

DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
JUNE 12, 2019

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The Board of Commissioners met in the Board Room, Room 263, 1133 North Capitol Street, N.W., Washington, D.C., at 1:00 p.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Vice Chairman
- KENNETH D. COUNCIL, Commissioner
- KEN GROSSINGER, 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
- KEN SLAUGHTER, Office of General Counsel

COMMISSIONER(S) ABSENT:

BRIAN KENNER, Commissioner

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

2 (1:20 p.m.)

3 CHAIRMAN ALBERT: Thank you all for
4 coming today. My name is Neil Albert, I am the
5 Chair of the Board of Commissioners and I'm calling
6 this meeting to order.

7 This is our regular monthly meeting of
8 the Housing Authority being held here on June 12th,
9 2019, right here at our headquarters. We are
10 running a little late, and I apologize for that.
11 It's now 1:21.

12 Please silence your phones and other
13 devices. And as is our custom at every meeting,
14 I'm going to ask you to join me in observing a moment
15 of silence.

16 (Moment of Silence.)

17 CHAIRMAN ALBERT: Thank you. I'm
18 going to ask our secretary to establish a quorum.

19 MS. MCNAIR: Thank you. Commissioner
20 Council?

21 COMMISSIONER COUNCIL: Present.

22 MS. MCNAIR: Commissioner Grossinger?

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1 COMMISSIONER GROSSINGER: Here.

2 MS. MCNAIR: Commissioner Kenner?
3 Commissioner Neal Jones?

4 COMMISSIONER NEAL JONES: Present.

5 MS. MCNAIR: Commissioner Ortiz Gaud?
6 Commissioner Slover?

7 COMMISSIONER 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?

14 COMMISSIONER TALIAFERRO: Present.

15 MS. MCNAIR: Commissioner
16 Vann-Ghasri?

17 COMMISSIONER VANN-GHASRI: Present.

18 MS. MCNAIR: And Chairman Albert?

19 CHAIRMAN ALBERT: Present.

20 MS. MCNAIR: You have nine
21 Commissioners present, you have a quorum.

22 CHAIRMAN ALBERT: Thank you so much.

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1 So, today's agenda is our regular agenda.

2 As you will recall, if you've been here
3 before, we allow the public to come before the Board
4 twice. Once to discuss any issues with the
5 resolutions that we'll be considering today, then
6 we hear from the public again, on any general issues
7 that you like to share with the Board of
8 Commissioners.

9 I would like to, at this point in time,
10 ask our Commissioners to approve the minutes of the
11 May 8th, 2019 Board of Commissioner's meeting.

12 It's been posted in your Board books for
13 a while now. I hope you had an opportunity to
14 review it. And at this time I'll entertain a
15 motion to approve the May 8th, 2019 minutes. Is
16 there a motion?

17 COMMISSIONER ST. JEAN: Motion.

18 CHAIRMAN ALBERT: Second?

19 PARTICIPANT: Second.

20 CHAIRMAN ALBERT: All in favor?

21 (Chorus of ayes.)

22 CHAIRMAN ALBERT: Any opposed? Thank

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1 you so much.

2 We're going to move into our Executive
3 Director's Report at this time.

4 MR. GARRETT: Commissioners, I'm going
5 to be as quick as I possibly can since we're
6 starting late, and we have the Chairman for a
7 limited amount of time.

8 We normally begin this with employee of
9 the month. And in this particular case, I just
10 want to highlight that tomorrow is our summer
11 safety event. We will be partnering not only with
12 MPD but other stakeholders throughout the
13 community as we kick off our summer.

14 So, if you want to participate, this is
15 going to be an all-day event where we're going to
16 start out in the morning with a job fair, continue
17 throughout the day with various activities for the
18 community and for the youth.

19 So, that being said, I just want to
20 point out that our employee of the month is, this
21 month, is going to be Sergeant Dickerson. Now,
22 it's different, and the reason we're honoring and

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1 recognizing Sergeant Dickerson is because we've
2 also been working with them on a new approach to
3 community policing.

4 That community policing component
5 involves a tool. A tool that we think will be
6 beneficial to get officers around and throughout
7 the community in an expedient way but also offer
8 them the opportunity to be seen and ably touched.

9 A lot of times what we did is, there is
10 a U.S. Marshal I know on a reservation in Arizona,
11 they had a name for the officers and they basically
12 called them steel forces, because those officers
13 never got out of their car.

14 So what we did is we purchased a few of
15 these trikes. Sergeant Dickerson is the master
16 trainer for the trikes. He's been training our
17 officers to be able to utilize these on a daily
18 basis so that we can be more visible in the
19 community.

20 So, we're not in our car, we're out
21 moving around. And we can be very, very vigilant.

22 And he's also been helping us with

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1 summer safety for tomorrow. So, I just wanted to
2 congratulate him for all the, and I want you to know
3 that he volunteered for this assignment.

4 It wasn't something that he was given,
5 he actually stepped up and he said that he would
6 train our other officers on the rest of the rest
7 of the bikes. So, I want to congratulate Sergeant
8 Dickerson for his effort.

9 (Applause.)

10 MR. GARRETT: And if anyone wants to
11 learn how to use, it they're welcome to sign up.

12 (Laughter.)

13 MR. GARRETT: There's one other piece
14 that I wanted to go into real quickly. I know we've
15 been talking about it a lot, a lot of high-level
16 pieces within the organization and what we're
17 dealing with, especially with our repositioning
18 effort and some of the other things that we've been
19 discussing at a very high-level.

20 But at the same time, there are other
21 things going on in the Agency that you may not see
22 and may not notice. One of those things is, let's

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1 say our new core values.

2 Our core values of integrity,
3 accountability and responsibility. That's
4 something that's being circulated throughout the
5 organization with our Office of Customer
6 Engagement.

7 From that point, it's trickling down
8 through the whole entire Agency and we're trying
9 to move in a different direction and transform, not
10 only the bricks and mortar of the organization, but
11 also internally. Things that you don't
12 necessarily see.

13 And I just wanted to be able to show you
14 one tool that we're actually utilizing. This is
15 our visual tool. Our VI tool.

16 This tool gives me, on a daily basis,
17 myself, along with other Directors Within the
18 Department and the Agency, real-time information.
19 Real-time information about either work orders,
20 rent collection, occupancy levels. Things like
21 that, that you may not be aware of but tools that
22 we are actually using to better the Agency.

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1 Being able to use different things like
2 this and technology will allow us to be more
3 customer focus, and also be able to identify
4 exactly where our problems exist and be able to go
5 directly to them.

6 So, that's just something I just wanted
7 to bring to your attention, not only for you as a
8 Board but also for the public in general. Because
9 people need to know what's actually going on behind
10 the scenes and some of the intense changes that we
11 are actually making to the organization to better
12 serve our residents.

13 Thank you.

14 CHAIRMAN ALBERT: All right, thank you
15 so much. So, two other pieces of information to
16 bring to your attention before we hear from our
17 first set of witnesses.

18 It is with deep sorrow that I must
19 report that our Commissioner Frank Lancaster, who
20 served on our Board for close to 20 years, passed
21 away this week. You guys will remember Frank
22 fondly.

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1 Frank had been ill for a little period
2 of time. As we get details of his final
3 arrangements, we'll share it with you. I know many
4 of you would want to pay your respects to him and
5 we'll share that information with you. Frank
6 passed away this week.

7 On a sad note, but not such a sad note,
8 we're also losing one of our long serving
9 Commissioners, Commissioner Ken Grossinger.
10 Commissioner Grossinger is leaving the Board of
11 Commissioners but providing service to the
12 residents of the District of Columbia on the Board
13 of the University of the District of Columbia.

14 We really want to thank him for his
15 service. He was here through the receivership,
16 out of the receivership, and continued to provide
17 really great service to the residents here in the
18 District of Columbia.

19 And so, Ken, on behalf of my colleagues
20 I want to say how grateful we are for your service,
21 we're going to miss you a whole lot, and I have a
22 proclamation I'd like to present to you. I'm going

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1 to come up front.

2 So I'm not going to read the entire
3 proclamation --

4 COMMISSIONER GROSSINGER: That's
5 good.

6 CHAIRMAN ALBERT: See why he dropped
7 the Board. So, it says that Ken was appointed by
8 the Metropolitan Washington Council AFL-CIO to
9 serve as a labor representative on this Board. Ken
10 has been a leader in the movement for social and
11 economic justice, locally and internationally, for
12 more than 30 years.

13 He served as the vice chair of the
14 Housing Authority Board and has been a real stellar
15 leader in Board service here at the Housing
16 Authority.

17 So, it's therefore proclaimed that the
18 Board of Commissioners, through adoption of this
19 proclamation, is honored to recognize and
20 sincerely thank Commissioner Grossinger for his
21 dedication, support, and commitment to the work of
22 the District of Columbia Housing Authority and its

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1 residents. And will you all join me in a round of
2 applause, I'd appreciate that.

3 (Applause.)

4 COMMISSIONER GROSSINGER: And I just
5 wanted to say that 20 years is a long time. You
6 really have been part of my family for 20 years.

7 And we have weathered a lot of storms.
8 We've had 20 years of disinvestment from the
9 federal government into public housing that we've
10 been forced to grapple with.

11 And I want to say that the Board behind
12 me is an energized, engaged, sometimes
13 contentious, but important body, who you need more
14 than ever, but more importantly, who we need from
15 you more than ever.

16 So, thank you. And I just wanted to
17 reference my successor, Dyana Forester. Dyana,
18 will you stand up?

19 (Applause.)

20 COMMISSIONER GROSSINGER: Dyana is a
21 political and community affairs director for UFCW
22 Local 400. She served on the ANC, she served on

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1 the Major's Wage and Hour Commission, and she's
2 going to be a tremendous asset to this Board. So
3 thank you and good luck.

4 (Applause.)

5 CHAIRMAN ALBERT: Thank you so much,
6 Ken and Dyana, we look forward to working and you
7 serving with us.

8 So, we're going to go into the public
9 comment. There's only one person that signed up
10 to comment on our resolution, and that's Resolution
11 19-09. Which is the adoption of the DCHA annual
12 audit.

13 Deborah Frazier. Is Deborah here? I
14 think I saw Debra. Come on up.

15 MS. FRAZIER: Hello, everybody. Give
16 me some applause for being here.

17 (Applause.)

18 MS. FRAZIER: Always good when the
19 place is full. So, Resolution 19-09 I have a few
20 questions.

21 One is, will this audit be available to
22 the public, when and where?

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1 MR. GARRETT: Yes, so it will be
2 online. After it's approved by the Board.

3 MS. FRAZIER: Online. Any hard copies
4 possibly available?

5 MR. GARRETT: We can possibly make a
6 few copies available. Yes, ma'am.

7 CHAIRMAN ALBERT: Yes.

8 MS. FRAZIER: On request.

9 MR. GARRETT: Yes.

10 MS. FRAZIER: Secondly, would you, for
11 those of us that are not particularly financially
12 savvy, would someone please say the purpose of an
13 audit?

14 MR. GARRETT: Yes. Well, there can be
15 a financial, and this is both a financial and a
16 management audit.

17 It's an oversight of the Agency to make
18 determinations whether or not we appropriately
19 managing the finances of an organization, make sure
20 that there are no irregularities in terms of the
21 financial statement. And also to make sure, on the
22 HUD side, to make sure that we are appropriately

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1 applying, not only finances but also regulations
2 to the programs that we administer.

3 MS. FRAZIER: And were there any
4 particular recommendations about how this
5 authority is doing in terms of finance and
6 management? Anything stood out?

7 MR. GARRETT: Financially we are
8 strong but there were a few findings that we need
9 to take corrective action on to ensure that we, one
10 would be to make sure that we have timely
11 inspections. That was something that was very
12 important. And we have taken corrective action
13 and created a plan to do so.

14 MS. FRAZIER: And this, we see that
15 this audit covers the period ending September 30th,
16 2018. Are audits usually two years back?

17 MR. GARRETT: A year lag, yes. It's
18 for the previous fiscal year.

19 MS. FRAZIER: So, then our next audit
20 will be?

21 MR. GARRETT: For Fiscal Year ending
22 '19.

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1 MS. FRAZIER: And is an audit a thing
2 that takes three months, six months, nine months,
3 is it a long process?

4 MR. GARRETT: It could be, depending
5 upon how much material the auditor is going to have
6 to go through and whether or not they need to dive
7 in further because they find issues or concerns.

8 But there is a requirement by HUD that
9 we have it within, I believe, Barbara, is it 120
10 days?

11 PARTICIPANT: Well, it's nine months.

12 MR. GARRETT: Nine months.

13 PARTICIPANT: After the fiscal year
14 ends.

15 MR. GARRETT: Right. Thank you.

16 MS. FRAZIER: Oh. So for the next
17 fiscal year, nine months before the next one?

18 MR. GARRETT: Yes.

19 MS. FRAZIER: Wonderful. Thank you.

20 CHAIRMAN ALBERT: All right, thank
21 you, Ms. Frazier.

22 MR. GARRETT: Can I?

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1 CHAIRMAN ALBERT: Go ahead.

2 MR. GARRETT: I'm sorry.

3 CHAIRMAN ALBERT: Director.

4 MR. GARRETT: I need to, real quickly,
5 Commissioners, I need to call up our participant
6 advisory committee. And I don't know if
7 Commissioner St. Jean wants to work with me on this.

8 COMMISSIONER ST. JEAN: Yes.

9 MR. GARRETT: But we have formed a PAC.
10 We later approved it to a point the Housing Choice
11 Voucher representative, and that's Commissioner
12 St. Jean, up to the Housing Authority Board.

13 And we don't want to forget those
14 individuals who have worked with the PAC for some
15 many years. And there are nine PAC executive board
16 members.

17 And so, we have some certificates that
18 we want to hand out to them. We have three
19 individuals that are here with us that are present.
20 Commissioner St. Jean is going to have the
21 certificates for you.

22 And when I call your name, please come

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1 forward. That would be Tracey Hooks, Ms. Deborah
2 Frazier and Claudette Johnson. And we want to just
3 congratulate them and thank you for your service.

4 (Applause.)

5 MR. GARRETT: Now, as they are coming
6 up, I just want to mention that there are six other
7 individuals that were not able to be with us, but
8 I just want to acknowledge them.

9 That will be Helen Washington, Betty
10 Boatwright, Charlotte Sweat, Marlene Kaufman and
11 Joyce Williams, Keandra Willis.

12 COMMISSIONER VANN-GHASRI: And add two
13 more to that. Two more to that would be Angelina
14 Henderson and Commissioner Shemar Fisher. Which
15 were one of the two first PAC members that you would
16 definitely have to give recognition.

17 Angelina Henderson began the PAC. And
18 those who are on the PAC, I'm sure, should remember
19 her. Because Angelina Henderson, not only did
20 she, was one of the first people to help the PAC,
21 but she also was a UDC alumni and was the example
22 of how a Housing Choice Voucher participant could

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1 receive a certification from UDC, a nonprofit
2 management leadership.

3 So, Mr. Garrett, you will definitely,
4 and she's in with the Housing Choice Voucher
5 Program. And I'm sure someone in Ron's shop should
6 know her. That's still working there.

7 Because she worked extremely hard.
8 That's why, let me go on record and say this, this
9 is one of the problems I really have on this Board.

10 Because I like to begin from the
11 history. And from some reason, and I've told our
12 director and this Board over and over, you cannot
13 rely on one person giving you information on who
14 did what.

15 Because it's not too many of us who like
16 to start with the root. From the bottom of the tree
17 and work itself up.

18 So that means that a whole loss of
19 generation of a history is dismissed. And when I
20 sat on the city-wide advisory board as the
21 historian, you can rest assure, I made sure my
22 enemies, my haters, those who are confused, they

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1 all get recognized out of the voice of Commissioner
2 Vann-Ghasri.

3 So, that have to be corrected. Thank
4 you so much.

5 CHAIRMAN ALBERT: Thank you,
6 Commissioner. So we're going to get into our
7 resolutions. The first resolution is Resolution
8 19-09, which is to accept the final audit of DCHA
9 for Fiscal Year 2018, as you heard from Deborah
10 Frazier.

11 The reasons for the audit is something
12 that we're required to do annually. And it's both
13 an audit of our programs and our finances.

14 For this audit, as in every audit, we
15 hire an independent accounting firm. The firm
16 that we have been using is CliftonLarsonAllen, LLP,
17 for the last few years.

18 We have a representative here that can
19 answer questions that Commissioners might have and
20 to provide really, really high-level findings of
21 the audit.

22 MR. GARRETT: Okay. I'm going to let

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1 Joanne from out audit and finance, well, audit and
2 compliance department, start us off. And then
3 we're going to have CliftonLarsonAllen just
4 discuss the audit briefly.

5 MS. WALLINGTON: Good afternoon,
6 Commissioners. I'm Joanne Wallington, I'm the
7 director for the Office of Audit and Compliance and
8 I have before you Resolution 19-09, to accept as
9 final the audit for DCHA's Fiscal Year 2018.

10 As Chairman Albert has already
11 indicated, our independent audit firm is
12 CliftonLarsonAllen. Mandy Heagy is here, a
13 partner with CliftonLarsonAllen, to answer any
14 high-level questions that you may have about the
15 audit.

16 But as already teed-up in Ms. Frazier's
17 question, our audit is due to be accepted and
18 submitted to HUD by June 30th. Our audit was
19 provided for your review on May 8th in Board book,
20 so hopefully you've had a chance to parse through
21 those many pages.

22 And with that, I'll turn it over to

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1 Mandy.

2 MS. HEAGY: Okay. Good afternoon,
3 Commissioners.

4 CHAIRMAN ALBERT: Good afternoon.

5 MS. HEAGY: I know we had a previous
6 session and talked about the financials in detail.
7 I know you guys got to mull it over for a little
8 bit, but just for the public's information is that
9 this year, for the 9/30/2018 audit, we did have an
10 unqualified opinion, which means that is good. It
11 was a good audit this year on the financial
12 statements.

13 As we did allude to, there was some
14 findings that we talked about previously. There
15 was three findings that we noted. The findings
16 were related to, as we mentioned before,
17 inspections, calculation of income, and then also
18 some stuff on, I'm sorry, off the top of my head
19 right now I'm forgetting. Oh, an overpayment of
20 some HAP money.

21 So that was the things that we talked
22 about earlier.

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1 But overall, that still was
2 unqualified. There was no material weaknesses.
3 We only had those significant deficiencies that I
4 just mentioned.

5 Do we have any additional questions
6 that we want to go over as part of --

7 COMMISSIONER STRICKLAND: Just for the
8 record --

9 CHAIRMAN ALBERT: Commissioner
10 Strickland.

11 COMMISSIONER STRICKLAND: I'm sorry.
12 Just for the record, how many samples did you look
13 at and then how many findings did you find?

14 Like, how many of the record were
15 incorrect?

16 MS. HEAGY: So, in the one we've had a
17 couple of findings, we've looked at about 80
18 records in that one. And then in the Housing
19 Choice Voucher Program we looked at about, almost
20 250 different files. And we only had instances of
21 two findings in that program.

22 CHAIRMAN ALBERT: Commissioner

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1 Vann-Ghasri.

2 COMMISSIONER VANN-GHASRI: One
3 question I have is, what was the, what is it called?
4 I think it's called the current liability, no, no,
5 no.

6 What was the amount of the net position
7 in money?

8 MS. HEAGY: So, the net position, as of
9 9:30, is \$467 million.

10 COMMISSIONER VANN-GHASRI: And
11 whether or not, no, what, if any, investment or
12 capital assets does that net position interact?

13 MS. HEAGY: Yes. If you look on Page
14 14 of that report that you were provided earlier,
15 under net position, it will show you the net
16 invested in capital assets is about \$240 million.

17 COMMISSIONER VANN-GHASRI: Are we
18 broke?

19 MS. HEAGY: You are not broke.

20 COMMISSIONER VANN-GHASRI: Do we have
21 money?

22 MS. HEAGY: That's a, well, yes, you

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1 have some money.

