: So, my -- I'm Debra
21 Frazier. I am a community activist and organizer
22 around public housing and I'm particularly

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1 associated with Arthur Capper Carrollsburg
2 Square/Capitol Quarters property.

3 So, Mr. Garrett, you stole my thunder,
4 because you actually did come up with a
5 redevelopment plan that you said last month you was
6 going to do and you did it and you even had Pete
7 on to let us know and see the slide presentation,
8 so a little few props, not much, but a few props
9 for that.

10 (Laughter.)

11 MS. FRAZIER: I'm pleased to note that.
12 So, two questions that come up regularly. When we
13 asked last month who has oversight over DC Housing
14 Authority, one of the Commissioners quipped and
15 said, "That question is asked often." Asking that
16 question again.

17 VICE-CHAIR SLOVER: It's not clear
18 what you're asking.

19 CHAIRMAN ALBERT: What are you asking?

20 MS. FRAZIER: Who has oversight over DC
21 Housing Authority?

22 VICE-CHAIR SLOVER: HUD.

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1 MS. FRAZIER: Is there no local
2 oversight?

3 PARTICIPANT: The Board of
4 Commissioners.

5 CHAIRMAN ALBERT: There's a lot of
6 oversight.

7 MS. FRAZIER: Tell me who.

8 CHAIRMAN ALBERT: There's the Board of
9 Commissioners. We have oversight. There is a
10 council -- there is a committee within the DC City
11 Council that has oversight, and HUD as a funder has
12 oversight.

13 PARTICIPANT: Congress.

14 MS. FRAZIER: Okay. That's so we can
15 know how to --

16 (Simultaneous speaking.)

17 PARTICIPANT: -- the United States
18 Congress.

19 MS. FRAZIER: As it becomes necessary,
20 especially now with the plan to know how to hold
21 this Housing Authority and the Board accountable
22 for the goals and ideas that were presented today

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1 in your presentation.

2 Along with the Park Morton plan,
3 there's also a resident centered development or
4 something planned for Berry Farms that needs to be
5 considered. And I'm sure that you are looking at
6 best practices for this repositioning that is
7 happening, because there are other housing
8 authorities, some who have also come up with a great
9 idea.

10 Next question. The total number of
11 units suggested by HUD for you to dissolve is 3,500.

12 MR. GARRETT: Thirty-seven.

13 MS. FRAZIER: Thirty-seven hundred.

14 MR. GARRETT: But it wasn't to
15 dissolve. It was to reposition.

16 MS. FRAZIER: To reposition, so you've
17 talked about reposition the 24,000.

18 MR. GARRETT: Twenty-four hundred.

19 MS. FRAZIER: Twenty-four hundred.

20 First question. How will you do that remaining
21 part? Second question, real specifically, is
22 there a time line from HUD about when the

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1 repositioning must be completed?

2 MR. GARRETT: Not completed, but there
3 was a time line established when we needed to submit
4 some applications, but that time line may change
5 because of the shutdown, so they're going to get
6 back to us on that, not just to the DC HA, but to
7 all the housing authorities to let us know if
8 certain deadlines have been moved.

9 MS. FRAZIER: And this is to submit
10 applications...?

11 MR. GARRETT: Right. For
12 applications if you're repositioning some of your
13 portfolio, there's some applications that need to
14 be submitted.

15 MS. FRAZIER: Like demo and dispo?

16 MR. GARRETT: Correct.

17 MS. FRAZIER: So --

18 MR. GARRETT: Or, Section 18, which is
19 similar.

20 MS. FRAZIER: Demo and dispo and
21 Section 18, so according to this plan, you'll be
22 doing 24, 24?

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1 MR. GARRETT: Twenty-four and
2 twenty-four months, hopefully.

3 MS. FRAZIER: So, they -- so would you
4 have to submit the applications for demo dispo and
5 the other one that you mentioned sometime sooner
6 rather than later? I mean, what would be your time
7 line?

8 MR. GARRETT: I think that my approach
9 is going to be more rolling than anything else.
10 We'll get our first tranche in and then we'll go
11 back and start looking at the remaining portfolio,
12 but, Ms. Frazier, I just want to say something.

13 One thing I was trying to point out in
14 the presentation was that our concept and idea for
15 the 2,400 units that we need to reposition, we may
16 be repositioning by turning around units at other
17 properties also. That may -- it's going to be a
18 combination of a lot of things, because, you know,
19 ideally, if you could relocate everyone at one time
20 and do a redevelopment project or a revitalization
21 project, we would, but the reality is we're
22 probably going to have to do unit turnaround in some

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1 instances for other units throughout the portfolio
2 that can accommodate some of our families, so we
3 can move forward.

4 MS. FRAZIER: Okay. Also, please
5 consider if there's a conflict of interest working
6 with the mayor's appointees, especially DMPED, on
7 this Board. I can see how it works well probably
8 to partner, but what's the conflict of interest
9 with the mayor who has probably a different goal
10 for public housing than what you do, so just look
11 into the conflict of interest. That question has
12 also been asked for a while with DMPED. We're
13 looking for an answer for that.

14 I got 19-07. Can I go?

15 CHAIRMAN ALBERT: Yes.

16 MS. FRAZIER: Okay. So, around 19-07
17 about the vacant unit repairs.

18 CHAIRMAN ALBERT: Yes.

19 MS. FRAZIER: Have you identified
20 where there -- I don't think there's anything in
21 here that says where the vacant units are.

22 MR. GARRETT: They're throughout the

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1 whole entire --

2 MS. FRAZIER: Oh, scattered throughout
3 the portfolio.

4 MR. GARRETT: Throughout the whole
5 entire portfolio, yes.

6 MS. FRAZIER: So, concerned that there
7 are 13 companies getting different amounts. Is
8 each company going to do something different or is
9 each company working on a different property?

10 CHAIRMAN ALBERT: So, they may work in
11 different properties, but you'll hear that during
12 the presentation of their resolution.

13 (Simultaneous speaking.)

14 MS. FRAZIER: -- resolution before it
15 was presented, I had to ask that question.

16 CHAIRMAN ALBERT: Yes.

17 MS. FRAZIER: So, that will be covered
18 in the presentation.

19 MR. GARRETT: Yes, ma'am.

20 MS. FRAZIER: That's all I have for
21 that. 20-08 --

22 CHAIRMAN ALBERT: 19-08.

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1 MS. FRAZIER: 19-08, I think, is not
2 significant enough. Oh, when you're talking about
3 new communities at Providence Place.

4 CHAIRMAN ALBERT: What about that?

5 MS. FRAZIER: Who's the developer?
6 Anybody know?

7 MR. GARRETT: I think that's one -- I
8 can't remember of that, of this company.

9 CHAIRMAN ALBERT: The Warrenton Group.

10 MR. GARRETT: The Warrenton Group,
11 yes.

12 MS. FRAZIER: The Warrenton Group.

13 MR. GARRETT: No, it's not the
14 Warrenton. Progressive Baptist, okay. Thank
15 you.

16 MS. FRAZIER: Progressive Baptist,
17 okay. So, the other thing is that down here it
18 says, subsidies from new communities, and you've
19 got 35 replacement units, and there are 93 units
20 planned for this Providence Place, so what are the
21 35 units replacing?

22 CHAIRMAN ALBERT: So, we're going to

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1 have a presentation on the resolution. And Andre
2 is going to answer that question during his
3 presentation, because others might have the same
4 question.

5 MS. FRAZIER: Okay. And that's it.

6 CHAIRMAN ALBERT: Thank you so much.
7 Good to see you again.

8 So, at this time, we'll go into our
9 resolutions for today. First up is resolution
10 19-07, which Ms. Frazier referenced, which is to
11 authorize the execution of contracts for vacant
12 unit repairs. I'm going to ask our executive
13 director --

14 MR. GARRETT: So, we're going to have
15 Director Bonds in and Director Punter. Come up
16 front. And they're going to go over this
17 particular resolution, but Commissioners, as a
18 preface, remember when I was talking about
19 relocation in 2,400 units, this plays into that
20 actual process. We may be turning units around in
21 this manner in order to allow for residents to
22 relocate out of units that are inhabitable or close

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1 to that point. Thank you.

2 MS. BONDS: Good afternoon,
3 Commissioners.

4 CHAIRMAN ALBERT: Good afternoon.

5 MS. BONDS: Again, Lori Bonds,
6 Director of Administrative Services. This
7 resolution is asking for the authorization to
8 execute several contracts, general construction of
9 contracts, in order to be able to help the Housing
10 Authority with vacant unit repair and make ready
11 services.

12 Again, we issued a solicitation, which
13 was a request for qualifications. Sent it out, not
14 only through publications, but sent it out directly
15 to 42 firms again to increase our outreach and to
16 make sure that, again, firms understood and knew
17 the type of services we wanted without putting the
18 scope and request for actual pricing.

19 In response to the question with regard
20 to, again, the pricing structure, we actually
21 issued a request and advised the firms that we
22 wanted them to be able to propose whether they have

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1 the capacity to be able to meet contract structures
2 that \$140,000, \$240,000, and \$350,000.

