

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING

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WEDNESDAY
OCTOBER 9, 2019

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The Board of Commissioners met at Woodland Terrace, 2310 Ainger Place, SE, Washington, D.C., at 1:00 p.m., Kenneth Council, Vice Chairman, presiding.

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- PAT FAGIN SCOTT, Board Liaison
- ALTHEA MCNAIR, Manager of Board Relations

COMMISSIONER(S) ABSENT:

NEIL ALBERT, Chairman

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DRAFT

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

(1:05 p.m.)

VICE-CHAIRMAN COUNCIL: Good afternoon. My name is Kenneth Council. I'm Vice Chair of the Board of Commissioners meeting. I call this meeting to order. This is our regular monthly meeting. It's being held today at Woodland Terrace, 2310 Ainger Place, SE.

Please silence your electronic devices. I would like to ask for a moment of silence.

More volume, please. Can you hear me now? More volume. More volume. Can you hear me now?

The Board of Commissioners meeting today is for public concerns calling for the opportunity for our citizens to express their views in decisions. I must stress, no discord, no dis-language, no bad attitudes.

Come up to the mic, speak clearly, state your problem or your concerns. If you cannot follow the rule, we will ask you to leave and we

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have a right to suspend you up to 60 days. With that being said, I'd like to have a roll call, please.

MS. MCNAIR: Thank you. Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: Here.

MS. MCNAIR: Commissioner Forester?

COMMISSIONER FORESTER: Here.

MS. MCNAIR: Commissioner Neal Jones.

COMMISSIONER NEAL JONES: Present.

MS. MCNAIR: Commissioner Ortiz Gaud.

COMMISSIONER ORTIZ-GAUD: Here.

MS. MCNAIR: Commissioner Slover.

COMMISSIONER SLOVER: Here.

MS. MCNAIR: Commissioner St. Jean.

COMMISSIONER ST. JEAN: Here.

MS. MCNAIR: Commissioner Strickland.

COMMISSIONER STRICKLAND: Here.

MS. MCNAIR: Commissioner Taliaferro.

COMMISSIONER TALIAFERRO: Present.

MS. MCNAIR: Commissioner Vann-Ghasri.

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COMMISSIONER VANN-GHASRI: Present.

MS. MCNAIR: Chairman Albert. Vice
Chairman Council.

VICE-CHAIRMAN COUNCIL: Present.

MS. MCNAIR: You have ten
Commissioners present, you have a quorum.

VICE-CHAIRMAN COUNCIL: Thank you.

MR. GARRETT: Okay. Commissioners.
Good afternoon, everyone. It's customary for us
to actually recognize an employee on a monthly
basis who has done outstanding work on our behalf;
on behalf of the customers.

This year -- well, this month, it will
be Elaine Li. And Elaine is from, for the month
of September, the Housing Choice Voucher Program.
And these are the notes that they've made and said
about her performance and her work on behalf of the
residents and customers that we actually serve.

"Elaine is always willing to take on new
challenges. When her colleagues are out of the
office for an extended period of time, she will take
on workloads without ever complaining. Elaine

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customarily receives accolades and positive comments from owners, landlords, and participants regarding her responsiveness and knowledge of the re-certification program and visa process."

"In addition, Ms. Li is an excellent example of what it means to be a positive representative of the DC HA. Participants always comment on how professional she is, knowledgeable, and how she always shows a level of compassion and consideration for their situations when necessary."

So I would like to congratulate Ms. Li, Elaine Li, for doing such a great job. Commissioners, I just have a few notes that I want to provide for you.

Currently, we are still continuing our progress with the transformation plan and we have actually changed our date for our presentation of the plan. It's going to be pushed back to, I believe, it's the first week of November, that we're going to be doing the plan, instead of the 15th of October.

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And the reason being is because the comp plan is going to be discussed on that particular day and go to the public for public dissemination and we felt as though we didn't want to cloud that particular day with additives and other members and other stakeholders giving their comp plan discussion with our work on transformation plan at that time.

So we're going to push that date back into the first week of November and you'll get -- everyone will be noticed and including not only the Commissioners, but also the public.

But as we continue to move forward with the transformation plan, the public comment period did end. We have received many questions and comments from various stakeholders, advocates included, along with members of the District Government.

And from that, we're compiling answers and reviews. And where we're able to incorporate concepts and ideas that were made available to us from outside third parties, in addition to even

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your comments Commissioners, we're going to incorporate that into the transformation plan as best we possibly can, wherever we see fit.

In addition, we're going to begin our second round. When we went out to the residents over the last month of August, what we did was, we talked to the residents and we explained to them that this was not going to be the first opportunity for them to have discussion on the transformation plan, that we would be back out, so our second round of discussions with residents in reference to the transformation plan itself will start on, I have the date in my -- they start on the 28th.

October 28th, the first site will actually be here at Woodland, on the 28th, and then our second site will be November 5th, which will be at Fort Dupont Stoddert, and then we'll continue the dates from that point.

But again, the discussion of the transformation plan with the residents will begin again on October 28th, the first meeting being here at Woodland with this group of residents, and then

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moving on to Fort Dupont in Stoddert on November 5th, and so on, as we move through the 14 complexes.

Item Number 3 will be that, we are going to do a strategic -- internal strategic plan, as you are aware. One of our first steps as we go through this particular process is to move towards more of a corporate structure of our organization chart, which will resemble other housing authorities that are -- other housing authorities have done something similar, which will be Philadelphia, Houston, Charlotte, along with -- I'm trying to think, I think Seattle has also done a corporate org chart, and that's what we're going to be moving towards.

It does not change anything that we do on a daily basis on our functions, but it does allow for us to move in a different direction as we start to strategically plan internally of how we'll attack the transformation plan.

And we'll unveil that and we'll be receiving more information about that right around November 4th.

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One other piece is our Voyager system, which is our new system, which we're using to manage our property management and property management operations, our finance operations, and our Housing Choice Voucher Program.

We're still going through that migration and that transition, and you'll know that based on your board folks, which, for the PMO section, do not highlight current stats, the current statistics of where we actually are with occupancy and rent collection.

But moving forward, we believe the migration and the crossover and information will be able to be uploaded for the November meeting. And our last piece is -- last two pieces, interim controls are still moving forward.

Interim control, remember, that was for lead, our lead initiative, at the various properties. We are coming up on the holiday season, though, so what's going to actually take place is that, we're going to stop work in terms of interim controls at various properties and begin

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again in February.

So I think we only have two more weeks if I'm correct, of interim controls at some of our properties, and then we'll stop during the holiday season, and begin again in February, that particular process, and we'll run that through the spring, into the summer, where we'll be completed -- where we will complete our first set of interim controls for the properties, and then start our second set of inspections for the next year.

And our last piece that I just want to make note is that, our annual 5k race is coming up on October 26th of this month, and what we would like to do is have -- encourage you and along with anyone else that you know that runs, or walks, to participate in this particular event.

And I say that because it is for our season of giving. It is not just a race or event that we're putting on just to have. We are actually raising money and funds to help with our supplement of Christmas opportunities and Christmas gifts, and different things like that,

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for the children and our customers during the holiday season. So that concludes my report.

VICE-CHAIRMAN COUNCIL: Thank you. I'm going to ask the Board to approve the minutes from September 11th and September 24th. Ask for a motion.

PARTICIPANT: So moved.

VICE-CHAIRMAN COUNCIL: Second?

COMMISSIONER NEAL JONES: Second.

VICE-CHAIRMAN COUNCIL: All in favor.

(Chorus of aye.)

VICE-CHAIRMAN COUNCIL: The minutes are approved. Okay. We have one resolution today

--

COMMISSIONER SLOVER: Before we get to that, I want to take a few minutes, if you'll allow.

VICE-CHAIRMAN COUNCIL: Okay.

COMMISSIONER SLOVER: I want to do something a little bit different in the public meeting, is talk about a specific project that's been lingering around DC HA for a while. We tend to get a reputation for not moving projects quickly

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and we lose track of them, and I wanted to ask a few questions on the public record about redevelopment of 1133 North Capitol.

I wanted to quickly go over the history of the project. In November 12th of 2014, the Board passed resolution 14-22, which awarded an RFP solicitation to develop or to redevelop the project.

The RFP calls for a new headquarters in the offsite building, substantial payments, and a minimum of 70 residential units to be built on the site.

A lot of time has gone by. In December 14th of 2017, we were informed at the Board that the agency had come to business terms with a developer for the project.

For subsequent 17 months, every time I asked about the project, I was told it was being negotiated, that things were being negotiated, increasingly frustrated in June of the 2019 public meeting, I had an exchange with the executive director about the progress and the status.

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And at that time I suggested that sometimes you just can't come to a deal and you need to move on.

So now we're in October of 2019, five years since we awarded the RFP, we have what I'll consider is a financial crisis going on right now. We need money. We need resources. We need to start thinking creatively about how to get those resources.

