

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS MEETING

+ + + + +

TUESDAY  
SEPTEMBER 24, 2019

+ + + + +

The Board of Commissioners met in the Executive Director's Conference Room, 1133 North Capitol Street, N.E., Washington, D.C., at 10:30 a.m., Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- KENNETH D. COUNCIL, Commissioner
- JOHN FALCICCHIO, Commissioner
- DYANA FORESTER, Commissioner\*
- WILLIAM SLOVER, Commissioner
- FRANSELENE ST. JEAN, Commissioner
- ANTONIO TALIAFERRO, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

STAFF PRESENT:

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

COMMISSIONER(S) ABSENT:

NAKEISHA NEAL JONES, Commissioner  
JOSE ORTIZ GAUD, Commissioner  
LEJUAN STRICKLAND, Commissioner

\*present via telephone

TABLE OF CONTENTS

Resolution 19-27: Housing Authority Budget  
for Fiscal year 2020 ..... 5

Resolution 19-35: Modification of  
Environmental Initiative Contract ..... 23

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

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

11:26

a.m.

CHAIRMAN ALBERT: All right. Good -- it's still morning. Good morning, everyone. My name is Neil Albert, Chair of the Board of Commissioners. I want to call this Committee to order.

This is an emergency meeting of the District of Columbia Housing Authority being held today, September 24th, 2019, at our headquarters. I want to remind folks to please silence your phones and other devices.

I want to ask our secretary to establish a quorum.

MS. McNAIR: Thank you. Commissioner Council?

COMMISSIONER COUNCIL: Present.

MS. McNAIR: Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: Present.

MS. McNAIR: Commissioner Forester?

COMMISSIONER FORESTER: Present.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

MS. McNAIR: Oh, she's on the line.  
Let the record show Commissioner Forester is  
joining us via phone. Commissioner Neal Jones?

(No audible response.)

MS. McNAIR: Commissioner Ortiz Gaud?

(No audible response.)

MS. McNAIR: Commissioner Bill Slover?

COMMISSIONER SLOVER: Present.

MS. McNAIR: Commissioner St. Jean?

COMMISSIONER ST. JEAN: Present.

MS. McNAIR: Commissioner Strickland?

(No audible response.)

MS. McNAIR: Commissioner Taliaferro?

COMMISSIONER TALIAFERRO: Present.

MS. McNAIR: Commissioner  
Vann-Ghasri?

(No audible response.)

MS. McNAIR: And Chairman Albert?

CHAIRMAN ALBERT: Present.

MS. McNAIR: You have seven members  
present. You have a quorum.

CHAIRMAN ALBERT: Great. Thank you so

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

much. So we have two resolutions to discuss today: Resolution 19-27 which will approve the Housing Authority's budget for fiscal year 2020 and Resolution 19-35 which will authorize a modification for an environmental initiative contract.

Let's start with Resolution 19-27. 19-27 is the fiscal year 2020 budget. We had the opportunity to listen to the Executive Director and his team present the budget a little earlier on. I'm just going to ask our Executive Director to provide some highlights of the budget for 2020.

For those of you who follow the Board activities, at our last Board meeting we asked the Executive Director and his staff to come back to us with a plan for reducing the Agency's dependence on capital dollars to meet its operating needs. The team has presented a modification to their original proposed budget that does that, and at this time I'm going to ask our Executive Director to just briefly describe how he's accomplishing the goal and the magnitude of those savings.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

MR. GARRETT: Thank you.

Commissioners, what Chairman Albert is referring to is that we've also modified the budget to reflect an additional reduction of about \$3 million, which that modification will allow us to wean off of the capital fund and in terms of operational costs and so that we can devote a majority of that money back to actual capital improvements.

Also, we are going to be doing an assessment of the overall staff and Agency through a strategic planning process, which should begin in October and be completed no later than March 2020. Within that, we'll also be identifying staff allocations, expense allocations throughout the Agency for purposes of efficiency because the bulk of our funding is based on operational expenses on the administrative side.

I don't know if you have anything else, other than the \$3 million reduction that was a change and a revision to the budget that we discussed earlier.