3 Again, that gave the opportunity for
4 some of our small and local firms to be able to
5 participate in this effort, as well as be able to
6 make sure they could meet the payments and
7 performance bonds that are required in order to
8 make sure that they have coverage for this work,
9 so we wanted to make sure they have capacity, but
10 we ask them to let us know what the capacity they
11 have so that they can be able to make sure they met
12 the work and the needs for that.

13 Again, we received from this effort 26
14 proposals, which is very good, from firms
15 throughout the area. Those 26 proposals were
16 evaluated by evaluation panel to review and make
17 determinations based on their experience of past
18 performance and qualifications.

19 Based on those, that evaluation, the
20 request was to be able to move forward with 13
21 firms. Of those 13 firms, 11 of them are local here
22 in the area with several of them being CBEs.

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1 In addition, all of them have made
2 commitments to our Section 3 program ranging from
3 10 percent of labor hours and hiring, not only
4 laborers, painters and carpenters, but also
5 registering Section 3 business concerns showing,
6 again, their intent to be able to support our
7 Section 3 programs and the actual financial
8 interest of our residents and helping to be able
9 to create economic opportunities for them.

10 Any questions?

11 CHAIRMAN ALBERT: Any questions from
12 any of our commissioners?

13 COMMISSIONER VANN-GHASRI: I have a
14 question. So we already understand that we're
15 going to, we haven't selected properties. I'm
16 highly recommending that Lincoln Road and the
17 Villager, especially starting with small
18 properties, that's your success story.

19 I've found that a lot of times when this
20 housing authority wants to complete a goal, they
21 go with a larger property, which they can never
22 complete the goal. So there's never a model.

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1 So we're going to have to figure out,
2 the Housing Authority is going to have to figure
3 out how are you going to do this with all eight
4 wards. Because the only place that family
5 communities are not is in Ward 3.

6 So it impacts my constituent in every
7 ward. In doing that, I'm also looking at where it
8 can be feasible at and how you're expanding certain
9 similar districts trying to put it in this formula.

10 So I, number one, I highly recommend
11 that when it comes to small properties, such as
12 Lincoln Road, who is impact with us as management,
13 The Villager, which is not but maybe have a RAD
14 application in. Both are small, both could
15 utilize this, and both of them together could be
16 a success.

17 So I hope we have a strategic plan that
18 is logical, strategic, and the goal is to have a
19 successful, complete community. That's number
20 one.

21 Number two, the next time that we're
22 doing RFPs, I would also like for it to be placed

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1 in the Hill Rag. After all, Ward 6 had more HOPE
2 VI than any other ward in the District of Columbia
3 when it comes to incomplete affordable housing.

4 And therefore, when we're doing this,
5 hopefully that those residents, the residents
6 that's impacted by new communities, that were
7 impacted by the HOPE VI, would be residents that
8 you would utilize to be employed in this project.
9 Because that's another weakness that I see we do.

10 We do not utilize the constituents that
11 was promised self-sufficient in these projects
12 when they come up new. We find these new people,
13 that going to have to stop.

14 And as far as what they're going to do
15 with Section 3, that seems to be very good. And
16 of course everybody like the fact that all of your
17 companies pretty much was from DC.

18 MS. BONDS: Thank you.

19 CHAIRMAN ALBERT: Commissioner
20 Strickland.

21 COMMISSIONER STRICKLAND: Can you
22 clarify how you came up with the proposed contract

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1 amounts, just for the record?

2 MS. BONDS: Yes, again, the proposed
3 contract amounts were based on an opportunity that
4 we wanted to give to small and local companies to
5 be able to actually bid and have capacity to
6 actually be able to do the work. Oftentimes with
7 our general construction, they're at higher
8 capacity, a million to twenty million dollars.

9 In this effort, we wanted to be able to
10 reach out and provide some of the structure in
11 smaller bits and pieces, so again capacity could
12 be reached for smaller companies, not only to be
13 able to do the work with the staff they have, but
14 also to be able to get payment and performance
15 bonds. Which means that they're insuring their
16 work, and that has to be done at 100% of the actual
17 contract amount.

18 CHAIRMAN ALBERT: Yes, Commissioner
19 St. Jean.

20 COMMISSIONER ST. JEAN: How are we
21 going to be marketing S3 for public housing and
22 HCVP?

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1 MS. BONDS: I have to defer to Larry
2 Williams, Director of Resident Services.

3 MR. WILLIAMS: Good afternoon,
4 Commissioners. So we will be marketing Section 3
5 through the Southwest Center, but also partnering
6 with HCVP to ensure that the information and the
7 job opportunities go out to all of the voucher
8 holders as well. And I submitted a marketing plan
9 to Commissioner St. Jean to show the other actions.

10 COMMISSIONER ST. JEAN: Okay, are we
11 going to put that in newsletter as well so it could
12 go out, or how?

13 MR. WILLIAMS: We will put it in the
14 newsletter, and I'll work with OPA to do a couple
15 blasts as well.

16 COMMISSIONER ST. JEAN: Okay, thank
17 you.

18 CHAIRMAN ALBERT: Commissioner
19 Slover.

20 VICE-CHAIRMAN SLOVER: I just want to
21 confirm, you may have said this and I missed it,
22 but it doesn't say in the resolution that there'll

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1 be a further competitive process for each of the
2 contracts that are let under this contract.

3 MS. BONDS: That's correct, and it's
4 referenced. But it is. A qualified bidder's list
5 is what is created now from this process, so they
6 won't immediately receive contracts.

7 Again, because there was not pricing
8 involved here, once the scopes are given, they'll
9 be given to at least three contractors at a time
10 for them to bid on them, and then the determination
11 will be made which one will receive a contract.

12 VICE-CHAIRMAN SLOVER: So that will
13 make sure that we get pricing power going forward.

14 MS. BONDS: No question, that's
15 correct.

16 VICE-CHAIRMAN SLOVER: Just a
17 technical thing, it says December 16, 2019 and
18 December 17, 2019. I assume that's '18, you might
19 want to make that change.

20 MS. BONDS: That's correct.

21 VICE-CHAIRMAN SLOVER: Thanks.

22 MS. BONDS: Thank you.

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1 COMMISSIONER ORTIZ GAUD: I just want
2 to just acknowledge the administration and
3 Director Garrett for this. I think it's a great
4 success. In the past I've never seen so many local
5 like these, and I think that's very, very awesome.
6 So in that note, it's pretty impressive.

7 CHAIRMAN ALBERT: Are there any other
8 questions? Hearing none, I --

9 MS. FRAZIER: Excuse me, Chairman
10 Albert, you said that the issues would be addressed
11 in this presentation, they have not.

12 CHAIRMAN ALBERT: Okay.

13 MS. FRAZIER: One, how many use and
14 second, what's the scope of work for each of the
15 companies.

16 CHAIRMAN ALBERT: Thank you.

17 MS. FRAZIER: That hasn't been
18 answered yet.

19 CHAIRMAN ALBERT: Thanks for bringing
20 it to my attention. Lori, can you answer that?
21 And Andre, be prepared when you come up.

22 MS. PUNTER: The scope of work will be

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1 based upon the unit selection. And so that will
2 vary. And also, you know, again, the units, we will
3 determine the units based on what we see in our
4 portfolio. And also the goal is to make sure that
5 our residents are housed safely without hazardous
6 conditions.

7 MR. GARRETT: Ms. Frazier, did you hear
8 what she said?

9 MS. FRAZIER: That is kind of a
10 non-answer.

11 MR. GARRETT: No, Ms. Frazier, what she
12 was saying was that it's going to be based on the
13 scope of work in the individual unit. That's how
14 we're going to create the scope for each individual
15 contractor. So some of our units needs more work
16 than others, and that's going to actually develop
17 what work they actually do and what they're
18 compensated for.

19 MS. FRAZIER: And that will be within
20 the 2400 that need to be --

21 MR. GARRETT: It could be within the
22 2400, or it could be outside of the 2400, which

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1 gives us an opportunity to move some residents into
2 better units.

3 CHAIRMAN ALBERT: Great, could you
4 state your name for the record?

5 MS. PUNTER: My name is Carolyn Punter.

6 CHAIRMAN ALBERT: Thank you, Ms.
7 Punter. Great, so I'd entertain a motion to
8 approve this resolution, Resolution 19-07. Is
9 there a motion?

10 PARTICIPANT: So moved.

11 CHAIRMAN ALBERT: So moved. Is there
12 a second?

13 PARTICIPANT: Second.

14 CHAIRMAN ALBERT: Second. A roll
15 call.

16 MS. McNAIR: Thank you. Commissioner
17 Neal Jones?

18 COMMISSIONER NEAL JONES: Yes.

19 MS. McNAIR: Commissioner Ortiz Gaud?

20 COMMISSIONER ORTIZ GAUD: Yes.

21 MS. McNAIR: Commissioner Slover?

22 VICE-CHAIRMAN SLOVER: Yes.

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1 MS. McNAIR: Commissioner St. Jean?