2 COMMISSIONER VANN-GHASRI: Did the
3 former director, did she leave us broke?

4 MS. HEAGY: No.

5 COMMISSIONER VANN-GHASRI: Did she
6 leave us with some money?

7 MS. HEAGY: Yes.

8 COMMISSIONER VANN-GHASRI: Has the
9 present director been spending a lot of money?

10 MS. HEAGY: No.

11 (Laughter.)

12 MS. HEAGY: That is required.

13 (Laughter.)

14 COMMISSIONER VANN-GHASRI: Those are
15 the two major, oh, third. How does this report,
16 if any, impacts the residents of the District of
17 Columbia Public Housing Market, which would
18 include Public Housing and the Housing Choice
19 Voucher Program? Or does it?

20 MS. HEAGY: It's good. Because we had
21 an unqualified opinion and there was only one
22 significant deficiency noted in the material, or

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1 excuse me, in the Moving to Work and in the Housing
2 Choice Voucher Program, that will have no impact
3 on funding.

4 COMMISSIONER VANN-GHASRI: We have
5 what type of opinion?

6 MS. HEAGY: An unqualified opinion.

7 COMMISSIONER VANN-GHASRI: What's the
8 definition of that for the records please?

9 MS. HEAGY: Basically that means that
10 there was nothing that rose to the level that we'd
11 have to indicate like exception. So it's good.
12 It's what you want to see, unqualified opinion.

13 COMMISSIONER VANN-GHASRI: HUD
14 grants, are HUD grants incorporated into this
15 report?

16 MS. HEAGY: Yes, they are.

17 COMMISSIONER VANN-GHASRI: If so, why?

18 MS. HEAGY: Because they're required
19 to be.

20 CHAIRMAN ALBERT: Any other questions,
21 Commissioners?

22 COMMISSIONER VANN-GHASRI: One last

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1 question. How much money when it comes to people
2 suing the Housing Authority, is that a part of this
3 report? Do we see how much money the people suing
4 us for?

5 Or does this report reflect any type of
6 dollars and monies of how many people suing us?
7 Maybe not the categories, but the money.

8 MS. HEAGY: Yes. So we take into
9 consideration any outstanding legal issues. And
10 depending on the, if it's going to actually get to
11 the part of being settled or something in that
12 lines, we will estimate an amount to record on the
13 books.

14 COMMISSIONER VANN-GHASRI: That --

15 MS. HEAGY: So that does include that
16 in these financial statements.

17 COMMISSIONER VANN-GHASRI: Thank you
18 so much.

19 MS. HEAGY: You're welcome.

20 COMMISSIONER SLOVER: Quick question.
21 What, I think this question was asked earlier but
22 I want to ask it again, what is the main purpose

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1 of performing an audit? What is the main
2 deliverable?

3 MS. HEAGY: Well, first you're
4 required. So, since you received federal funds
5 over \$750,000 --

6 COMMISSIONER SLOVER: That's a reason,
7 not a purpose. What's the purpose? What are you
8 looking for?

9 MS. HEAGY: Oh, what I am looking for.

10 COMMISSIONER SLOVER: Yes. As the
11 auditor.

12 MS. HEAGY: Okay. Okay.

13 COMMISSIONER SLOVER: Yes.

14 MS. HEAGY: So, first of all, that you
15 have internal controls. So, you know, the numbers
16 can't be relied upon unless you have adequate
17 internal controls.

18 So, we spent a lot of time, during our
19 audit in the beginning, going through all your main
20 cycles. So we look at your cash process, you're
21 receiving money from the tenants, disbursing money
22 to the landlords, looking at your accounts payable,

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1 looking at payroll.

2 We go through all of that to ensure you
3 have proper internal controls, which means that
4 there is, one person is completing a task and
5 someone else is approving it. So that's where we,
6 kind of when we talk about internal controls.

7 So that's our main, what I'm looking
8 for. And then if we have that, once we get to
9 looking at the numbers and making sure there's
10 support behind them, then that gets us to the end
11 where we can issue an audit report.

12 COMMISSIONER SLOVER: So, you're
13 looking at the mechanics of the operation and then
14 to make sure that all the money is where it's
15 supposed to be.

16 MS. HEAGY: Right.

17 COMMISSIONER SLOVER: Essentially.
18 So it really isn't about efficiency or capability
19 or how the organization is running or whether it's
20 performing its mission, it's really about whether
21 the money is where it's supposed to be and whether
22 they're doing the mechanical side correctly.

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1 MS. HEAGY: Correct. We can look --

2 COMMISSIONER SLOVER: So you're not
3 putting out an opinion of whether we're a superstar
4 agency that's really clicking out efficiently,
5 you're just saying, our money is where we say it
6 is?

7 MS. HEAGY: Basically. Yes.

8 COMMISSIONER SLOVER: Okay. I heard
9 earlier that the report was delivered to the Board
10 on May the 8th.

11 MS. HEAGY: May 30th.

12 COMMISSIONER SLOVER: May 30th. You
13 said May 8th. May 30th. And how was it delivered
14 to the Board?

15 MS. HEAGY: Through the Board's
16 diligent books.

17 COMMISSIONER SLOVER: In what form? I
18 mean --

19 MS. HEAGY: Electronically.

20 COMMISSIONER SLOVER: To the whole
21 Board, part of the Board?

22 MR. GARRETT: To the Committee.

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1 COMMISSIONER SLOVER: To the
2 Committee, okay.

3 MS. HEAGY: Yes.

4 COMMISSIONER SLOVER: So, one of the
5 problems I have is I wasn't able to review the audit
6 because I didn't get a copy of it.

7 MR. GARRETT: I'm sorry, correction,
8 Commissioner Slover, it did go to the Full Board.
9 Alethea corrected me.

10 COMMISSIONER SLOVER: So, it wasn't
11 part of the Board book so I wasn't able to review
12 it. So, I'm unfortunately unable to ask my usual
13 sea of questions.

14 So, in the future, I think we need a
15 little more efficient delivery method of this
16 important document. I think if you're going to
17 deliver a Board book with all the resolutions, so
18 you have this document available, you might want
19 to put it behind the resolution so that we have an
20 opportunity to review it.

21 Did everybody else on the Board see it?

22 CHAIRMAN ALBERT: So, yes, it was in

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1 Audit Income Finance Committee. I would encourage
2 all of our Commissioners to not just look at the
3 section of the Board book for which you are a
4 Committee Member, but look at all other Committee
5 sections and you'll find information that you're
6 looking for.

7 COMMISSIONER SLOVER: Can I get some
8 agreement that we can put it as part of the lead
9 up book to the meeting where it's going to be
10 approved? The actual audit.

11 CHAIRMAN ALBERT: I'm not going to make
12 that decision now. I mean, we can look at our
13 processes and improve where it is, room for
14 improvement.

15 COMMISSIONER SLOVER: Okay, I just
16 don't feel --

17 CHAIRMAN ALBERT: But thanks for the
18 suggestion.

19 COMMISSIONER SLOVER: Yes, you're
20 appreciated. Yes, thank you.

21 COMMISSIONER VANN-GHASRI: Question.
22 Do you have over 50 public housing clients, which

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1 include us, so we make your number 50.

2 Out of your 50 clients, how do we look
3 in comparison to the other 49?

4 And your other public housings, being
5 that we are only a municipal corporation and not
6 a state, however we are, and correct me as I stand,
7 the length, the largest housing authority in the
8 United States of American. So anything I just
9 said, correct me before answering.

10 And my question is, how do we look in
11 comparison to your other 49 clients?

12 MS. HEAGY: I think just comparing you
13 and looking at the number of findings you have --

14 COMMISSIONER VANN-GHASRI: Yes.

15 MS. HEAGY: -- because, of the top of
16 my head to be able to think about bottom line, I
17 can't estimate that, but this report looks real
18 good.

19 You have a couple of findings.
20 Everyone has these kinds of findings.

21 COMMISSIONER VANN-GHASRI: And what
22 kind of findings are those, would you put it on --

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1 MS. HEAGY: Calculations and missed
2 inspections. Unfortunately --

3 COMMISSIONER VANN-GHASRI: Which
4 calculations you mean?

5 MS. HEAGY: The tenant calculations,
6 for the rent calculations. So, having some of
7 those errors and then having a missed inspection,
8 we see that's very common across the 50 housing
9 authorities we do. Because there is an element of
10 human error that sometimes occurs.

11 So, we see other of the 50 that have
12 these exact findings. I see a lot of housing
13 authorities that have a lot more findings.

14 So, this audit report, since you have
15 an unqualified opinion, is very good.

16 COMMISSIONER VANN-GHASRI: And what
17 is, for the record, give a definition, what is an
18 unqualified opinion, because the word, if I didn't
19 know any better, it sounds real nasty. So, make
20 sure that they understand what an unqualified --

21 MS. HEAGY: Well, the nasty version of
22 it is qualified opinion.

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1 COMMISSIONER VANN-GHASRI: Okay.

2 MS. HEAGY: So, being unqualified
3 means that there was no issues noted that I would
4 have to basically put a scope limitation. There
5 was, everything was presented to us. We were able
6 to go through everything.

7 Where you would see a qualified opinion
8 is if we started seeing a lot of systemic issues
9 in your internal controls or we couldn't do an audit
10 over an area, stuff like that.

11 So, the unqualified opinion is what you
12 always want to see.

13 COMMISSIONER VANN-GHASRI: Last
14 question. Resident councils, there are resident
15 participation funds and there are vending funds.
16 Is it included in this report?

17 MS. HEAGY: It's very small in that it
18 would be included in the cash. But as part of
19 compliance, we will look at a sample of that. So,
20 we do, depending on the program we're looking at,
21 we will slice a sample.

22 COMMISSIONER VANN-GHASRI: And the

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1 reason why I'm asking so, because you have so many
2 residents that live in public housing who are not
3 educated on the process of how the executive board
4 ascertain its thoughts. And most of our residents
5 say we all steal.

6 Okay, based, other than with our
7 internal audit, doing the letter, making it so that
8 that's understood, so, I wanted to put on the record
9 whether or not it was included in the overall audit
10 of the Housing Authority?

11 MS. HEAGY: It is in the overall audit
12 of the Housing Authority.

13 COMMISSIONER VANN-GHASRI: Thank you
14 so much.

15 MS. HEAGY: You're welcome.

16 CHAIRMAN ALBERT: Thank you,
17 Commissioner. I have a couple questions for you.
18 So, D.C. Housing Authority has a number of
19 subsidiary corporations. Do you conduct audits of
20 those corporations also?

21 MS. HEAGY: Yes, we do.

22 CHAIRMAN ALBERT: And so, how are those

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1 audit results incorporated into the report that
2 you're issuing today?

3 MS. HEAGY: So, we audit in addition to
4 DCHA, we do CSA, CVI, DCHE, DCHS and Northwest One.

5 COMMISSIONER VANN-GHASRI: So, would
6 you say that again, and slower, so that we make --

7 MS. HEAGY: Yes, I'm sorry.

8 COMMISSIONER VANN-GHASRI: -- sure
9 it's correct for the minutes?

10 MS. HEAGY: Yes. So, DCHE, CSA, CVI,
11 DCHS, CHP and Northwest One.

12 COMMISSIONER VANN-GHASRI: Now, could
13 you for record, let everybody know what CSA is,
14 because it needs to be in the minutes?

15 MS. HEAGY: Yes. Construction
16 Services Administration, Community Visions
17 Incorporated, D.C. Housing Solutions, Capital
18 Housing Partners and then D.C. Housing
19 Enterprises. That's DCHE.

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

22 MS. HEAGY: That was a quiz.

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1 CHAIRMAN ALBERT: Right. And you
2 answered the second part of my question, so thank
3 you.

4 MS. HEAGY: Okay.

5 CHAIRMAN ALBERT: Any other questions
6 from any other Commissioners? Here none other, I
7 would entertain a motion to approve Resolution
8 19-09. Is there a motion?

9 COMMISSIONER STRICKLAND: Motion.

10 CHAIRMAN ALBERT: Motion. Second?
11 Is there a second?

12 COMMISSIONER SLOVER: Second.

13 CHAIRMAN ALBERT: Second. Roll call.

14 MS. MCNAIR: Thank you. And I'd like
15 to let the record reflect that Commissioner Ortiz
16 Gaud joined the Board after the roll call, so he
17 is present.

18 Commissioner St. Jean?

19 COMMISSIONER ST. JEAN: Yes.

20 MS. MCNAIR: Commissioner Strickland?

21 COMMISSIONER STRICKLAND: Yes.

22 MS. MCNAIR: Commissioner Taliaferro?

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1 COMMISSIONER TALIAFERRO: Yes.

2 MS. MCNAIR: Commissioner
3 Vann-Ghasri?

4 COMMISSIONER VANN-GHASRI: Yes.

5 MS. MCNAIR: Commissioner Council?

6 COMMISSIONER COUNCIL: Yes.

7 MS. MCNAIR: Commissioner Neal Jones?

8 COMMISSIONER NEAL JONES: Yes.

9 MS. MCNAIR: Commissioner Ortiz Gaud?

10 COMMISSIONER ORTIZ GAUD: Yes.

11 MS. MCNAIR: Commissioner Slover?

12 COMMISSIONER SLOVER: Based on the
13 fact that I was unable to review it I'll have to
14 vote no.

15 MS. MCNAIR: Chairman Albert?

16 CHAIRMAN ALBERT: Yes.

17 MS. MCNAIR: You have eight yes, one
18 no. The resolution is approved.

19 CHAIRMAN ALBERT: Thank you. Thank
20 you so much.

21 MS. HEAGY: Thank you.

22 CHAIRMAN ALBERT: So we're next going

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1 to move to Resolution 19-16, which is to authorize
2 modification for environment initiatives
3 contracts.

4 As Laurie comes forward, we brought a
5 similar resolution to this body earlier this year
6 that would have assisted us in aggressively trying
7 to fix some of the most egregious conditions that
8 we find in a number of our housing units.

9 There is a need for additional funding,
10 based on the scope of the issues. And we're coming
11 back to the Full Board to ask for permission for
12 additional funding. Did I sum it up?

13 MS. BARNES: You did.

14 CHAIRMAN ALBERT: Great. Anything
15 else you would like to add?

16 MS. BARNES: I would just like to add,
17 again, for the Section 3 compliance, for the
18 contractors, again, Galaxy, which is a painting
19 company, they are local and they are women owned
20 and they have hired four Section 3 employees.

21 Lonch, another company, Lonch
22 Incorporated, they have hired three Section 3

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1 employees that are all from the Housing Choice
2 Voucher Program. And they are local from Ward 4.

3 SALUT, which it stands for Soil and Land
4 Use Technology, they have hired a Section 3
5 employee that is low income resident from Ward 8.
6 And they are a local company located in Ward 5.

7 Tito Construction is a D.C. company
8 located in Ward 4.

9 And VCASS, Veteran Contractors
10 Assistance Support Services, is also a local
11 company from Ward 4. And they are a Section 3
12 business concern. So, again, 51 percent of their
13 business, or their company, is in fact Section 3
14 residents.

15 CHAIRMAN ALBERT: Yes. So, how much
16 additional money are you asking for?

17 MS. BARNES: We're asking for \$2.2
18 million.

19 CHAIRMAN ALBERT: And how much funds
20 have we allocated to this cause before?
21 Previously.

22 MS. BARNES: So, in a resolution that

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1 you all approved September 2018, we requested at
2 that time an additional amount of \$6.5 million.

3 CHAIRMAN ALBERT: So this will bring
4 the total up to \$8.7 million?

5 MS. BARNES: That's correct.

6 CHAIRMAN ALBERT: All right. And
7 where are we getting these monies from?

8 MR. GARRETT: It's coming from
9 operating reserve. Well, this money was already
10 set aside, but it did come from operating reserve
11 previously set aside for budget shortfall.

12 CHAIRMAN ALBERT: And how much money
13 did we set aside?

14 MR. GARRETT: Approximately \$16
15 million.

16 CHAIRMAN ALBERT: Okay.

17 MR. GARRETT: Yes, \$16 million. But,
18 Commissioners, let's keep in mind that we are
19 moving through our whole entire portfolio with this
20 effort so there is probably an opportunity, or will
21 be an opportunity, that we'll need to come back to
22 the Board to discuss additional funding if

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1 necessary.

2 COMMISSIONER VANN-GHASRI: How much
3 money is Section 3 residents getting paid out of
4 all that money?

5 CHAIRMAN ALBERT: No, let's go in
6 order. Commissioner St. Jean had a question.
7 Let's go with Commissioner St. Jean.

8 COMMISSIONER ST. JEAN: So, for the NCI
9 communities that has environmental initiatives,
10 are we getting money for DMPED?

11 MR. GARRETT: For Park Morton, yes.

12 COMMISSIONER ST. JEAN: For Park
13 Morton, okay. And then, once a contract is over
14 for Section 3 employees, is it just done, they're
15 just fired or they're still in the company?

16 MS. BARNES: No, the goal is always
17 for, again, any residents who are working with the
18 contractor to continue on with the contractor. So
19 they can be able to be hired and have long-term
20 employment with that contractor.

21 And at the very at least, that they have
22 earned skills so that they can be able to work with

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1 another company that does similar work.

2 COMMISSIONER ST. JEAN: Okay, thank
3 you.

4 MS. BARNES: You're welcome.

5 CHAIRMAN ALBERT: Commissioner
6 Strickland? I'm going to save you for the last,
7 how about that?

8 COMMISSIONER VANN-GHASRI: That's
9 great.

10 CHAIRMAN ALBERT: Save the best for
11 last. Commissioner Strickland.

12 COMMISSIONER STRICKLAND: You
13 mentioned they were local, but are they CBEs and
14 do you know that?

15 MS. BARNES: Those companies are not
16 CBEs.

17 COMMISSIONER STRICKLAND: Okay.

18 MS. BARNES: They're all District
19 companies, they have not registered as CBEs.

20 COMMISSIONER STRICKLAND: Okay. And
21 in the future, I know as we see these contractors,
22 is it possible, and I guess directly, just to have

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1 that as one of the columns so that way we don't,
2 we're going to ask that same question, I'm going
3 to ask that same question every time there is
4 dollars spent on any contractor --

5 MR. GARRETT: Not at all.

6 COMMISSIONER STRICKLAND: -- is the
7 money local, who's the money going to --

8 MR. GARRETT: Sure.

9 MS. BARNES: Sure.

10 COMMISSIONER STRICKLAND: -- so, if we
11 can just add that the sheet, then that way we don't
12 have to --

13 MR. GARRETT: Not a problem. And I
14 think that will be a problem to add. But also
15 remember, we have a requirement that, because we're
16 using federal dollars, we need to open it up not
17 only to just local but also other companies
18 throughout the District.

19 COMMISSIONER STRICKLAND: True, I
20 understand it goes by the funding source, but as
21 a good partner, and the District Government is our
22 partner and the residents of D.C. is our partner,

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1 any chance we can use them I think we should
2 encourage it.

3 MR. GARRETT: No, we agree. We
4 totally agree.

5 MS. BARNES: Duly noted.

6 CHAIRMAN ALBERT: Great.
7 Commissioner Slover.

8 COMMISSIONER SLOVER: So, how is the
9 work going so far, overall, in terms of what you're
10 seeing out there and how much of the portfolio
11 you've been able to touch with the initial monies
12 that we've provided?

13 MR. GARRETT: Chelsea, do you want to
14 come up and -- Chelsea, Commissioners, is handling
15 our environment efforts, so she's spearheading
16 with the taskforce. So she has those numbers.

17 PARTICIPANT: Good afternoon, again,
18 Commissioners. So we have, as you know, completed
19 interim controls in our units with Children 6 and
20 under, with the exception of a number of families
21 for which we've identified as being families we
22 prefer to move with a voucher.

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1 We are now in the beginning phases of
2 going through the remainder of our portfolio. It
3 started at Park Morton two weekends ago.

4 And so, we are, of course, fully
5 engaged. We spoke previously about the type of
6 white glove treatment that we aspire to provide to
7 our customers through this process. And so, we are
8 seeing the first round of work that was done.

9 There was some challenges with some of
10 the units, with the work that was completed. And
11 we were able to quickly and immediately address
12 those issues.