CHAIRMAN ALBERT: Can you, for the sake

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

of the commissioners and the audience, elaborate a little bit on where these savings and reductions are coming from?

MR. GARRETT: Reductions and savings. We're going to have one reduction that's going to be strictly administrative personnel where we can eliminate salaries from the budget. An additional reduction will be not replacing --

CHAIRMAN ALBERT: And this by not refilling vacant positions, right?

MR. GARRETT: It's a combination of looking at positions that are no longer needed and necessary to the Authority, in addition to not filling vacated positions at the Authority that have already been budgeted.

We're also going to be looking at other expenses which would include travel and other general expenses within the organization that should reduce our cost level.

CHAIRMAN ALBERT: Questions from our commissioners? Commissioner Slover?

COMMISSIONER SLOVER: It's really more

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

of a comment than a question. You know, it's a little disappointing that we're still having this discussion. We brought on a consultant at the beginning of last year to look at this very issue, and here we are a year later having not tackled it. And so the idea behind bringing on a consultant was so that we wouldn't have this fire drill again which we had last year. Last year, we had a delay in the budget. This year we're delaying the budget. It's the same thing over and over again.

So my hope is that you can onboard this consultant to help us out with this situation because I do think that the Board needs to better understand some of these expenses and how we can be more efficient delivering the resources to the property. And, you know, these numbers do not reflect sort of an operating principle to support our properties. In other words, our properties are falling apart. We turn around and realize we're not spending any money on them, and the money that we do get is going somewhere else. So that's concerning. And had the Board not stepped in and

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

said something, it would happen again for another year. That's doubly concerning.

So I can just hope that we can, at some point, realize we're in the business of supporting our real estate, and we need to figure out how to do that more efficiently and more effectively. So I'm not going to be able to support this again because it's just not, I can't do it. I'm sure it will pass, but it just doesn't send the right message. So thank you.

CHAIRMAN ALBERT: Thank you, Commissioner Slover. Any comments? Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: I would just like to put on record how this budget is going to impact -- there are many employees who are employees of the Housing Authority that has been a model through DCHA and were hired because they were public housing residents, and it showed us a model of self sufficient and also how it's going to impact the DCHE employees who are also employees of DCHA and HCVP and the apprenticeship and those

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

who have civil --

CHAIRMAN ALBERT: Civil service  
protections --

COMMISSIONER VANN-GHASRI: Yes, along  
with the union.

CHAIRMAN ALBERT: Yes.

MR. GARRETT: So, Commissioner  
Vann-Ghasri, we haven't made any determinations.  
The positions that I was referencing earlier are  
positions that have already been, that are not  
filled, so there's no contemplation at this point  
in time of a reduction in force or anything like  
this. What we are referring to are positions that  
are not filled that we're going to definitely  
remove from the budget.

In addition, the other positions that  
we're talking about, those positions will not be  
filled either based on natural attrition coming  
towards the end of the year.

COMMISSIONER VANN-GHASRI: Well, I  
know, since being a commissioner and being on this  
Board for at least 13 years, I noticed that DCHA

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

has never had a cut like all the other agencies that have cut the employees. So I was wondering whether or not we're seriously having this discussion now due to the fact that other agencies throughout the 12 years of the District of Columbia have had workforce -- what I'm trying to say --

CHAIRMAN ALBERT: Yes, a reduction in force.

COMMISSIONER VANN-GHASRI: A reduction in workforce. So, therefore, I wonder whether or not this view now is due to the other various agencies when this agency has never done it and nobody has never got a raise but at least they had a job.

MR. GARRETT: Well, there have been increases within the organization, Commissioner Vann-Ghasri, so there have been raises across the Board on an annual basis here at the Authority. This is not a result of any of the other agencies within the District and what they've done in terms of reduction in force. This is an internal look at who we are as an organization and what we need

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

to become efficient.

COMMISSIONER VANN-GHASRI: Have the employees that are union employees of the District of Columbia, have they ever had a raise in 12 years?

MR. GARRETT: Yes, ma'am.

COMMISSIONER VANN-GHASRI: Raise in money?

MR. GARRETT: Yes. On an annual basis, yes.

