

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

+ + + + +

BOARD OF COMMISSIONERS MEETING

+ + + + +

WEDNESDAY
JUNE 9, 2021

+ + + + +

The Board of Commissioners met via Videoconference, at 1:00 p.m. EDT, Neil Albert, Chairman, presiding.

COMMISSIONERS PRESENT:

- NEIL ALBERT, Chairman
- WILLIAM SLOVER, Commissioner
- JOHN FALCICCHIO, Deputy Mayor (ex officio)
- DIONNE BUSSEY-REEDER, Commissioner
- KENNETH D. COUNCIL, Vice Chairman
- ANN HOFFMAN, Commissioner
- JOSE ARNALDO ORTIZ GAUD, Commissioner
- LEJUAN STRICKLAND, Commissioner
- ANTONIO TALIAFERRO, Commissioner
- AQUARIUS VANN-GHASRI, Commissioner

STAFF PRESENT:

- TYRONE GARRETT, Executive Director
- ALETHEA MCNAIR, Board Liaison
- SHENETTA HARDEMAN-JONES, Executive Officer

NEAL R. GROSS

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

C-O-N-T-E-N-T-S

Vote to approve May 12th and 27th
meeting minutes..... 6

Executive Director's Report 7

Resolutions

 Resolution 21-06..... 21

 Resolution 21-08..... 80

Public Comment 151

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

(1:03 p.m.)

CHAIRMAN ALBERT: So good afternoon, everyone. My name is Neil Albert. I am the Chairman of the Board of Commissioners. I'm going to call this meeting to order.

This is our regular monthly meeting of the DC Housing Authority, which is being held today, June 9th, 2021. This meeting is being held via Webex videoconference, and the time is 1:04 p.m. I'm going to remind you that if you're not speaking, please be sure to place your devices on mute. I want to thank you in advance for that.

And, as is our custom, I'm going to ask that we observe a moment of silence before going into our agenda.

(Moment of silence.)

CHAIRMAN ALBERT: Thank you. So, as I said earlier, this our regular Board meeting. On today's agenda, we have invited members of the public to sign up and speak via our website, but you can also follow us live on Facebook Live.

NEAL R. GROSS

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

Every Board meeting, I remind folks of the need for some of the proper decorum so that we can be respectful to both the Board members and the audience, in particularly the public engagement portion of our meeting. So I'm going to ask you to do that again.

At this time, I am going to ask Ms. McNair to do a roll call to determine a quorum.

MS. MCNAIR: Thank you.

Commissioner Bussey-Reeder?

COMMISSIONER BUSSEY-REEDER: Present.

MS. MCNAIR: Thank you.

Commissioner Council?

COMMISSIONER COUNCIL: Present.

MS. MCNAIR: Thank you.

Commissioner Hoffman?

COMMISSIONER HOFFMAN: Here.

MS. MCNAIR: Thank you.

Commissioner Falccichio?

COMMISSIONER FALCCICHIO: Here.

MS. MCNAIR: Thank you.

Commissioner Ortiz Gaud?

NEAL R. GROSS

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

COMMISSIONER ORTIZ GAUD: Here.

MS. MCNAIR: Thank you.

Commissioner Slover?

VICE CHAIRMAN SLOVER: Present.

MS. MCNAIR: Thank you.

Commissioner Strickland?

COMMISSIONER STRICKLAND: Present.

MS. MCNAIR: Thank you.

Commissioner Taliaferro?

COMMISSIONER TALIAFERRO: Present.

MS. MCNAIR: Thank you.

Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: Present.

MS. MCNAIR: Thank you.

And Chairman Albert?

CHAIRMAN ALBERT: Present.

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

CHAIRMAN ALBERT: Thank you very much, Ms. McNair.

I would like the Commissioners to, at

NEAL R. GROSS

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

this time, consider the minutes of the May 12th, 2021, Board meeting and the May 27th, 2021, emergency Board meeting.

Are there any comments or changes?

(Pause.)

CHAIRMAN ALBERT: If not, can I get a motion to approve the minutes of the May 12th and 27th Board meetings?

COMMISSIONER STRICKLAND: Motion.

COMMISSIONER VANN-GHASRI: Second.

COMMISSIONER TALIAFERRO: Second.