13 It's our full expectation that we
14 should be able to continue this process
15 satisfactorily throughout the rest of our
16 portfolio.

17 COMMISSIONER SLOVER: So, I didn't
18 hear, how much of the portfolio has been, how much
19 work has been performed, percentage wise, on our
20 portfolio for the first, what is it, \$6. million?

21 PARTICIPANT: I can get that
22 information for you. It's a little challenging

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1 because in some instances we've done, and I'm able
2 to speak to quickly, for example, what we've done
3 with lead abatement or lead interim controls.

4 But we've also addressed mold issues.
5 As we've gone along, we've done a lot of relocating
6 residents. We've also had to do lead dust
7 cleaning.

8 And so, to be able to answer that
9 question thoroughly, I'd like to provide a more
10 detailed report to show you where the funding has
11 been utilized to date.

12 COMMISSIONER SLOVER: So, I'm just
13 trying to get a ballpark figure. I mean, we're up
14 to \$8 some million and if ten percent of the
15 portfolio has been touched then it's a big number
16 we're looking at. And if it's 50 percent, it's a
17 different number.

18 And I'm just wondering, we have \$16
19 million that we've set aside for this, are we going
20 to have to go find more money, are some of the other
21 things you just talked about included in that 16
22 hotel stays and things like that, are not clearly

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1 being provided by these folks. And so, I'm just
2 trying to get an idea of sort of as we venture into
3 this endeavor, what's the first feedback --

4 PARTICIPANT: Right.

5 COMMISSIONER SLOVER: -- I mean, who
6 big is this going to get from an economic
7 perspective?

8 MR. GARRETT: Chelsea, what was the
9 estimated dollar amount that we originally --

10 PARTICIPANT: We estimated needing to
11 spend approximately \$35 million to get through the
12 entire portfolio. At the same time, as you
13 Commissioners know, we are engaging with you in
14 regards to portfolio stabilization.

15 If there are certain properties that we
16 move forward with the demolition disposition
17 application, we would be trying to move those
18 residents with vouchers versus spending the
19 Agency's dollars on doing interim controls at those
20 sites.

21 So, it will depend largely on some of
22 the decisions that come out of the Board.

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1 COMMISSIONER SLOVER: Well, that's a
2 great segue into my next question which is, has any
3 of the work you've done to date, changed any of your
4 position on long-term strategies for the
5 portfolio?

6 In other words, you had an idea, we
7 looked at the whole thing and we said, we think we
8 should do these things and now we're really pulling
9 back the covers and getting into it. Is there
10 anything that we've discovered so far that says,
11 well, maybe we should be doing something different
12 with that property?

13 MR. GARRETT: I think, Commissioner
14 Slover, one of the things that we have to take into
15 consideration when we're, especially when we're
16 doing interim controls, are the size of the
17 properties that we have to tackle. That will drive
18 up the number of units at a particular site, will
19 drive up our actual costs.

20 What I think that we've identified,
21 when we've been talking about repositioning and
22 what we can identify as a first set of properties

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1 that we might need to move with. Those take into
2 consideration environmental needs or risk interim
3 controls that we would have to provide.

4 So we're trying to cut down as much
5 money as we have to, as we possibly can, on
6 particular sites that we know have these
7 environmental issues.

8 PARTICIPANT: And Commissioner
9 Slover, to add, it was the result of the
10 unit-by-unit inspection and these lead risk
11 assessments that lead to the recommendation of the
12 14 extremely --

13 COMMISSIONER SLOVER: Right.

14 PARTICIPANT: -- urgent properties.
15 So it was essentially the findings from that review
16 that led our administration to make the
17 recommendation that we take quick action on the
18 2,600 units that were identified.

19 COMMISSIONER SLOVER: So,
20 Commissioner St. Jean had mentioned that there is
21 some new communities' funds that are also
22 interspersed here. How are those being accounted

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1 for?

2 In other words, this \$2.2 and this \$6.
3 whatever we've already spent, I mean, how is that
4 money, is it being directed just to the new
5 communities' projects?

6 PARTICIPANT: It is directed just to
7 Park Morton.

8 COMMISSIONER SLOVER: Just to Park
9 Morton.

10 PARTICIPANT: It is.

11 COMMISSIONER SLOVER: And how is Park
12 Morton going?

13 PARTICIPANT: So, we are, as I
14 previously stated, we are just completing our
15 second week, or are in the middle of our second
16 week. I'm certain there is some learning along the
17 way, but we do believe that we're postured to have
18 a successful completion of the project.

19 We've been engaging the residents. Of
20 course there has been some concern about having to
21 go to a hotel or concern about timing for when we're
22 doing these interim controls.

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1 We have tried our best to make sure that
2 they're fully engaged. We've been providing all
3 types of services to try to assist those residents
4 in this process.

5 COMMISSIONER SLOVER: So, at one point
6 the Board had gone back and forth about Park Morton,
7 and specific about changing course and doing a
8 singular demolition, clearing the property based
9 on the environmental issues that we've discovered.
10 The Board went back and forth, we delayed a couple
11 months, and ultimately we decided not to do that.

12 How are we feeling about that decision
13 now based on what you've seen?

14 Is this still a good course of action
15 or do we need to reorganize and think maybe we are
16 spending a lot of money on a property when we have
17 all these other properties and we're ultimately
18 going to tear these things down anyway?

19 So why are we spending all this money
20 on this and putting people up in hotels and doing
21 all these things when we have all these other
22 issues?

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1 And so, I'm just wondering, at this
2 moment in time, based on this decision and this
3 pivot that we made, do we still think we're heading
4 in the right direction on that or do we need to
5 rethink?

6 PARTICIPANT: And I can respond. I
7 think that at this juncture we're having to make
8 a decision in regards to being in compliance with
9 the Lead Safety Act or not being in compliance with
10 the Lead Safety Act.

11 And it's prudent for this Agency to take
12 the steps necessary, especially with the funding
13 provided by the District, to go forward with
14 interim controls. At the same time, we are waiting
15 for the TPBs that will be issued from HUD once they
16 approve the partial demolition application.

17 It will be our immediate response to try
18 to move those residents quickly, because as I've
19 reported to the Board, the truth is, it's
20 challenging for those interim controls to hold up
21 at that property. So we need to do what we're
22 supposed to do pursuant to the law. Also, receive

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1 those vouchers and move those families.

2 I'm certain that at a time in the very
3 near future there will be a recommendation to
4 submit the application for the remainder of the
5 property as well.

6 COMMISSIONER SLOVER: So, based on all
7 we have going on and all the property conditions
8 that we have and the bunch of stuff we need, with
9 limited time and energy and staff and money, I would
10 ask you once again, was this a good decision?

11 MR. GARRETT: So, this decision wasn't
12 made in a vacuum. We took into consideration some
13 issues. We also took into consideration,
14 Commissioner Slover, some of the concerns of the
15 residents in reference to the move also. Resident
16 leadership also spoke out about having us to
17 mandatorily move individuals from the particular
18 property, which we had to consider. When we talk
19 about what we're going to be doing at these
20 properties, whether it's now or in the future,
21 that's one of the pieces of the puzzle that is in
22 an equation. That's something that we have to talk

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1 to residents about.

2 Also, as Chelsea noted, there was a time
3 frame in which we needed to perform interim
4 controls. We still do not have vouchers in order
5 to move residents out of those units, so we're
6 actually -- if we waited, we will be in
7 non-compliance because those units would still
8 have led and not have -- and those risks would not
9 have been addressed through interim controls of any
10 way, shape or form.

11 So taking this action would have been --
12 we would have had to take this action regardless
13 because we have no way of moving residents out of
14 those units.

15 COMMISSIONER SLOVER: Well, I would
16 offer this because we spent so much time thinking
17 about what to do. That might be part of the
18 problem. But, look, we have a lot of buildings
19 with a lot of residents and a lot of resident
20 commissioners, a lot of people's opinions. And so
21 we have to shepherd our resources and we have to
22 be efficient with our resources.

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1 And what I'm seeing -- what I'm starting
2 to see in this agency is what we refer to in the
3 private equity business as an Oldco/Newco
4 strategy, which is that we have an enormous
5 portfolio. We have limited resources, time and
6 energy and it seems that a significant --
7 insignificant imbalance of our resources and
8 energy and time is being focused on a small number
9 of resources versus the entire portfolio. And
10 what I'm seeing is a starving out of the rest of
11 the portfolio. And that's a strategy that has no
12 business in the public housing space.

13 CHAIRMAN ALBERT: Commissioner, I
14 really appreciate your comments. What would be
15 your recommendation as to how we deal with these
16 interim controls?

17 COMMISSIONER SLOVER: So my
18 recommendation would be -- so on Park Morton the
19 original position of the authority was that based
20 on the environmental conditions that we should
21 change positions and then we should do a -- we
22 should clear the site and do a demolition of the

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1 site. We spent three months going back and forth
2 on that, and because of outside influences we
3 decided not to. And so my recommendation on that
4 site would have been to do what the original
5 recommendation of the Executive Director was.

6 CHAIRMAN ALBERT: And the rest of the
7 portfolio? We can have this conversation --

8 (Simultaneous speaking.)

9 COMMISSIONER SLOVER: We could, but
10 I'm really trying to focus on the issue at hand
11 right now, which is -- we could litigate this all
12 day long, but specifically what I'm pointing out
13 is that we are spending significant time, energy
14 and resources on a finite part of our portfolio when
15 we have an entire portfolio that needs attention.
16 And I'm getting really concerned about the amount
17 of time we're spending on very few assets.

18 CHAIRMAN ALBERT: Appreciate that.

19 Commissioner Ortiz?

20 COMMISSIONER ORTIZ GAUD: Yes, based
21 on the findings of the CBE I can recommend just one
22 company, but I would not vote for the other rest.

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1 I think with many -- there are many companies here
2 that can definitely do that work, 100 percent, the
3 CBE company, a local CBE company. Just wanted to
4 say that.

5 MR. GARRETT: Did any other companies
6 respond, Laurie?

7 MS. BARNES: No, none of these
8 companies are CBE, but again we requested and went
9 directly to the District's list of companies that
10 are approved to be able to do this work. And again,
11 based on painting and plastering, mold testing,
12 remediation and environmental visual inspections
13 so that we could be able to again focus and make
14 sure we focus on those companies. Again,
15 in every other solicitation where we don't have to
16 have them restricted by those that are approved,
17 every solicitation that we issue goes to the DSLBD,
18 which is the agency that manages all the CBEs. So
19 all CBEs receive our solicitations. But again,
20 it's up to them obviously to respond.

21 But again, all of these companies are
22 local companies. They are here in the District and

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1 again have all responded and complied with our
2 requirements. But we do not have a requirement
3 that our companies are CBEs because again, based
4 on our requirements with regard to federal
5 requirements we cannot be able to do that and have
6 local set-asides or restricting based on that.

7 COMMISSIONER ORTIZ GAUD: I
8 understand. I understand there's no set-aside,
9 but at the same time I also know there's many great
10 companies that can do that here, and I think just
11 maybe just past history they don't even -- they
12 don't feel confident, but I think that for sure you
13 guys can do the best foot forward to make that
14 happen. So that's what I see. That's all. I
15 just wanted to put -- that's my sense.

16 CHAIRMAN ALBERT: Commissioner
17 Taliaferro?

18 COMMISSIONER TALIAFERRO: Yes, I got a
19 question about these companies y'all got going out.
20 Only thing that's got me scared is about if they're
21 going to paint and do the molds and all that, I don't
22 want this to pop up back up in five or seven years

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1 the same thing. And I don't see what y'all are
2 telling me that -- I didn't know -- I don't know
3 these people. I haven't seen no -- they
4 qualifications.

5 So me that's funny because what will
6 happen, they're going to do the -- they always are
7 going to do -- y'all are going to do a circle, doing
8 the same thing, same thing. And next five years
9 or 10 years later, we're going to have mold and
10 problems again. So we don't need all that.

11 CHAIRMAN ALBERT: How do we vet -- let
12 me just add onto Commissioner Taliaferro's
13 question. So how we vet these contractors?

14 MS. BARNES: So we issued a
15 solicitation. Again, that solicitation was
16 issued last summer. And again, this request here
17 is to just modify this -- these particular
18 contracts. And they're not all of the
19 contractors. So we went through again and made
20 determinations of which ones were the best ones
21 that had been doing the work, again because some
22 of the issues that have occurred again are not the

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1 results of the contractor, but the conditions in
2 the unit.

3 And so based on that again, we're not
4 going through again making new determinations
5 about the contractors because we have as a staff
6 reviewed and made determinations that we have
7 followed up on their work and have been good work.
8 But again, you all approved these contracts in
9 September based on us vetting them and based on them
10 meeting the factors and requirements of the
11 solicitation knowing that they had the expertise
12 to be able to do the work.

13 At this point we're asking for
14 additional funds for contract authority so that
15 they can be able to continue the work that they're
16 doing, because right now we may have budget, but
17 if their contract has a certain limit, they cannot
18 continue to do the work. And in order for us to
19 be able to obligate funds for them, we have to have
20 contracts that meet that level.

21 COMMISSIONER TALIAFERRO: Thank you.

22 CHAIRMAN ALBERT: Thank you.

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1 COMMISSIONER VANN-GHASRI: With that
2 said, let me explain to some of us that do not
3 understand how to do business of the District of
4 Columbia. We're not a state, so therefore as a
5 family commissioner, when I first came on board
6 there is -- don't nobody have to do a RFP and
7 guarantee Sections 3, period.

8 And Section 3 actually has been
9 blooming since Commissioner Slover, myself, Laurie
10 Barnes, Argren Krang -- and I've never seen so many
11 RFPs coming in now really write -- And they didn't
12 have to write the words. When they do a RFP in the
13 District of Columbia you don't have to say I'm going
14 to hire three Section 3. That's not a requirement
15 here.

16 But this Board as a whole figured out
17 how to do it so that when a RFP come through we
18 actually see it in writing because we had a
19 commissioner -- Commissioner Whitfield always
20 taught me if it ain't in writing, it ain't there.
21 So when I got on Board, the first thing I asked Ms.
22 Barnes, can they actually write Section 3, what

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1 they going to do and they do? Because the District
2 is a very unique state.

3 Now how much money is the residents
4 going to get out of all this money with Section 3?
5 Are these people going to pay \$15 an hour based on
6 our qualification or are they going to do -- try
7 to 8.50 us?

8 MS. BARNES: No, all of the -- everyone
9 is paid based on the federal rate. So again, just
10 like every other worker on the site, they're paid
11 based on again the federal rates. And that's part
12 of our responsibility to make sure everyone is paid
13 properly.

14 COMMISSIONER VANN-GHASRI: So now this
15 is what I do have a concern with, because I'm a union
16 girl: And one thing I do notice in all of our
17 contracts; and that goes for small business, they
18 cut us out. They cut the union out. So now how
19 can this Housing Authority balance out its contract
20 where, (A), even though the contract may be short
21 term or longer term or permanent term, who has the
22 union so the residents of the District of Columbia

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1 can have that type of union protection versus the
2 contract?

3 MS. BARNES: It really depends on the
4 discipline. So certain disciplines like elevator
5 service repair, they have strong unions. And so
6 they're already intact based on again the type of
7 work that they do. So again, when we solicit, it's
8 not based on whether there's a union environment
9 or not, or the workers are part of a union. It is
10 not a requirement.

11 COMMISSIONER VANN-GHASRI: That would
12 be discriminatory, correct? Would it?

13 MS. BARNES: We cannot require --

14 COMMISSIONER VANN-GHASRI: Right,
15 because that would be --

16 (Simultaneous speaking.)

17 MS. BARNES: -- part of it, but a lot
18 of times --

19 CHAIRMAN ALBERT: -- that would be
20 discriminatory?

21 MS. BARNES: Correct.

22 COMMISSIONER VANN-GHASRI: Okay.

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1 MS. BARNES: But a lot of times, based
2 on again the type of work, they may be part of the
3 union. And that also comes as part of a benefit
4 with -- and if they become -- if they start off as
5 an apprentice, which some of again Section
6 residents may start off with, or be helpers. And
7 then once they move up into the field then they
8 become union workers and they can be able to qualify
9 to again pay to be in a union.

10 COMMISSIONER VANN-GHASRI: Are any of
11 these companies owned by females?

12 MS. BARNES: Yes, one is a woman-owned
13 company, and that's Galaxy. It's a painting
14 company.

15 CHAIRMAN ALBERT: Thank you.

16 So I'm going to entertain a motion --

17 COMMISSIONER ORTIZ GAUD: I just want
18 to say --

19 CHAIRMAN ALBERT: -- after
20 Commissioner Ortiz --

21 COMMISSIONER ORTIZ GAUD: Yes, yes.
22 This is one point that I'm really passionate about,

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1 so I want to -- just want to be clear. One of the
2 requirements for me to be part of the Board is that
3 I live here in D.C. And I also know about what we
4 can do here. And I think that as a Housing
5 Authority and being here in the city I think we can
6 do some great things. And this is one of the things
7 that it can do. So that's why I believe this is --
8 should be really looked at. These
9 trades here that we're looking at, they're not
10 rocket science. I just want to say that. So --
11 and these are your specialties that many companies
12 can do. And that's perfect for any CBE companies,
13 local companies to be able to engage in and do just
14 good and great work. And I want to be very clear
15 on that. That's all.

16 COMMISSIONER VANN-GHASRI: And while
17 we're on that, Ms. Barnes, if it's already that --
18 we have residents in public housing that owns their
19 own small business. So how can we be on the RFP
20 list? Can we have a sole source contract?

21 MS. BARNES: Well again, one of the
22 companies that we are requesting additional

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1 funding for is in fact a Section 3 business concern,
2 which means that they are again low-income
3 residents that have started a business, or 51
4 percent of the business.

5 COMMISSIONER VANN-GHASRI: Okay.

6 MS. BARNES: So anyone, any business
7 can respond --

8 COMMISSIONER VANN-GHASRI: But can
9 we --

10 MS. BARNES: -- and we actually send
11 the solicitations to DHCD that manages the Section
12 3 business concerns so that they receive every
13 solicitation that we issue.

14 COMMISSIONER VANN-GHASRI: So, but in
15 the near future; and I mean like 2020, can we look
16 at seeing how or if residents who are -- and this
17 where the resident is -- you live in a Housing
18 Choice Voucher Program or you live in public
19 housing, you're 18 and over and you are on the
20 lease. If I have a company, do you think that you
21 all can look into seeing how can public housing and
22 Housing Choice voucher residents receive sole

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1 source contracts? That's just something to look
2 into.

3 CHAIRMAN ALBERT: Let's make that our
4 general counsel is included and not --

5 COMMISSIONER VANN-GHASRI: Oh, yes,
6 with the general counsel, I mean. But, and you can
7 give us the reply at the next Resident Service
8 Resident Initiative Committee meeting the end of
9 the month. But I mean, seriously, because at one
10 point in time the District of Columbia used to have
11 sole source contracts for minority companies that
12 register and their business was in D.C. And we
13 don't have sole source contracts anymore and I want
14 to know why. And if so, why we cannot bring that
15 back to like real small business, et cetera, that
16 look into those sole source contracts. And maybe
17 you don't have a 10-year contract with them, but
18 at least two or three years.

19 CHAIRMAN ALBERT: Okay. So --

20 MS. BARNES: Well, very few because we
21 want to have open and fair competition. So we want
22 the opportunity for others to respond.

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1 CHAIRMAN ALBERT: So I'm going to have
2 Strickland ask a quick question and then St. Jean
3 and then we're going to vote.

4 COMMISSIONER STRICKLAND: All right.
5 My last question: So if we add this money to these
6 different groups, how long will that money last?
7 Like is that for six months, three months, four
8 months? I know it may vary, but is there a range.
9 And my reason for me asking that question, which
10 is really short, is does that give us enough time
11 to re-look at the bidder pool to possibly pull in
12 CBEs?

13 MS. BARNES: Again, that will vary as
14 far as how much money or how far it takes us. We
15 do anticipate coming back to the Board with a
16 request. And at that time we can be able to solicit
17 again for other contractors again and be able to
18 show you the contractors, where they've been sent.