And so I would bring the question once again, what is the status of this particular project and why is it taking so long to come to a deal? Five years is way too long.

So why is it that we're still trying to negotiate this deal and what are the hurdles? Why can't we get there?

COMMISSIONER VANN-GHASRI: And I would like to go on record supporting the review to the past. The District of Columbia Housing Authority has never owned any of its buildings. And it was Sherman Frank Kelly, our former Mayor who taught the District of Columbia how to own buildings,

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prior to that, we never owned any buildings, they were leased.

And on behalf of the members before me, we fought very hard to make sure that 1133 rested on, and it got on under Michael Kelly's instructions.

I caution us as residents to relocate 1133 in other ward than NoMa. NoMa is a very high-priced ward, as you know, that is not a building that you are leasing. It is a building in which you own. It is a part of Northwest 1 and it's been a part of Northwest 1's planning from the beginning.

Correct me if I'm wrong, but DC HA planned the building, but the part that you see that's along the green line, that line was a part of Northwest 1 prior to and it could have been during the '70s. And so it's been longer than that.

So I caution us, if you have any respect for your leaders of the past, if DC HA is to have a new building, that building will stay in NoMa.

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First and foremost, it's accessible. You can catch the Metro and you can catch the bus. It's not only feasible for the employees, but as well as for the residents. It is time for the residents of the District of Columbia to begin to look at the federal land in which you reside in.

You're resided by the federal laws. Georgetown made sure that Georgetown remained Georgetown. You can find Black Gold Coast has made sure that their homes could still represent the Black Gold Coast.

So don't sit before me and tell me how you was trained by Kimmie Gray, or how you was trained by a Marie Whitfield, and all of these leaders that I was not trained by, and yet, I am the one who is constantly fighting for their ledgers to stay in place.

So I'm asking you to support that if we do get a new building, it will stay in NoMa. Thank you very much.

VICE-CHAIRMAN COUNCIL: Thank you.

We're going to go to the resolution --

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COMMISSIONER SLOVER: Well, I actually want an answer to my question about why it's taking so long to do this and whether the original intent and desires and requirements of the RFP are still intact.

MR. GARRETT: So, Commissioners, both Commissioner and Commissioner Slover, your comments are taken seriously, and so are yours Commissioner Vann-Ghasri, and what the administration has done over the last few years, you're exactly right, Commissioner Slover, this is taking much longer than any one of us had ever anticipated or would like to anticipate that it would take to construct or find a final settlement on the deal..

And what did happen, though, in this particular process, when I started to look at the overall structure of the transaction, it didn't necessarily work in favor of the Housing Authority.

And I felt as though it was my responsibility to strive and do my best to take this particular deal that was already in place and put

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it into a position where it favored the Housing Authority and customers that we were serving.

In doing that, at the same time what happened was, we have our transformation plan, and we realized that the value of this particular asset is more valuable in terms of not just cost, or not just dollar value, but how we could realize and leverage the property in so many different ways to help us with our transformation plan.

So it has taken us much longer than what anyone had expected, but our circumstances have somewhat changed to some degree, and what I am trying to do along with the help of the OCP Department, is put together a comprehensive plan that would effectively -- a comprehensive agreement that would effectively solve some of our issues that we're actually facing now.

COMMISSIONER SLOVER: So what I would like to get is assurances, since this deal is now five years old, and may or may not still have, in fact, the original tenants and requirements of the RFP, and based on the way the resolutions have

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traditionally been written, there is an opportunity for the executive director to proceed with forcing the hand of the Housing Authority without Board approval.

I would ask in the public, in this board meeting, that this deal be brought back to the Board for approval once the terms and conditions are agreed to, prior to anything being signed and committing us to anything.

COMMISSIONER VANN-GHASRI: I agree with Commissioner Slover 100 percent.

COMMISSIONER SLOVER: I just want to get that commitment.

VICE-CHAIRMAN COUNCIL: So ordered.

MR. GARRETT: Not a problem.

COMMISSIONER SLOVER: Because otherwise, I mean, alternatively, we could just have -- I could call for a resolution just to terminate the process because it's been going on for so long. Short of that, I just really -- I want everybody to hear this. The terms and conditions that you ultimately are going to agree to upon will

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be brought back to this Board for approval.

MR. GARRETT: Okay. Yes.

COMMISSIONER SLOVER: Thank you.

VICE-CHAIRMAN COUNCIL: Resolution 19-36, I'm going to ask Hammera, Ms. Frazier --

MR. GARRETT: Hammera and Chelsea Leistrand.

VICE-CHAIRMAN COUNCIL: You want to speak on Resolution 19-36? They're going to present first and then you can ask questions, Ms. Frazier.

MR. GARRETT: Ms. Frazier? Okay.

MS. FRAZIER: Hello, everyone. So Resolution 19-36, my questions are these, which probably will be answered as we go through it, some clarity on this deal. So I'm seeing that this has been, first, for this LRSP for 100 units first, where is Hilton's parcel F-1, for those of us who would like to know?

VICE-CHAIRMAN COUNCIL: Old D.C. General.

MS. FRAZIER: Old D.C. General. Okay.

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D.C. General. Also, the tenant-based units will go to whom?

VICE-CHAIRMAN COUNCIL: Shelter.

MR. GARRETT: DHS clients. DHS clients participating in the permanent supportive housing program.

MS. FRAZIER: So are these DHS clients who were formerly living in a shelter? Is this part of Mayor's shelter replacement plan?

MR. GARRETT: I can't say certainly that they're all going to be formerly residents of the shelters. Chelsea Leistrand might be able to answer that question when she comes up.

MS. FRAZIER: Okay. So where are these clients now currently?

MR. GARRETT: I don't know exactly where they are.

MS. FRAZIER: So this is --

MR. GARRETT: This is a DHS program.

MS. FRAZIER: Okay. So this is the Mayor's program.

MR. GARRETT: Yes, ma'am.

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MS. FRAZIER: So how is housing going to be involved with the Mayor's when you're not choosing the clients --

MR. GARRETT: It's the local supplement program, and remember, we had administered a local program on behalf of the District, so that's --

MS. FRAZIER: We're administering the program.

MR. GARRETT: Right, just as we administer the local rent supplement program for the other vouchers, the other tenant vouchers throughout the District, this is in the same vain. We'll create the contract with the property owner.

MS. FRAZIER: The property owners and things have been chosen already, yes?

MR. GARRETT: Correct.

MS. FRAZIER: So does this involve a new build for -- is this rehabilitating D.C. General property as a new build? What?

MR. GARRETT: No, Chelsea Leistrand actually has a rendering that she can show you.

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MS. FRAZIER: Okay. That she will show us. And Housing Authority is also not involved in choosing who these clients are and these will be DHS clients.

MR. GARRETT: Correct.

MS. FRAZIER: Are these families -- will be families, we think?

MR. GARRETT: Probably guess more than likely, depending on bedroom size, though.

MS. FRAZIER: Oh.

MR. GARRETT: Yes, it's only one bedroom.

MS. FRAZIER: She's going to talk to us about bedroom size as well.

MR. GARRETT: It's only single women. I'm sorry. I stand corrected. Single women.

MS. FRAZIER: Single women with children.

MR. GARRETT: No, single women.

MS. FRAZIER: Single women.

MR. GARRETT: No children.

MS. FRAZIER: So this is permanent

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housing or transitional housing?

MR. GARRETT: Permanent supportive housing.

MS. FRAZIER: Oh, transitional. When is this supposed to occur or when does this process begin?

MR. GARRETT: Chelsea, could you come up, because you already have it pulled up already. You can answer the questions directly.

MS. LEISTRAND: Hi, Ms. Frazier.

MS. FRAZIER: Evening, Chelsea.

MR. GARRETT: Thank you.

MS. LEISTRAND: So this project is 100 units.

MR. GARRETT: Chelsea, you have to use the mic.

MS. LEISTRAND: Of one bedroom, one bathroom, apartment housing for single women that participate in the permanent supportive housing program.

MS. FRAZIER: Okay.

MS. LEISTRAND: Okay. Essentially,

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it serves people, or women, who are already living in the shelters currently, and so this is going to be a new building where they can move to and has project-based subsidy attached to the unit.

It's 100 units. It's 100 percent subsidized and it's all for women.

MS. FRAZIER: So new construction, Chelsea?

MS. LEISTRAND: Yes, ma'am. It's new construction.

MS. FRAZIER: Starting when?

MS. LEISTRAND: June of 2020.

MS. FRAZIER: And to be occupied by? When are you thinking, 18 months into the ground?

MS. LEISTRAND: Yes, about 20 months; 20 to 24.

MS. FRAZIER: Okay. I think that was all of it. How much the ladies --

MS. LEISTRAND: I don't understand.

MS. FRAZIER: I'm just going through --

MS. LEISTRAND: Oh, okay.

MS. FRAZIER: Okay. I think that's

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it.

MS. LEISTRAND: Okay.