CHAIRMAN ALBERT: It's motioned and seconded. All those in favor say aye.

(Chorus of aye.)

CHAIRMAN ALBERT: Any opposed?

COMMISSIONER BUSSEY-REEDER: Aye.

CHAIRMAN ALBERT: The ayes have it. The minutes of our meeting are approved.

Next on our agenda, I am going to ask -- is the Executive Director's report. I think I saw Mr. Garrett on a little earlier.

Mr. Garrett, I'm going to turn it over

NEAL R. GROSS

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

to you.

MR. GARRETT: Thank you.

Good afternoon, Commissioners and members of the public. Can you hear me okay? Because I'm away from --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Yes.

MR. GARRETT: Okay. Natasha's going to throw up -- I'm just going to -- I'm going to skip over this thing pretty quickly, Mr. Chair, but I just wanted to point out -- for the Director's report today, I wanted to just point out the performance measures that we were given, or that I was given, in October of last year and -- just to let you know where we stand today.

So the components of the performance measures were COVID response -- and this was given to me by the Performance Committee from the Board of Commissioners, the Subcommittee. So it was COVID response, advance of development opportunities here in the District of the Housing Authority to improve communications and

NEAL R. GROSS

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

stakeholder engagement and to create greater operational efficiencies.

So, Natasha, if you just go to my -- okay. Cool.

And so, from that standpoint, what we needed to do with performance was to make sure that we effectively led our COVID vaccination effort within the Agency, and I believe we did that.

And, Natasha, you can run through the slides. I'll tell you -- just go to the next one. Keep going.

Okay. This is one that's important, Commissioners. This is the use of the CARES Act money to help sustain not only our properties but also sustain the workforce at the same time. So you can see how that money was actually utilized to date. I believe we still have some funding remaining in the CARES Act budget allocation that needs to be utilized before the end of September.

And so this will be -- this whole entire presentation, again, as always, will be uploaded so you can see it. But again, this is in direct

NEAL R. GROSS

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

response to the performance measures that you gave to me last October. And so this is where we are with the COVID numbers in terms of CARES Act money.

In terms of the workforce, the one thing that tells exactly how well we did in terms of creating an environment that was safe not only for employees but also for our residents is this tracker right here, where you can see, unfortunately, though, we did have one individual who did pass away as an employee from COVID.

But the one thing I can say based on this tracker and based on this chart, what you actually see, Commissioners, is that none of the individuals -- there wasn't an outbreak at the office or within the workspace. All of these individuals contracted COVID outside of the workplace. So that's important to note that we did our best to contain it. Even though the pandemic was a serious issue, I think we did very well as a workforce, as a team, to curtail it.

In addition, at the properties, you know that we did not have a serious outbreak at any

NEAL R. GROSS

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

of our properties, especially at the senior buildings, based on the steps that we took to curtail visitors and also our cleaning efforts at the sites at the same time. So I think it's important to note that we were successful in our attempt to deal with the pandemic and with COVID.

Okay. Go to B, Natasha, please.

Capital managed Capital projects.

Next slide.

The one goal for me was to try and advance as many development projects as I possibly could. And to that point, we have been successful, at least to date, to be able to have three RAD transactions at least brought to your attention, Judiciary, MELVO, and Potomac Gardens, today.

I was also able to sign all of the pertinent documents for the Kenilworth redevelopment project to close on its first phase. So that's moving forward, along with receiving the demolition application approvals for both Park Morton and also Sursum-Turnkey Sibley. Those were important because those had not been submitted

NEAL R. GROSS

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

prior to my arrival.

And the last component on this particular slide, which just talks about how we were starting to create a pipeline and create energy for particular redevelopment projects in the coming years -- and so you'll see where Sursum-Turnkey has an RFQ that went out to the public for a development partner.

Langston is going through the process of the master planning component with public comment right now, and also Arthur Capper -- I'm sorry. Langston is creating a master plan. We have an RFQ out for master plan, and then for Arthur Capper master plan, we have that out for public review.

You can go to C, Natasha.

Improve stakeholder communications.

Next slide.

We did pick up our pace in terms of engaging the residents, advocates, and agencies -- and other District agencies, but -- Natasha, go to the next one. The big bullet point for this one

NEAL R. GROSS

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

-- next -- would be a snapshot of all our resident engagements. And I think we totaled, in essence, since October about 22-- no, 42. We totaled about 42 resident engagements that are on YouTube that you can go back and look at those particular meeting interactions with the residents in reference to RAD and/or any other redevelopment initiative that we were taking on.