19 We actually also have a fair tomorrow,
20 as a matter of fact, to -- with a job fair as well
21 as how -- doing business with DCHA encouraging
22 contractors here in the District to be able to come

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1 out for an outreach event so that we can be able
2 to encourage those who have not worked with us to
3 be able to come out and do that. And that is
4 actually tomorrow.

5 So, yes, we -- this will be a shorter
6 term because we know more than likely it -- again,
7 with the work that we have upcoming that we know
8 it won't last that long. We know we'll be coming
9 back to you and we can be able to solicit again.

10 CHAIRMAN ALBERT: Commissioner St.
11 Jean?

12 COMMISSIONER ST. JEAN: Yes, I would
13 like to have Caroline Punter to come up to talk to
14 us about Boots on Ground on Sunday for the Park
15 Morton Families in the Marriott Hotel.

16 MR. GARRETT: Commissioners, just one
17 other thing I want to add that -- just for
18 Commissioner Ortiz and Commissioner Strickland.
19 The individuals that we have -- or the companies
20 that we selected also have specialized -- a
21 specialized component, which is the RFP component,
22 which they have to be able -- it's not just the

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1 simple painting and plastering. So I just want you
2 to be aware of that. Everyone has to have that
3 certificate when they come on board. Not saying
4 that they don't, not saying that there aren't other
5 companies out, but that is an additional component
6 to this group.

7 COMMISSIONER STRICKLAND: But I think
8 what Commissioner Ortiz -- and I'm sorry to keep
9 going on this, is that there's tons of old buildings
10 in the District of Columbia. So you're not -- this
11 is not the first lead, this is not going to be the
12 first abatement project that's here. There's tons
13 of companies that do it. I can name 10 off the top
14 of my head right now that are CBEs that could
15 probably fall into this category. And that's not
16 our job to do that. Our job is just to make sure
17 that the environment is there for them to
18 participate. And I think that's what we're trying
19 to do.

20 And I know we don't want to tie up
21 residents that are already getting these services,
22 so that's why I'm asking that once this bucket is

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1 done, it just gives us enough time to look at the
2 market again.

3 COMMISSIONER ORTIZ GAUD: And also
4 that's going to be -- and also based on the hires,
5 they're going to be a lot stronger for D.C. hires
6 than anyone outside of the -- that said, he's going
7 to bring that also. So for workforce it's ideal,
8 which is our people, so --

9 CHAIRMAN ALBERT: Let's hear from Ms.
10 Punter first.

11 MS. PUNTER: So Boots on the Ground is
12 comprised of the Housing Choice Voucher Program
13 staff, which includes Relocation and the Mobility
14 Team. Also the Office of Community Engagement and
15 Office of Resident Services Navigators. And what
16 we do is we actually provide white glove service
17 like the Deputy Executive Director Johnson spoke
18 about.

19 And so folks come to the hotel from Park
20 Morton. We greet them of course with a smile. We
21 have roses, snacks. We have help them check in.
22 We take their bags from their cars up to their hotel

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1 rooms and make sure that they're fine and happy.
2 We go back a few times during the week just to
3 provide them with updates about what's happening
4 at their property and also to make sure that they
5 are comfortable and if there are any issues that
6 may have we can resolve. We provide them with
7 coupons for area restaurants and things of that
8 nature and we also let them know any amenities
9 that's in the area.

10 The day of check out we come and we
11 actually help them check out, get them back into
12 Uber or whichever way they came to the hotel so they
13 can go back and meet Property Management Operations
14 to go through the walk-through of their unit.

15 COMMISSIONER ST. JEAN: Thank you.

16 CHAIRMAN ALBERT: Thank you.

17 MS. PUNTER: You're welcome.

18 CHAIRMAN ALBERT: Slover?

19 COMMISSIONER SLOVER: I just want one
20 point of clarification about this discussion about
21 CBE, which I'm all for. What it sounds like I
22 thought I heard earlier that we don't have a

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1 set-aside mechanism that allows a weighting
2 process for CBE. So there's really no way to do
3 what you're asking unless we as a board go that
4 route. And so it's a more complicated process than
5 just saying -- which I'm all supportive of. I just
6 think we need to put a mechanism in place that will
7 allow that, otherwise it's a pure process and
8 everyone's -- the process wins.

9 CHAIRMAN ALBERT: And I think you're
10 right. I think we -- about a year ago we had these
11 conversations and I thought we were going to get
12 some recommendations back from management on how
13 we address those issues.

14 COMMISSIONER SLOVER: Yes, I
15 thought -- yes. I mean, yes.

16 MR. GARRETT: We did -- yes, I'm
17 drawing a blank. What did we -- we couched it in
18 something, Laurie. What did we couch it in?

19 MS. BARNES: The Economic Inclusion
20 Plan --

21 MR. GARRETT: Yes.

22 MS. BARNES: -- for any of our

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1 development.

2 MR. GARRETT: Yes.

3 MS. BARNES: And that was where we put
4 a robust plan together --

5 MR. GARRETT: We did it with
6 development, not for --

7 MS. BARNES: -- with regard to
8 development.

9 CHAIRMAN ALBERT: We're talking
10 about --

11 COMMISSIONER SLOVER: So I'd like to
12 see -- I just want to make sure we have a mechanism
13 in place that creates the opportunities that
14 everybody is supportive of. So let's do that so
15 that we can actually achieve the goal people want.

16 COMMISSIONER ORTIZ GAUD: I just want
17 to just add something just because there are boots
18 on the ground, someone on the ground constantly.
19 So one of the things I want to say, even just a
20 good-faith effort will create -- meaning -- not
21 even set-asides, mean it's that many companies
22 within the -- that's all I'm saying. So really --

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1 a really clear effort. Well, just -- not -- and
2 just to add to what you're saying that you're
3 simply -- based on these traits. I understand
4 elevators is different -- that's a different world,
5 but when it comes to this kind of traits, not that
6 one. So -- which these are the best.

7 COMMISSIONER SLOVER: You have to run
8 a process. The process has to be -- you can't pull
9 them out of the pool without violating the process.
10 So what I'm saying is if we want that, we have to
11 set up a mechanism that allows some weighting for
12 that, correct?

13 MS. BARNES: Correct.

14 COMMISSIONER SLOVER: Otherwise you
15 can't just say, well, let's put one in for good
16 faith, because then you get in trouble.

17 MS. BARNES: Correct.

18 CHAIRMAN ALBERT: So let's revisit
19 this in the Operations Committee. At least let's
20 make sure that we see what the recommendations
21 were, because I can't remember them from a year ago.
22 And then let's just have a -- as Commissioner Slover

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1 likes to say, a robust conversation, discussion
2 about it and then bring our findings back to this
3 Full Board.

4 COMMISSIONER VANN-GHASRI: Mr. Chair,
5 did we get a answer or did you know how much our
6 constituents going to get paid, 15 or \$8 an hour?

7 MS. BARNES: Again, it's --

8 COMMISSIONER VANN-GHASRI: I'm
9 serious.

10 MS. BARNES: -- federal-funded. So
11 it's not based on the D.C. level, so it's usually --
12 it's higher because it's based on the federal
13 level.

14 COMMISSIONER VANN-GHASRI: Yes,
15 great. Now don't --

16 MS. BARNES: And it's based on the
17 particular job, so --

18 COMMISSIONER VANN-GHASRI: Now,
19 here's what my concern sometime with Section 3: My
20 concern is especially with DCHE Section 3s. And
21 if something happened there or their contract was
22 laid off, are you using the same DCHE Section 3 when

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1 this opportunity come up or are we using brand new
2 residents, or you have a resident list? How would
3 I know the residents are getting its fair share?
4 See as a temp agency you know, because as a temp
5 agency you have a template and at the end of a audit,
6 you could see which temp been working the most.
7 Now --

8 MS. BARNES: Some companies only get
9 credit for new hires. So they may have Section 3
10 residents that are already working with a company,
11 but it's only new hires that we are recording for
12 each contract that they receive.

13 COMMISSIONER VANN-GHASRI: Okay.

14 CHAIRMAN ALBERT: So I'd like to
15 revisit that. So I think it's important to record
16 new hires, but retention is also extremely
17 important. So we can spend the rest of the
18 afternoon discussing this. Let's put this back in
19 Operations Committee. Come up with a series of
20 recommendations and we'll forward.

21 So at this time we're going to entertain
22 an motion to approve Resolution 19-18. Is there

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1 a motion?

2 PARTICIPANT: Eighteen?

3 CHAIRMAN ALBERT: 19-16.

4 COMMISSIONER ST. JEAN: Motion.

5 COMMISSIONER NEAL JONES: Second.

6 CHAIRMAN ALBERT: Roll call?

7 MS. McNAIR: Thank you. Commissioner
8 Strickland?

9 COMMISSIONER STRICKLAND: Yes.

10 MS. McNAIR: Commissioner Taliaferro?

11 COMMISSIONER TALIAFERRO: Yes.

12 MS. McNAIR: Commissioner
13 Vann-Ghasri?

14 COMMISSIONER VANN-GHASRI: Yes.

15 MS. McNAIR: Commissioner Council?

16 COMMISSIONER COUNCIL: Yes.

17 MS. McNAIR: Commissioner Neal Jones?

18 COMMISSIONER NEAL JONES: Yes.

19 MS. McNAIR: Commissioner Ortiz Gaud?

20 COMMISSIONER ORTIZ GAUD: No. No,

21 just based on I what company it will be, that that's

22 how it will go.

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1 MS. McNAIR: Commissioner Slover?

2 COMMISSIONER SLOVER: I vote yes with
3 the assumption or the agreement or the recognition
4 that we will work through this process to be more
5 inclusive in -- as a lot of Board members have a
6 desire to have CBEs more represented in these
7 pools. But based on the expediency needed here I
8 vote yes, but with that exception.

9 MS. McNAIR: Thank you. Commissioner
10 St. Jean?

11 COMMISSIONER ST. JEAN: Yes.

12 MS. McNAIR: And, Chairman Albert?

13 CHAIRMAN ALBERT: Yes, but I just want
14 to note that I will not be voting for any additional
15 increases unless we address the issues that folks
16 have raised here today, I think, which means that
17 we have to address them aggressively and quickly.

18 MS. McNAIR: Thank you. You have
19 eight yes and one no. The resolution is approved.

20 CHAIRMAN ALBERT: Thank you.

21 Thank you, Laurie and team.

22 So let's move to Resolution 19-18,

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1 which will create a Standing Committee of the
2 Housing Choice Voucher Program. And I have to give
3 you a little bit of context for this.

4 So we have a very active Housing Choice
5 Voucher commissioner, Commissioner St. Jean. I
6 probably think I communicate with her more than I
7 communicate with any other commissioner. It
8 doesn't mean that you all have to start
9 communicating with me as much as she does.

10 COMMISSIONER VANN-GHASRI: Oh, we
11 won't.

12 (Laughter.)

13 CHAIRMAN ALBERT: But I want to give
14 credit to, where credit is due in addition to
15 Commissioner St. Jean, Debra Frazier, who we hear
16 from almost at every Board meeting. She raised the
17 issue of Voucher Choice Program residents' voices
18 being heard and being involved in the discussions
19 that we have here as a Board of Commissioners. And
20 a lot of those conversations occur at the committee
21 level.

22 So, Commissioner St. Jean, myself and

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1 Ms. Frazier had a meeting a couple weeks ago to
2 really just hear some of the issues that she thinks
3 we could be addressing as a committee. And
4 subsequent to that, Commissioner St. Jean and
5 myself talked with our Executive Director and our
6 general counsel to see if it made sense to stand
7 up a new committee.

8 And we're happy to say that we could
9 stand up a new committee which we're calling the
10 Housing Choice Voucher Program Committee. This
11 committee will be like any other committee. We
12 have a Resident Services Committee, just for the
13 record. We're going to have a Housing Choice
14 Voucher Program Committee. We'll have four
15 members of our Board of Commissioners as part of
16 this committee. I'm going to personally sit on
17 that committee. But it's really just to advance
18 the voice of Housing Choice Voucher Program
19 participants.

20 And so that's what the resolution would
21 have us do. I would see if Commissioner St. Jean
22 wants to add anything to this and then open up for

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1 questions.

2 COMMISSIONER ST. JEAN: Yes, so the
3 Housing Choice Voucher Program Committee will be
4 chaired by a Housing Choice Voucher commissioner.
5 I just want to take the time out to say thank you
6 to Debra Frazier, Tracey Hooks and, I'm so sorry,
7 Ms. I don't know Johnson is back there that I gave
8 her the award, because you guys started this PAC
9 and went on forth to fight for a Housing Choice
10 Voucher chairperson to sit on the Board. So I just
11 want to give you guys thank you for that, because
12 I'm here and before me Shelore Fisher was here.
13 So, and I'm a voice on the Board to help others on
14 voucher participants. So thank you.

15 CHAIRMAN ALBERT: Questions?

16 COMMISSIONER VANN-GHASRI: Now with
17 that said, I would like --

18 CHAIRMAN ALBERT: We reserve you for
19 last.

20 (Laughter.)

21 CHAIRMAN ALBERT: All right.

22 Commissioner Slover?

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1 COMMISSIONER SLOVER: So I think it's
2 a great thing to have this committee based on the
3 fact that almost, depending on the day, more than
4 half of our clients are in the Housing Choice
5 Voucher Program. So I welcome this committee.

6 We had a robust conversation earlier
7 about committee structures in general and I would
8 hope that we could advance some of the things we
9 talked about earlier. I think that a more
10 functional committee structure would go a long way
11 to making a more functional board and --

12 CHAIRMAN ALBERT: Could you talk a
13 little bit more about what we discussed?

14 COMMISSIONER SLOVER: Something that
15 we talked about earlier was we have a number of
16 standing committees. We have Development
17 Modernization, we have Finance, we have
18 Operations. We have a lot of committees. There's
19 a lot of meetings that go on in between these
20 meetings.

21 And what we're trying to do is get a more
22 efficient flow of information from those committee

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1 meetings to the General Board so that we can
2 understand somewhat of where we are as a board on
3 a lot of these important issues so that we have a
4 more efficient and timely discussion leading up to
5 these votes and so that we're better informed and
6 we're more involved. And I just think it's
7 generally a good practice for the Board to tighten
8 up its committee structure.

9 CHAIRMAN ALBERT: Yes, I --

10 COMMISSIONER SLOVER: So I think
11 everybody's in agreement. I just want to make sure
12 I get it on the record that we're going to go ahead
13 and do that.

14 CHAIRMAN ALBERT: I just want to add --
15 and Commissioner Slover actually did raise this
16 issue earlier along with some of our other
17 commissioners, we're also taking a look at our
18 bylaws. We haven't reviewed our bylaws in a long
19 time here. We've been out of receivership for a
20 while. I can't remember how long. Ken Slaughter
21 was our overseer back then. He's our overseer now.

22 But we have to really get into the 21st

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1 Century, and so we're taking a look at our bylaws,
2 which would include sort of frequency of meetings,
3 whether or not we should have term limits on this
4 board. And a committee structure, as how those all
5 those flow up to the big board of the General Board
6 of Commissioners. It's stuff like this that
7 organizations do on a regular basis and we want to
8 be doing that as a Board of Commissioners. And so
9 stay tuned. You'll be hearing more from us on
10 those efforts. And any other
11 Commissioners before Commissioner Vann-Ghasri?

12 (No audible response.)

13 CHAIRMAN ALBERT: Commissioner
14 Vann-Ghasri?

15 COMMISSIONER VANN-GHASRI: Okay. So
16 I want the minutes to reflect this because I'm the
17 commissioner that put the history down.

18 I really appreciate the Housing Choice
19 Voucher commissioner, because without her making
20 this move, even though the Resident Service
21 Resident Initiative Committee has been existing
22 for 12 years, it took the Housing Choice Voucher

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1 commissioner to persuade this board and the OGC
2 Kenneth Slaughter, who was here during the former
3 director who told me it couldn't happen.

4 So being that she made it happen, public
5 housing residents can give ourself a hand being a
6 team player because now the -- there will be a
7 resolution because I won't be passing this -- I'm
8 going to pass this one. And in seven days -- seven,
9 not calendar days, sir, because you had three, six,
10 nine years you've been with me -- okay? And not
11 saying -- and I've been on the board for 12. Okay?

12 And if it wasn't for LaRuby; and this
13 is what I don't like about -- and everybody say,
14 oh, oh, oh. See, every race know how to compliment
15 who did what. And I'm one that know how to
16 compliment.

17 If it wasn't for LaRuby May and Bill
18 Slover there would be no commissioners chairing no
19 committees, because the District of Columbia
20 Housing Authority never thought or wanted us to
21 chair. So LaRuby opened that door. And this is
22 how we can pass it to deal as a team with the

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1 commissioners. The resident commissioners are a
2 team. And we --

3 CHAIRMAN ALBERT: Okay.

4 COMMISSIONER VANN-GHASRI: Wait. We
5 complement each other. So when the resolution is
6 written up, sir, it will be read Resident Service,
7 because the residents of the District of Columbia:
8 Kimmy Gray and all of them, Jackie West, Ms.
9 Burrell, Ms. Barr, all of them created the Office
10 of Resident Service that no other housing authority
11 in the United States do not have one like ours. And
12 it was the residents who worked in that office
13 controlled that office and worked this job.

14 (Applause.)

15 COMMISSIONER VANN-GHASRI: So
16 therefore, you know we're going to have a
17 resolution with a number, sir, and it's going to
18 be called Resident Service because the resident
19 leadership and the residents of the District of
20 Columbia set the model.

21 It's also going to be called Resident
22 Initiative because initiatives is what every

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1 president in the United States make their federal
2 funds. And Resident Service and this housing
3 authority runs off of initiatives. It means
4 money.

5 So every resident who's on a lease; and
6 you don't have to be 18 and over to be on a lease,
7 remember, see yourself as a dollar sign. Stop
8 seeing yourself as a zero sign because we're worth
9 money.

10 CHAIRMAN ALBERT: Thank you,
11 Commissioner Vann-Ghasri.

12 (Applause.)

13 CHAIRMAN ALBERT: And before we call
14 the vote, I don't think this was heard, but Ken
15 Slaughter was indicating that he's known
16 Commissioner Vann-Ghasri for -- 40 years you said?

17 MR. SLAUGHTER: Longer than that.

18 CHAIRMAN ALBERT: Longer than that.

19 MR. TALIAFERRO: It was 55 years. I'm
20 sorry.

21 CHAIRMAN ALBERT: Fifty-five years.

22 COMMISSIONER VANN-GHASRI: But now he

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1 knew me as a investigator working for the defense.

2 MR. SLAUGHTER: That's right.

3 CHAIRMAN ALBERT: Got it.

4 COMMISSIONER VANN-GHASRI: I was a
5 defense lawyer investigator.

6 CHAIRMAN ALBERT: All right. So let's
7 not go further down this road since I'm afraid of
8 where this will go.

9 So at this time I will entertain a
10 motion to approve Resolution 19-18.

11 COMMISSIONER VANN-GHASRI: I move that
12 Resolution 19-18 to create a Standing Committee on
13 the Housing Choice Voucher Program is voted and
14 accepted into the record.

15 CHAIRMAN ALBERT: Is there a second?

16 COMMISSIONER STRICKLAND: Second.

17 CHAIRMAN ALBERT: Roll call?

18 MS. McNAIR: Thank you. Commissioner
19 Taliaferro?

20 COMMISSIONER TALIAFERRO: Yes.

21 MS. McNAIR: Commissioner
22 Vann-Ghasri?

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1 COMMISSIONER VANN-GHASRI: Yes.