COMMISSIONER VANN-GHASRI: Thank you.

CHAIRMAN ALBERT: Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: I think just the work of the Commission is to make sure that we make sure that capital dollars, which we know we need improvements at housing facilities, that we need to make sure that the money that is reserved for capital goes to those really urgent needs. And so that's the exercise that we're doing today.

To the Commissioner's point, we know we have a workforce that is doing the work of the residents each day, and so we want to support them.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

We want to make sure that current employees aren't impacted, but we do want to make sure when there are vacancies, if we can kind of reduce our reliance on capital dollars in order to fill those personnel needs, that's so important.

And so, you know, Chairman, I'd hope that all the recommendations that you've made today are adhered today and that the Board is regularly updated on the progress and what that means to operational efficiency.

CHAIRMAN ALBERT: Thank you, Commissioner. And Commissioner?

COMMISSIONER ST. JEAN: Yes. So can you elaborate about what the travel expenses are when you said travel expenses? Is that for commissioners when they travel to FHADA or --

MR. GARRETT: No, we're talking about training, we're talking about overall travel and training for the staff also, Commissioners, not just the Board. And, in fact, the travel for the Board is very limited. It's not exorbitant in any way, shape, or form. But, internally, for

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

training and travel for my staff, we need to figure out ways to do more things internally versus send our team outside of the organization. Maybe having people to come in to perform training would be more vital. But that reduction, if you notice, I had it in my notes it was only about \$133,000 in terms of reduction. So what we're really talking about is overall efficiency of the organization versus just individual travel and training.

COMMISSIONER ST. JEAN: Okay. So if the budget doesn't pass today, how does that impact D.C. Housing?

MR. GARRETT: We have no operating funds for as of October 1st to move forward.

COMMISSIONER ST. JEAN: Okay. And then for --

MR. GARRETT: I shouldn't say that. We have money, but we wouldn't be able to execute or expend any money if the budget does not pass.

COMMISSIONER ST. JEAN: Like, what are those expenditures?

MR. GARRETT: Payroll.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

COMMISSIONER ST. JEAN: Payroll.  
Okay.

MR. GARRETT: Services to residents, capital funding expenditures, natural operating expenditures. Just like with any other organization, government organization, if the budget does not pass, then there is, I don't want to call it a shutdown, but there is definitely a freeze.

COMMISSIONER FALCICCHIO: I'm sorry, Chairman. The operation, you still operate under the previous budget. You don't actually shut down services.

CHAIRMAN ALBERT: October 1.

MR. GARRETT: October 1.

CHAIRMAN ALBERT: This is for fiscal year --

MR. GARRETT: Fiscal year, Of course --

COMMISSIONER FALCICCHIO: So you're saying that you'd actually turn off the lights or --

MR. GARRETT: No, I'm not.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

COMMISSIONER FALCICCHIO: Yes, just to be clear --

MR. GARRETT: We would not, you're asking a technical. In reality, what we would ask for then would be a continuing resolution so that we can continue to operate and expend funds by law.

COMMISSIONER FALCICCHIO: Under the current budget, though, correct?

CHAIRMAN ALBERT: Of 2019, correct.

COMMISSIONER ST. JEAN: And then another question. Because of the relocation for TPBs, are you going to use TPBs for operation budget?

MR. GARRETT: No, ma'am. That's not the purpose of the tenant protection --

COMMISSIONER ST. JEAN: Just asking.

MR. GARRETT: It's just for purposes of relocating residents.

COMMISSIONER ST. JEAN: Thank you.

CHAIRMAN ALBERT: Great. So my only comment, I have a couple of comments. As you may recall at our last Board Commissioners meeting, we

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

asked the Executive Director and his team to prepare sort of a longer-term plan for weaning ourselves off of our dependency on capital dollars to fund the operations of the Authority. The Executive Director and his team came back with a plan this morning. We think there is a lot left to be done in the plan, and so we've asked them to go back to the drawing board.