So that was important because that was a great leap from where we were prior to October to now 42 YouTubes, along with other avenues for engagement with the public and also with the residents in regards to moving this along.

Natasha, go to D.

Okay. Identify opportunities for greater efficiencies within the organization. One of the biggest pieces was we had a deficit, and you charged me with identifying a way to bring that deficit down on an annual basis by no later than fiscal year 23. And, in fact, we're on track to do that.

We're down -- going to probably have

NEAL R. GROSS

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

another reduction of about \$2.6 million this year. So that gets us one step closer to having a fully balanced budget in the coming years along with -- in doing that, what's also going to take place is we're doing our evaluation and we have completed that analysis of the rent calculations or the rent process with the Housing Choice Voucher Program.

And it's going to be implemented, hopefully, if all things follow through, roughly around January of 2022. That should also take some relief off of our budget and allow us to move a little more freely in some of the things that you would like to do in the future.

Okay. Contracts and procurement. I think in having a conversation with Commissioner Strickland, he talked about how we had actually started to engage more actively and proactively local businesses, small SBEs, minority businesses within the District.

And that was something that I really tried to promote as strong as I could possibly do, and it was carried out by Lorry Bonds and her team

NEAL R. GROSS

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

along with engagement from OCP because they were put on the spot because I really wanted them to move with more opportunities locally. And that's something that I believe that we have been able to do, especially with the District dollars to date.

And remember we still have time to go. At 69 percent of utilization of CBEs for District-owned businesses with the transformation plan funds, the one thing I want to point out is that we haven't finished the year. Remember this is just a snapshot from October to date. We still have about three more months to go where that number could actually --

(Simultaneous speaking.)

MR. GARRETT: Natasha, next.

And let's just hit the last -- organizational efficiency. Everyone -- I think, Commissioners, you know all about that, what we've been doing to create opportunities with the workforce for training. We took time during COVID to do that definitely, to have individuals sit for different exams. We used apps. We used

NEAL R. GROSS

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

dashboards. We used all sorts of things to enhance our progress here at the organization.

One thing I did forget during the Capital Program component, which was one of the drivers, was that we needed to create that dashboard for you. And that has been completed, and you have access to be able to log in and get real-time information on various redevelopment projects. That was something else that you asked me to do through the Capital Program's department.

Keep going, Natasha. Just go -- you know what, Natasha? They've seen the dashboards. They've seen all of this.

Public safety -- you know, we've done miraculously getting the camera system to work. That was something else that you wanted me to concentrate on was public safety, which we did take that very seriously. And you know the camera system is working and has helped OPS a great deal.

And then the last slide, Natasha. The very last. Okay. Thank you. Yeah.

So you know we were working with ATP,

NEAL R. GROSS

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

and we were trying our best to get those individuals to participate either -- ATP to participate and find job opportunities, whether it be with another training cohort through the Carpenters Union or maybe possibly an opportunity with DC HA or another District agency who had jobs.

There was also another thought process that I had. And we moved on through this -- remember, last month, we did the resident-owned business component where we offered the grants and the coaching for resident-owned businesses. But that was in our sphere. That was something that I wanted us to do, and we were able to be successful with that. And hopefully in the coming years we'll be able to expand that.

But there was one other piece that I really wanted to make sure that I tried to get off the ground before I left, and that was the resident-owned business establish pursuant to HUD regs where we're going to take 11 of our ATP graduates, and we're going to create a cohort, a company cohort, basically.

NEAL R. GROSS

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

We're going to create a business model for them, along with OGC assisting them, and maybe possibly outside counsel for coaching and setup. But these 11 individuals are going to be working with us on a temporary basis for the next three months. After they finish that temporary work, they're going to have their own entrepreneur -- their own business that they're going to be able to identify and we're going to identify a contract opportunity for them to do the mid-unit turnaround for PMO and/or OCP, where there are not contractors already in place.