2 COMMISSIONER ST. JEAN: Yes.

3 MS. McNAIR: Commissioner Strickland?

4 COMMISSIONER STRICKLAND: Yes.

5 MS. McNAIR: Commissioner Taliaferro?

6 COMMISSIONER TALIAFERRO: Yay.

7 MS. McNAIR: Commissioner

8 Vann-Ghasri?

9 COMMISSIONER VANN-GHASRI: Yes.

10 MS. McNAIR: Commissioner Council?

11 COMMISSIONER COUNCIL: Yes.

12 MS. McNAIR: Chairman Albert?

13 CHAIRMAN ALBERT: Yes.

14 MS. McNAIR: You have nine yes, the
15 resolution is approved.

16 CHAIRMAN ALBERT: Great, thank you so
17 much. Next, Resolution 19-08, which will approve
18 local subsidies that support the creation of
19 affordable housing in the District of Columbia.
20 For the Providence Place New Communities
21 Initiative Project, Andre Gould.

22 MR. GOULD: Good afternoon,

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1 Commissioners. My name's Andre Gould, I'm
2 Development Project Manager with the Office of
3 Capital Programs here at the DCHA. Resolution
4 19-08 is to approve a local rent supplement subsidy
5 from the FY19 budget for Providence Place.

6 Providence Place is a New Communities
7 offsite project which would provide replacement
8 housing for Lincoln Heights and Richardson
9 Dwellings residents. It's a total of 93 units in
10 a multifamily building. Thirty-five of those
11 units will be replacement units for Lincoln Heights
12 and Richardson Dwellings residents.

13 The site is actually located directly
14 across from the Lincoln Heights Management Office.
15 It'll be built on a parking lot currently there.
16 Progressive National Baptist Church is a
17 consortium of Baptist churches, it'll be built on
18 their campus.

19 They have partnered with the other
20 developers, Atlantic Pacific and Urban Matters
21 will be a part of the team. They've selected Hamel
22 Builders as the contractor to build it, and Torti

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1 Gallas was the designer of the multifamily
2 building.

3 CHAIRMAN ALBERT: Any questions for
4 Andre?

5 COMMISSIONER VANN-GHASRI: Yes. Mr.
6 Larry Williams, will you clarify at this moment,
7 who is the president of Richardson Dwelling? I
8 said it was Joyce Simmons, so we need to have that
9 corrected, because there is another name on the
10 PowerPoint.

11 And I'm a great stickler about resident
12 council presidents getting recognition because we
13 don't recognize ourself, as Ms. High has just
14 showed in the demonstration of the relationship
15 that she and I have had. And that's the, and if
16 everybody would at least took on my need, not only
17 would Ms. High would have been here, everybody
18 would have been here.

19 Because Potomac Gardens is there, but
20 it's not there for us to be there yet. So I need
21 to know whether or not Joyce Simmons is the
22 President of Richardson Dwelling. Because you

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1 have someone else by the name of Angela, what is
2 Angela's last name, sir?

3 MR. GOULD: It's Simmons on the
4 PowerPoint, and it's incorrect.

5 COMMISSIONER VANN-GHASRI: And that
6 may be Joyce. So we need to know if Joyce and
7 Angela is the same person. I need to know to make
8 sure that my constituents at Richardson Dwelling
9 is getting their share fair in these presentations
10 with the correct president name. And that's all
11 the issue I have about that.

12 And whether or not I see Ms. McLloyd
13 here, so I think I saw Ms. Pat McLloyd. Is Ms.
14 McLloyd in the room? Pat, is Pat is not here?
15 Okay, so I'm going to ask you whether or not Ms.
16 McLloyd, I'm going to take for granted that Ms.
17 McLloyd have seen this, Ms. McLloyd has agreed with
18 this. Because Ms. McLloyd's name was on the
19 presentation.

20 So the question is, it's a yes or no
21 question, whether my colleague viewed that same
22 PowerPoint I viewed or the same documentation in

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1 which I viewed in a PowerPoint.

2 MR. GOULD: She did not review the
3 PowerPoint, but she's aware of the project.

4 COMMISSIONER VANN-GHASRI: Did she
5 tell you what her constituents at Lincoln Heights,
6 whether or not how they felt about 19-08?

7 MR. GOULD: She's in favor of this
8 project, and she's actually been working closely
9 with the Progressive National Baptist Church.

10 COMMISSIONER VANN-GHASRI: And let me
11 ask you a question, whether or not Ms. Joyce Simmons
12 or Ms. Angela, Ms. Simmons, the President --

13 MR. GOULD: Yeah, I call her Ms.
14 Simmons.

15 COMMISSIONER VANN-GHASRI: At
16 Richardson Dwelling, is she also attending the
17 meetings? Because it was brought to my attention
18 that Richardson Dwelling does not always get the
19 information that Lincoln Heights receive.

20 And I know that for a fact being on this
21 board, because we have a lot of internal issues with
22 that. Which should have been resolved that the

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1 same information that Ms. McLloyd received, the
2 President of Richardson Dwelling, her Resident
3 Council, receive it too, whether or not they attend
4 those meetings or not.

5 Because you're going to want her name
6 on the document, and I'll be telling her don't sign
7 it. If you haven't been in there to listen to a
8 presentation, or this housing authority don't show
9 where the president has received information but
10 did not attend, but if you received it, we're hoping
11 that you read it.

12 So if that's not in place, then it's
13 hard for me to make a vote. And you're going to
14 have to be the one to show us that other, you know,
15 they're both presidents. And I know Ms. McLloyd
16 attends, because I do know the internal problems,
17 and so do another Board member on this board knows
18 that too.

19 And we want to resolve that so it can
20 be a good working relationship under Tyrone
21 Garrett's leadership.

22 MR. GOULD: Understood, Commissioner.

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1 CHAIRMAN ALBERT: Any other questions?
2 Mr. Slover.

3 VICE-CHAIRMAN SLOVER: This is the
4 fourth offsite project for this New Communities
5 project?

6 MR. GOULD: There's been one other,
7 4427, but we already listed the replacement units
8 that we have residents in.

9 VICE-CHAIRMAN SLOVER: So Marley
10 Ridge, Nannie Helen, and The Residences at Hayes?

11 MR. GOULD: Correct.

12 VICE-CHAIRMAN SLOVER: So in those
13 units, we have residents from this project?

14 MR. GOULD: From Lincoln Heights and
15 Richardson Heights.

16 VICE-CHAIRMAN SLOVER: And who's in
17 the units that they vacated?

18 MR. GOULD: I don't understand the
19 question, I'm sorry.

20 VICE-CHAIRMAN SLOVER: In other words,
21 they came from onsite, right? Have you
22 re-occupied those units?

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1 MR. GOULD: I don't --

2 VICE-CHAIRMAN SLOVER: Not all of
3 them. So I'm driving to a point which is when is
4 this, when is the Lincoln Heights/Richardson
5 Dwelling, when is that, where is it? Is it, are
6 we going to deliver it in the next ten years?

7 I'm just wondering because I, we had at
8 Park Morton, when I was on its board a decade ago
9 we built The Avenue, and it was supposed to be
10 replacement public housing, which it isn't
11 anymore.

12 So I'm concerned if we're taking folks
13 off of the footprint in the name of freeing up space
14 to do, build in place, but we're backfilling the
15 units with people, when the time comes, are these
16 going to work? I mean, is this offsite going to
17 work for us?

18 MR. GARRETT: Commissioner Slover,
19 that's one thing that when I came on board, we
20 talked about backfilling units at, and that's not
21 something that we wanted to do. But remember what
22 we, what happened was we had a phased demolition

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1 application.

2 So, moving forward, we're going to
3 correct that and allow for the opportunity for
4 other residents to be able to be relocated offsite
5 with a voucher. So that should deal with that
6 particular issue. So we won't be backfilling
7 units.

8 VICE-CHAIRMAN SLOVER: So I'm just
9 concerned that we're emptying the building out too
10 soon --

11 MR. GARRETT: Because of, I understand
12 what you're saying.

13 VICE-CHAIRMAN SLOVER: But if we don't
14 have any plan, meaningful plan, to move forward
15 with this new community site but we're moving
16 forward expeditiously on the offsite, we're going
17 to have, if done right, we're going to have a empty
18 building, we're going to have 145 empty units.

19 Because we're not going to backfill
20 them, because if we backfill them, then we then have
21 to move those folks when the time comes to do the
22 demolition.

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1 So I'm just wondering about the timing
2 and the sequencing and why these projects are
3 really complicated. And again, I keep going back
4 to The Avenue at Park Morton, where we did a
5 significant amount of investment in that.

6 We actually used our federal vouchers
7 for that, and that is to no avail. There's -- not
8 available to Park Morton, so we're at zero there.
9 I don't want the same thing to happen here.

10 MR. GARRETT: Understood, understood.
11 Would you allow us, one thing that I would like to
12 state is that we're still doing our repositioning,
13 and we'll be bringing that to you. And from that
14 repositioning I think you'll get a different
15 viewpoint of what direction we are going to be
16 traveling in.