We're going to accept the \$3 million in reallocation from salaries and other savings to reduce reliance on the capital dollars, but we're going to also, we're also going to insist that the Executive Director brings on an expert or an expert team to actually take a top-to-bottom look in the organization to make further recommendations for savings and enhancements, not enhancements, savings within the organization, whether it's in personnel or other areas. So, for example, utilities is \$26 million of this \$500 million budget. Are there things that can be done through solar and other new technologies?

So we want a team to take a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

top-to-bottom look throughout the budget, come back to us in March with savings or recommendations of savings. We would adjust the budget at that time is what I'm recommending but also look towards building on to 2021 and beyond budget. And so we have the assurance of our Executive Director that that will happen.

And so I want to thank the commissioners who have given their time to this effort. I agree with Commissioner Slover. It sounds like a broken record. We did this fire drill one year ago. This is the last time we will be doing this fire drill.

So with that, I will entertain a motion for approval of Resolution 19-27. Is there a motion?

COMMISSIONER ST. JEAN: Motion.

CHAIRMAN ALBERT: Is there a second?  
Commissioners, is there a second?

COMMISSIONER COUNCIL: Second.

CHAIRMAN ALBERT: Second. Roll call.

MS. McNAIR: Thank you. I'd like the record to reflect that Commissioner Vann-Ghasri

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

has joined us since the roll call, and I want to confirm that we just have Commissioner Diana Forester on the line. Is Commissioner Ortiz there? Commissioner Forester?

COMMISSIONER FORESTER: Yes.

MS. McNAIR: Okay. I just wanted to make sure you were there. Okay. Thank you. Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: Yes.

MS. McNAIR: Commissioner Forester?

COMMISSIONER FORESTER: Yes.

MS. McNAIR: Let the record reflect that Commissioner Forester said yes. Commissioner Slover?

COMMISSIONER SLOVER: No.

MS. McNAIR: Commissioner St. Jean?

COMMISSIONER ST. JEAN: With the changes that Neil said, then I would say yes.

MS. McNAIR: Thank you. Commissioner Taliaferro?

COMMISSIONER TALIAFERRO: I say yes.

MS. McNAIR: Commissioner

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

Vann-Ghasri?

COMMISSIONER VANN-GHASRI: No.

MS. McNAIR: Commissioner Council?

COMMISSIONER COUNCIL: No.

MS. McNAIR: Chairman Albert?

CHAIRMAN ALBERT: Yes, with the changes that were recommended by the Commissioner, by the commissioners.

MS. McNAIR: Thank you. You have five yes with amendments, three no. The resolution is approved.

CHAIRMAN ALBERT: Thank you, Commissioners.

COMMISSIONER SLOVER: So, Neil, just for the record, could you tell us what the actual changes are, just so we're firm on that? I find it's important.

CHAIRMAN ALBERT: Thank you, Commissioner Slover. So we are recommending that we move \$3 million in savings from salaries in other positions and use those savings to reduce the line that says other revenue CFP, which is capital

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

dollars that are used to fund the operations of the organization. So we're going to reduce that \$6,727,304 by \$3 million, so that number becomes, that other revenue CFP number becomes \$3,727,304.

COMMISSIONER SLOVER: Just for absolute clarity, those \$3 million will hit the properties. Am I --

CHAIRMAN ALBERT: Yes, correct. So to Commissioner Slover's point, that's \$3 million additional dollars that will be used to maintain our properties, which this budget, as originally proposed, would not have allowed. The hope is that, over time, we can use that full \$6.7 million and then some to hit our properties. Thanks for the reminder, Commissioner.

COMMISSIONER SLOVER: Thank you.

COMMISSIONER FALCICCHIO: Chairman, \$1.9 million of that remaining CFP money is actually staff in order to run the capital program; is that correct?

CHAIRMAN ALBERT: Somewhere around that amount, yes. So thank you again,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

Commissioners, for all your hard work in this. I really appreciate it.

The next resolution is Resolution 19-35, which would authorize the modification of our environmental initiative contract. I'm going to ask Chelsea Johnson, our Deputy Director, to come forward.