2 MS. McNAIR: Commissioner Council?

3 COMMISSIONER COUNCIL: Yes.

4 MS. McNAIR: Commissioner Neal Jones?

5 COMMISSIONER NEAL JONES: Yes.

6 MS. McNAIR: Commissioner Ortiz Gaud?

7 COMMISSIONER ORTIZ GAUD: Yes.

8 MS. McNAIR: Commissioner Slover?

9 COMMISSIONER SLOVER: Yes.

10 MS. McNAIR: Commissioner St. Jean?

11 COMMISSIONER ST. JEAN: Yes.

12 MS. McNAIR: Commissioner Strickland?

13 COMMISSIONER STRICKLAND: Yes.

14 MS. McNAIR: Chairman Albert?

15 CHAIRMAN ALBERT: Yes.

16 MS. McNAIR: You have nine yes. The
17 resolution is approved.

18 CHAIRMAN ALBERT: Thank you so much.

19 (Applause.)

20 CHAIRMAN ALBERT: So before we go into
21 our public witnesses I know our Executive Director
22 had some other recognitions to make and then we'll

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1 go into our public witnesses. Commissioner
2 Council will lead that section of our meeting.

3 MR. GARRETT: Oh, for the PAC we have --
4 Ms. Tracey Hooks is here. So we just wanted her
5 to come up and receive her certificate.

6 (Applause.)

7 COMMISSIONER COUNCIL: Our first
8 witness is Ms. Valerie Flamer.

9 MS. FLAMER: Can everybody hear me?

10 PARTICIPANTS: Yes.

11 MS. FLAMER: I came down here because
12 I had a housing inspector that come to my apartment,
13 and I mention it at the other meeting that I went
14 to. But after he got there -- he got there around
15 12:00. It was Inspector Clifford Crawford.
16 Well, soon as he got in the living room, he asked
17 me do I have chinchies. So I looked at him real
18 funny. Chinchies -- William C. Smith did not buy
19 that mattress. Chinchies are mattress bugs. They
20 attack you at night while you sleep. It comes from
21 filth, children peeing in the bed. They do not
22 make those kind of mattresses anymore.

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1 So I had several of them ask me that.
2 Where -- I mean, where is this coming from? You
3 can't accuse owners of putting chinchies in the
4 beds. That's the fault of the tenants. He's not
5 supplying furniture for us. We moving in a empty
6 apartment. And that's our furniture. I was very
7 offended by that.

8 Plus he looked all around my place. I
9 was telling him about a few of the complaints I had.
10 He was more interested in what was in my drawers,
11 underwear drawers and stuff like that. So he
12 didn't even -- he ignored me. So you think he might
13 be senile?

14 Please don't send him back to my
15 apartment no more because what he -- I got two smoke
16 detectors. One is for smoke and one is for carbon
17 dioxide. I made sure that the maintenance checked
18 that before he came. I alerted them. Is there
19 anything that might have been -- might be fixed --
20 need to be fixed? He looked at them saying I'm
21 coming back to your apartment again.

22 And I was getting ready to say why? He

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1 said because they don't have a carbon dioxide in
2 here, and they do. They lady confirmed it at the
3 rental office. One of them is for carbon dioxide
4 and one is a smoke detector. They get on my nerves
5 doing that.

6 I had another inspector that went in my
7 underwear drawer one time. I'm not a slave.
8 Slavery over. I see you at the meeting. You be
9 at the meeting all the time. I thought you worked
10 here. I can go anywhere I want. If I want to come
11 to a meeting, somebody invite me to a meeting,
12 that's my right.

13 And the next thing I want to talk
14 about -- this is old right here. I wanted to talk
15 about discrimination. I went looking for a place
16 with senior citizen. I got approve for that
17 apartment, but then something else came up and I
18 had to turn it down. So I went to apply for it again
19 because this lease run out at the end of this month.
20 They had on there I have to have Social Security
21 card, a copy of my birth certificate, the Section
22 8 voucher, a brand new one, marriage certificate,

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1 my dead husband -- the dead husband's death
2 certificate. I mean, how is it -- everybody's
3 saying what they want that for? Say I -- they
4 trying to erase me with a new identity so somebody
5 else can go and claim that money. That's not
6 right. That's fraud.

7 So when I looked at my smartphone, first
8 thing came up was fraud. Is Section 8 going to pay
9 all of my rent if I don't have no fund and they pay
10 my electric when I couldn't pay it when I ain't have
11 no fund? Why would you need that information
12 except for to defraud Social Security
13 Administration?

14 And they didn't -- they're not married
15 to him, never been married to him. It's a lot of
16 fraud going on. They send me alerts from Social
17 Security all the time. And that's what I wanted
18 to say about the discrimination. That don't make
19 no sense that I got to give y'all all my papers and
20 my business like that.

21 And another thing I wanted to ask you
22 all: Did you ask us -- could y'all put that on the

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1 computer all I ever making? What about my privacy?
2 Even though we receiving Section 8 vouchers, we
3 still need our privacy. Nobody don't need to know
4 everything. If you got my Social Security number,
5 that's a lot, and the birth certificate. We don't
6 mind it. And then you know where our money's
7 coming from. But they making me look like I'm
8 defrauding the government, but it's really
9 somebody else trying to get me right in this
10 building right here.

11 I came down one day and show my ID to
12 that lady named Barnes in Security and the other
13 girl that was sitting down there this afternoon.
14 That lady almost stole my ID. If it wasn't for
15 somebody seeing her do it -- she had actually looked
16 at somebody else's stuff, asked me for my ID and
17 put it in her pocket, slick.

18 Now I'm from the old school. We're not
19 stupid. I seen it when she did it. So somebody
20 spoke up for me, and I appreciate that because she
21 would have got away with it. Now they want my ID,
22 my business about my husband. What else is going

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1 to be next? When did I have my children and how
2 I had them? And once somebody rent downstairs ask
3 me one day do I use a vibrator? What you got to
4 do with that? I'm saying this is awful.

5 So I asked of them who is standing up
6 for our rights? We getting our rent paid, but
7 nobody's standing up for our rights. Nobody don't
8 have no business asking us all of that stuff. You
9 need to know where your money coming from, the money
10 source, and you do need to identify me that Social
11 Security is identifying me and my birth
12 certificate. So somebody's trying to steal the
13 people that's from D.C. identity. I don't like
14 that. That's why I'm down here talking about it.
15 Please do something about that.

16 And I still want to call a meeting with
17 HUD so we can let them know what we going through
18 behind the scenes with this. You say I don't --
19 I never hear -- I hear people talking about a got
20 a nice place. It's really nice. And some of them
21 ain't paid no taxes. They came from somewhere else
22 and just set up camp here. And we see them -- they

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1 act like this is Hollywood.

2 MR. GARRETT: Excuse me, Ms. Flamer --

3 MS. FLAMER: You see all them hair and
4 nails, but they not working. Why don't they try
5 to contribute to --

6 MR. GARRETT: Ms. Flamer?

7 MS. FLAMER: -- the funds --

8 MR. GARRETT: Ms. Flamer? Ms.
9 Flamer?

10 MS. FLAMER: -- by getting a job?

11 MR. GARRETT: Ms. Flamer, I'm going to
12 contact everyone who you've been in contact with
13 and find out exactly what's going on. Okay?

14 MS. FLAMER: I got proof at home.

15 MR. GARRETT: Okay.

16 MS. FLAMER: I document everything.

17 MR. GARRETT: Thank you.

18 MS. FLAMER: I got his signature right
19 here. Don't send him back to my house.

20 MR. GARRETT: Yes, ma'am.

21 MS. FLAMER: If you not -- that's like
22 OSHA. They protect us on these jobs when we get

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1 hurt. A housing inspector should be making sure
2 everything is working correctly. And I'm not in
3 any danger of any leaks, gas leaks and stuff.
4 Don't be looking in my -- I live here.

5 MR. GARRETT: Yes, ma'am. I'm going
6 to --

7 MS. FLAMER: If I didn't live here, the
8 rental office would be the first one to tell y'all.

9 MR. GARRETT: I'll speak directly with
10 them. Okay?

11 MS. FLAMER: All right. Thank you.
12 My God. Coming back to my house. I don't need
13 that. Uh-huh. Thank you.

14 COMMISSIONER COUNCIL: Ms. Ross?

15 COMMISSIONER ORTIZ GAUD: I might be
16 out of order. I just want to -- I don't want to
17 be dismissed because I should have said this
18 before, but Commissioner St. Jean has been an
19 amazing commissioner and I'm very happy that you're
20 here a while.

21 COMMISSIONER ST. JEAN: Thank you.

22 COMMISSIONER ORTIZ GAUD: So great

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1 job. That's it. I just wanted to say that.

2 COMMISSIONER ST. JEAN: Thank you.

3 COMMISSIONER COUNCIL: Ms. Trelisha
4 Ross?

5 (No audible response.)

6 COMMISSIONER COUNCIL: Tamaysha Moore
7 and Ms. Petway?

8 MS. MOORE: Good afternoon.

9 COMMISSIONER COUNCIL: Good
10 afternoon.

11 MS. MOORE: Good afternoon,
12 commissioners, Resident Services and DCHA staff.
13 My name is Tamaysha Moore.

14 MS. PETWAY: My name is Misha Petway.

15 MS. MOORE: Collectively we have 46
16 years of DCHA tenancy stakeholders at Potomac
17 Gardens Family and we appear before you today to
18 address and resolve extremely dire issues and
19 concerns surrounding the duly-elected Potomac
20 Gardens Family Executive Board. This demand is
21 supported in two parts. Here follows part 1:

22 MS. PETWAY: The duly -- I'm sorry, the

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1 Executive Board resolutions of Potomac Gardens
2 Family Recreational Resident Council, we the
3 assigned residents request the swift immediate
4 removal of the existing Potomac Gardens Family
5 Recreational Resident Council Executive Board
6 members; whereas:

7 MS. MOORE: The current operating
8 bylaws of the Potomac Gardens Family Recreational
9 Resident Council, according to CFR 964.115-B,
10 state the organization's sole purpose is to improve
11 life for the residents of Potomac Gardens in (1)
12 maintaining viable resident organization
13 representative of the residents who elected its
14 officers.

15 (2) Acts as a liaison between DCHA and
16 members to ensure adequate maintenance of all units
17 and common areas.

18 (3) Provide maximum employment and
19 training opportunities.

20 (4) Establish, monitor and provide
21 input into security and public safety programs.

22 (5) Promote programs which will provide

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1 improved educational, recreational and social
2 service opportunities.

3 (6) Inform residents of their rights
4 and responsibilities under existing federal, state
5 and local law, as well as under Potomac Gardens
6 Family bylaws.

7 (7) Receive official recognition from
8 the Housing Authority and HUD as a Resident Council
9 pursuant to the HUD regulations.

10 (8) Institute economic development
11 programs for residents.

12 (9) Advise and assist the Housing
13 Authority in all aspects of public housing
14 operations.

15 (10) Cooperate with other Resident
16 Councils under the DCHA jurisdiction in
17 representing the interests of all residents.

18 So says CFR 964100.

19 MS. PETWAY; However, whereas, there
20 is proof that President Vann-Ghasri has paid a
21 resident in exchange for their vote, thus bribing
22 resident to win her presidency. Please see

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1 Exhibit A.

2 Whereas, the duly-elected Executive
3 Board has maintained a highly dysfunctional,
4 dishonest and non-inclusive resident organization
5 with evidence of:

6 MS. MOORE: (1) Mismanagement of funds
7 and having insufficient, incomplete and obsolete
8 treasurer reports given to residents after
9 requesting corrected and completed and thorough
10 reports several times via email and at sporadic
11 Resident Council meetings. Please see Exhibit B.

12 (A) Gift cards are randomly given to
13 families with no accounting system or financial
14 policies and procedures.

15 (B) The president and board has paid
16 themselves with funds from the HUD TPA account and
17 have signed off on checks whereas the bylaws call
18 for all checks to be signed by at least two
19 officers. Please see Exhibit C and D.

20 (C) Members, residents of Potomac
21 Gardens Family, have yet to receive a budget as per
22 how the 964 Tenant Participation Funds are being

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1 allocated and who or where the votes are taking
2 place to account for such funds.

3 (D) Residents inquiries have -- about
4 frequent petty cash allowances in the amount of
5 \$200 have gone unanswered as to its usage and
6 eligible allowance.

7 (E) Not in compliance with D.C.
8 Regulatory Affairs Department and not filing the
9 annual fees and report year 2012, thus operating
10 a business operation without a proper license.

11 MS. PETWAY: Whereas President
12 Vann-Ghasri --

13 MS. MOORE: I'm sorry. I'm sorry.
14 One more.

15 I added an (F) which you do not have.
16 Funds have still yet to be totally distributed to
17 residents. And I believe it's the TPA account for
18 2018 and 2019.

19 MS. PETWAY: Okay. Whereas,
20 President Vann-Ghasri has invited her niece Ms.
21 Mohammad to attend the Resident Council meetings
22 where she has input and opportunity to solicit

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1 residents for various services.

2 MS. MOORE: (2) Since September 2016
3 the Executive Board -- the duly-elected Executive
4 Board has had three members, which is in direct
5 violation of CFR 964.115-B and has denied a
6 resident or residents access as to the process of
7 appointing new membership. One Potomac Gardens
8 Family interest has gone ignored.

9 (A) The president has recently
10 invited family members; her niece, to serve as the
11 secretary of the Resident Council Board and office
12 administrator. Note, she is not a member of the
13 council or a resident of the Potomac Gardens.

14 (3) Constantly denying the voting
15 members the right to be heard and/or have our issues
16 addressed during meetings.

17 (A) Bullying tactics and aggressive
18 techniques are used to shut residents' voices down.

19 (4) Having children, not head of
20 households, vote on various actions pertaining to
21 Resident Council's funds and its usage.

22 (5) Having no legible, clear and

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1 thorough minutes/treasurer reports readily
2 available for each of the Resident Council meetings
3 for residents to read.

4 (6) Having no regular schedule of
5 meetings as per our bylaws and not meeting at least
6 once a month and with proper notice.

7 (7) Having no current signed and
8 amended bylaws to operate from.

9 (8) No consistent practice and/or
10 process for running the operations of the Family
11 Resident Council are being utilized.

12 MS. PETWAY: Whereas, it has been
13 alleged that the Family president has been escorted
14 from Potomac Gardens management office by the
15 Emergency Psychiatric Response Division and
16 thereafter involuntarily committed, which speaks
17 to the mental health capacity and challenges of
18 President Aquarius Vann-Ghasri.

19 Whereas, no communication of any
20 available economic opportunities for employment
21 and/or training have been offered to residents
22 specifically through programs such as Section 3.

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1 Whereas, partnerships with program
2 providers are only made through organizations that
3 work well and agree with the philosophies of the
4 president.

5 Whereas, the partnerships that are
6 mostly supported are of one specific religion.
7 The council's activities are not inclusive of all
8 religions, faiths and beliefs.

9 Whereas, all partnerships with
10 organizations who do not agree with the presidents
11 are not offered to residents of Potomac Gardens
12 despite the need for the services.

13 Whereas, residents' needs of security
14 have gone unanswered. Several discussions about
15 security are always tabled and residents have been
16 threatened to be careful of what we ask for when
17 residents ask for security.

18 Whereas, residents fear retaliation
19 against the powers of Aquarius Vann-Ghasri and the
20 many roles she operates within; i.e., commissioner
21 of DCHA, president of Potomac Gardens Family site.

22 Be it resolved:

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1 MS. MOORE: That the residents of
2 Potomac Gardens Family here -- we ask that we be
3 given at least one more minute.

4 COMMISSIONER COUNCIL: We have.
5 We've done it. You've done over two minutes
6 already.

7 MS. MOORE: Okay. Thank you.

8 COMMISSIONER COUNCIL: But we have all
9 your information. We have all your information.

10 MS. MOORE: Okay. Thank you. The
11 residents have spoken.

12 MS. PETWAY: We fear retaliation.
13 Thank you.

14 COMMISSIONER COUNCIL: You're next.

15 MR. GARRETT: It's actually going to be
16 Joanne Wallington from Audit and Compliance.

17 Joanne?

18 (No audible response.)

19 MR. GARRETT: Oh, she's not here?
20 There was a review actually performed already.
21 She'll talk to them about that.

22 MS. HIGH: My apologies,

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1 Commissioners. I just -- I am OCD with time
2 management. So when people go over their time, it
3 interferes with everybody else's time. So please
4 be respectful at meetings. Thank you very much.

5 Anyway, my name is Ms. Shantay High.
6 I'm the president of Park Morton Resident Council
7 and I'm here to speak on the interim controls that
8 are currently happening at our site right now.

9 I have gotten a slew of phone calls and
10 emails from my residents complaining about being --
11 their lives being disrupted by this whole process.
12 If DCHA had followed my Park Morton Equity Plan,
13 we would not be moving families into hotels. We
14 would be moving them into viable safe housing right
15 now.

16 Now I can tell you right now I've been
17 there 18 years and y'all can see my condition. I
18 was recently in a very bad motor scooter accident
19 that has left me a little debilitated right now.
20 And I'm in no position to pack up 18 years' worth
21 of life and move out for a week to come back to
22 unpack, to repack again when it's time for this

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1 redevelopment to happen.

2 Now we've had complaints of damage to
3 property that is being addressed by Mr. Williams.
4 I had a meeting with him on Monday. We had loss
5 of food for one family that is being taken care of
6 as well. But I'm going tell y'all right now we got
7 residents right now that don't want to go through
8 this because they've already been through
9 abatement once before. And we don't want to have
10 to uproot our lives and go and stay in a rinky-dink
11 hotel to think it's a vacation on DCHA.

12 Vacation means going to Great -- what is that,
13 Great Wolf Lodge, going to the beach or something
14 like that. Being penned u in a hotel for a week
15 just to come back to a rinky-dink little fruit
16 basket is not my idea of how things should have been
17 handled.

18 Y'all took -- I really -- and I said this
19 on Twitter, Facebook and I'm saying it now. I felt
20 like y'all took advantage of the fact that I was
21 down and couldn't argue with y'all about this
22 situation because I was hospitalized. Even when

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1 I was hospitalized I was getting emails, text
2 messages and everything from my residents keeping
3 me informed about what was going on. And even from
4 my hospital bed I was advocating for them. I'm not
5 going to stop now.

6 So I'm here to tell you whatever waiver
7 y'all need to have in place for residents to sign
8 because they do not want to leave their units, you
9 need to make that come to fruition real fast,
10 because I'm one of the ones who y'all are really
11 disrupting my building.

12 Y'all are going to interrupt the free
13 lunch program that we have every summer feeding the
14 kids. On top of that y'all doing this right in the
15 time that our block party is about to come up. So
16 it's not just little things that y'all are
17 interfering with. You have really disrupted
18 families' lives. Folks have -- are just
19 completely frustrated by this whole process.

20 And DCHA has assured me, with the
21 meeting that I had with Mr. Williams, that our
22 communications lines are going to be reset, so I

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1 expect to be in the know all the time. I don't want
2 to be blindsided and get angry about what has been
3 done that I didn't know about. And then granted,
4 like I said, I was down for the count for a minute,
5 but your girl is back, wheelchair and all, walker
6 and all. And I'm coming back more vicious than I
7 was when I left here, so y'all better be on top of
8 your game. Thank you very much.

9 COMMISSIONER COUNCIL: Any questions?

10 COMMISSIONER SLOVER: A quick
11 question. I had mentioned this property earlier
12 and heard from the Executive Director that one of
13 the big considerations for not emptying and
14 clearing the site was that the residents' voice --
15 I think I heard an opinion that they wanted to stay.
16 Is that the case?

17 MS. HIGH: There are a lot of residents
18 that do not want to pack up and move and leave home
19 simply because now the residents who are returning
20 home have found damage to their units, you know,
21 and they -- people talk. The telephone game
22 happens at Park Morton. People call each other,

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1 tell each other what happened. And now that others
2 have found out that food has been lost, items have
3 been stolen, damage to their property has happened,
4 they definitely don't want to move.