MS. FRAZIER: Oh, is the construction part of DC HA and we pay for construction too?

MS. LEISTRAND: No, ma'am, this is 100 percent Donatelli and then the subsidy is coming through DHS.

MS. FRAZIER: So I'm just trying to understand what Housing Authority is getting out of the deal to reflect Mr. Slover's concerns sometimes. Do we get a percentage for managing the property or we're just -- what's going on?

MS. LEISTRAND: So, no, we are only administering the program and we do receive up to 8 percent of the contract amount of the fee for administrating the program.

MS. FRAZIER: So as of this -- if the Board passes this resolution, the deal is a go.

MS. LEISTRAND: Yes, ma'am. Well, actually, no, that's not true. So we pass it here through our Board of Commissioners, and then we have to package it up and send it to D.C. Council,

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and so it has to be passed first here and then it has to go through the City Council District Government.

MS. FRAZIER: City Council must pass it. Is there any way this deal might not happen; the City Council may not pass it?

MS. LEISTRAND: I can't comment on that.

MS. FRAZIER: Possibility?

MS. LEISTRAND: I can't comment on that.

MS. FRAZIER: Okay. So it will not come back to this Board. Once the Board approves it, it goes to City Council; whatever City Council does, the Board has done its due diligence around that.

MS. LEISTRAND: Yes, ma'am.

MS. FRAZIER: And so we will respond according -- depending on what the City Council does.

MS. LEISTRAND: Yes, ma'am.

MS. FRAZIER: When do we think it might

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get to City Council?

MS. LEISTRAND: We are hoping it goes to Council next month, within November.

MS. FRAZIER: I think that's all I have.

MS. LEISTRAND: Thank you, Ms. Frazier.

MS. FRAZIER: Thank you.

MS. LEISTRAND: So good afternoon, Commissioners. The purpose of this resolution is to approve District of Columbia Housing Authority operating subsidies under the local rent supplement program in response to a request by the District Department of Human Services to allocate its LRSP tenant-based assistance to provide 100 units of project-sponsor-based assistance to the Hill East Parcel F-1 Project.

This project is part of the overall master plan for the Hill East development. As I explained earlier, it's 100 units of one-bedroom, one-bathroom permanent supportive housing for women who have a disability and also are

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experiencing chronic homelessness.

We are asking that this is approved so that we can package it up and take it to Council in November of this year. Is there any questions?

COMMISSIONER VANN-GHASRI: I have a question.

MS. LEISTRAND: Yes, ma'am.

COMMISSIONER VANN-GHASRI: First and foremost, for the record, what I understand is that with deals of this nature, when DC HA is the administrator for Department of Human Services, local rent supplement program, number one, there's no narrative that comes to us from any of the ANC commissioners from that single-member district, correct? That's a yes or no answer.

Now, I'm going to say it again. In order for us to have that type of agreement with Department of Human Services, A, is DC HA at an ANC meeting impacting that single-member district? That is a very strong single-member district. I know Denise in that commission very well.

So either A, you have the -- a support

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of their ANCs, B, the community benefit package from the developer, whether or not there was one, if so, what was it?

Three, if money is involved, how much money do you make off of a DH, a Department of Human Services project that has 100 units? There's a percentage off of that dollar that you make. And if you do make it, where does that money go, where does it spend, and how are many constituents, if any, benefit from it?

And the last question is, when DC HA is involved with the Department of Human Services or any other government agency, and we're administering their vouchers, do we make a deal with them in our MOU by saying, in that single-member district, there is shelters?

You have a woman's shelters right there on Pennsylvania Avenue. Okay. Then you have several other shelters, so when it comes to the construction, did the developers state that he will, A, hire any public housing residents, or housing choice voucher residents, or any homeless

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individuals, male or female, from the shelters in that agreement, and will they make \$15 an hour?

And if not, I suggest that when we be doing deals with agencies, that we look out for our constituents by, A, with the developer with an MOU, or a memorandum of understanding, or a memoranda of agreement, or to negotiate with the community benefit, that you look at the demographics of that single-member district specifically, and make sure that the underemployed, the unemployed, the homeless, the housing choice voucher, and the public housing resident is cut in that deal.

And we're not going to be just construction workers because we have other skills, so you have to get that skillset, and I don't want to cause confusion that you get it from the database at the enhancement center.

So you may need to go directly and do another source and maybe you need to work with the mayor's constituent office or a group that has really worked out there on the field in that particular single-member district, that can give

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you a reference or names of individuals so that the same individuals are not constantly getting the jobs.

I'm not saying that we don't get fired, but there should also be a waiting list, so can they insert and sum it what I asked? Thank you so much.

MS. LEISTRAND: Yes, ma'am. So currently, as part of our due diligence in reviewing these projects, because it's not a DC HA project, we don't ask for, like, a community benefits agreement and things of that nature.

However, we can look at, as we discuss internally, asking for more information regarding these projects and I think that's an excellent suggestion, because that is what we do for our other, as you know, I work on the New Markets Tax Credit program, and all of those, you know, projects, we do ask for the same information, and so dually noted.

COMMISSIONER NEAL JONES: So she took it right out of my mouth for Section 3, how do the -- so how does -- do we benefit, the Housing

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Authority benefit, from this?

MS. GEBREYES: When its operating subsidy, and this is actually -- I said with the operating subsidy and operating subsidy contracts are just rental assistance, so a Section 3 is not part of it. And this is locally funded rental assistance dollars, so we're only providing operating subsidy for the project. We're not --

COMMISSIONER NEAL JONES: And just LRSP?

MS. GEBREYES: Yes.

COMMISSIONER NEAL JONES: So just like how she said about the Section 3 with the government, are we just going to employ residents and participants or the women that --

VICE CHAIR RANDHAWA: Commissioner, you're going to have to yell into the mic.

COMMISSIONER NEAL JONES: Okay. So with the Section 3, with Donatelli, does the government employ some of our residents and our participants, or the women that's currently going to be living there?

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MS. GEBREYES: So what I think Chelsea was saying is that we will ask DMPED and the DHS to provide us more information that we'll be able to share with you, as we are not party to what the government won't need us until the rental subsidy.

MR. GARRETT: Commissioner, they will be following the rules of the District in terms of hiring minority participation hiring and that will go to the policy operated by the District, not by the Housing Authority.

So our federal regs, or our building requirements, wouldn't apply to this particular transaction, even though they're administering the Housing Authority voucher program, the tenant based voucher program. That's all we do. We're the third office, so we don't have the authority to require the contractor or the developer to utilize our protocols for construction.

COMMISSIONER NEAL JONES: So that being said, because we're giving them vouchers, but we're doing the briefing, correct?

MR. GARRETT: We're not giving the

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vouchers. Remember, the vouchers are being established, or are being allocated, are District funds. These are not the Housing Authority funds at all.

So all we're doing, we're the third party conduit for the process, if we -- if it was turned around and the District directed that we were the actual funder of a particular project, it was our project, then we would go by all those Section 3 concepts, minority participation, everything that we have in our books, would apply to the particular transaction, but because we're just a third-party administrator for the HAF contract, basically, we don't have the authority to demand that from the contractor or the development team.

COMMISSIONER NEAL JONES: Okay.

COMMISSIONER STRICKLAND: Can I say further, I just want to, I mean, a lot of people didn't know where Hill East was, but we've been watching this project for a very, very long time and a lot of people don't know, but on this Hill

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East project, there are a lot of CDs that are working on this project. Probably some of the highest rates that we've ever seen.

Before I sat in this chair, I sat in a different chair over on Minnesota Avenue looking at these projects before they come through, so it's actually very refreshing to see the end result of it, and I wish some of these numbers would be here in front of us to share, because I think that the residents would love to hear about how many D.C. residents worked on this project, how many small local businesses got an opportunity to employ folks on this project.

So I would love to commend Deputy Mayor, or whatever we call that, and Mayor Bowser for actually seeing this project through, because we got some tough decisions to make.

If you turn on the T.V., you hear about housing projects everywhere, how we handle our homeless population, and we can't concentrate these efforts in certain areas of the city, and I think the commitment to use that area to house, you

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know, homeless women that's close to a Metro, that's a walk to the Metro, that's in a neighborhood where, if they do decide to stay, they have good schools.

So I do commend this project and like I said, I'm going to support this, and I would love to support more projects like this if they move faster.

Going off of what, you know, Commissioner Slover says, that we can't just have these great ideas and great projects just sitting around and nothing happens to them, so I do appreciate the commitment from the Mayor to move this project forward and I do commend the developers who are actually, truly sticking to our CP laws and making sure that D.C. residents are also employed.

COMMISSIONER SLOVER: From a process perspective, since we weren't party to anything that led up to this resolution, does DHS have to run any sort of process to award these now project-based LSRP subsidies?

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MS. POWELL: So thank you for the question. When we looked at this, we looked at would it be possible to award to this developer. Under the federal regs, there are provisions, and we followed the local and the federal.