MR. GARRETT: So, Commissioners, one thing I would like to say in reference to this particular resolution, if you don't mind, Mr. Chair, is that we've been meeting with HUD again in reference to the lead interim controls and has been pointing to us that possibly we need to go back out and do additional assessments to identify possible means where we might be able to have savings. They have come out and done somewhat of an audit of our efforts. In some instances, they have identified that we might have done more work than actually was necessary by rule. We've had some debate about that with them over the last few weeks. And, again, to appease them, we believe that we need to also go out and do the additional

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

assessments to make a determination if they're actually correct, and we can narrow down the scope of work that we've actually been performing.

I do want to point out, though, on our environmental team, when we created this task force, we did have Green and Healthy Homes, which is the actual organization that wrote the lead-safe law that HUD utilizes on our team, and they validated our efforts in our visual assessments that we performed, along with three other companies that we utilize to assist us when beginning this particular initiative.

So, Chelsea, if you want to just add to it.

MS. JOHNSON: Good afternoon, Commissioners. Executive Director Garrett did just kind of give the framework in terms of why we're here. As you all know, we started doing risk assessments over a year ago for our properties. We hired four highly-qualified risk assessors to go out and determine where there was the presence of lead and/or hazards at our properties. We took

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

those results and acted accordingly in terms of scheduling out our interim controls.

What you have before you is a resolution that is kind of based on a nuance that HUD has raised in terms of another approach that we could take in terms of determining what the scope of work should be for interim controls or abatement. And so not to get too weedy unless the Board so desires, ultimately, what HUD has suggested is another approach which would have us go back out to the sites, do another round of risk assessments on components where the presence of lead was below a certain threshold to determine if we need to do interim controls on those very specific components.

What we're attempting to do is to show them that we will take their advice. We'll do this for a certain number of properties where we know we want to do lead abatement. These are the properties that this Board has determined will either be repositioned through RAD and/or through the \$24.5 million that we're receiving from the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

city, so we know when we do those modernization efforts we will be doing abatement at those sites. So we did concede that during the second round of risk assessments at those sites would be prudent so that we don't spend money on abating components that have a lower threshold.

What we're asking this Board to approve is \$400,000 to allow us to allocate that amount to modify the prior contracts that we already have in place with various risk assessors. I did confirm with our CFO, Barbara, that this fund, the amount for this effort has already been contemplated in the budget that was presented to the Board and, therefore, would not require an adjustment in regards to that resolution.

CHAIRMAN ALBERT: Before we open it up to questions, I did not mention the hard work that Barbara and her team and the entire Executive Director, the entire D.C. Housing Authority team did on preparing the budgets. I just want to acknowledge and thank you for your work on this.

Any questions on this resolution?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

Questions or comments? Slover?

COMMISSIONER SLOVER: Who sets the level that you're referring to in terms of what's acceptable or not acceptable? Where does that number come from?

MS. JOHNSON: So HUD has guidance in terms of the two different approaches you can take when interpreting a risk assessment report, and it literally is up to you in terms of what route you take. We took, there's two approaches. You could either take a ten-percent algorithm where the risk assessor conducts a ten-percent sample of that particular property, gives you a list of all the components. And what we did was limited visual inspections which allowed us to go unit-by-unit to determine if there was a hazard on those components.

Another approach that we could have taken was when we got the results, if there were any components that were below a certain threshold, and, quite frankly, I'd have to defer to my experts in the Office of General Counsel to get that exact

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

number, but if it's below a certain threshold you can go back out, do another round of risk assessments on those small components to see how many of those result in a positive finding.

We didn't feel as though, when we were making our decisions, that it was in the best interest of our time, in the best interest of this agency, to do yet another round because those components, it was a small number that fell in that category. So instead what we chose to do was when we go into the property, instead of saying, oh, this one renewal might not have it but this area right here has it, we just went ahead and took the approach of doing the entire component.

We understand, however, that since now the discussion has shifted to an abatement versus interim controls that there would be additional expense for replacing something that is potentially not a hazard. So that's why we agreed to do this. And I look forward to reporting out on what the finding was, if it was significant or not, but we definitely want HUD to understand that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

we'll take whatever approach they recommend.

COMMISSIONER SLOVER: So the more grand question is is there a local level? In other words, I get HUD is HUD, but is there another agency or another, is there another group that sets the level?