17 But that needs to come to the Board and
18 we need to have that discussion at our next deadline
19 meeting.

20 VICE-CHAIRMAN SLOVER: I mean, is
21 this, from where I'm sitting, is this a, am I
22 reading something wrong? I mean, I just feel like

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1 --

2 MR. GARRETT: You're not reading
3 anything wrong, but we were looking, remember what
4 we were trying to do with the repositioning concept
5 was to look at the entire portfolio and make some
6 determinations of what direction we should go in
7 for each site. And I think some of your questions
8 might be answered at that time.

9 VICE-CHAIRMAN SLOVER: Okay, so a very
10 simple question would be if we've emptied out
11 almost 90 units, maybe more, my math's not that good
12 right now. Some of those units got backfilled.

13 (Simultaneous speaking.)

14 MR. GARRETT: -- when I first came on,
15 not, but some of them did get --

16 VICE-CHAIRMAN SLOVER: Those units are
17 backfilled now. We now have one less unit
18 available for a replacement unit because we
19 backfilled it.

20 MR. GARRETT: Some of them, not all of
21 them, but some of them were backfilled when I came
22 on board.

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1 VICE-CHAIRMAN SLOVER: Is this making
2 sense, my concern?

3 MR. GARRETT: I understand what you're
4 saying, it's clear.

5 VICE-CHAIRMAN SLOVER: So I'm, so on
6 this project, if we take 35 people out --

7 MR. GARRETT: Did we put 35 people back
8 in.

9 VICE-CHAIRMAN SLOVER: What's the
10 answer?

11 MR. GARRETT: And I'll have to get that
12 for you. But I don't think -- I'll get the answer
13 for you. I was going to step out on the ledge, but
14 I'm not going to --

15 VICE-CHAIRMAN SLOVER: Go ahead, step
16 out.

17 MR. GARRETT: No, no.

18 (Laughter.)

19 MR. GARRETT: I'll get the correct
20 answer for you. Yeah, I'll get the answer for you.

21 VICE-CHAIRMAN SLOVER: I won't push
22 you.

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1 MR. GARRETT: Yeah, right.

2 VICE-CHAIRMAN SLOVER: So that's my
3 reluctance to move forward, because I just feel
4 like there's no master plan. And if there is, I
5 don't know about it.

6 MR. DAVIS: So Commissioner, I think
7 it's fair to say that --

8 CHAIRMAN ALBERT: Can you state your
9 name.

10 MR. DAVIS: I'm sorry, I'm Daryl Davis,
11 I'm the Chief Development Officer here at the
12 Housing Authority. I think it's fair to say that
13 at this particular point, at least now and maybe
14 even the next three months, we are looking for
15 multiple options for different properties.

16 As this repositioning takes shape, we
17 have to make day-to-day decisions as to where
18 people are going move and what's going to happen.
19 So it might be a little unclear right now. And we
20 totally understand that.

21 But I think while we are working through
22 this process and while you are in the process of

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1 making decisions, we do need to make some choices,
2 and we need a little flexibility in terms of who's
3 going to be where until final decisions are made.

4 VICE-CHAIRMAN SLOVER: So what I would
5 ask then as a Board member with fiduciary
6 responsibility that we would be, we would, if, for
7 this to be approved, that we want some firm, solid
8 plan to be brought back to the Board, some future
9 date prior to, you know, getting too far down the
10 road on this that says this is how this is fitting
11 in to the master plan.

12 Because we keep deploying you know,
13 resources and DMPED's money and the city's money
14 and our money and everybody else's money, but we
15 are, and it's always about the same four projects,
16 it seems. And so to me, at some point you just got
17 to say let's just stop the musical chairs and let's
18 get a plan that's firm and figure it out. And go
19 from there.

20 So I would ask that there be some, you
21 know, I don't know if it's a contingent upon
22 something. I get the need, but is there a house

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1 on fire here?

2 CHAIRMAN ALBERT: So it's, I agree with
3 you, Commissioner Slover. I think we need to add
4 some language to this resolution that requires the
5 staff to come up with, I think the word you used
6 was a master plan. I'm not sure that's the --

7 VICE-CHAIRMAN SLOVER: Well, it's just
8 how this is going to --

9 CHAIRMAN ALBERT: Right.

10 VICE-CHAIRMAN SLOVER: How all these
11 four, now five, projects fit in timing-wise, and
12 are we going to get in the same situation we are
13 in Park Morton where the delay on the master project
14 is so long that these things get backfilled, and
15 by the time we're ready to use them they're not
16 available anymore.

17 And we're stuck with zero and this
18 commitment to build in place, and we're back to Park
19 Morton, version two.

20 CHAIRMAN ALBERT: Right, no I agree.
21 So I don't know what's on languages, but we're going
22 to request that, can we just have her stay here for

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1 a second? Thank you, Ms. Matthews. If we could
2 require the staff to come back before -- with sort
3 of an overall plan for that site, I think it would
4 be helpful.

5 Because I agree with the Commissioner,
6 it just seems as though there isn't a rhyme and
7 reason. And I'm sure it is in your mind, but it
8 hasn't been laid out to us. Other questions or
9 comments?

10 MS. FRAZIER: So excuse me, Mr. Chair,
11 you said the that the person would answer the
12 statement of the 93 units proposed at this --
13 Providence Place, 35 will be replacement units.
14 And what is the, what will the other 58 be? Is that
15 all affordable, is that low income, is that --

16 CHAIRMAN ALBERT: So, okay, Andre, can
17 you respond? Thanks.

18 MR. GOULD: The balance of the units
19 will be tax credit units, and it will be all
20 affordable project.

21 CHAIRMAN ALBERT: Great. Any other
22 questions? Hearing none other, I would entertain

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1 a motion to approve Resolution 19-08, with the
2 additional language that the staff will come back
3 to us with a plan within the next 30 days. Great.
4 So I'd entertain a motion to approve. Is there a
5 motion?

6 PARTICIPANT: So moved.

7 CHAIRMAN ALBERT: Is there a second?

8 COMMISSIONER TALIAFERRO: Second.

9 CHAIRMAN ALBERT: Second. Roll call.

10 MS. McNAIR: Thank you. Commissioner
11 Ortiz?

12 COMMISSIONER ORTIZ GAUD: Yes.

13 MS. McNAIR: Commissioner Slover?

14 VICE-CHAIRMAN SLOVER: No.

15 MS. McNAIR: Commissioner St. Jean?

16 COMMISSIONER ST. JEAN: Yes.

17 MS. McNAIR: Commissioner Strickland?

18 COMMISSIONER STRICKLAND: Yes.

19 MS. McNAIR: Commissioner Taliaferro?

20 COMMISSIONER TALIAFERRO: Yes.

21 MS. McNAIR: Commissioner
22 Vann-Ghasri?

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1 COMMISSIONER VANN-GHASRI: No.

2 MS. McNAIR: Commissioner Council?

3 COMMISSIONER COUNCIL: With the
4 revisions, yes.

5 MS. McNAIR: Commissioner Neal Jones?

6 COMMISSIONER NEAL JONES: Yes.

7 MS. McNAIR: Chairman Albert?

8 CHAIRMAN ALBERT: Yes, with the
9 revisions.

10 MS. McNAIR: Thank you. You have
11 seven yes, two no. The resolution is approved with
12 the revisions.

13 CHAIRMAN ALBERT: Thank you. That
14 concludes, thank you, gentlemen, that concludes
15 our resolutions. We will now go into our public
16 comment session.

17 We will first have residents comment.
18 Everyone has three minutes, and then unknown
19 residents. First on our list, and today we're
20 going to be strict with our time, so please put your
21 thoughts together. First is Valerie Flamer. No,
22 sorry Ms. Flamer. Leroy Cauthen. Mr. Cauthen,

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1 welcome.

2 MR. CAUTHEN: Good morning.

3 CHAIRMAN ALBERT: Good afternoon.

4 MR. CAUTHEN: Good morning, my name is
5 Leroy Cauthen. As of the March 27, my house caught
6 completely on fire. I woke up in the middle of the
7 night in a ray of fear and flames. The Fire
8 Department was there on time. I guess the
9 community had already seen the smoke, residents
10 woke me up.

11 And I'm here today, right, to also
12 thank, first say good morning to the Council and
13 thank God for what he does. And then I want to say
14 thanks to the Fire Department. And I want to say
15 thanks to Ms. Kathy, our Resident Manager. Also
16 want to say thank you to Ms. Watson, who came there.
17 Because during that time, they came immediately on
18 the spot. They were there for me.

19 Like I said, I was really confused and
20 discombobulated because what was going on. Ms.
21 High, she also appeared. And the Red Cross. I
22 want to thank my community for supporting me and

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1 helping me. And within the next day, I was already
2 relocated. And I had, the maintenance staff,
3 Keith Harrison and the rest of the crew, they helped
4 me move my furniture.

5 Ms. Latoya Thompson from the neighbor,
6 community circle was also there. And they
7 actually really made me feel like I was being
8 treated by a family, a community. They came
9 together and I felt overwhelmed, you know.