If there has been another solicitation that is not for project-based vouchers, we can use that as a basis. We also looked at, these are specifically the vouchers, tenant-based vouchers, allocated for DHS.

So for example, there are local rent supplement vouchers that have to go through the NoMa. These are not those, so we cannot change the LRSP law that says certain amounts are allocated to the NoMa they have to go through the DECD, NoMa.

COMMISSIONER SLOVER: No, hey, I'm not questioning -- I'm questioning our lack of potential knowledge as to whether they needed to run a process. That's all I'm saying. I just want to make sure that they didn't need to run a process to award these vouchers to this project.

MS. POWELL: No, so because DC HA, per

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the statute, is the administrator of a local rent supplement process, we looked at, is there a way, a legal way, to administer, to allocate to this project, and that's exactly what we looked at, based on another solicitation that was done for Hill East.

COMMISSIONER SLOVER: Okay. Next question would be are there any services that are being provided to the residents, since we're 100 percent of the building's going to be occupied by people that are coming out of homelessness, which is obviously an amazing thing. We're all very thankful this is happening.

Of course, we also want to set them up for success and make sure -- and I don't want to get out of my lane into someone else's business, but I think I need to ask.

MS. LEISTRAND: So, yes, sir, on property, there will be an office. So all of the referrals to those units will be through a third party that's contracted by DHS. So there's a third-party support services provider that has a

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contract with DHS, and then they administer and manager the leasing of the unit, and they're also onsite, and they provide the supportive services as well.

And so in this building, there'll be office space for lease supportive service workers and also, they'll be community-based to provide services to residents.

COMMISSIONER SLOVER: So there's some sort of wraparound service plan that's associated with the project.

MS. LEISTRAND: Absolutely.

COMMISSIONER SLOVER: My final question, bear with me, I've heard you refer now, three or four times, to an up to 8 percent fee. I always thought it was a fixed 8 percent. What's the variable?

MS. GEBREYES: I think she just said up to 8 percent, so the exact formula that we use is, I think, 7.6 percent. It's just, that's how much we bill them for --

COMMISSIONER SLOVER: So it is a fixed

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rate. It's not dependent on anything else.

MS. GEBREYES: It is a fixed rate.

COMMISSIONER SLOVER: It's fixed.

MS. GEBREYES: It is fixed.

COMMISSIONER SLOVER: Okay. Thank
you.

VICE-CHAIRMAN COUNCIL: Any more
questions? Is there a motion?

PARTICIPANT: Motion.

VICE-CHAIRMAN COUNCIL: Second?

PARTICIPANT: Second.

VICE-CHAIRMAN COUNCIL: Roll call,
please.

MS. MCNAIR: Thank you. Commissioner
Falcicchio?

COMMISSIONER FALCICCHIO: Yes.

MS. MCNAIR: Commissioner Forester.

COMMISSIONER FORESTER: Yes.

MS. MCNAIR: Commissioner Neal Jones.

COMMISSIONER NEAL JONES: Yes.

MS. MCNAIR: Commissioner Ortiz Gaud.

COMMISSIONER ORTIZ-GAUD: Yes.

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MS. MCNAIR: Commissioner Slover.

COMMISSIONER SLOVER: I recuse myself from voting.

MS. MCNAIR: Thank you. Commissioner St. Jean.

COMMISSIONER ST. JEAN: Yes.

MS. MCNAIR: Commissioner Strickland.

COMMISSIONER STRICKLAND: Yes.

MS. MCNAIR: Commissioner Taliaferro.

COMMISSIONER TALIAFERRO: Yes.

MS. MCNAIR: Commissioner Vann-Ghasri.

COMMISSIONER VANN-GHASRI: Yes.

MS. MCNAIR: Vice Chairman Council.

VICE CHAIR RANDHAWA: Yes.

MS. MCNAIR: You have nine yes, one recusal, the resolution is approved.

VICE CHAIR RANDHAWA: Thank you. I'm going to call Ms. Wanda Thomas.

MS. THOMAS: Good afternoon.

VICE-CHAIRMAN COUNCIL: And we're going to ask our general counsel to come to the

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table, please.

MR. GARRETT: Ken, do you want to come up now or do you want to wait?

VICE-CHAIRMAN COUNCIL: Okay. You have five minutes.

MS. THOMAS: Okay. I don't need five minutes. Hey, guys. How are you guys? Last board meeting I spoke in reference to sexual harassment and I haven't heard anything back from HR.

I haven't gotten my complete file, my lawyers have gotten small amount of my file, I've asked for that file for over eight months. Still have not received it.

I asked for the results of the investigation in June. In June was the end of the investigation. That's what Mr. John Harbin told me when I met with him. We're in October and I still have not gotten those results.

One of the Commissioners asked me to come back if I didn't receive any of these things, and I haven't, so I'm back. I really want Housing

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to look at what's going on in our neighborhood. I live in low income. I experience this.

Outside today, in front of this building, I was sitting with the court reporter, and I'm looking at staff like I was the butt of the joke. I better watch what I say before I get a form on me.

It was all in reference to me. I felt it. I'm not going to point out who they are, but they know who they are. So I just want this Board to do something about it.

In the last meeting, I was -- I asked what was the proper procedure when you go to a Housing official and you say you've been sexually harassed by a Housing official. I didn't get that answer. I got the protocol for training and I still don't know that answer.

MR. GARRETT: So, Ms. Thomas, when you met with me, I directed you directly to HR.

MS. THOMAS: You did, but let me --

MR. GARRETT: I'm sorry, Commissioners.

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MS. THOMAS: When I met with you, I was with a woman's advocate, you asked me, you said I'm going to give you this piece of paper to fill out. I want you to fill out something. That's what you said. And then you said, no, I don't want you to fill it out. I'm going to send someone to you.

Again, you sent Ronnie Baxton and Stephanie Jackson, who did nothing. And then they tried to come back months later, once the Mayor office and stuff got involved, they tried to come back and retract. You should have did your job the first time you came and see me.

You made appointments with witnesses that you didn't show up for. Facts. I'm not here for guessing or playing. I'm here with facts. This is what happened to me as well as other women on my property as well as other women on other properties.

And this is done by the same man. So for me to know and for Housing to tell me that they didn't know any of this is inaccurate, because you knew this gentleman was taken from Highland for

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two, for two women before he got to James Creek. Nothing was done.

Now I want something done because I'm going to take it further. However far I got to go, to the sky, the moon, I'm going there. A lady in the audience today told me about the Whistleblowing Act. Nobody told me that.

Everything I learned, I learned on my own. Every walk, I walked on my own. It's been times that I've stepped in my room with the windows down and the shades drawn, that's called isolation in mental health. I have mental health issues behind this man. Who cares?

When is somebody going to care about us who's sitting in these neighborhoods going through this, with the retaliations? And I'm tired of it. I want to go cry, but I'm tired, and I'm fed-up, and I'm tired of people looking at me like I did something wrong, when I did nothing wrong but ask for the proper help and went to the proper people.

When you get in trouble or something is happening, you go tell. I came and told. You know

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what they did? They told him. They didn't come and help me, they helped him. No one helped me. I came to this Board twice, was unable to speak. Went back in the records. You can hear you called on my name, but you didn't hear me come up, because officials kept me from speaking.

We're going to work this out. No, nothing got worked out. Nothing got worked out. And I came today because I was wanting that report and I want my entire file. That's my right. You did an investigation on what I said he did and I want the results of it.

VICE-CHAIRMAN COUNCIL: Mr. Slaughter?

MR. SLAUGHTER: Chairman, as -- I'm sorry. As we responded to Ms. Thomas' complaints, I think we did an internal investigation and we also had --

MR. GARRETT: Ken, you got to pull the microphone to you.

MR. SLAUGHTER: We also had individual investigations by an outside investigator. Those

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investigations have been completed and, Ms. Thomas, we are trying to locate you so we can do that report. The last telephone number that we have does not accept phone calls.

MS. THOMAS: I just changed my number.

COMMISSIONER VANN-GHASRI: Just a moment, Ms. Thomas, so you didn't record who you are.

MR. SLAUGHTER: I'm sorry. I'm Ken Slaughter. I'm the general counsel of D.C. Housing Authority.

COMMISSIONER VANN-GHASRI: Thank you so much.

MR. SLAUGHTER: Thank you. I'm sorry. And so we need a good telephone number so we can get that report to you.

COMMISSIONER VANN-GHASRI: How long will it take you to get that report to her?

MR. SLAUGHTER: We can get it --

COMMISSIONER VANN-GHASRI: Can we go on record? Will it be 7 calendar days or will it be 14 calendar days?

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MR. SLAUGHTER: Yes, ma'am, you want us to call you and then get place to deliver it?

MS. THOMAS: As soon as possible, please.

MR. SLAUGHTER: Absolutely.