MS. JOHNSON: It's the Lead-Safe Act that we're following, and it's just really in terms of --

COMMISSIONER SLOVER: So I don't want to interrupt you, but in the city, if I own a property and I have lead in it, the city must have lead guidelines. Is the lead guideline of the city the same as HUD's?

MS. JOHNSON: I believe that they are very similar. The issue isn't the percentage. It's in terms of when we did our entire sample if there was a small number of this particular component that came with the presence of lead.

COMMISSIONER SLOVER: I understand that. I just would hesitate to do less. That's all I'm saying. What I hear you saying, which

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

concerns me, is that someone said we did too much, and I don't think you can do too much in this space. I mean, I really think this is the healthy and safety of our residents, and to suggest that we did too much from HUD concerns me. And I wouldn't want -- they can have their opinion. If they're going to hold us harmless and take all litigation and take care of our clients when they're sick and do all those things, then great. But unless they're willing to do that, I think we keep on the path they were on and do more than less. And that's all I want to say on that. I think you guys are doing a great job, but I would just hate to be taking off of a path by HUD.

MR. GARRETT: Can I just make one comment, Commissioners? Commissioner Slover, in reference to that, one of the reasons why we're doing this is because we were actually memoed by HUD in a report which identified that we might have done more work than what might have been required. So we just wanted to, you know, do this effort to prove that we did not overstep. We did what was

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

actually appropriate on behalf of our residents for their protection and safety. We did not take a conservative approach to this at all. We devoted --

COMMISSIONER SLOVER: I get you did that, but I wouldn't spend any money trying to prove yourself out. I would just keep moving forward.

CHAIRMAN ALBERT: I agree.  
Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: My concerns is this is not the first time that we've done the lead testing, so what was the outcome of the previous lead testing? What's that status? How would DCHA -- no, this is what I really want to know, whether there's been any lawsuits with the lead paints, the lead paint such far and, if so, how many? And can you tell us in what properties was impacted by it?

And the question that you didn't answer, the District of Columbia, a municipal corporation, they use the municipal regulations for lead paint for the city. So my recommendation

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

is that you would take HUD 24 CFR or whatever their numbers are -- not 24 CFR -- erase that from the minutes. Take D.C. codes, base that on you need the D.C. codes and you need the municipal regulations along with HUD.

I really believe that if a person takes all three of those documents and look at what they have in common and what they don't have in common and what their challenges are, you won't be able to go wrong because you've taken the three laws that the District of Columbia has because we're not a state.

MS. JOHNSON: Thank you, Commissioner. So your first question had to do with what was the result of the risk assessments that we completed to date. We actually produced those reports to those properties as those results were determined. We had community meetings, as well, and we're in the process of doing interim controls. I can ensure that this board receives a full report that shows where we are in regards to completing the interim controls.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

COMMISSIONER VANN-GHASRI: And when you do that, don't forget that definitely you need to put the ward, the name of the property, and whatever the percentage.

MS. JOHNSON: Absolutely. And that will be easy for us to provide. We've been extremely transparent. We've uploaded to an online portal all of the reports. We've had continuous engagement with our residents where you've been putting out flyers and information so that they can know exactly what the components are in case there are any challenges moving forward.

COMMISSIONER VANN-GHASRI: And the cover page for our report, there should be a cover page whenever you give us a report. And if you use all three of those principles I just gave you, you won't go wrong.

MS. JOHNSON: Thank you, Commissioner.

COMMISSIONER VANN-GHASRI: You're welcome.

MS. JOHNSON: The other question that you asked how to do in regards to any legal matters

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

that have been raised as a result. I'm pleased to share with the Board at this particular point we do not have any lawsuits that have been raised in the time frame that we've been undergoing this initiative. We can all knock on the good wood. And so we're hopeful that that remains the case moving forward.

And then in terms of making sure that we are taking into consideration all laws that apply, we absolutely are. We have a fully integrated policy and plan that takes into consideration what we have to do based on the federal requirements, as well as local requirements. And so our entire standards of operating procedures takes all of those different considerations into account.

CHAIRMAN ALBERT: Thank you, Commissioner.