5 COMMISSIONER SLOVER: Okay. Based on
6 the conditions of the assets and the requirement
7 that we're under which is to remediate and clean
8 and get rid of the environmental hazards, what
9 would be the suggested -- I know you presented this
10 other plan, but --

11 MS. HIGH: Oh, yes.

12 COMMISSIONER SLOVER: -- would what
13 we're doing right now -- is that -- does that seem
14 efficient?

15 MS. HIGH: It's not, because half of
16 us are going through this now a second time
17 including my apartment.

18 COMMISSIONER SLOVER: Right. So now
19 we've learned that it's not really working. And
20 so do you believe --

21 MS. HIGH: Rethink your strategy.

22 COMMISSIONER SLOVER: -- the residents

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1 still think that this is what we should do or
2 maybe --

3 MS. HIGH: No, they didn't agree to
4 this the first time.

5 COMMISSIONER SLOVER: What was the --
6 what would they want -- what did they want the first
7 time?

8 MS. HIGH: They want -- some of them,
9 like I said before, they want their vouchers so they
10 can leave --

11 COMMISSIONER SLOVER: Right.

12 MS. HIGH: -- D.C. altogether. Some
13 were counting on Bruce-Monroe, but that's still in
14 litigation. We're still waiting on a decision
15 about that. But I have in turn been working with
16 a realtor company that has found viable housing,
17 including IZ units that go by your income.

18 COMMISSIONER SLOVER: Right.

19 MS. HIGH: And we could have been
20 moving families there instead of hotel rooms. And
21 I agree with something that you said earlier today,
22 but I can't remember right this second. But I

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1 agree --

2 COMMISSIONER SLOVER: Just one thing?

3 MS. HIGH: -- that -- no, it's several
4 things, but I'm telling y'all right now this whole
5 situation, this whole instance is jacked up and a
6 lot of the families are not on board with this and
7 they could have -- like I said, if they had followed
8 my plan -- we found the rent. We could have got
9 people registered and squared away with the Renn.
10 So by the end of this year, first of next year they
11 could have been going. It's not our fault that
12 DCHA has neglected the properties this long that
13 y'all have to put us in an inconvenient -- you know,
14 in a imposition to cover y'all's behinds. That's
15 not our fault.

16 COMMISSIONER SLOVER: So I think --
17 yes --

18 MS. HIGH: And besides, living two
19 decades there with lead, I probably already got the
20 damage that's done.

21 COMMISSIONER SLOVER: Right.

22 MS. HIGH: And there's no reversing

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1 that. So what you're doing now is null and void.
2 It's going to be torn down anyway, so why would you
3 use that money to intra-control things when it's
4 going to be torn anyway? You could have been using
5 that money to move families into RK Sunshine --

6 COMMISSIONER SLOVER: Talked to
7 the --

8 MS. HIGH: -- the Renn and several
9 other buildings that I have lined up for my
10 residents.

11 COMMISSIONER SLOVER: Have you asked
12 New Communities Initiatives what their position is
13 on this and why they've put money into doing what
14 you just talked about?

15 MS. HIGH: Of course I have.

16 COMMISSIONER SLOVER: What did they
17 say?

18 MS. HIGH: Angie Rogers never gives me
19 an answer. Ears -- shoulders go to the ears,
20 uh-huh, and it's, oh, okay -- that's the answer I
21 get every time. And I'm not taking that from
22 anybody --

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1 COMMISSIONER SLOVER: All right.

2 MS. HIGH: -- else anymore.

3 COMMISSIONER SLOVER: I'm just saying
4 we're one of a couple players in this I would call
5 an outlining deal, which is New Communities
6 Initiatives. And so unfortunately, I'll probably
7 get in trouble for saying this, but we do not have
8 ultimate control of that property.

9 MS. HIGH: Yes.

10 COMMISSIONER SLOVER: And so there
11 needs to be a collective decision from all the
12 decision makers on this and I think that we need
13 to put a pause and think about what we've learned
14 to date on this property and make sure that we're
15 not just plowing forward based on some promise that
16 was made a decade ago about building in place.
17 Nobody even knew what that meant. Now we know what
18 it means and we know the cost and we know the impact
19 and ramifications coupled with what we have to do
20 with the rest of our portfolio. Maybe it's time
21 to think about this in the moment we're in right
22 now.

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1 MS. HIGH: I agree.

2 COMMISSIONER NEAL JONES: I just had a
3 follow-up question. I know a couple months ago Ms.
4 High brought in the plan that the residents had
5 created for Park Morton and we talked about
6 exploring the feasibility of that. Have we done
7 that since we last saw --

8 MR. GARRETT: We looked at it, but it
9 required -- it did not work for us. One component
10 of it required us to attempt to master -- well, one
11 component attempted to master lease the building
12 that was already in service, which was possible,
13 but we did not have the vouchers to do that.

14 The other component basically
15 resembled -- in the equity plan was ownership. And
16 that was something that through your FSS Program
17 usually takes about five years for residents to go
18 through that particular program. So there were
19 some pieces to the puzzle. Noble as it was,
20 didn't -- wasn't anything that we could necessarily
21 implement effectively right away. But we did
22 review it and we did look at it. We didn't --

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1 COMMISSIONER SLOVER: I don't want to
2 extend this game, but Bruce-Monroe has a lot of
3 vouchers attached to it. Why could we not have
4 repositioned those to deal with the void of
5 vouchers you just talked about? It's just -- I
6 mean, the problem is we've -- it goes back to this
7 Oldco/Newco thing I'm talking about, which is we
8 have all these assets that are tied and quarantined
9 to specific projects and basically off limits to
10 solve problems as they come along.

11 MS. HIGH: Right.

12 COMMISSIONER SLOVER: That's a great
13 example of a problem that may have been able to be
14 solved had we not been convinced to allocate these
15 vouchers to specific projects.

16 MS. HIGH: And you all are only
17 abatement the lead. What about the asbestos in the
18 floor tiles? What about the mold? What about the
19 mildew? I mean, people have -- on my property have
20 quit smoking cigarettes and we still have problems.

21 So y'all only just dealing with one
22 issue when you could have took that money and

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1 allocated it to the residents to allow them -- even
2 if you didn't go forward with the Renn, RK Sunshine
3 and several other buildings that are marketable
4 buildings that you could have given residents a
5 voucher to go and live in right now instead of
6 pushing them into a hotel, allowing them to stay
7 there for a week, letting them come on and be more
8 distressed about the fact that now their belongings
9 have been damaged, something has been stolen or --
10 one mother lost all of her food, a mother of six
11 children. One of the contractors unplugged her
12 refrigerator and she lost all her food. All of
13 that stuff is apparently being dealt with at this
14 time, but it shouldn't have happened in the first
15 place.

16 COMMISSIONER SLOVER: So, as a member
17 of the Board, I would request that we be provided
18 an update on the progress at Park Morton and where
19 we were, where we are, and where we think this is
20 going in terms of completion based on the strategy
21 currently being implemented.

22 MS. HINES: Also, excuse me, and the

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1 timeline said that you all would be done by July;
2 they all done pushed that all the way into August.
3 So more than inconvenience, so how are families
4 supposed to get their children re-ready for a
5 return back to school, school shopping, all of that
6 stuff, and they have to -- some of them are already
7 commuting an hour just to get back to our side of
8 town to handle personal business, because they've
9 been placed all the way out there on New York Avenue
10 at the Hampton, or they've been placed all the way
11 downtown over here by 1133, somewhere over here,
12 this Hilton Garden Inn. They have to get on the
13 bus and commute back up town; that takes anywhere
14 from 45 minutes to an hour and a half some days,
15 so like I said it is a big inconvenience. And I
16 can tell you right now, Building 602, Morton
17 Street, they have banned together and said you will
18 not push them out of their building. They're not
19 moving, so you might as well get your waivers ready.
20 And I already got attorneys on my side ready to take
21 a look at that and add anything which needs to go
22 in there. Because you all are just not going to

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1 do that to us, you're just not going to do it.

2 MR. GARRETT: Thank you, Ms. Hines.

3

4 COMMISSIONER VANN-GHASRI: Ms. Hines,
5 I'll take into consideration exactly what you said,
6 especially being that you went through your
7 strategic plan with me and all the hard work that
8 you really did do by actually going to these
9 apartment buildings yourself. And I really do
10 think that when a resident goes that far, that we
11 should take into consideration. But in all
12 fairness also to the Housing Authority and to
13 Director Garrett, I think it's a lesson learned.
14 Every time you come up here and do anything, it's
15 a lesson learned. So this is what the lesson
16 learned is, so put this on the records. The
17 mistake that the Housing Authority made,
18 attempting to satisfy our customers with new
19 communities, so let Barry Farm, Richardson
20 Dwellings, they may not have the opportunity that
21 your residents have by going into a hotel. And I
22 really do think that maybe if you, once you get a

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1 little better, because you already told me that you
2 were going to start up with the telephone
3 conference calls, and an accident occur. And so
4 we had that conversation. So I think as soon as
5 you could do better, and Ms. Hines of Barry Farms,
6 she's sitting in the back, you can really get her
7 phone number because she would be very, very good
8 -- oh, she's not here -- she would be great -- she
9 is here -- raise your hand. Rhonda Hines can play
10 a very vital part with you because she, to my
11 knowledge, is the only president with new
12 communities that have her history and her paperwork
13 from Day 1. And that was -- when I say Day 1, I
14 mean Day 1. So Rhonda would be good for you all
15 to start -- you all could do the free conference
16 call and share information with each other and we
17 can directly -- we will look at that and use it as
18 a tool. A right can always be turned to something
19 positive, at best.

20 COMMISSIONER COUNCIL: Thank you.

21 COMMISSIONER VANN-GHASRI: A right can
22 always be turned to something positive, at best.

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1 MS. BELT: Good afternoon, everybody.
2 I'm Detrice Belt; I'm the chair of the Barry Farm
3 Tenants and Allies Association. I just wanted to
4 know from Mr. Garret, is everybody off the property
5 now at Barry Farms? I was hearing that from one
6 lady and with Ms. Hines. When is everybody going
7 to leave?

8 PARTICIPANT: Okay, so we have a plan,
9 the residents that we have ready to share with the
10 board and we would like to meet whenever, and we
11 can talk about it when we have -- we can even leave
12 things after the meeting if so. That's all I have
13 for today.

14 MR. GARRETT: Okay, thank you. Please
15 do. Do you want to leave it directly with me?

16 PARTICIPANT: Okay.

17 MR. GARRETT: Shanita's right there.
18 She will raise her hand, you can give it to her and
19 I'll grab it right after the meeting. Thank you.

20 COMMISSIONER COUNCIL: Ms. Frazier?

21 MS. FRAZIER: Hello, again.

22 PARTICIPANT: Push the button.

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1 PARTICIPANT: You love the mic.

2 PARTICIPANT: Push the button.

3 MS. FRAZIER: Yeah, I do. Two
4 concerns; many concerns, but the ones I will speak
5 about today are, number one, at the property,
6 Arthur Capper/Carrollsborg/Capital Corners which
7 is a HOPE IV program, we are currently experiencing
8 some challenges which we have raised with this
9 Housing Authority as long as HOPE VI's have been
10 in existence in the city, and that is the division
11 between home owners and renters.

12 It's not racial; it's socioeconomic,
13 and it is a function of perceptions. We have had
14 instances where, for example, when the community
15 center was being built, home owners found out about
16 it and started an email chain talking about how
17 residents would be having a crack house, how we'd
18 be selling meth, how there'd be prostitutes on the
19 street.

20
21 Segue to this year and the last year,
22 there was one incident where someone was running

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1 through the neighborhood and there were emails from
2 homeowners, "Oh, that's them poor -- that's those
3 low income people. Oh, they need to be trained.
4 Oh, they need to be moved. Oh, we should move out,
5 anything that happens in the neighborhood is those
6 low income, scuzzy, expletive, expletive,
7 expletive residents." The Arthur
8 Capper/Carrollsborg community, committee or group
9 has met for the last five years every month to try
10 to have meetings and information and exchanges to
11 get together. Bottom line, settled. We reach out
12 to this Housing Authority to Mary Grace from OTC,
13 the Public Affairs Department, Cheryl Robinson in
14 the department she's in, and also Carolyn Padre in
15 different areas looking for a plan, an idea, a
16 strategy on how to bring us together. That might
17 be undoing racism, that might be the new issue, the
18 new catch word "racial justice," working and asking
19 all of these players to February if there was a
20 plan, if there was a strategy, did they have
21 workshops, did they have any experience in bridging
22 these gaps or any types of trainings that we could

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1 attach, for example, to the regular PSA meetings,
2 because everybody comes out of those PSA meetings.
3 February, March, April, yes we have a plan. Yes,
4 we've been meeting, there's a draft plan. For the
5 last two months we have been asking all of these
6 plans, is there a draft plan, where is the draft,
7 can we see the draft plan. Answer, no. Answer,
8 no response. Just letting you all know that it's
9 another example of how our Housing Authority does
10 not want to partner with residents, does not
11 support residents who reach out in trying to
12 improve their communities and many of the issues
13 that you talked about today. But you are reticent,
14 reluctant, I don't know, to participate with
15 residents. There isn't a draft plan, but tell me
16 that there is.

17 So just bringing that to your attention
18 because as we always do we have Plans 2, 3 and 4
19 for bringing communities together. The group is
20 low capacity and tired, but we will continue that
21 because our goal is to make this a community so that
22 we all get to know each other and we eliminate these

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1 divisions. And you need to know if you don't
2 already that new community's initiatives, some of
3 the remaining Hope VI centers will continue to have
4 this problem of different perceptions of
5 socio-economic classes. And clashes in the
6 department, years ago the folks at Henson Ridge
7 almost came to blows because homeowners were
8 running around telling renters that we're going to
9 put you off the property. And renters did not
10 respond well. So this issue you can address or
11 not, we'll do it online, on the property, we'll do
12 it on the ground. We would love to have some
13 partners, but that's okay too because there are
14 other players in the game who have different plans.
15 Secondly, is there an Ethics Committee on this
16 board?

17 COMMISSIONER SLOVER: No.

18 MS. FRAZIER: In view of recent events,
19 perhaps this should be one. It has come to
20 everyone's attention that the Executive Director
21 is implicated in a sexual discrimination scandal
22 related to his last -- related to one of his

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1 positions at a New Jersey Housing Authority where
2 his deputy was accused of these behaviors and
3 Director Garrett did not step to it.

4 I submit that public housing residents,
5 Housing Choice Voucher residents must do a
6 community background check, and credit check and
7 all of these things just to have housing. But this
8 Authority, this board, this community wasn't clear
9 enough to vet, or did you vet the ethics in the
10 background of this directive? If you didn't,
11 shame on you, fallout is coming. If you did,
12 fallout is still coming. The trust, how small it
13 was that residents have with this Authority,
14 because what the director does, paints a bad
15 brush for every single one of you. And your boots
16 on your ground and every other thing you're doing
17 in repairs and everything, it flies in the face of
18 my trust, it's differential because if I have to
19 go through a background check and look at my ethics,
20 why shouldn't the director? This is troubling and
21 very insulting, and if there was one, maybe you all
22 should respond to this thing that's on in the

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1 meeting about this implication.

2 COMMISSIONER SLOVER: We discussed
3 this last time, someone brought this up. And
4 correct me if I'm wrong, Executive Director, this
5 issue came up after he came on board here, so it
6 wouldn't have come up in any sort of background
7 check, which I'm sure there was a thorough one done.
8 And maybe, Ken, you can come up, Mr. Slaughter and
9 sort of talk about where we are in this process.
10 I think we've gone down the road of why it didn't
11 come up before, was because it wasn't an issue at
12 the time.

13 MR. SLAUGHTER: I'm Kenneth Slaughter,
14 General Council, to respond to Ms. Frazier about
15 ethical structure that this board operates under,
16 and this board is under the scrutiny of the HUD
17 ethical officers, Board of Government Ethics, big
18 scrutiny. The statute creates a structural
19 assigning the General Council as the ethics officer
20 of the Authority, and that includes ethical advice
21 to the board. With regard to our Executive
22 Director, there is obviously a vetting before he's

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1 hired and there's been an inquiry and monitoring
2 of any litigation that might impact his performance
3 here, and our board has been fully advised on any
4 implications. So, with all due respect to my
5 life-long friend, I think that most of those issues
6 are handled by structures in our investigation.

7 MS. FRAZIER: So say some more, Mr.
8 Slaughter, about what that looks like. If it's
9 been handled, he was vetted, where does it stand
10 now and how do we -- how do you plan to address
11 their, the public's lack of trust? How do you plan
12 to get its trust back again?

13 MR. SLAUGHTER: As you know, Ms.
14 Frazier, everybody can be sued about anything at
15 anytime, and my Executive Director has not been
16 found to be liable for any of the accusations that
17 may be outstanding in New Jersey, and nothing in
18 his ethical behavior independent of the board, as
19 far as I know, has impacted his performance here
20 on behalf of our residents and participants.

21 MR. GARRETT: And in fact, Ms. Frazier,
22 I've taken a strong stand in reference to sexual

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1 harassment here at this agency. And that's
2 something that I will not tolerate, nor will I stand
3 for. And that's just my position on it. Any
4 allegation made against me that I turn a blind eye
5 is false and inaccurate, but people have the
6 opportunity really to say whatever they will. But
7 that's not my character and never will be.

8 MS. FRAZIER: Interesting response.
9 I think -- oh, last thing; can we have a plan? You
10 promised us a year and a half ago a plan, a plan
11 for how the Housing Authority was going to move
12 forward with the units. You presented us with some
13 deadlines and dates for environmental abatement
14 and some deadlines and dates for other source of
15 things. The community is really concerned about
16 demo, dispo, and repositioning. And so please
17 distribute and get a final and please present us
18 with a plan that you want for the whole entire
19 Housing Authority. And also, we're looking
20 forward to your continued meetings with the public
21 on different properties with demo/dispo and we
22 expect to see those either in present -- either as

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1 flyers around the Authority or online.

2 MR. GARRETT: The information is going
3 to go out. We'll probably start that process in
4 about two weeks or so, if not before. But everyone
5 will be made aware via website, via text, whatever
6 process need to utilize so that people clearly
7 understand that we're going to be talking about our
8 repositioning. And Ms. Frazier, we did push the
9 date back because we needed to do the community
10 engagement, and that's something that the board
11 really wanted us to dive down into. We brought on
12 an entity to help us with that plan.

13 MS. FRAZIER: What date? You said you
14 pushed the date back.

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1 MR. GARRETT: Push the date back for
2 actually presenting a repositioning plan, a formal
3 plan to the board.

4 MS. FRAZIER: Okay.

5 MR. GARRETT: We're asking for them to
6 make any final decisions. We've pushed that back
7 so we can get out to the community and discuss what
8 it actually means, and what it might look like, and
9 what the actual impacts will be.

10 MS. FRAZIER: And last thing, around
11 the issue that I first mentioned about all these
12 department heads who are going to work with us on
13 a plan to address the socio-economic differences,
14 would you -- although we're moving forward with
15 other things -- would you please see what's
16 happening with that? Is there a plan? Somebody
17 got it? Can we see it?

18 MR. GARRETT: There's also another
19 piece of the puzzle; Urban Institute is an
20 organization that everyone is aware of in the
21 District and has worked with the Housing Authority
22 before. What I actually did over the last few

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1 weeks is ask Urban to come in and assist us to give
2 us an outline. I think Ken, Mr. Slaughter was on
3 a conference call, along with Larry Williams in
4 reference to me wanting Urban Institute to assist
5 us with creating the actual outline. Now, if my
6 team has an outline that they want to present to
7 me, I'm up for it, I'm ready to review it. But I
8 did go to Urban Institute and ask for assistance,
9 because I wasn't looking at what you were with the
10 Hope VI site; I was looking at the Sedgwick issue
11 that was going around and what's actually happening
12 at all of our mixed finance sites and around the
13 District. So I was coming from a different angle
14 and I asked and engaged Urban Institute for
15 assistance.

16 MS. FRAZIER: At any point in time feel
17 free to include residents who will actually be
18 impacted by your lofty decision.

19 MR. GARRETT: No, we weren't making any
20 decisions; we were asking Urban to help us create
21 the outline for how we would move forward with the
22 interaction with residents on both sides, so that's

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1 -- it's not excluding anyone; it was going to --
2 the outline was going to include everyone, but I
3 wanted Urban to assist us with that.