COMMISSIONER VANN-GHASRI: Wait a minute, I didn't understand that. I actually thought what I heard you say, Counselor, to protect her rights, is that, number one, the telephone conversation doesn't protect one's rights, but when you get something in writing, that protects someone's right. So do you have her mailing address?

MR. SLAUGHTER: All I'm trying to do is

--

COMMISSIONER VANN-GHASRI: Excuse me. Do you have her mailing address as well?

MR. SLAUGHTER: We're going to ask her for the best place to communicate --

MS. THOMAS: That's on record. I still live in the same home.

MR. SLAUGHTER: Okay.

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COMMISSIONER VANN-GHASRI: So is that on record?

MS. THOMAS: That I still live in the same home?

COMMISSIONER VANN-GHASRI: Don't say where you live at, but I'm saying, they do know where you reside at?

MS. THOMAS: They know that.

MR. SLAUGHTER: We will deliver it and

--

COMMISSIONER VANN-GHASRI: So this is just my recommendation, my recommendation is she's here today, so when you go back to your office, you would mail her what date and what time --

MR. SLAUGHTER: Yes.

COMMISSIONER VANN-GHASRI: -- you will make this telephone call.

MR. SLAUGHTER: Yes.

COMMISSIONER VANN-GHASRI: What it would be in reference to and what her rights are, because she have a right to have a third party or someone on that line with you to protect your

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rights.

So I think that you should quote the law with her rights and after she get that letter, she notify you that she have it, and then you all can be able to talk. That's a good recommendation.

MR. SLAUGHTER: Thank you.

COMMISSIONER VANN-GHASRI: Do you think so?

MR. SLAUGHTER: We always take your recommendations.

COMMISSIONER VANN-GHASRI: Thank you so much.

COMMISSIONER FORESTER: May I speak? I just wanted to thank you for coming up. Can you hear me? To give your testimony. I will say, as a Member of the Board, we talked about the sexual harassment policy earlier, and some of us raised questions around the number of people reporting.

As a person who has been a part of a sexual complaint personally, I know it's very hard to report. So I think one of the questions that we were asking amongst ourselves is, what -- are

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there cases that are being reported where the barriers to people reporting, so since we do have you here, you're sharing your testimony, if you don't mind sharing some of that.

And also, I think you also gave evidence that there's -- you may be the victim that's speaking up --

MS. THOMAS: But there's more victims.

COMMISSIONER FORESTER: Exactly.

MS. THOMAS: And there's more victims that's came forward. They're just afraid of the retaliation. I went through some things behind me coming forward and telling my truth. I went through some things and I'm still going through some things.

I still get people that follow me home or meet me at the bus stop. I still go through things. This man is still in my neighborhood. He's never left my neighborhood. He's still in the neighborhood.

Like, why are you here? When I first came, I thought something was going to be done about

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it, but like I said, he got a promotion. He got promoted. Forget property manager, now you're over still Southwest.

PARTICIPANT: Wow.

MS. THOMAS: Yes, that's what they did with me.

PARTICIPANT: That's a shame.

MS. THOMAS: And I'm not the butt of the joke.

MR. GARRETT: So, Ms. Thomas, if you can -- where's Vindeli? I need to know exactly what employees made comments to you as you walked in the door today.

MS. THOMAS: No, no one made comments. I listened to them have a conversation amongst each other.

MR. GARRETT: Okay.

MS. THOMAS: And I don't want to point them out. They just know who they are.

MR. GARRETT: Well, you can --

MS. THOMAS: They know who they are.

MR. GARRETT: I would like to know who

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they are because a disciplinary action needs to take place. I would like the opportunity to move forward with that, so --

MS. THOMAS: I want him disciplined. What they're doing to me is talking and they have their right to their opinions.

MR. GARRETT: Okay.

MS. THOMAS: But what he did, yes, those are facts.

MR. GARRETT: Mr. Slaughter, you have anything else?

MR. SLAUGHTER: No. We did try to mail it, so we'll hand-deliver it or by whatever means you --

MS. THOMAS: Yes.

MR. SLAUGHTER: -- describe to get it in your hands, okay?

MS. THOMAS: Thank you.

VICE-CHAIRMAN COUNCIL: Thank you, Ms. Thomas.

MS. THOMAS: Thank you, Board.

VICE-CHAIRMAN COUNCIL: Debra

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Frazier. Valerie W. David. Valerie W. David.
Paulette Matthews.

MS. MATTHEWS: I'm here. Hello, everybody. My name is Paulette Matthews, and I'm a former resident of Barry Farms. I presently live in Keller Miller. I'm here to say that it has been a nightmare.

The last two months I haven't been here because I know that when you all come in, you all have an agenda. And basically, that's what you all want to talk about and you all want to resolve resolutions, and vote, and all of that.

And so I felt like because I was talking to people from the Housing Authority, that some things would work since I was talking to them directly.

I have constantly had a runaround. To get into my place and to find out that it was things that should have been before I got there, was one, to also have to sit and wait for forever for it to get done, some things have been done, some things still not done.

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Those that I have requested, there are still open tickets. I have a dog enclosure and when the phone rung just now, everybody heard it, well, it was a reminder for me because I was just thinking about a lot of things, that I didn't turn my phone down, but that phone call was actually the resident manager, Ms. Hightower from Keller Miller, because I rushed out the door, not thinking to put my dogs in the inside enclosure when I left out.

So my dog was on top of the enclosure. So she was trying to find a way to be able to get the dog out and I was going to ask that she, because I didn't have a way to get there and get back, and I wanted to talk, if someone could take me to my house so that I can get the dog, which I have to physically get in the kitchen sink to get in.

I've asked them if they could fix it. I was told no. I was told that I should train my dogs better. The only way I can see my dogs even being interested in that way is because sometimes I do say stop Beyonce or stop Asia, out the window,

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but I didn't train my dogs, they're smart, to do that.

Okay. If my dog were to get out to bite someone, then it's going to be on me, but yet, the fence was put up and the fence was put up so that the dogs would not be able to escape.

I have another problem with fencing, there's no fences. I mean, I guess it's this new thing, you know, you don't own your own property, you're in D.C. Housing Authority, we don't want to pay for fences, I don't know.

But the kids take the stuff out your yard. I reported that. My solar lights were taken off my yard. Nothing was done. More stuff started getting broken, so I guess I'm not supposed to put anything outside, whatever the case may be.

But I reported it to management. I kept reporting it, even the neighbors were coming to report it, even their stuff was getting destroyed. I said you all have all these thousands of cameras around here, how come the footage cannot be good?

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Two weeks go by, nothing. I go, I ask, oh, now I'm told to call the D.C. Housing Authority police. Well, first I was told, call the Metropolitan Police. I have a personal problem and that one is, when I see in the city nowadays, and what goes on with young youth, and they grab them up, and they don't have a clue, I feel as though communication is the key, so I would have wanted them to communicate or generate a letter out to tell the neighbors that the kids, I mean, if they taught them that, that the kids shouldn't be playing in some big old field over there, go to the field, or whatever, because right now, I don't know who's responsible for breaking my stuff, and nobody's kids.

But the D.C. Housing Authority police, when I finally called, after I was told by Ms. Hightower to call them, because I would have thought she would, she has plenty of pictures, she has plenty of residents coming to her telling her, but okay, if I got to do what I got to do for me, as I will and as I do, people don't like how I do

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it sometimes, but I got to do for me, then that's what I'm going to do.

He told me the D.C. Housing Authority watch commander guy, or whatever, he told me to call the Metropolitan Police. Oh, I'm confused, sir. This is D.C. Housing Authority property that I live on. You're the D.C. Housing Authority police. Why are you asking me to call a middleman, the Metropolitan Police?

You have footage, if you have footage, because I still don't think your cameras are working, then why can't it be produced to the resident manager? Why isn't there any letters, as of yet, generated?

I asked for a fence, this is outside the dog fence, because I got teenage boys in a green, I don't even know what that is, electrical box out there, they sit out there. People get into different stuff. You sitting out there and regular people might think they live in my address.

They don't do anything. The kids come in the yard. I have been attacked and I do not feel

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comfortable. They moved me from Barry Farms, there are constantly gunshots. Sometimes it would be in Parkchester down MLK or Wade Road, but it was very prompt.

Now, I never heard nothing really, or maybe I had gotten out of just watching the news, because I get that way sometimes, I never heard anything about Beachway Park. I got there and went to sleep one night, and honey, trust me and believe never did I feel this way, that the gunshot, they were shooting right in my living room.

I jumped up out of my seat like a jack in the box. I asked them why and how could you send me from Barry Farms to over here. I'm still trying to figure it out. All these cameras out here, why can't you catch your man? What's the problem?

But now, anything that I do to try to safeguard me, whichever way I mentally see fit and have doctor's excuses for, then do it for me. I'm told that I can't get a fence because it would take away from the other apartments.