10 Because I do so much for people so much,
11 right, and the community was actually there for me.
12 And I felt more with Park Morton like a family, more
13 than just living in somebody's apartment. And I
14 want to thank Park Morton and the community and
15 their staff, Maintenance and all the way through.
16 And I say job well done.

17 CHAIRMAN ALBERT: Thank you so much.

18 Next on our list is Michelle Hamilton.
19 Misty Hopkins. She coming back? Do you guys know
20 what they're were going to talk about?

21 PARTICIPANT: Different issues.

22 CHAIRMAN ALBERT: Okay. Olena

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1 Oliphant.

2 MS. OLIPHANT: Good afternoon,
3 everybody. My concerns is always, I don't like
4 bashing, I'm not going to bash. I don't feel like
5 it. I'm tired of bashing. You all look beautiful
6 up there. So I'm going to get my hundred in now.

7 So we're going through something on our
8 property that's down there at Capitol Quarter,
9 which is Arthur Capper/Capitol Quarter. It seems
10 like we're not getting any support when it comes
11 down to maintenance.

12 And I think we're having some problems
13 with some security for is, we had a shooting down
14 there last summer. The same guys are hanging back
15 down there again, and they're in a recreation
16 center, to my knowledge. I have seen them back.
17 It quiet down for a minute.

18 But I need you all to understand that
19 the same people that moved out is back in there.
20 And we need to let them know that we're not having
21 it, you know. And the maintenance, the property
22 is dirty. It's filthy. The trash area, where

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1 they keep the trash chutes at needs to be at least
2 cleaned out.

3 We have ants, one lady has ants in her
4 apartment. We see little small little mice
5 running around through the property. That's
6 because the trash is on the ground. They try to
7 keep it clean as possible. We had, my
8 understanding was we had some guns was taken out
9 of property. Not one or two, several guns in
10 there.

11 We need more security. We need to sit
12 down and really have a discussion with our Property
13 Manager, our residents, and make sure that they
14 understand that it's a reason why we're back. I
15 love my place, I love my area.

16 The homeowners and us, we're trying to
17 get together to do a watch night. We try to keep
18 our children off the streets. We want them to, we
19 got a new recreation. The recreation, people has
20 taken over. But I want them to understand is it's
21 a open market now.

22 And if you have a open market, that

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1 means different section of our district is going
2 to come in there. And they're going to bring
3 drugs, they're going to not be monitored, and they
4 feel that, okay, now, I'm setting my base up, okay.
5 So they're setting their base up so that I see a
6 lot of activities where there's drugs, and they're
7 having their little congregation again.

8 So I need you all to watch or have
9 somebody come down there and see what's going on.
10 Because anytime I can go in there and see something,
11 I know they see it too. But when you look away,
12 they're still doing stuff.

13 CHAIRMAN ALBERT: Mr. Garrett, who can
14 she follow up with?

15 MR. GARRETT: Well, we'll follow up
16 with Edgewood directly. Because her property's
17 managed by a third party, Edgewood Management
18 Company. And also now the community center is
19 actually managed by DPR. So we'll be talking to
20 MPD, in addition to the representatives for DPR.

21 CHAIRMAN ALBERT: So could we set up a
22 joint meeting with MPR, with DPR and Edgewood and

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1 yourself?

2 MR. GARRETT: Yes.

3 CHAIRMAN ALBERT: And with the
4 residents, concerned that maybe -- this often may
5 be just a symptom of the bigger problems there. So
6 let's see if we can get a meeting before the next
7 Board meeting with everyone who I just talked
8 about. And then if you can give us a report. You
9 have my email address. It's nalbert --

10 MS. OLIPHANT: I don't have a pen.

11 CHAIRMAN ALBERT: Okay, we'll give it
12 to you.

13 MS. OLIPHANT: Okay.

14 CHAIRMAN ALBERT: We'll have to figure
15 out whether now we can bring some solutions to the
16 issues of crime that you mentioned. And then in
17 terms of the maintenance issues, you made some
18 really easy, generic suggestions. I know I may
19 have asked this before, but is there a way for
20 residents to rate the property management
21 companies?

22 MR. GARRETT: We could create a survey

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1 for it, yes.

2 CHAIRMAN ALBERT: I think giving them
3 real time feedback from people who live there would
4 be quite helpful. So if we could come up with a
5 rating, a scorecard, a real time rating system, I
6 think it would be helpful. And it would be helpful
7 to you as a staff in considering them for contract
8 renewals.

9 MR. GARRETT: Yes.

10 MS. OLIPHANT: And can I ask you the
11 protocol of the marijuana smoking in the area?
12 Because it reeks of weed all the time, all the time.
13 And it's a crew that stands right on 5th Street,
14 and I know the police see them.

15 (Simultaneous speaking.)

16 CHAIRMAN ALBERT: Commissioner
17 Vann-Ghasri, can you hold on one second. So is the
18 Chief here?

19 MR. GARRETT: The Chief is right there.

20 CHAIRMAN ALBERT: Chief, where are we
21 on, come on up to the front.

22 MS. OLIPHANT: And in your answer,

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1 Chief, please include private homes on their
2 property that they can legally smoke marijuana in
3 their houses, the public housing and the housing
4 choice voucher program.

5 CHAIRMAN ALBERT: So Ms. Oliphant
6 wanted to know what is our position, may have used
7 a different word, on smoking of marijuana in public
8 housing properties?

9 POLICE OFFICER: Well, on public
10 housing properties, smoking marijuana is still
11 illegal. We go by the federal guidelines that has
12 not approved the use of marijuana. So on our
13 properties, we still make arrests, we still bar
14 individuals.

15 On the public street, it's a totally
16 different situation. On a public street, while
17 marijuana is still illegal to smoke in public,
18 Metropolitan Police Department has went to a sort
19 of a non-enforcement policy. It's a, more of a
20 citation other than arrest. And certainly in
21 peoples' private homes or private yards, smoking
22 marijuana is illegal -- is legal as was passed by

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1 --

2 (Simultaneous speaking.)

3 CHAIRMAN ALBERT: But smoking on
4 public housing property is still illegal.

5 POLICE OFFICER: Is still illegal on
6 public housing property.

7 VICE-CHAIRMAN SLOVER: So is smoking
8 cigarettes. You can't smoke. So smoking, you
9 can't smoke. What you're smoking, you can't
10 smoke.

11 COMMISSIONER VANN-GHASRI: But do
12 understand, Mr. Chair, this is a private home. I
13 live in public housing. I may complain too,
14 because I don't smoke marijuana, and the people
15 that live next door to me are market the market,
16 and their smoke is coming in my house. That can
17 happen. And we have no control over that. We only
18 have control over HCVP and public housing
19 residents.

20 POLICE OFFICER: And actually, you
21 really don't have control over HCVP, because that's
22 a private home.

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1 COMMISSIONER VANN-GHASRI: That's
2 true, that's true. Thank you for that correction.

3 CHAIRMAN ALBERT: Any, another
4 question?

5 COMMISSIONER VANN-GHASRI: I have a
6 question for Rose.

7 MS. OLIPHANT: Well, my, another
8 thing, well, I know it's in my building and our
9 building/housing/whatever. So I know that it's
10 coming out of my building because sometimes I have
11 to open my door. I'm woke up in the middle of the
12 nighttime, three, four o'clock in the morning,
13 spraying incense, lighting incense. And I have at
14 my wit end, I am a cancer patient. I don't want
15 that thing to come back.

16 CHAIRMAN ALBERT: I hear you.

17 MS. OLIPHANT: And next time it come,
18 it might come in my head, in my lungs. I just
19 don't, you know. And I know that maybe they're
20 young people, you know, and it's not no
21 consideration at all, so.

22 CHAIRMAN ALBERT: Well, we'll

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1 definitely look in. And thank you, Chief. Thank
2 you, Ms. Oliphant.

3 MS. OLIPHANT: Okay.

4 COMMISSIONER VANN-GHASRI: I had one
5 question actually, and this is about the rec. And
6 because you've been there for a long time, now this
7 is about a trend. Was that center managed better
8 when it was under Assets Management with Laurie
9 Putscher versus what you said now?

10 Because when it was under Assets
11 Management, we didn't hear nothing about any drugs
12 in your rec. So I mean, what is the trend here?
13 Just like Ms. High did a trend, you can too, because
14 you've been living there long enough to know the
15 trend with the rec.

16 MS. OLIPHANT: Well, the trend is it
17 was a smooth oversight. We told them what we
18 wanted in the rec, okay. So when they came, the
19 operational people came there for the rec, they,
20 quote, Supposed to put new cameras in there,
21 they're supposed, we got a new kitchen.

22 But it's not being monitored. When

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1 before they took over, it was monitored good
2 because they knew who not to let come in there,
3 because some things had happened to these same
4 crew. Now it's a new crew in there, they don't know
5 these people.

6 So far as the monitoring's concerned,
7 I think somebody needs to let the officers walk
8 through there and then let them know who is the ones
9 that is in there doing all the things that they
10 don't supposed to do around our kids, our children.