4 MS. FRAZIER: Okay, and that will
5 include residents at some point?

6 MR. GARRETT: Yes, ma'am.

7 MS. FRAZIER: Okay.

8 COMMISSIONER COUNCIL: Jeanette
9 Curtis?

10 Angela Adams?

11 MS. STAUDENMAIER: Good afternoon,
12 Commissioners.

13 COMMISSIONER COUNCIL: Good
14 afternoon.

15 MS. STAUDENMAIER: My name's Anne
16 Staudenmaier. Sorry, I'm losing my voice. I'm an
17 attorney at Washington Legal Clinic for the
18 Homeless. I going to speak on behalf of my client,
19 Angela Adams, who waited here for two and a half
20 hours and unfortunately had to leave for a doctor's
21 appointment. I will quickly tell you that we are
22 here because of a Housing Choice Voucher issue,

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1 not a public housing issue that we've spent most
2 of the afternoon on. Ms. Adams has a Housing
3 Choice Voucher, had a Housing Choice Voucher, she's
4 a long-time voucher holder.

5 That was taken away from her when it
6 allegedly expired because of the 180-day
7 requirement even though she's in the midst of the
8 process and in fact had gone to the Housing Choice
9 Voucher office. They were processing her for
10 inspection and then they said no your voucher is
11 expired. She requested a hearing on that, she
12 requested a file. It took more than three months
13 to get her file, a not unusual amount of time in
14 my experience. Getting files is not an easy task.

15 And she just had a hearing. So we're
16 in the middle of an appeal process. The reason I
17 am testifying about this is because there has been
18 a change in policy in the last year or two that does
19 not allow extensions of vouchers for any reason
20 other than disability. Ms. Adams is a university
21 law student and yet she has been homeless for about
22 a year now, even though she was a voucher holder,

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1 because her voucher expired when she was in the
2 middle of the lease-up process.

3 In the old days you could get an
4 extension for good cause, and for some reason that
5 policy has changed in the last couple of years.
6 I'm here to tell you that that policy is harming
7 many, many citizens with vouchers. Because as
8 everybody here is probably aware, DC has one of the
9 tightest and most expensive real estate markets in
10 the country. It's virtually impossible for any of
11 my clients, particularly any voucher holder, to
12 find a unit within six months.

13 So what we're asking, and what my
14 colleagues will do is send a letter on this, is that
15 the Housing Authority go back to allowing good
16 causa reasons for extensions of vouchers. In Ms.
17 Adams's days there was clearly a mistake made
18 because she was in the middle of the lease-up
19 process which should have told that at that time
20 that's being dealt with the legal process. But I
21 want you all to know that this is someone who
22 graduated from UDC, is in law school, and yet she

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1 is homeless because of a policy that the Housing
2 Authority implemented recently.

3 MR. GARRETT: Commissioners, I just
4 want to be clear -- thank you very much, ma'am --
5 I just want to be clear, Commissioners, we haven't
6 changed the policy since my tenure. I think that
7 was actually reported in the newspaper at one time,
8 that we have changed some policies. We have not.
9 We have not changed any policies with regards to
10 it, so.

11 MS. STAUDENMAIER: I can tell you,
12 because I've dealt with Housing Authority for many,
13 many years that --

14 MR. GARRETT: I'll have someone from
15 OGC come up and explain that.

16 MS. STAUDENMAIER: That would be
17 helpful, because I can tell you that it's
18 definitely changed. We used to be able to get
19 extensions for good cause and we can no longer get
20 those.

21 MR. GARRETT: Okay, but there's been no
22 policy change.

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1 COMMISSIONER SLOVER: So, that's
2 interesting, because a couple years ago I reached
3 out to Ron McCoy and we had a long conversation when
4 Ms. Todman was still here about this very issue,
5 because I was getting a lot of folks from the
6 organization reaching out to me saying that the
7 people's vouchers expired and I thought to myself
8 that seemed strange. And I come to learn that the
9 Housing Authority at that time did not reach out
10 to folks when they hadn't put their voucher into
11 use over a certain period of time, which I found
12 also odd.

13 So I was under the impression that we
14 were going to start a more aggressive outreach
15 program to folks so that their vouchers did not
16 expire. And if we were to do that, Executive
17 Director, then we would know that someone was in
18 lease-up or we would know that these situations
19 were arising that someone wasn't just not actively
20 pursuing an apartment, and we could avoid a lot of
21 these circumstances.

22 I think that while there may not have

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1 been a rule change, technically, it sounds like to
2 me we are enforcing a rule that we otherwise did
3 not. I think it's a technical difference that
4 we're looking at right now. And so I think since
5 the goal is for us to get people housed, it would
6 make little to no sense to start over with somebody
7 else, irrespective of the obligation we have to get
8 people housed and to take away their voucher after
9 six months of time.

10 It would, from a business perspective,
11 make a little sense to then give it someone else
12 to spend six months trying to find something. So
13 in this instance it'd be nice if you could just
14 resolve this issue very quickly. But
15 generally-speaking it's very clear that we need to
16 look at how we're running this program and how we're
17 assisting people to find units and how we're
18 interacting with them. So I hope that we can do
19 that now.

20 MR. GARRETT: Yes, sir. And we also
21 have a calendar coming up, but we also,
22 commissioners will be prepared before our next

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1 meeting to give you an actual report of how many
2 vouchers actually fall in this particular category
3 out of the over 16,000 that we actually administer,
4 so.

5 COMMISSIONER SLOVER: I get that. I
6 mean, it's always a small number, but one is enough,
7 okay? It's one person's life and it doesn't need
8 to happen.

9 MS. PUNTER: Absolutely. And we are
10 in the business of housing people. And so what
11 we're implementing, we are actually going to do
12 robocalls, text messages, emails monthly just
13 about. We have mobility counselors here who are
14 prepared to assist and also that your time, you have
15 this voucher, we're going to get you housed within
16 that six-month period. So we are ramping up
17 everything that we're doing, but we will be sending
18 out ticklers every 30 days as it relates to the
19 voucher. We do not want folks to be in any
20 situation that's dire; we want to keep you housed.
21 So I just wanted to make sure you knew that.

22 MS. STAUDENMAIER: If I could just say

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1 that's great, if that happens. However, you can
2 send a tickler every day, but if somebody can't find
3 a landlord willing to rent to them when the market
4 is saturated with vouchers, within that six months
5 there should be an amendment.

6 MS. PUNTER: I understand that. So
7 we're teaming up with other agencies to assist us
8 when it comes to any discriminatory impacts that
9 may be thrust upon folks out there looking, and
10 that's what our mobility counselors are here for.
11 We are engaging with landlords to make sure that
12 we have units that we can actually refer folks to.
13 We've been doing it and we've been quite
14 successfully.

15 COMMISSIONER TALIAFERRO: You all need
16 to --

17 MS. STAUDENMAIER: Yes, we're going to
18 talk afterwards.

19 COMMISSIONER SLOVER: Thank you for
20 your testimony.

21 MS. STAUDENMAIER: Thank you.

22 COMMISSIONER COUNCIL: Collette

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1 Matthews?

2 MS. MATTHEWS: Hi, everybody. How you
3 all doing?

4 PARTICIPANT: All right. Hello.

5 MS. MATTHEWS: I've got a headache
6 sitting in here. It's been kind of stressful
7 trying to come to these meetings and stuff, on me
8 lately. But it's like right now I feel as though
9 I need a class; I need to quite understand the
10 difference or the pros and cons between a person
11 who holds a voucher and a person who's in public
12 housing. I heard Ms. Punter and she's good at her
13 job, I admire Ms. Punter. I heard her speak of the
14 boots on the ground. I want to know why the boots
15 on the ground get roses and get these passes to go
16 get dinner and all this type of stuff because I,
17 I feel as though I'm a victim of the redevelopment
18 of Barry Farms. I just want to know. We had an
19 issue after being here so long talking about the
20 bad situation, and thank God when I came in there
21 because I had kids and I realized that that paint
22 was so easy to come off, that I had the whole unit

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1 semi-gloss. So I was told that it was because of
2 those measures that I took probably alleviated the
3 high numbers, if it was any, in my unit because of
4 the lead situation or whatever the case may be.
5 But even after moving, before I even moved into my
6 unit that I just recently moved into, they tried to
7 offer me a voucher -- not a voucher, a gift card
8 to remove myself for several hours of the day so
9 they can come and do some dusting, which they should
10 have dusted before I got in there. Because even
11 though I was moving in there in October, it was
12 already understood that I had been there 21 years
13 and was not going to be able to have 14 days for
14 me to move out and they agreed to me taking my time.

15 But in the middle of all that as well,
16 my lights got cut off over in Barry Farms, so when
17 I came back to clean the unit out, I was unable to
18 do so because nobody seem to know who cut the lights
19 out. The power went, I had food in there that if
20 they hadn't had done it, my food would have went
21 bad. I never spoke with these people, when I sit
22 in these rooms and I listen to everything I'm

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1 hearing, it takes me back, and it takes me back to
2 a very disturbing place. And even though people
3 may think that I'm comfortable where I am, even that
4 two-bedroom unit is smaller than what I actually
5 had at Barry Farms. So I had to downsize from a
6 -- I went from a two-bedroom to a four-bedroom to
7 downsize back to a two-bedroom that's smaller than
8 the two-bedroom that was in Barry Farms.

9 And so things have changed, and nothing
10 is constant but change, and I'm learning how to
11 adjust, but this adjustment process is very hard,
12 it's also very stressful. At the same time I have
13 stuff in my unit that I'm still trying to figure
14 out where it's going to go. I have some stuff over
15 here in the used shed, storage area where I don't
16 know if half of my stuff is broke or damaged or not.

17 Some things that made its way through
18 my house that were broke, I brought it to their
19 attention that it's broke. I thought they were
20 going to send someone for my lights -- I actually
21 got my mother and my grandmother, these lights are
22 like what I had gotten from them. I actually

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1 thought that they were going to take the lamps and
2 take them to a reputable place like where you would
3 go to fix lamps. That's not the case. Once they
4 brought the stuff back to my house, which I wasn't
5 there, my son was there, which my son he could
6 probably care less. It's just like when the
7 maintenance people come and I ask them to do work,
8 he'll let them come in and if they say the work is
9 done, he'll accept it for what it is.

10 I come through there, it's not and I'm
11 going to call for her. So this is how the lamp
12 situation went, you understand what I'm saying?
13 Then I also said there's some things that I'm
14 missing. I'm being told you might as well say that
15 I took it and that I want the housing authority to
16 replace it.

17 So, I'm just saying that everything is
18 just so wishy-washy. And then I'm hearing you all
19 talk about expiration dates, there ought to be some
20 type of expiration, because you have so many people
21 that was in Barry Farms that was really going
22 through I don't know what -- I don't want to say

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1 the words -- but this voucher thing, because it's
2 a time limit, so time limit's meaning expiration.

3 And we all know how things are going
4 nowadays, and it is easy for somebody to tell you
5 no, maybe not for the true reason, but that reason
6 looks like you don't get in to that time-adjusted
7 spot. Then you're pushing people to make quick,
8 hasty decisions and at the end of the day they got
9 to deal with it, they got to live with this for ten
10 years, or five years, or however long it takes.

11 You all should put them back where they
12 need to be, so personally it doesn't make a
13 difference whether or not I end up at Barry Farms
14 or not.

15 I just, I'm a Washington, D.C.
16 resident. I would just like to be able to afford
17 a decent place to stay because safety is
18 everybody's concern. You know, you can't pick a
19 really good neighborhood nowhere, it's like
20 everything that's going on is nationwide. And I
21 think that we need to change our thought process
22 on how things are done because everybody thinks

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1 that because it's been happening for so long, it's
2 the right way it's supposed to be done. And
3 there's no way to really think that when there's
4 all these people coming here saying all these
5 different things time and time and time again.

6 And you're making it seem like it's the
7 best interest for us. I don't feel it, I don't see
8 it. I'm trying to get along with it and work with
9 it, but there's just so many different things that
10 I have to accept, or I have to move due to what you
11 all think is a good method or a good way of how you
12 all have it planned for somebody to be relocated.

13 So, I mean -- and I heard this week there
14 was a block party. We've got our residents all
15 scattered. A lot of people have died. Since then
16 we find out afterwards, it's like you all made the
17 announcement. We never know about the residents
18 that we considered our family, that we cared about,
19 that we might have watched their kids, and all that.
20 Nobody's really thinking of the feelings and the
21 compassion and the stress that the individuals have
22 to go through. So I had to take a loss on my food,

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1 they had changed the locks, and nobody seems to know
2 nothing.

3 But I'm saying as long as you DC Housing
4 Authority, there's no way nobody should have been
5 able to come on your grounds, cut your lights off,
6 and you cannot tell a resident why their lights was
7 cut off or why their locks was changed. And they
8 tried to tell me that my locks was not changed. But
9 my keys -- I know the time is up -- when I say there's
10 not enough time in the day for all this going on,
11 and then you got residents who wants to come here.

12 You all might need to consider because
13 you can have a whole room of DC Housing Authority
14 people in this room and you all can go through all
15 the resolutions in the world that you all would like
16 to go through. You got to be ever mindful because
17 these residents cannot get in these rooms and
18 speak, so maybe you all need to consider, at least
19 once a month, having a meeting on a Saturday or
20 something, or being considerate of the other
21 residents who cannot make it into these rooms to
22 be able to discuss it and have to have somebody come

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1 in here and be their voices. Because I've been
2 coming here for some time and the changes that I'm
3 seeing is not all that good for everybody that's
4 been concerned, but even though you all think the
5 picture is good. I don't know which way you all
6 going to fix it, but I --

7 COMMISSIONER VANN-GHASRI: Collette?

8 MS. MATTHEWS: But that doesn't mean it
9 just has to constantly keep happening the way that
10 it happens.

11 COMMISSIONER VANN-GHASRI: Collette?

12 MS. MATTHEWS: Yes.

13 COMMISSIONER VANN-GHASRI: If your
14 group had your resident's phone numbers, in order
15 for you to keep up with residents and if the board
16 did do that, our next problem would be to
17 logistically think about it. So you will need
18 somebody from your group that notify all residents,
19 probably a month before so they can get Metro access
20 or whatever their public transportation is, or
21 maybe a solution could be direct.

22 You know, just like you all always have

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1 your resident council meetings at the rec; maybe
2 they could have what you're speaking of, because
3 you know how to get to that point, because that will
4 be how do you get all these people to the point.
5 Then the next problem is I can't get there, don't
6 have money, I do want to talk. So a lot of us have
7 Metro access and all that, but they have to be
8 notified ahead of time.

9 MS. MATTHEWS: We've talked about
10 that, but see I'm not just talking about Barry
11 Farms. Even those at James Creek, I have a
12 girlfriend there that's the same conversation. If
13 she was here right now, she'd say it. But because
14 she's at a doctor's appointment and there's some
15 other issues going on, she cannot do it. Far wise
16 as our residents train on white, it's been nice
17 enough to be able -- when I call them, being able
18 to have our meetings in his office at the rec
19 because they was taking us through some challenges,
20 also, as far wise as getting the rec too. So he
21 worked with me to be able to do that.

22 COMMISSIONER VANN-GHASRI: What about

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1 what he see? Will they let you all use the space?

2 MS. MATTHEWS: First of all, let's
3 understand this; I'm not knocking nothing or trying
4 to -- nothing under the bus. But ONE DC is ONE DC
5 and Empower is Empower.

6 COMMISSIONER VANN-GHASRI: I'm not
7 talking about Empowerment DC; right now we're
8 talking about Barry Farms, whatever your group is
9 that is not Empowerment DC, that's you all group.

10 MS. MATTHEWS: Barry Farms Tenant and
11 Allied Association.

12 COMMISSIONER VANN-GHASRI: Right, so
13 you -- that --

14 MS. MATTHEWS: Them are the resident
15 council of Barry Farms, but it's Barry Farm Tenants
16 and Allied Association. Please and thank you.

17 COMMISSIONER VANN-GHASRI: Barry
18 Farms Tenants Allied Association. Okay, so this
19 is what I'm saying; you're not coming at ONE DC in
20 that space because what I understand that space can
21 be used for --

22 MS. MATTHEWS: Part of that, I know

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1 that.

2 COMMISSIONER VANN-GHASRI: Isn't it?
3 So, that couldn't happen?

4 MS. MATTHEWS: I'm talking about you
5 see how you all are sitting up there; I'm talking
6 about with the presence of you all sitting right
7 here. We can book for the group anytime, I can use
8 ONE DC.

9 COMMISSIONER VANN-GHASRI: Okay, then
10 what I'm saying is if you get all that together,
11 then we should be able --

12 MS. MATTHEWS: Just residents in
13 itself, I'm talking about you all --

14 COMMISSIONER VANN-GHASRI: I
15 understand that, okay. And do understand this,
16 I'm looking for solutions.

17 MS. MATTHEWS: I am too.

18 COMMISSIONER VANN-GHASRI: And here's
19 the solution; remember there's 11 of us, so if all
20 11 of us can accommodate you, that's fine. What
21 I'm looking at is this; those are the resident
22 commissioners that would be willing to meet you and

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1 accommodate you halfway, because only if you do
2 your part, you already got your residents, you
3 already know the date -- again, this should be our
4 part -- we're worried about the other properties
5 right now because see, James Creek, that's one of
6 my constituents, and the same person you're talking
7 about made the phone call with me. So A don't have
8 nothing to do with B. We focusing right now on
9 something that we maybe can work with.

10 MS. MATTHEWS: Mm-hmm.

11 COMMISSIONER VANN-GHASRI: So what you
12 think about that?

13 MS. MATTHEWS: That'll be fine.

14 COMMISSIONER VANN-GHASRI: Okay, so
15 then the board itself, that will be up to the board.
16 And don't you think that's fair enough, that could
17 be on a Saturday or something?

18 MS. MATTHEWS: Yes, and please. Thank
19 you.

20 COMMISSIONER VANN-GHASRI: Then you
21 got to remember, now see here's the power; the power
22 is you have three residents on this board and if

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1 they want your votes, what will they be doing being
2 when they tell us they'll be here, what time and
3 what date? Because it's your mouth that get us
4 elected, we're not appointed. That's your power,
5 use it.

6 MS. MATTHEWS: And I wanted an update
7 on Barry Farms.

8 COMMISSIONER COUNCIL: Thank you, Ms.
9 Matthews.

10 MR. GARRETT: At this time, Ms.
11 Matthews, we don't have an update for Barry. We
12 did go to Office of Planning to discuss what the
13 next steps would be, I think the Office of Planning
14 gave us approximately -- is Alex left -- I think
15 they gave us approximately 60 to 90 days to come
16 back to them.

17 MS. MATTHEWS: 60 to 90 days from when,
18 because you already have a blueprint for some time
19 now on your website if that's like in concrete,
20 which really is not. So it's up there for people
21 to see and think that it is what it is, it might
22 not be what they see. So now you are saying that

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1 you all are going to meet again, I guess, because
2 I think I spoke to you about two months ago on the
3 phone, you and I, about -- and you said that you
4 would make certain that we know -- so you're saying
5 that 60 or 90 days after this conference or
6 whatever's going on right now, that you will be able
7 to meet with us?

8 MR. GARRETT: I'll be able to give you
9 an update. We met with Office of Planning today.

10 MS. MATTHEWS: Where will we have the
11 meeting? The meeting will be more important than
12 the update. The meetings you can get more detail;
13 updates you can just say, da da da da and move on.
14 When we have a meeting with you, how many days after
15 this next meeting that you'll get ready to go to?

16 MR. GARRETT: We'll coordinate the
17 meeting for the second week of August; how about
18 that?

19 MS. MATTHEWS: It sounds good. If it
20 happens, it'll be wonderful.

21 MR. GARRETT: Okay, Janita will put it
22 on the calendar.

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1 MS. MATTHEWS: I appreciate it, thank
2 you.

3 MR. GARRETT: Okay, and whatever
4 information I have to offer to you.

5 MS. MATTHEWS: Thank you, appreciate
6 it.

7 MR. GARRETT: You're welcome.

8 COMMISSIONER COUNCIL: Rhonda
9 Edwards-Hines?

10 How you doing today?

11 MS. HINES: Good afternoon. First of
12 all, I want to say thank you to DCHA staff for
13 sending their condolences as my mom had passed last
14 month. I mean, April passed. And I wanted to give
15 some updates as I had met with the developers for
16 Barry Farms, and I need some clarity, and I set up
17 a meeting with you. So before I go in front of the
18 board, I'd rather speak with you first before I make
19 it on record.