Okay. You might tear it down in a

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couple of years, who knows, it might come for redevelopment again. The fence is going to be gone and the building. Right now, I live there and I'm trying to tell each and every one of you all, my situation is my situation, but I'm still a human.

And I have and I deserve just as much rights as the next person. I am tired. I am worn. I am disturbed and I can tell, I've had over 20 people from the D.C. Housing Authority be in and out of my house.

I want you to also know that when they come to the property, they need to consider the person who lives in the property and not think of how they might want the accommodations met.

I was told by the guy that having a -- that my dog should be in the house, I guess, 24/7, never come outside. This is the ADA guy, Michael, he's saying that if my dog is an emotional dog, or disability dog, then my dog should be in the house.

Okay. So should my dog also have a bedroom in there? Because the dog, regardless,

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it's a dog. And the dog still has to do what a dog has to do. And just because they aide and assist a person doesn't mean that they don't have a life too.

So I don't understand none of it. It's all whole lot more to this, but I don't have enough time. I think I heard the Mayor will bring a truck, or whatever the case may be, because it's so much, much, much more, you know what I'm saying?

And I don't care who you talk to, it's like going around the mulberry bush. I got bars that's supposed to be put on my window. I'm still waiting. I don't know when they're coming, but I've been approved. But what I do know is that, you wait 60 days out, they got 60 days, they have gone two weeks, or one day, if they going to do it, I guess it's the guideline with the government, so you got 60 days.

Then when you make that decision, how long do I wait? Where is my book that tells me? Because right now, I'm watching them people and it's like a brick wall. And the lady that answers

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the phone, Judith, Julie, or whatever her name is, between her and him, I don't know if it's teamwork, tag work, or what it is, or it's been too close together, you know how we all get mighty, and we hob-knob, and we go to other people's birthday parties and stuff like that, or we worried about our paycheck and our lifestyle, so we deny others, and we pass, and do this, and this, and that, and the other.

But you don't understand because you don't actually live there. And people need to start considering that fact and then they got to think about what's an emergency and what's not an emergency.

What's an emergency to you, you, you, and everybody in the room is different. So every time you turnaround, they got an emergency. So none of your stuff can never get fixed. And that's not fair.

One more thing before I leave, I'm worried about this parking. When I first came there, I just -- you know, I see all this parking

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space, it's for the residents. And, you know, but it's not so. If you own a car, you good, if you don't, you don't get nothing.

But you got family and friends who come to see you. I should be able to have a parking pass issued to me, just like the construction workers, just like the healthcare aides, because they're only there temporarily.

I got a friend that got a \$140 ticket and my family don't even come and see me no more, because it's almost like you going to visit somebody in Lorton, or something. I asked months ago, how come they can't laminate something that says your address even if your car got hit or somebody needs to talk to somebody that belong to that car, they got the address, they come and knock on your door?

They'll tell you, you know what I'm saying? No, but they did, because I'm not aware of it either, I don't have no car, but there was no signs on the street, because I ain't moving out there with them, or whatever.

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He got a \$40 ticket that I think if they supposed to keep the streets or something, then this is what's so crazy, how people pay for people minds. They could have moved it to the other side to the street, but what they told to do is move it all the way down V Street, so when you come out of the house, you look and think it's towed.

That's dirty and it shouldn't have never happened, because I should have been able to walk down the alley and say, I have a guest, and I need a parking pass, and that will never happen.

But you know what I was told when I first found out that? One more time, call the Metropolitan Police. And I testified in here because I was like, okay, whose alley is this? D.C. Housing Authority? Or Metropolitan?

Because, you know, you want to flip and choose who, and what, and when, and how, and what is responsible. If you the D.C. Housing Authority police and I'm a D.C. Housing Authority resident, I don't -- I get the Metropolitan Police, but then I don't. And then we all will know how things can

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be between Metropolitan and D.C. Housing Authority when you live in public housing.

Nobody needs to act like they don't know. We're your stereotype. We eat curry. We know it. Whatever world we be in, there's still segregation and discrimination. We see that in every ward and it's also held against people who live in public housing, and it doesn't make no sense, because in the beginning, middle, and the end of the day, we are all human beings, and we all need to be treated accordingly.

I do not feel safe in all aspects. You hear me. All aspects. And I want to try to protect myself the best way I possibly can. And if you think I'm getting on your nerves, oh, well. Do what you supposed to do and stop BS'ing, because all of our lives are important.

And I am so sick and tired, I'm so tired, and all laws and stuff, I know it comes from the top and go down to the bottom, but dang it, these are human lives. You all talking about redeveloping and all this, and all that, you all

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don't even know the person's mental, physical, nothing. Then you drop them off like they some bag of damn luggage and say, forget it, fend again by yourself, and that's unfair.

I'm done. Like, it's just -- it behooves me, and then a lot of people, it's all about the paycheck. It's not about the people. And we already, already know that money, everybody's chasing it. Everybody's chasing it and they're not giving a good cookie about nothing.

But we all came in here butts and balls naked and broke, period. All of us. But what society got us chasing and forgetting all about love, unconditional love, and all of that. We have to put the skyrise buildings up in the sky and you got people living under bridges, really? For real?

And they know everybody's Social Security number, how much money they make down to the penny. Why is they starting from down and up? And I think everybody's sending out emails, come on to Washington, D.C. and push them all out. You

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all got that money, come on, but we was here.

VICE-CHAIRMAN COUNCIL: Thank you, Ms. Matthews. Robin Thomas.

MS. THOMAS: Good morning, everybody. I want to thank all of you again, because I'm still here. Okay? I'm still here with this evilness. This is evil. Devilish.

These people keep coming for me. I'm tired now. I'm tired of the lies. We going to call you. It's my birthday again. As you all know, I was here last year. October 10th, my birthday again. Twelve years, what I've been living in housing 25 years?

The lies have continued, retaliation. Trying to take me out my whole life. No, because God not going at it. He said, you going to continue to fight. Tell the truth. Come on. This is ridiculous.

Somebody a hard-working single parent, worked 43 years of my life to have nothing, to get wrongly evicted years ago, and they still lying to me. All the lies and all the taxes from Mr. Knox,

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where is he? The lies. Can't find no more.
Retaliate against my government job.

Okay? My government job. I'm a
single parent. I'm tired of this. This is so
wrong because of what I know and I'm speaking the
truth.

It set us free, nobody wants to
acknowledge it. Nobody wants to -- Mr. Knox,
what -- I gave them every documentation,
everything, anything he needed, and all he keeps
saying was, Mr. Thompson, I'm helping you. I'm
helping you.

As soon as they came and retaliate, this
my government job, and lied on me. My government
job that I've been on for 15 years, one of the best
workers, plaques, certificates, I get awards, my
job is devastated. My co-workers. You lied on
me. What? Now I don't have a house. I don't have
a job.

This is a true story, okay? This is a
true story. I forgave these people with all my
heart. All I asked for is stop lying about my

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vouchers, stop lying about my houses. Stop lying to me that I work hard for all my life.

When I went through that whole voucher program I was in my 30s. And that money was stolen. Stop lying. You destroyed my whole life trying to destroy me because of the truth.

I had proof of everything, I showed everything, if they went after for somebody, give it to you of everything that has happened, but they remove everybody that's got to play a part in it.

Where is everybody at? Where is everybody that plays a part? All the lies. He just told me again, every year it's something. We calling you. Somebody going to call you. Somebody going to call you. When?

Where's the voucher, guys? Where's all these lies that keeps going on? Lies, and lies, and lies, and lies, for what? God is not pleased with these people that play a part. And Housing Authority, I don't been here so many times that everybody knows Mr. Robin Thomas, and I'm quite sure they do know, because they wish I was

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going crazy, but I'm not. I'm still standing and I'm not going nowhere, because I'm going to continue to fight for my rights.

And I know I'm right. They know I'm right, but they don't want to acknowledge the truth. That's all it is. This is unfair. It's not right. This is so wrong.

I've been supposed to getting help for all these years. You know me. He know me. Everybody know that I'm telling the truth. It's somebody else behind the scene. Look you all, they pushing on it. Pushing you. Pushing on that person.

So I worked hard all my life to have nothing. Retaliate against me. Retaliation, like she was just saying, for the -- righteousness is persecution, and I've been right for years, so they're trying to persecute me, but you can't persecute a child of God.

God chose me for the assignment and it's going to get completed. Somebody going to do something about this. One day, because I ain't

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going nowhere. I'm not going nowhere. This is my life I worked hard for. I lived in housing since I was 24 years old.

And in 25 years, you aren't allowing me, when you all the ones stole the money for the love of money and root of all evil. Come on now. Don't do that to people. Stop it. It's just not right. It's not right.

And I'm not sitting up here, every year I come to this board meeting, every month, for years, and year, and years, it's been over 12 years, all I ask for, I'm not trying to be evil. I'm not trying to take nobody to court. I'm not trying to sue you all. Just give me back my stuff that you stole from me. That's all I ask.