11 CHAIRMAN ALBERT: Thank you so much.
12 Thank you, Chief. I know we ran over time, my
13 apologies. Next up Linda Brown. Is Linda Brown
14 here? Angela Spence.

15 MS. SPENCE: Good afternoon.

16 CHAIRMAN ALBERT: Good afternoon,
17 welcome.

18 MS. SPENCE: Now, I might be -- I'm
19 sitting here the first time coming to a meeting,
20 so I might be totally --

21 CHAIRMAN ALBERT: That's okay, take
22 your time, take it easy. We don't bite.

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1 MS. SPENCE: I want to start off by
2 saying this: In the last three years, this is the
3 first time I have received a little glimpse of hope.
4 And I want to thank that gentleman over there in
5 the white. I don't know his name, but seems like
6 he's putting me on the, seems like he's trying to
7 put me on the right path to do the things I do.

8 But basically, I'm just here to say I
9 work for DC, I live in DC, and currently it takes
10 me two paychecks to pay my rent. I'm a Housing
11 Choice participant. I'm a single mom of six, plus
12 a grandson. Don't qualify for food stamps, barely
13 qualify for Medicaid. I am a participant here, and
14 it takes me two checks to pay my rent.

15 So my question to the Board is at what
16 point would somebody look back to say, you know
17 what, we might need to take a look at these
18 calculations. I thought that it was a isolated
19 situation with myself. I'm going from, my place
20 got abated because something was wrong with the
21 kitchen.

22 So we had six months of living in a house

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1 without a kitchen, using out-of-pocket expenses to
2 provide food for myself and six. And as you can
3 see, I'm not a small person, so I might eat two
4 helpings. But it depleted my funds.

5 At the time our rent was 687. And when,
6 you know, finally found a place and I did reach out
7 to Housing Authority for help to find a place,
8 because it is hard to house a larger family. It's
9 eight of us. I wasn't looking for the monetary
10 part as far as to keep me in a unit, because I do
11 work, have been working for 20 years.

12 But I was looking for just, you know,
13 point me in the right direction. And that was a
14 closed door, no help at all. Finally found the
15 place, and at the time, my rent again was 687, which
16 was very manageable. I was able to take care of
17 myself and my children. And you know, I could show
18 you report cards and things like that.

19 My kids are, you know, I held my kids
20 to a higher standard. My son is, I just held my
21 kids to a higher standard. So we were doing good.
22 My rent went from 687 to 1744. And my income didn't

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1 double. So I reached out again, you know, just to
2 get some clarity or just to get me a answer.

3 Like you know, because when I look at
4 the DC Housing Authority website, I see these happy
5 families and these perfect neighborhoods, and joy,
6 joy, joy, that's all I think. And the reality is
7 it's not joy, joy, joy.

8 I'm struggling. It's the first time in
9 12 years my kids went without a Christmas. And I'm
10 a supervisor at Department of Human Services. So
11 I process food stamp and Medicaid applications
12 daily, and I understand it. But the question is,
13 but you know, our scales are totally different.

14 I think that how DHS give the customers
15 a opportunity. I don't feel like opportunity is
16 given to me at all. Because again, it takes two
17 checks for me to pay my rent.

18 CHAIRMAN ALBERT: Yeah.

19 MS. SPENCE: So you know, again, he did
20 give me a glimpse of light, and I'm going to try
21 to go through this Home Buyers Program. I'm going
22 to pray that we're not evicted while I go through

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1 the process.

2 But I just want the Commissioner, and
3 just put a little mark in the back of your head,
4 let's look at these families who are trying to work.
5 Let's look at these families who have kids, let's
6 ensure that we're not taking every drop, penny from
7 them that they can't live a regular life.

8 And Commissioners, thank you for
9 hearing my story.

10 CHAIRMAN ALBERT: Thank you so much,
11 but before you go, I just want to say that you are
12 actually in good hands with Mr. McCoy. You know,
13 this is a sensitive issue. The rent guidelines are
14 set federally. I don't know how much wiggle room
15 we have here as an entity, but whatever wiggle room
16 we have we will certainly use it.

17 But I think it leads to a sort of a wider
18 policy issue that we need to address at some point
19 in time here. There are lots of working people who
20 cannot afford to live in our housing, whether it's
21 public housing, traditional public housing,
22 voucher-supported.

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1 And so I don't know where that
2 conversation starts, but I think DCHA has to be part
3 of that conversation with DHS and other entities.
4 So I just want to, we're not going to solve it here
5 today, but I want to highlight it so that it's
6 placed on the shoulders of our Executive Director
7 so we could continue that conversation.

8 MS. SPENCE: Yeah, because I mean
9 typically, when you look at it, I don't think it's
10 the families who work. Like if, you know, maybe
11 I did an hourly job or something, I probably, like
12 I said, I'd probably be fine. But it seems like
13 when you cross over and you become, like I'm a part
14 of a management team.

15 But I'm a product of a welfare-to-work
16 program, and I think that's why it hurts me so bad.
17 Because I follow the blueprint that DHS set to say
18 you can be self-sufficient and take care of your
19 family. So I followed that guideline and I
20 followed that road, I endured whatever needed to
21 be done.

22 And I made it all the way to the top

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1 because now I'm part of management and now I can
2 share my story. And I can't afford to pay my rent.

3 CHAIRMAN ALBERT: Yeah.

4 MS. SPENCE: So I mean, what do you do?

5 CHAIRMAN ALBERT: Absolutely. So Ms.
6 St. Jean.

7 COMMISSIONER ST. JEAN: Hi, ma'am, how
8 are you, I'm a HCVP Commissioner. So are we taking
9 30% of your income?

10 MS. SPENCE: This is, it is, I mean the
11 way that they pointed it out is 30% of the income.
12 But I think, let me tell you why it's a hard pill
13 for me to swallow. This is what I don't
14 understand. Me living in Southeast at the time I
15 was on Stanton Road, and I was earning 49,551. I'm
16 just, it was under 50. But it's 49,551.

17 It was a three-bedroom unit, and at the
18 time it was seven people in a household, and my rent
19 was 687. The place got abated, because again, the
20 landlord, you know, he failed the inspection. And
21 you know, the crazy part about it, it was the annual
22 inspection, it was not an inspection that was

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1 driven by me.

2 This was they came in for the annual
3 inspection, he failed, he failed to make the
4 repairs. So they abated the property and they told
5 me pretty, much, because I'm fighting with them
6 because I want to stay there. Because at 687 I was
7 able to do everything I needed to do. Like I was
8 fine.

9 So of course, you know, I can't pick up,
10 pay the amount, so I had to move. So you know, it's
11 a whole long process of me trying to move and oh
12 God, you know, that's a whole other story. I come
13 back in two weeks and sit in front of you and tell
14 you that one.

15 But I finally get into a place, and I
16 go from 687 to 1744. Now, really my income did
17 increase, but my income did not even double. So
18 my question was what is the formula, what is being
19 looked at? Because here's the thing, if you're at
20 687 here at, you know, 49,555, how do you get to
21 84 and now you're at 1744?

22 There's a difference of \$34,000. Like

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1 it's just, you know, that's simple addition. And
2 then another big --

3 CHAIRMAN ALBERT: What happened?

4 MS. SPENCE: One little piece that you
5 know, I, you take three pay stubs, three pay, if
6 you're being, if you're paid biweekly, they use
7 three pay stubs to calculate rent that is paid for
8 a 30-day period. So right off the bat, you're
9 starting at a deficit.

10 So I understand the process, but I'm
11 just saying like at end of the day, because here
12 where I'm at, I may possibly have to resign from
13 my position to ensure that my children have a roof
14 over their head.

15 Because at the end of the day, I need
16 my kids to be in a safe, clean environment, to get
17 the nutrition that they need as a mother. But to
18 have a staff member tell me -- I'm already working
19 80 hours. You know I work at DHS, so you know I
20 do the same thing you work and I have the same
21 struggles. You tell me to go get another job.
22 Where?

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1 VICE-CHAIRMAN SLOVER: Well, I think
2 the issue was your rent was cheaper than 30% of your
3 income in your place you moved from.

4 MS. SPENCE: Well, no because --

5 VICE-CHAIRMAN SLOVER: Mr. McCoy, do
6 you want to? I'm just doing math.

7 MR. GARRETT: Just give an overview,
8 not necessarily something specific to this issue,
9 but somewhat give a broad viewpoint of this.

10 MR. WILLIAMS: Sure. What happens is
11 the 30% is regulatory that we've put our family's
12 suggested income. So we take the total family's
13 household income, and then we have some allowances
14 and deductions. One of the allowances is a utility
15 allowance that we apply. The other is for medical
16 expenses and for childcare and there's one more,
17 for minors.

18 And so after the deductions are made,
19 it's 30% of that monthly adjusted income that the
20 family has to pay. And the Housing Authority has
21 to pay the difference. So when a family's
22 household income increases, it's the same

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1 regulatory calculation that goes down the line to
2 say what it was.