COMMISSIONER COUNCIL: And our budget, what line item is this \$400,000 coming out of?

MS. JOHNSON: Commissioner, there is a line item, I believe, that refers to the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

environmental initiative, and I don't --

CHAIRMAN ALBERT: I think it's called interim controls.

MS. JOHNSON: Thank you. It's under the transfer from reserves for interim controls and extraordinary maintenance.

COMMISSIONER COUNCIL: Thank you.

CHAIRMAN ALBERT: Questions or comments?

COMMISSIONER ST. JEAN: Yes. What properties are we talking about that's going to do the abatement again?

MS. JOHNSON: They would be the properties that were identified for the \$24.5 million. I'd have to refer to my colleagues in the Office of Capital Programs or Director Garrett.

MR. GARRETT: Alisa is right behind you.

MS. JOHNSON: Okay. And so it would be those properties, as well as the properties that we would be moving forward with RAD. And what we're essentially indicating to HUD is that these

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

are properties where we know we'd want to do abatement, so a second check there might be a prudent approach.

COMMISSIONER ST. JEAN: And will those families have to move back, like, to the hotels again or the same way or --

MS. JOHNSON: No. This will actually just entail a walk-in inspection with the XRF. It's kind of a laser gun that the risk assessors would do. It should not take long in terms of going into the units and doing this testing.

COMMISSIONER TALIAFERRO: I have two properties that I went to. One is Highland and Langston. And I've been seeing people having issues with them properties, and I made a mention about it last meeting we had. So what is the final estimate or whatever you want to call it on them two properties?

MS. JOHNSON: Let me make sure I'm clear. So we're doing interim controls currently at Highland, and so we are moving residents to hotels to complete the work in their units and

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

returning them back. The same holds true in terms of, and I don't know when in the schedule but within the next month or two we should be moving forward in regards to the same for Langston.

And so the properties and the residents have been made aware of whatever the lead hazards are. As you all know as a board, our approach was to make sure that our units with children six and under were addressed first. So at both Langston, I believe Highland as well, we offered vouchers for those families with children six and under. And for the families that were unable to move with a voucher, we're doing interim controls in those units.

And so there is a schedule to complete interim controls on track with our requirement with the Lead-Safe Act.

CHAIRMAN ALBERT: Thank you. Any questions or comments from any commissioners? Laura, do you want to add anything since we invited you?

MS. BONDS: No.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

CHAIRMAN ALBERT: Okay. Well, we didn't invite you. You invited yourself, for the record. So let's entertain a resolution to approve a motion to approve Resolution 19-27.

COMMISSIONER COUNCIL: Motion.

CHAIRMAN ALBERT: Is there a motion? 19-35. Is there a motion? There is a motion from Commissioner Council? Is there a second?

COMMISSIONER VANN-GHASRI: Second.

CHAIRMAN ALBERT: Second. And roll call, please.

MS. McNAIR: Thank you. Commissioner Forester?

COMMISSIONER FORESTER: Yes.

MS. McNAIR: Let the record reflect Commissioner Forester said yes. Commissioner Slover?

COMMISSIONER SLOVER: Yes.

MS. McNAIR: Commissioner St. Jean?

COMMISSIONER ST. JEAN: Yes.

MS. McNAIR: Commissioner Taliaferro?

COMMISSIONER TALIAFERRO: Yes.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

MS. McNAIR: Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: Yes.

MS. McNAIR: Commissioner Council?

COMMISSIONER COUNCIL: Yes.

MS. McNAIR: Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: Yes.

MS. McNAIR: Chairman Albert?

CHAIRMAN ALBERT: Yes.

MS. McNAIR: You have eight yes. The resolution is approved.

CHAIRMAN ALBERT: Great. Thank you, guys, so much. All right. Thanks, everyone, for attending our emergency Board meeting. Our next meeting will be held on Wednesday, October 9th at 1 p.m. right here. No, it will be at Woodland, which is 2311 Ainger Place, Southeast, Washington, D.C. Our meeting is adjourned. Thank you.

(Whereupon, the above-entitled matter went off the record at 12:00 p.m.)

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701