Nobody trying to do nothing bad to nobody. I'm not trying to do nothing to -- take nobody to court to sue no Housing Authority, because everybody say I should. They say I should, but see, that's not God, because he -- God is the one. Okay?

He will take retaliation. He'll

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fight. The revenge belongs to him. I ain't trying to get no revenge on them. I don't have to get revenge and that's the honest to God truth. This is a true story, you all. This is a true story. It's not a lie.

It's not a lie and to God be to glory, I'm standing right here today looking the way I look, because I thought I was going to lose my mind, all the stuff that they thought they did to me, but you ain't done nothing to me, you done it to Him.

And I'm praying for all of them. The family members, all of them, I pray for them. Whoever playing a part in it. All the lies. Where's my voucher? Where's the voucher? I'm okay. I'm just saying. This is what I'm getting from them. Where's the voucher?

I lived in Barry Farms for 25 years. I got lied to. Oh, Ms. Thomas, we got your house. They put me on a goose chase. Go over here. Go over here. Because I found out about the money received, God's to honest truth, they going to send somebody to tell you.

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Somebody on Housing Authority told me what was going on. I did not know none of it. Then when I put forward to it, that's when all hell hit. I'm going to get it out here. She was right. Watch out, because they will try to put you out in the street, like they did me.

A woman that worked all my life, 43 years, I'm 57. Tomorrow's my birthday again. I got the tape that's going to show you how Mr. Knox lied. A whole year. You know what he was doing? Lying, for the record. For the record. For the record. All the lies.

Why he was trying to say something, what we going to do next? You know what next was? My job. That happened over 15 years, said I was doing drugs. Who does that? That's evil. Why? What have I done to you? I ain't done nothing to nobody, but tell the truth? That's all I did.

I came here for righteousness. I'm not trying to harm nobody, hurt nobody. I worked hard all my life. Then they took and transferred me to Highland and faked me. Fake out. Oh, Ms. Thomas

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is going to Highland right here. We going to give you a house. Okay. Take me to Highland.

Later. I'm wondering what -- two years later, bam, all the lies, they got everything to back up every lie that they had. They started going in the home, looking for papers that I had.

See what everything I had Housing on so they could destroy it, but they couldn't get it, because I came home. Every time I come home, I'm saying, somebody coming in here, and it's Housing Authority.

And they was walking in the door. And I'm looking like, wait a minute, then they started, oh, she came from Barry Farms. Somebody was out there. I told you she was a drug dealer. She's a drug something and none of them was the truth. I was never a drug dealer.

A single parent that worked, was trying to work harder, buy me a house. I'm like, I started putting my stuff together, got my breath, said, oh, no, they trying to find everything they could destroy. And I put it together, didn't I?

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I went to the big board meeting up there when it first happened, 12 years, 14 years ago, here come Ms. Thomas, that's right. Here I come. Oh, she's crazy. One lady says, no, she -- I hear the whispers. One lady said, no she's not, because the person that's crazy don't keep that documentation.

Ain't nothing crazy about me. I know what I'm talking about. You wish I was gone crazy with something to say, no, so you could say, see? Told you she was crazy. She in St. Elizabeth. But I did not go crazy. I did not lose my mind, because God is good and he kept me.

To His name be to glory he kept me. He the one saw it coming. It's like the drug test, they came to my job, go tell them that. Tell them that. I don't care, because I'm not scared, because I got a shield covered over me. A halo of protection with the blood of Jesus.

But I want to know where is my voucher? Where's my home? I'm still homeless. Okay. I don't have my home. I'm still homeless. This is all the time. This ain't nothing new.

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MR. GARRETT: Ken, can you come up to the mic.

MS. THOMAS: This is nothing new. I talked to you before, three times.

MR. GARRETT: Ken, before you do that, can you explain to the Board the circumstances before you go out in the hall?

MR. SLAUGHTER: What do you want?

MR. GARRETT: Can you explain to the board the circumstances before you go out in the hallway?

MR. SLAUGHTER: We have an investigative --

MS. THOMAS: And he said, excuse me, but he said that he going to get it done. Mr. Knox lied then. See how he lied. Yes, he said it was done. So I ain't playing this on the other side. Somebody on the other side.

MR. SLAUGHTER: Commissioners?

MR. GARRETT: You got to use the microphone, Ken. Use the microphone.

VICE-CHAIRMAN COUNCIL: Ms. Thomas?

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COMMISSIONER VANN-GHASRI: Can you all please settle down to get the information on the record so it'll be accurate. Mr. Slaughter, could you say your name for the record?

MR. SLAUGHTER: My name is Ken Slaughter. I'm the general counsel. Bill Knox has tried to put together the history. Ms. Thomas said she still has great records. Ms. Thomas has great records. She kept good records.

Some of them go back more than 12 years. And of course, we're trying to recreate that history without having many of the individuals who would know present, but we do think we have a conclusion, a resolution, that will be favorable to Ms. Thomas.

COMMISSIONER VANN-GHASRI: Excuse me, please. Let this be on the record correctly. So, Mr. Ken Slaughter, would you please say for the minutes, will it take her seven calendar days or will it take seven days for her to get all of her information accurately and correctly in a manner informing that it took 12 years, that it took 12

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years, how many directors, for her to have her case remedied on this day --

MR. SLAUGHTER: I can commit that she will get a written answer in the next five business days. Yes.

COMMISSIONER VANN-GHASRI: Okay. Well, you haven't spoken. Do you know how to --

MR. SLAUGHTER: I'll make sure --

COMMISSIONER VANN-GHASRI: -- contact her?

MR. SLAUGHTER: I do.

COMMISSIONER VANN-GHASRI: Do we have your --

MS. THOMAS: You know, it don't even matter.

COMMISSIONER VANN-GHASRI: Okay. Well, he needs your accurate information when --

MS. THOMAS: This is not going to be final, I heard. He don't even write down --

COMMISSIONER VANN-GHASRI: Ms. Thomas? When you go out in the hallway with him --

MR. SLAUGHTER: We're going to go in

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the hallway and get it straightened out.

COMMISSIONER VANN-GHASRI: -- you make sure you give him your correct number and then take down this number and make sure that someone in the executive office has it too. Follow these instructions, please.

MS. THOMAS: I did that.

COMMISSIONER VANN-GHASRI: Okay. We're going to do it again, 202-535 -- what's your number?

MR. SLAUGHTER: 1513.

COMMISSIONER VANN-GHASRI: 1513. Give your name right here. She needs this name and that's who you going to give the information to by telephone, so that's going to be the tracker. Show her who you are and then you get it from her, so now we'll have the correct information.

Let the record reflect that the executive office has that phone number and Ken Slaughter will get her phone number in five calendar days, there will be a written documentation to remedy her matter. Thank you so

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much.

VICE-CHAIRMAN COUNCIL: That concludes our Board of Commissioners meeting. Our next Board Commissioner meeting is --

COMMISSIONER VANN-GHASRI: Wait a minute, wait a minute, I have something myself.

COMMISSIONER SLOVER: Can you guys hold it down a little bit so we can conduct the meeting.

COMMISSIONER VANN-GHASRI: This is for myself for the record. Last month, I wasn't here, but I was on a conference call, and at that time, I was the alleged defendant in allegations of Can I Live and their chief CEO, Racquel Jones, along with Potomac Gardens -- resident council, Misha Pettway and Tameisha Moore (phonetic).

In these allegations there were several properties included with Ms. Jones's allegation, which was Park Morton, Richardson Dwelling, Potomac Gardens, Woodland, and Langston, and it was a \$1 million lawsuit.

At which time I was the delegate.

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Along with those accusations, there was the President, Phyllis Carlson of the Potomac Garden Senior, Lean Scott, of the Grassroot Media, Stephanie Vann, no relationship to me, along with her co-partner, Tim Art, and an onsite provider.

Lisa Jones and Raquel Thomas. I want the records to reflect that the moment this matter was brought to my attention, and I was on the phone, and then I received the same documentation that was submitted to the Board, I requested that the Housing Authority do not look into this because when you're dealing with me, deal with me accurately.

I serve this Board with integrity and integrity means I took the matter to the office. Anybody that have a complaint about me, please don't send it to the Housing Authority, send it to the proper channels, the United States Attorney's Office.

And it's his office that looked at and then reviewed, and investigated public policy and proper leadership. When I went to that office,

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they were very confused, and did not want to take that information, because I was not the Plaintiff.

I have to speak to a person of authority so that they could see the documentation and I request for him to review it, and then his office gives the remedy, along with Housing and Urban Development.

So I want to go on record that any of my constituents, that go for my haters, those who do not like me, I want you to understand this, I have served with integrity, and I serve thoroughly, and I'm honest. I don't steal, don't have to steal, and never have stolen.

That's another thing I want very clear. Even my enemies, I supported them, and endorsed them. So I want to go on record that if you got a problem with Commissioner Vann-Ghasri, as a Commissioner, or as a president of Potomac Gardens, do not insult my intelligence by asking the District of Columbia Housing Authority to investigate me.