3 So when Ms. Spence's household income
4 increased by \$34,000 from where it was, it has
5 nothing to do with the amount of contract rent. It
6 had everything to do with the amount of household
7 income that went up for the calculations. The
8 Housing Authority just pays the difference between
9 that and the contract rent to the landlord.

10 VICE-CHAIRMAN SLOVER: The math on
11 that, so it's just confusing.

12 COMMISSIONER ST. JEAN: So are you
13 looking into home ownership, or?

14 MS. SPENCE: Well, yeah. At this
15 point that's my glimmer of light. And he
16 definitely, but let me say this, it wasn't because
17 I asked the people downstairs about it. It was
18 because I came up here and I'm sharing my story.

19 Because I'm going to be honest with you,
20 I'm good at what I do. I don't sit in the
21 supervisor at DHS position because somebody liked
22 me, it's because I'm good at what I do. I'm very

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1 empathetic, I know the struggles, I understand it.
2 So I'm good at what I do.

3 So it would be a -- if DHC was to lose
4 a worker like me. But I'm a mom first, I got make
5 sure my kids are safe. I got make sure my kids have
6 the, I want to put out six good citizens of the
7 District of Columbia.

8 But you know, like I said, I'm not here
9 for a feel-sorry-for-me story, I'm just saying at
10 some point we got to sit down and we got to say wait,
11 we got working citizens in this program that are
12 trying. So let's not take everything from them.

13 Because the thing, you know, you have
14 to give consideration. My lifestyle is going to
15 be totally different from a person who's on a fixed
16 income because I am going to have insurance. You
17 know, one big thing in the city that you see, nobody
18 has life insurance.

19 I need life insurance because guess
20 what, one thing I'm promised in life is death, and
21 I don't want to put the burden on my family of
22 burying me, or, you know, vice versa. It's just

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1 a lot with it. You know, like I said, this is not
2 a feel-sorry-for-me session, this is a me talking
3 to the Commissioners, the Board to sit at the table
4 to say hey, y'all, wait a minute, we're overlooking
5 something.

6 Because I want to just give you food for
7 thought here. Back in the forties and the fifties,
8 segregation was legal. Wasn't fair, it was legal.
9 So this here, it's legal. Is it fair? No.

10 CHAIRMAN ALBERT: It's a good point.
11 Thank you so much.

12 MS. SPENCE: Thank you.

13 COMMISSIONER VANN-GHASRI: Mr. McCoy,
14 will you please make sure you take her name and her
15 phone number so when Commissioner St. Jean and I
16 do our --

17 COMMISSIONER ST. JEAN: Homeownership
18 support.

19 COMMISSIONER VANN-GHASRI: Our
20 Homeownership, that she's there.

21 MR. McCOY: Absolutely.

22 MS. SPENCE: Thank you for listening to

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1 me.

2 CHAIRMAN ALBERT: Thank you for your
3 time. Paulette Matthews.

4 MS. MATTHEWS: Hello, everybody, how
5 you all doing. I'm actually because I'm just a
6 little puzzled, and maybe someone can help me in
7 reference to what the status is on Barry Farms.

8 It's not on the table, it's not a part
9 of the agenda, but because I'm a resident of Barry
10 Farms, I need to know where we're going and what
11 is being done. I haven't been there in a while,
12 but the last I heard they were cutting down trees.
13 I don't know if they have demolished any more homes
14 or anything, but I would like to know what the
15 status is.

16 And being as though on your website you
17 actually have a blueprint of what Barry Farms is
18 supposed to look like, and we have three as well,
19 and we'll plan to meet with the developers. My
20 name is Paulette Matthews, and I'm still a resident
21 of Barry Farms, and I'm the Vice President of the
22 Barry Farms Tenant Allies Association.

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1 And we will be meeting with Angela
2 Rogers and them to discuss our plans and stuff that
3 we plan to take with them, and also to address the
4 matter with the DC Appeals Court. I think that
5 might be coming around on April 11, so we plan to
6 meet with Ms. Rogers and them before that time.

7 But I would like to just find out from
8 you, Mr. Garrett, or any one of your staff, what's
9 actually happening or going to happen.

10 MR. GARRETT: Ms. Matthews, why not
11 include us in that meeting with you so we can sit
12 down at the table with the --

13 MS. MATTHEWS: Okay.

14 MR. GARRETT: New Committee so we can
15 have that discussion at that time all together.

16 MS. MATTHEWS: But right now you have
17 in the, I still would like to hear something right
18 now. Because again, we're talking about April.

19 MR. GARRETT: No, no, I --

20 MS. MATTHEWS We're right here in March,
21 and we've had several months to ride by us. And
22 even when we were coming into the room speaking to

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1 y'all, things were still being done according to
2 plan the way y'all it to be done, regardless of what
3 we were saying.

4 So I'm asking today if you can give me
5 a update before April sometime, could you do that
6 today?

7 MR. GARRETT: No, I can't. The only
8 update I can give you is that we're still continuing
9 with the relocation of the residents on site. I
10 believe we have four families still there and still
11 remaining on site. And we're continuing with that
12 relocation so we can complete the demolition.

13 MS. MATTHEWS: Thank you.

14 MR. GARRETT: Okay, you're welcome.

15 CHAIRMAN ALBERT: Thank you, Ms.
16 Matthews.

17 VICE-CHAIRMAN SLOVER: Could I have a
18 quick response to that? It seems like a lot of the
19 issues that we discuss up here are related to a New
20 Communities project in one way or another. And now
21 we have Barry Farm, which is for all intents and
22 purposes demolished with no plan for how to rebuild

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1 it.

2 We've taken a lot of money from the city
3 over the last couple of years in various forms of
4 grants and other subsidies. When are we going to
5 get some better understanding about what's going
6 to happen at Barry Farm from New Communities, from
7 the Housing Authority?

8 I mean, I don't have any idea what's
9 going on, and I don't think anybody does. So what
10 I'm asking as a Board member is that we get some
11 sort of presentation before we come back here next
12 month and have --

13 CHAIRMAN ALBERT: Okay.

14 VICE-CHAIRMAN SLOVER: Ms. Matthews
15 come up here again and say what's the plan for Barry
16 Farm, and all of us sit here and say we don't know.

17 MS. MATTHEWS: Thank you, Mr. Slover,
18 but last month the same question was addressed, and
19 we would have thought that this month that would
20 come up --

21 VICE-CHAIRMAN SLOVER: I appreciate
22 that. But what I would like is for New Communities

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1 to explain what their plan is. This has, you know,
2 been a long time running here.

3 MR. GARRETT: Yes, Commissioner
4 Slover. We'll have something to you.

5 CHAIRMAN ALBERT: Thanks, Ms. Matthews.

6 MR. GARRETT: Before the next Board
7 meeting.

8 CHAIRMAN ALBERT: Daniel.

9 MR. DEL PIELAGO: Good afternoon,
10 Commissioners, my name is Daniel del Pielago with
11 Empower DC. Commissioner Slover, what we did here
12 at the recent oversight hearings is that New
13 Communities plans on returning to zoning in the
14 spring, and that they will put forth a plan that
15 looks at 1100 units and 380 units, 380 replacement
16 units.

17 But that's all we know, and that was
18 going to be my question, aside from this public
19 information, or this information that's been made
20 public, what else is there. But it seems that this
21 body doesn't know what's happening. And in turn
22 is not communicating anything to residents.

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1 And that is kind of a big concern about
2 as we move forward with repositioning, how are,
3 what is going to be the way that we are going to
4 effectively communicate with residents.

5 I have a big concern in looking at the
6 questions that I don't know specifically who from
7 this body or within the Housing Authority answered,
8 but as most folks know, the Council will ask the
9 agencies for a ton of questions, and you all are
10 supposed to respond.

11 The Council asked the following
12 question, number 85: What was the attendance at
13 each community outreach meeting held by NCI for
14 residents at affected properties during 2018 and
15 2019 to date?

16 This is the response from the Housing
17 Authority: In 2018, most of DCHA's community
18 outreach at Barry Farm was in collaboration with
19 DMPED and the developer. This community
20 engagement effort was an effort to inform affected
21 residents and the greater community regarding the
22 status of the Barry redevelopment, receive

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1 feedback about the former plan, propose changes in
2 process moving forward.

3 That's not the answer that the question
4 was seeking. It puts, it leads me to believe that
5 you all don't know who attended these meetings.
6 You don't know how many of your residents were
7 attending meetings that were being put on by NCI
8 and by you all in partnership.

9 So one of my big questions is do we know
10 how many people attended these meetings? I know
11 I attended the last ones in November, and I signed
12 in. So a sign-in sheet does exist. And how many
13 people actually participated in this process? I
14 think that's what the Council was trying to get at,
15 but clearly the response does not get at that.

16 So once again, this provides, if we can
17 do anything moving forward with repositioning, I
18 think it's to really engage residents in this
19 process. We're all aware of the money shortages,
20 the whole, we get it. We get that, what's
21 happening. We need to improve public housing, but
22 how is resident voice going to actually be involved

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1 in all of this?

2 Because this is where all the problems
3 happened, this is why we have to go to the Court
4 of Appeals. You know, this is why folks are
5 pushing back against all of these things, because
6 folks do not trust what you all are doing.