20 MR. GARRETT: Yes, ma'am.

21

22 MS. HINES: And to give me an update of

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1 what one of my residents has stated about the last
2 resident that moved out of Barry Farms property.
3 It was Ms. Smith and she moved on May the 25th, and
4 at this time being as though you all commissioners,
5 you know where she went and all that, so I don't
6 want to really get into that. And also, the
7 concerns of some of the residents, I've been
8 getting calls about the storage that POA offered
9 to the residents and they say for only a year, but
10 that was under the understanding that we were
11 coming back in 2020. Residents don't have the room
12 where we relocated from and we do understand that
13 when the relocation is available for us to come
14 back, that those units are not going to be the same
15 size. We do understand that, but they don't know
16 what they're going to look like and how much space
17 we going to have, so they don't want to lose their
18 items that they have. And I'm not saying that
19 they're hoarders; these are things that are
20 probably family, have some great value to them.
21 And that's a concern that maybe DCHA and POA can
22 collaborate together to work this out with the

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1 storage, because some of the residents lost some
2 of their items because they wasn't able to afford
3 the storage. And our -- would I deal with Ms. Gina
4 with that, because --?

5 MR. GARRETT: You could deal with Ms.
6 Gina, but I'm going to contact her and we'll talk
7 about it.

8 MS. HINES: Okay, so then hopefully
9 when we meet, that you can have some update for me.
10 Okay, and my initial plan was to come up here and
11 to invite you all to Barry Farms Day, which is the
12 second Saturday of August, which is August 10th.
13 It's from 12:00 to 6:00. Just because I want
14 everyone to understand, because I have spoken to
15 staff here, understand -- and it was clarity that
16 my understanding that just because Barry Farms are
17 under relocation, we still are a functioning
18 community, okay? So and they said that they was
19 going to come to you, Mr. Garrett, and get clarity
20 on that. So I really need ORS to understand that
21 we are still functioning. I communicate with my
22 residents.

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1 MR. GARRETT: Yes, ma'am.

2 MS. HINES: And so we are, and I will
3 love to see you guys there. And as far as the last
4 meeting that I was here asking you guys, the
5 commissioners, if you all would be willing to come
6 to the ANC, my commissioner's meeting the first
7 Wednesday of the month, but unfortunately my mom
8 had got sick and she passed. So the open date if
9 for us when we come back from recess in September,
10 so if you could clear you all calendar for the first
11 Wednesday of September, and I'll get with Mr.
12 Garrett to see if that date is good. I'll lock you
13 all in for that date and -- one more thing -- the
14 buzzer threw me off -- oh, and yes, I had asked could
15 someone assist me with the Barry Farms Newsletter
16 because I know that I was told that I couldn't get
17 an update of where the residents are to reach out
18 to them because I don't have -- I have like 30
19 percent of the information on how someone -- I asked
20 for someone to assist me with reaching out to them.

21 MR. GARRETT: We'll work with it.
22 I'll talk with ORS on expenses.

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1 MS. HINES: Okay, and you will have
2 everything else?

3 MR. GARRETT: Yes, I'll work on
4 everything else and try to get all the information
5 before our meeting, okay?

6 MS. HINES: Okay. All right.

7 MR. GARRETT: Thank you.

8 COMMISSIONER TALIAFERRO: Ms. Hines,
9 I've got a question; anytime you do any kind of
10 event or urbanization, whatever you want to do, see
11 I don't get your email, I will come.

12 MS. HINES: You just -- you new?

13 COMMISSIONER TALIAFERRO: I'm new, but
14 I would come.

15 MS. HINES: Because I do and I come up
16 here and I send the invitation out to the
17 commissioners.

18 COMMISSIONER TALIAFERRO: I gotcha.

19 MS. HINES: And this already down and
20 etched in stone that every August it's Barry Farms
21 Day and it's always before the babies go back to
22 school, but unfortunately others wanted to ride our

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1 tail and wanted to book, and we've been having that
2 problem for the last years.

3 COMMISSIONER TALIAFERRO: Okay.

4 MS. HINES: So that's why we moved it
5 up.

6 COMMISSIONER TALIAFERRO: I gotcha, I
7 understand.

8 COMMISSIONER VANN-GHASRI: I had one
9 question, it's about Goodman; so I want to know
10 whether or not the Barry Farm community and the
11 Barry Farms Tenant Alliance, are you going to
12 organize it? Well, I don't know who this go to.
13 Well, we're going to start with our director
14 because I support Goodman; Goodman been around a
15 long time. And in the planning of Barry Farms, I
16 know when you and Ms. Carille did it, you knew it
17 included Whitman in the scheme because I've got
18 some paperwork showing that. But Director
19 Garrett, in the development of Barry Farms I highly
20 recommend that with the developer you be the deputy
21 ear, someone needs to re-evaluate so Goodman is
22 still a part of where it's at, because Goodman --

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1 it's like Barry Farm and Goodman, Goodman was on
2 the news, so Goodman seems to be having a real
3 serious problem with the gentrification. And
4 Goodman needs to know, because I'm going to ask Ron
5 Moten and them to back that up because we need to
6 make a movement in this city just like D.C., need
7 Goodman where it's at or is still in that community.

8 MS. HINES: Okay. I don't --

9 COMMISSIONER VANN-GHASRI: I mean,
10 some people -- what can we do?

11 MS. HINES: I'm listening to you, but
12 that's over on DPR and that's the DPR's property,
13 so the Goodman is not on anywhere because that
14 basketball court is DPR property. The alley on the
15 left-hand side is federal, on the right-hand side
16 that's DCHA problem. So none of that will be --

17 COMMISSIONER VANN-GHASRI: But I still
18 feel like we don't know because from what I heard
19 Mr. Goodman actually say, he just need to know that
20 we got his back with Parks and Recreation.

21 MS. HINES: That's a whole different
22 story.

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1 COMMISSIONER VANN-GHASRI: That's a
2 whole different story.

3 MS. HINES: I mean, because the
4 turn-out don't come out like they used to, and what
5 is he doing for the residents, okay. So you put
6 this on record and I'm going to refire to your ass
7 when you ask your question.

8 COMMISSIONER VANN-GHASRI: I can only
9 go by --

10 MS. HINES: Exactly. Because if you
11 not on the home front, you don't know what's going
12 on. Just like they had on Miles Day, and Miles Day
13 is for what?

14 If that's the case, then they need to
15 have a Rhonda Hines Day because I did more work than
16 he did. Before her predecessor was, what's her
17 name, help me out -- Bunker, Ms. Gladys Bunker was
18 our president before. So that's how far I go back,
19 because that was the resident council that I
20 initially was first on with Ms. Bunker. So that's
21 way back and, yes, I look that good. Praise you,
22 Jesus.

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1 Did I answer what you needed?

2 COMMISSIONER VANN-GHASRI: Yes, you
3 answered the question.

4 COMMISSIONER SLOVER: So I wanted to
5 take a quick moment here, I wanted to bring this
6 up last month; and it's specific to this building,
7 1133 North Capital, I wanted to get an update last
8 month on the building, but I didn't ask. I
9 requested a bunch of information between meetings
10 and I want to get on record a question, where we
11 stand with negotiations on 1133 North Capital? I
12 have in my hand an article that was published
13 November 12th, 2014 announcing the selection of a
14 development partner for this building. We're now
15 in 2019. To my understanding, there was an article
16 that came out the other day, where do we stand on
17 that deal, and now what's the issue, what's the
18 problem?

19 MR. GARRETT: Commissioners, in terms
20 of 1133, I am making every attempt to -- I'm
21 borrowing the best and attempting to make the best
22 deal in favor of the residents and the agency

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1 itself. So it's taking a little more time than
2 what I actually had anticipated. But we've put
3 forth our best offer as to how we'd like to proceed
4 with this project, and we're waiting for a response
5 from the developer.

6 COMMISSIONER SLOVER: Why would you
7 take -- what could possibly take five years?

8 MR. GARRETT: Well, I wasn't -- I can't
9 answer you.

10 COMMISSIONER SLOVER: What could
11 possibly take the year and a half you've been here?

12 MR. GARRETT: I've been going back and
13 forth with the developer.

14 COMMISSIONER SLOVER: Well, I guess at
15 some point in time it's -- at some point in time
16 you have to suggest that the parties are not going
17 to come together. And why I get really concerned
18 is that we have an enormous task in front of us.
19 We have very complicated transactions that we have
20 to do, an entire portfolio that needs to be
21 repositioned. This is easy, okay? 1133 North
22 Capital is not a complicated transaction; it's a

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1 straight-up real estate deal. If it takes us five
2 years to figure this out, I'm really concerned
3 about our ability to manage the processes in front
4 of us, and there's got to be something else going
5 on. I just don't understand why we can't make a
6 transaction here. And what could possibly it be
7 waiting for?

8 MR. GARRETT: So you mentioned five
9 years Commissioner Slover, and that's this deal
10 three years prior to me coming on board, it could
11 have been closed.

12 COMMISSIONER SLOVER: Right.

13 MR. GARRETT: So now I have it and now
14 I have to negotiate the best deal that I possibly
15 can on behalf of the Authority, and I'm going to
16 do that. There is nothing else going on other than
17 that. That's the approach that I'm taking and
18 that's where I'm going to close. As far as whether
19 or not we have the ability to undertake other tasks,
20 I believe that we do, we're building capacity and
21 I think we're going in the right direction. As
22 we've talked and I've mentioned to you,

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1 Commissioners, there are several transactions and
2 several deals that were prior to me getting on
3 board. So I haven't had the ability to start a deal
4 from beginning to end. I have a different approach
5 as I've stated to dealing with transactions,
6 especially development transactions. So this is
7 one of those situations where I am trying to take
8 1133 in the best position for the Housing
9 Authority, understanding what a valuable asset it
10 actually is to us, and that's going to be done. So
11 hopefully within the next few days or next few
12 months. Well, I shouldn't say that -- that's too
13 long of a period of time for me -- within the next
14 30 days we should be able to give you a final
15 definition or a definitive answer of what's
16 actually transpiring with this particular
17 property.

18 COMMISSIONER SLOVER: And so last
19 month, as you guys may remember, I wanted a change
20 made to the resolution which is basically the last
21 paragraph of these resolutions give blanket
22 authority to the Executive Director to negotiate

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1 deals without actually bringing them back to the
2 board. And so what I get concerned with is, I carry
3 this file around when I call it the Hall of Shame;
4 it's like Resolution 1808, Resolution -- what do
5 I got here -- the 30 units we gave away in Arthur
6 Capper, the 250 M Street. I mean, these are
7 examples of deals that are terrible. And I get
8 concerned because these deals end up coming back
9 to us because we never get to look at them along
10 the way. And when they come back to us, we have
11 no choice but to move forward with these things.
12 And so the reason I was so excited to have you come
13 on board, Mr. Garrett, was because I thought you
14 would bring a different look to these deals.

15 MR. GARRETT: And Commissioner --

16 COMMISSIONER SLOVER: Let me finish.
17 And what I'm concerned about is what possibly could
18 change? And what I have, we don't even have an
19 agreement with this developer; like there isn't a
20 legally binding agreement that has us -- there's
21 not reason for us to not just move on. What could
22 possibly change?

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1 MR. GARRETT: So Commissioner Slover,
2 I offered my answer.

3 COMMISSIONER SLOVER: What was the
4 answer, I'm sorry?

5 MR. GARRETT: The answer is I'm making
6 an attempt to negotiate the best deal with the
7 valuable asset that we have. That's what I'm
8 attempting to do.

9 COMMISSIONER SLOVER: What's the major
10 hold-up?

11 MR. GARRETT: In showing that we
12 receive the biggest benefit possible.

13 COMMISSIONER SLOVER: Where you are
14 today, so where you need to get?

15 MR. GARRETT: So this is where I'm
16 going to stop because now we're going into the
17 aspect of negotiation; that's something that we
18 said that we would not do openly and publicly, so.

19 COMMISSIONER SLOVER: So what I'm
20 concerned about, can you give me a list of all the
21 deals that are like this, which have five-year old
22 authority where we have an Executive Director who's

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1 giving a mandate five years ago that basically gave
2 him blanket authority to negotiate a deal?

3 MR. GARRETT: I wasn't given five years
4 ago, I just -- I showed up on October 22nd.

5 COMMISSIONER SLOVER: Executive
6 Director, I didn't say you. I said the Executive
7 Director. You weren't even given any of this
8 authority, the Executive Director prior to you was
9 given authority. You don't have to come back to
10 the board only because of a resolution, only
11 because I pushed a while ago on Barry Farm do you
12 have to bring this back to get disposition of land.
13 That's the only thing you need approval from us;
14 that is not us doing our job. This board is not
15 functioning appropriately if in 2013 we issued a
16 resolution that said, you know what, go out and do
17 the best deal you can and just let us know how it
18 goes. That is not doing our job. And I've said
19 that time and time and time again behind the scenes,
20 I can't continue to not say it, I have to say it
21 in public. I cannot continue to sit on this board
22 and come here month after month after month and

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1 listen to the same stuff that's the definition of
2 insanity. Things have got to change, we have got
3 to get control of our destiny, and this right here
4 scares me. Like I said, this is not -- this is easy
5 compared to what we have to do, and if we can't get
6 this done, how are we possibly going to get
7 ourselves out of the crisis we're in. So what I'm
8 saying to you is I would hope that you're not going
9 to execute a deal without bringing it back to the
10 board. That's what I'm asking you.

11 MR. GARRETT: Okay.

12 COMMISSIONER SLOVER: What does that
13 mean, okay?

14 MR. GARRETT: Yes.

15 COMMISSIONER SLOVER: And did you
16 answer? Okay is not an answer.

17 MR. GARRETT: Well, you know what;
18 we've had this debate and you've talked to OGC about
19 what I'm required to do, correct?

20 COMMISSIONER SLOVER: Right, I'm
21 asking you are you going to take that five-year
22 authorization and run with it and not bring this

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1 incredibly important deal back to this board who
2 has fiduciary and moral obligation to garner all
3 of our resources to solve this incredible problem
4 we have in front of us? So what you're saying is
5 okay?

6 MR. GARRETT: No, what I'm saying is
7 we're going to bring something back to the board,
8 okay. That's what we're going to do. Now,
9 Commissioner Slover, this predicament, this issue
10 that the Housing Authority is looking at right now,
11 it didn't just pop up. So what we have done and
12 what I can say that I've done is I've taken the bull
13 by the horns and identify the issue and we're going
14 to figure out the solution for it.

15 And again, it did not just surface
16 today; it was here prior to my arrival. But I'm
17 up for the challenge. Now, you may disagree with
18 my approach, which is fine because we never all
19 agree on everything, but I still have a moral and
20 a fiduciary responsibility just as every member of
21 this board to do the right thing on behalf of this
22 agency.

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1 COMMISSIONER SLOVER: That bull by the
2 horn comment is really hard not to jump on.

3 MR. GARRETT: That's fine.

4 COMMISSIONER SLOVER: I mean, all I'm
5 saying is I just went through a couple of deals that
6 really are, did not end well for us, and it would
7 really be disappointing to see 1133 North Capital
8 fall into that category. The board finally pushed
9 back on Resolution 1808 on Score 769, and what
10 happened, we ended up with public housing units
11 without any subsidy because we pushed back. I need
12 creative thinking here, we need people to be
13 aggressive. This right here is your moment. 1133
14 is your moment.

15 MR. GARRETT: Yeah, you've said that to
16 me clearly and you've expressed this moment and if
17 I don't take this moment, what it actually means.
18 I totally get it, I've heard you loud and clear by
19 what you told me, so thank you.

20 COMMISSIONER COUNCIL: We have one
21 last one which is a non-resident, Ms. Bertina
22 Ruffin.

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1 MS. RUFFIN: Good afternoon.

2 COMMISSIONER COUNCIL: Good
3 afternoon.

4 MS. RUFFIN: Excuse my voice, it's
5 coming back. I'm here as a representative of
6 Tenant Barrier's Work Group; it once was under the
7 ICH. We are not an independent body, but I am --
8 it's my understanding that everyone on the board,
9 including DCHA staff received a letter last week
10 of our policy updates and concerns with the voucher
11 extension policy that my colleague earlier spoke
12 about on behalf of her client who was here who had
13 to leave earlier. So I'm aware that everybody was
14 emailed a copy of that last week, everyone should
15 have that copy.

16 And so I just want to briefly -- I'm not
17 going to read the entire letter, whole letter, but
18 I will read a portion of it. Of course the policy
19 we're speaking of is the voucher extension policy
20 being granted only for reasonable accommodations.
21 And of course Director Garrett had stated that the
22 policy had not been formally changed, but there's

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1 clearly been some kind of change and implementation
2 of the policy recently. So DCHA's draconian
3 policy denying all requests for extensions, except
4 those for reasonable accommodation, fails to
5 consider the many reasons that a family may try its
6 hardest, but still fail to find a suitable home
7 within six months.

8 Families face many barriers when trying
9 to place vouchers; landlords often impose
10 irrelevant and unreasonable credit score
11 requirements on voucher holders or have a blanket
12 policy against renting to voucher holders.
13 Though, source of income discrimination is still
14 illegal in the District, it still remains common
15 and is difficult to enforce in a meaningful and
16 timely manner. Application fees and other fees
17 associated with applying for apartments are often
18 prohibitively expensive. In our increasingly
19 expensive city, units that fall within the HCPB
20 payment standard are almost becoming scarcer and
21 harder to find. Families with children are left
22 to find suitable housing in a city with a dearth

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1 of units with three or more bedrooms.
2 Additionally, a history of domestic violence or
3 interest in avoiding disruption in education of
4 children often places further geographical
5 limitations on voucher holder's housing services.
6 And these are just some of the barriers a family
7 may face while looking for safe and stable housing,
8 and they're all reasons why DCHA should consider
9 when deciding whether to grant a family's request
10 for voucher extension.

11 While we're aware that DCHA employs a
12 few housing navigators, our understanding is that
13 they're primarily assisting with public housing
14 residents relocating and that they're not
15 accessible to voucher holders in a way that would
16 substantially reduce these barriers. DCHA's
17 mission is to provide safe and affordable housing
18 to low and no income District residents, but its
19 refusal to grant voucher extensions has caused
20 families to lose perhaps their only chance at
21 affordable housing after waiting decades on a wait
22 list. Our proposed solution is a fair way for DCHA

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1 to determine when to grant extensions and will
2 ensure that families trying to find suitable
3 housing are not penalized for circumstances
4 outside of their control. And at the conclusion
5 of the letter we requested a meeting to discuss the
6 policy in detail and to talk through our
7 recommendation; we do have a policy recommendation
8 that can be used to apply good cause to matters.

9 Of course, it's not in any HCVP
10 participant's best interest to let a voucher
11 expire; one they come off the list, they're pretty
12 much with 40,000 people on the list, they will never
13 get another opportunity to get another voucher.
14 So it's always in their best interest to use their
15 voucher and they want to use their vouchers. So
16 we would request a meeting on that.

17 I'm sorry if I didn't state at the
18 beginning, I'm Bertina Ruffin and I am an attorney
19 with Washington Legal Clinic for the Homeless, but
20 I am representing Tenant Barriers at this time.

21 MR. GARRETT: Thank you. We can
22 coordinate something with OGC for you.

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1 MS. RUFFIN: Thank you.

2 COMMISSIONER COUNCIL: Okay, it is now
3 4:14 p.m. and the Board of Commissioner's meeting
4 is scheduled next month for Wednesday, July 2019
5 at Fort Lincoln, 3400 Banner Drive, Northeast,
6 Washington DC.

7 PARTICIPANT: July 10th.

8 COMMISSIONER COUNCIL: July 10th,
9 okay. This meeting is adjourned.

10 (Whereupon, the above-entitled matter
11 went off the record at 4:15 p.m.)

12

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