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Attorney's Office and be ready to be investigated with me, and my case has been closed, because every day my call, we will all be investigated together.

VICE-CHAIRMAN COUNCIL: Thank you, Commissioner. That concludes our --

(Off mic comments.)

VICE-CHAIRMAN COUNCIL: Ms. Frazier, do you have something to say?

MS. FRAZIER: I do indeed.

VICE-CHAIRMAN COUNCIL: Please come up. Before you start, I'd like Commissioner Forester, if she wants to say something. Commissioner?

COMMISSIONER FORESTER: Oh, yes, I'm sorry. Oh, my turn? I wanted to, before we leave this meeting, because I recently -- people recently reached out to me about lobbying efforts on behalf of the D.C. Housing Authority around the zoning rewrite, and to -- there was appearance that this body was supporting any effort to get rid of or water down the right to return, and I know that we all are committed to that.

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And that we want to make sure, especially in this conversation of repositioning, and moving people from their homes, and return them, I know that we want to make it clear and we want the confidence of the community that we're working in good faith to make sure people have a right to return.

So I just wanted to give our executive director opportunity to respond to that publicly.

MR. GARRETT: Thank you, Commissioner Forester. So, Commissioners, this is our statement, and I stand by this statement, we made this statement on more than one occasion at all of our resident meetings, at interviews that I've done, with columnists, reporters, any time we've had the opportunity to talk about a transformation plan and the right to return, we presented this particular statement in this context at the same level.

And it states, clearly states this, we remain 100 percent committed to the same levels of affordability and opportunity to return at future

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redevelopment sites within the DC HA, so long as families are still participating in our voucher program or residing in a different DC HA unit during our relocation and are lease compliant.

On the matter of unit size, we will work within the framework of existing bedroom offerings to ensure that the appropriate number of units are incorporated into the revitalization efforts of DC HA. We want to make sure that we are underwriting to finance these transactions and that it isn't threatened by any over-reliance of units that we do not necessarily need at the property's -- that reflects the property's population or existing wait list.

So again, Commissioners, and to the public, we are 100 percent committed to the right to return for residents, that they have that opportunity to return to the site if they're relocated during our transformation effort.

That is a no-brainer. That is what we're committed to. We will continue to be committed to that. And actually, I've had -- I've

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charged staff with writing it into the actual transformation plan so that it is clear and evidence for everyone who reads the plan, that they clearly understand the opportunity to return is there for them. Okay.

COMMISSIONER SLOVER: Can I add one thing to that quickly?

MR. GARRETT: Yes, sir.

COMMISSIONER SLOVER: As the introducer of the resolution 2016 that defined the right to return. And we've had this discussion a few times, and, Commissioner, thank you for bringing this up.

We've asked, and I think we're attempting to, and hopefully we'll get it done soon, is to put this into our legislation, or law, put it somewhere so it lives beyond everybody that's here at this dais right now, because the concern that I have is that it isn't somewhere or it's people-dependent right now.

So everybody's up here saying, we promise, we promise, we promise, and I believe that

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we do promise that, but when we're all gone, I want the documents to speak to that same promise, and so that's what we need as an authority, and a body, and a board to start pushing and make sure happens.

So I know it's a process, but can we speed it up so that when this issue comes up, like the City Paper article, or it somewhat misrepresents, maybe, our position, that we can point to something and say, that's actually the reality right there.

MR. GARRETT: Yes, Commissioner.

COMMISSIONER FORESTER: Thank you.

MR. GARRETT: Thank you, Commissioner Forester.

MS. FRAZIER: I can't resist speaking on that. At Arthur Capper, when we went through our Hope City renovation in 1999, we fought for and won, not the right to return, not the opportunity to return, the guaranteed right to return where I belong.

I applaud you, Commissioner Slover, it needs to be in writing and we got it from HUD, we

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got it from this Housing Authority, in the hopes and documents that everyone in the residence, and everyone in the units, that was messed up with the Hope City residents and that units have the guaranteed right of return.

You want language, put guaranteed in there. So comments are these, one, let's give credit where credit is due when people are doing good things.

Recently, the Arthur Capper/Carrollsburg Capitol Quarters Community had an appreciation day. It was September 28th, and within that, it's our annual unit thing. Sometimes it's a block party, and others, part of what we did that day was to appreciate the 150 senior survivors of the Arthur Capper/Carrollsburg Fire Company.

As one of the things, surprisingly, which made this event a success was support from Larry Williams's office, and specifically, this little human being, whose name was Mr. Wheaton (phonetic) showed up, was right there. We planned

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to start at 8:00, Mr. Wheaton was there at 7:30.

Put the tent up, I said, Mr. Wheaton that's not quite where we want it. He said where do you want it? Put them up and broke them down. So I want to appreciate Mr. Wheaton. He's my employee of the month.

Also, Darren, what's your last name Darren? Darren Hester from Ms. Yvette's shop. Darren loaned us canopies because it was hot out there, and facilitated our projects, and also got us underground parking spaces at Bixby for our participants.

We also want to support Ms. Cheryl Robinson from the office of Community Engagement for her efforts to pull off that, what was that, the residents summit you're going to have. So some of us went down and spoke to Ms. Robinson and we commit to helping her and helping this Housing Authority pull off a real consumer engagement process, with appropriate flyers, appropriate information.

We think that's an important thing to

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do for our 20,000 peers and fellow residents, so we're committed to helping Ms. Robinson's shop pull that off and hopefully that can occur, all around your repositioning dialog, and make us a part of that, let's try to get that done before December so we can engage our residents that this repositioning is happening. Let's get them going on for that.

So kudos Mr. Gleason from warehousing, Darren from Ms. Yvette Ross Clothes Shop, and Larry Williams for facilitating things. Yay. That's how it going to work.

Now, for the bad news. Office of Capitol Programs is very inefficient and most insulting to our community. The last time -- no, in our hope since dialog we wrote that every quarter, this Housing Authority Office of Capitol Programs will report out to our community about the status of the rebuild.

We have not had -- so we've been lax on that and we've let that be, instead of every quarter, we've let that be every six months, so it's

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been longer than that. Since we unceremoniously lost Karen Siesler (phonetic), two months ago, there has been nothing for Office of Capitol Programs.

Office of Capitol Programs owes us a community meeting about Square 767, 769, 881. There's discussion about local mixed retail, what kind of chairs, what kind of flowers, those type of things, and the last meeting we had, there was the bid, the member from bid to residents, and Housing Authority sat.

So we're asking that you task OCP with coming to present with us a plan about us going on. I talked to Alex Morris. Alex Morris, the Chief Book Planning and Construction, Alex said, oh, we're going to talk to you, Ms. Frazier. No, you not, Alex. You're going to talk to our community.

We will work with you to get flyers out. The plan is being to make sure everybody's involved. Since the introduction of the mixed bill development of 767, with affordable unit here, and condo units here, that community of 1700

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residents has been intensely engaged on the redevelopment of what happens to that property.

We caught this Housing Authority trying to move our residents to Southeast, off of the footprints, and we kind of voiced our opinion, and we stopped that.

So now the relocation crew are, again, planning to have a meeting to get our -- the rest of our returning residents an opportunity to move to Southeast, until this one went to footprint. Not acceptable.

And to wait, we don't like the promises, there's, oh, we're going to have an opportunity to return. That's going to happen. It has worked for us in 15, 18 years, not working now, so we want that off the table.

So please, Commissioners, task Office of Capitol Programming with getting to us this quarter, what is it, October? November. October, November, according to the commitment of Mr. Alex Morris, to get to our community, let's talk about the status of our returning residents, the

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relocation units, the plans for all those lots around there, because that community is growing.

The bid is pressed for mixed density. We've got our place, retail, some local retailers are coming, a lot of movements, a lot of people in this community is upset, homeowners and renters, about what this is going to look like. And we reserve, demand, and always stand for the right for our community to participate, and we will keep making that happen with all the forces that are at our disposal in this city.

Thank you. Oh, can you do that? Can you make sure OCP --

MR. GARRETT: Yes, ma'am. Yes.

COMMISSIONER VANN-GHASRI: And we'd like to thank Ronnie Harris for the -- you did into director for the Office of Resident Service. We truly like to thank you, how you did D.L. Piper. There was a great representative of the citywide advisory board general membership and Attorney Moss (phonetic) did a great job, did a wonderful job, answering all the questions that has been

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asked about bylaws.

And he also made a commitment for those of us who wanted to work diligently on our bylaws to do so, so I would like to thank you the way it was setup and it was a job well done for the Office of Resident Service.

VICE-CHAIRMAN COUNCIL: That concludes our Board of Commissioners meeting. Our next one is November 13th at 1 o'clock, at Potomac Gardens, 1225 G Street, SE. Have a pleasant evening.

(Whereupon, the above-entitled matter went off the record at 2:43 p.m.)

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