7 So I'll leave it at that.

8 COMMISSIONER VANN-GHASRI: One of the
9 biggest problems I find as a commissioner, and Ms.
10 Highs is the example I gave, number one, the Housing
11 Authority cannot make any elected resident council
12 or resident to attend any type of educational
13 workshop.

14 In order for you to have a dialog with
15 any group of people, and most of our resident
16 council leaders are over 20, you have to either A,
17 learn the language, comprehend what is being said.

18 And I'm going to be quite frank with
19 you. I'm reaching out to WIN. WIN had done that.
20 WIN does that as a part of their curriculum before
21 their residents even get to a point to come up here
22 and testify. Ms. High have only been a president

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1 since our last election. She followed the
2 instructions.

3 In following those instructions every
4 time because it was the difference, she's elected.
5 Now, what needs to be done is you have to go out
6 of that elected. There has got to be a cabinet
7 which we are putting in place for residents like
8 Paulette or any other residents that want to come
9 to learn.

10 Because they don't have to want to be
11 a resident council president. The resident council
12 president may not even put flyers out for them to
13 have a meeting, even if they do. Meeting places
14 at resident councils are a group. And if you ain't
15 a member of the group, and if you come to the
16 resident council meeting and follow instructions,
17 you're going to have to get ghetto, not alley.

18 Because you're not going to be able to
19 be heard, because that president controls that
20 meeting. If I feel that Paulette is a troublemaker
21 at my meeting because I don't want nobody to know
22 what she know, I want to put her out, which I can,

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1 with the sergeant at arms.

2 Now, if Paulette and her target
3 population had a opportunity to attend a
4 non-partisan, that's what me and -- what we are
5 trying to do, when you come up and this is all you're
6 going to learn.

7 You're going to learn the tools, you're
8 going to learn the language, you're going to learn
9 to do just what Ms. High did with her community,
10 now you can do it for your own, to come here and
11 talk to this board.

12 We already have models. Fort Dupont,
13 that's a model, a model where WIN has done one part
14 of their community and public housing is still
15 there. There's no talk about that model.

16 The next model, you have, I mean, we
17 have Kenilworth, Resident Management Corporation.
18 All of these models need to become a educated model,
19 whether it's on YouTube or something for residents
20 to learn. That's what I mean for you to advocate
21 for with me, Daniel.

22 MR. DEL PIELAGO: Well, that's what,

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1 precisely what I'm asking for, is how exactly is
2 the Housing Authority going to honestly engage
3 residents about what is happening. You know, what
4 level of resident voice is going to be included in
5 these plans to redevelop 2400 units?

6 COMMISSIONER VANN-GHASRI: Mr.
7 Williams, can you come up here and tell us about
8 your repositioning of Office of Resident Service?
9 You in here?

10 MR. GARRETT: Hold on, Commissioner. I
11 think Commissioner Vann-Ghasri, the Resident
12 Services are going to participate in our
13 repositioning effort in dealing with the
14 community.

15 COMMISSIONER VANN-GHASRI: The way we
16 have already talked about setting up academies.
17 Because our Chair, he's in on it too. Because we
18 are trying to craft it, but we're trying to craft
19 it first with us and the stakeholders.

20 Because for sure, you can be sure before
21 I leave this board, there is going to be a resident
22 academy no different than DC Agenda. Because

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1 Mayor Williams set up the best one when he had DC
2 Agenda. Find out who we are and where we at, and
3 be the best model.

4 CHAIRMAN ALBERT: Okay, so Daniel,
5 thank you so much for your testimony.

6 MR. DEL PIELAGO: I have one more,
7 sorry.

8 COMMISSIONER VANN-GHASRI: Please let
9 the record express everything I say. Thank you so
10 much.

11 CHAIRMAN ALBERT: Verbatim.

12 VICE-CHAIRMAN SLOVER: So I think it
13 would be fair to say, I don't know if we could
14 separate it out, what we're going to do moving
15 forward from some of the New Communities issues
16 that you're referring to. Because I think in the
17 New Communities we have a couple different
18 partners.

19 I would hope that on the repositioning
20 stuff, Mr. Garrett has assured us that we're going
21 to do that a little bit differently. So I know
22 there's a trust gap, we've talked about it a lot

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1 internally on the Board. We're hoping to roll out
2 some stuff that will make people feel a little
3 better, Mr. Garrett. I mean, that's our hope.

4 MR. GARRETT: Definitely.

5 VICE-CHAIRMAN SLOVER: The New
6 Communities stuff has been challenging because we
7 have a couple different stakeholders in the issues.
8 And we're not always aligned in maybe how we think
9 we should move forward. And what you see as a
10 result of that is some of the stumbles, and we're
11 trying to work through those as well, as you know.

12 MR. DEL PIELAGO: I mean, I understand
13 that. But once again, when you see things like
14 this that are, you know, going to the Council where
15 question aren't being answered, because this is
16 known information.

17 VICE-CHAIRMAN SLOVER: But I think
18 it's an indication of who's in charge of that aspect
19 of the project. And who's in charge of the aspect
20 of the project has been the New Communities
21 Initiative --

22 MR. DEL PIELAGO: Sure.

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1 VICE-CHAIRMAN SLOVER: Out of DMPED.
2 And so when you ask a very specific number about
3 who was the meeting, we don't happen to have it
4 because that wasn't our responsibility at the time.
5 We could get the number, but we don't have it.

6 MR. DEL PIELAGO: Well, I mean I would
7 hope that that's a reflection of who you all get
8 into bed with in the future as we move forward.

9 VICE-CHAIRMAN SLOVER: Well,
10 unfortunately, they have all the money, so.

11 MR. DEL PIELAGO: Hey, you know.

12 VICE-CHAIRMAN SLOVER: We got to dance
13 with who we can dance with.

14 MR. DEL PIELAGO: Something to
15 question, because otherwise this trust gap is only
16 going to increase. Residents are not going to
17 believe what you all are saying.

18 MR. GARRETT: I would just say, you
19 know, I made a clear presentation of how we're going
20 to handle it and what we're going to do moving
21 forward. So you got to give somebody opportunity.
22 When you step off or do something wrong, hold us

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1 accountable.

2 If we don't do something that I
3 projected that we should do, call me on it. You
4 can, I've asked you to meet with me several times.

5 MR. DEL PIELAGO: Let me ask a
6 question, I don't want to belabor the point, but
7 when will we find out, how do you all communicate
8 with NCI is probably a better question, because you
9 all should know when a next meeting is happening.
10 At the end of the meetings in November, NCI promised
11 we'll be back with you all before the year's over.

12 Well, the year finished and nothing
13 happened. There's been, you know, some stuff
14 that's been made public through the oversight
15 hearings, but how do you all communicate, and then
16 how does that filter down to residents? Like how
17 come, is there a meeting in the works for Barry
18 Farms residents, how's that going to happen? You
19 know, residents are all over the city now.

20 MR. GARRETT: Right, but just because
21 they're all over the city doesn't mean we can't
22 communicate with them --

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1 MR. DEL PIELAGO: Oh, no, I understand
2 that.

3 MR. GARRETT: And we can't reach them.
4 So that's one big piece with the communication gap.
5 We have the ability to reach out to the residents
6 once meetings are set that are going to be
7 informational, that will give them substance.

8 And that's one thing that I talked about
9 with my staff. I don't want residents being called
10 to a meeting or participating in a meeting that
11 doesn't give them something to leave with. And
12 that's very important. We don't want to have
13 frivolous meetings, we want to have meeting that
14 are of substance and offer some direction.

15 MR. DEL PIELAGO: Okay, we'll be
16 watching this.

17 MR. GARRETT: Okay, thank you.

18 MR. DEL PIELAGO: Thanks a lot.

19 CHAIRMAN ALBERT: So that concludes
20 our lists of residents who, and non-residents who,
21 yes?

22 MS. MATTHEWS: Ms. Michelle wanted to

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1 talk about mold in her unit. She lives in that Old
2 Capper Senior Building, whatever they call that
3 place. Bixby? Wherever she live, that's what she
4 wanted to talk about.

5 CHAIRMAN ALBERT: Who's Ms. Michelle?

6 PARTICIPANT: She left.

7 CHAIRMAN ALBERT: Oh.

8 MS. MATTHEWS: Aware that we know that
9 that's her issue that she's having with a brand new
10 building.

11 CHAIRMAN ALBERT: Great, and do you
12 know where Ms. D's was?

13 MS. MATTHEWS: No, I don't.

14 CHAIRMAN ALBERT: Can you share, if you
15 find out, can you make sure you share it with us?

16 MS. MATTHEWS: Sure.

17 CHAIRMAN ALBERT: Appreciate it. So
18 our next Board of Commissioners meeting is our
19 annual meeting, which will be held on Wednesday,
20 April 10 at one p.m. at Greenleaf, which is 203 N
21 Street, SW. Our meeting is adjourned.

22 (Whereupon, the above-entitled matter

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1 went off the record at 3:05 p.m.)