This is provided by a regulation within HUD which says we can do that for a resident-owned business through procurement, through a lesser procurement criteria. So what's going to actually happen, Commissioners, is that you're going to be able to have one of the first in the nation resident-owned businesses that are actually going to work on projects within your Housing Authority by turning around units. So the goal is to have that completed no later than September and have

NEAL R. GROSS

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

them engaged as a company no later than October.

So that was a brief synopsis of the presentation. I'm sure that Alethea will be able to upload it to Diligen. Again, the point of doing this was just to show you where we were in terms of our performance measures that you offered to me in October, where we are today.

So, with that, unless there are any specific questions, I'm going to ask, Mr. Chair, that you allow me to be excused.

CHAIRMAN ALBERT: Thank you so much, Mr. Garrett. Thanks for the presentation and the information.

Alethea, if you can make sure it's emailed to all the Board members and placed on our website, I would appreciate that.

And yes, Mr. Garrett, you're excused. Thank you so much for your service to DC HA.

MR. GARRETT: Thank you. Take care.

CHAIRMAN ALBERT: So it is our custom to provide residents and non-residents with the opportunity to provide testimony on the

NEAL R. GROSS

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

resolutions that will be discussed today. We have one person that signed up to provide that testimony. That's Ms. Debra Frazier.

So, Ms. Frazier, you have the floor for five minutes.

MS. FRAZIER: I'm muted?

CHAIRMAN ALBERT: We can hear you, Debra.

MS. FRAZIER: Okay.

Greetings, everyone. My link doesn't allow me to have all of the resolutions. And I will save some of my questions for when you read them off. My questions are around -- I believe there's a resolution for architects and contractors for the RAD projects. So hopefully your response will include answers to these questions. For one, are the architects and contractors already chosen, and if so, were they chosen by competitive bidding?

Two, was the amount of the bidding per RAD or is it only for RAD? Are they being contracted only for the RAD properties, or is there a contractor for each RAD? What's the dollar

NEAL R. GROSS

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

amount for each one? And what is the duration of the contract? How long will -- do they have specific goals to accomplish, and how long will those be?

And also, for clarity for all of us, can you say what the MELVO properties include? That's it.

CHAIRMAN ALBERT: Thank you so much, Debra. We'll have those responses during the presentation. Thanks, as always.

Great. So we'll move into our resolutions. The first resolution is Resolution 21-06, which will authorize the execution of contracts for professional, architectural, and engineering services. Thor Nelson from DC HA will provide a quick overview of the resolution.

And, Thor, I hope you can answer the questions that Ms. Frazier raised also.

MR. NELSON: Certainly. One second while I load up my presentation.

Chairman and Commissioners, thank you for the opportunity to present Resolution 21-06 for

NEAL R. GROSS

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

your review. This resolution will approve a new bench of architectural end service contractors to provide a variety of architectural services for the rehabilitation of projects and the modernization of public housing.

I'm going to go over three basic parts today. First, I want to talk a little bit about why we need IDIQ contracting and why it's an essential part of modern public agency construction delivery. Second, I'll go over how we selected these AAA contracts, how we prepared the solicitation, and how it scored. And then, finally, I'll review the recommendations and the awardees that we're putting forth for your approval.

First, why do we need architectural end services IDIQ? IDIQ stands for indefinite delivery, indefinite quantity. So we're giving a contract to somebody without a specified nature of what the actual work will be in the future or how long it will occur for. And so we create what are called task orders when we want to ask these

NEAL R. GROSS

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

contractors to do work for us.

Our current IDIQ contract has expired. It expired last fall. As we prepare to create a new IDIQ contract, we realized that we had a dramatically different need for AE services coming up in the next three years. We anticipate that the Authority will be doing over \$300 million in rehabilitation construction, which would generate over \$20 million in AE design contracts.

This is going to require an IDIQ branch that has more robust contracting authority to be able to deliver these projects quickly. Finally, we --

COMMISSIONER HOFFMAN: Excuse me. Somebody is unmuted. Thank you.

MR. NELSON: Sure.

Additionally, we realized that many of these contracts would be close to \$1 million in fees, and so we needed a vehicle which allowed for that flexibility. We looked to several best practices. We looked at both the District's IDIQ contracting solicitations as well as GSA's federal

NEAL R. GROSS

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

IDIQ contracting procedures.

So what you're going to see today is modeled on those two procedures, both the scope of the services that we ask for and the contract amounts that are in District and federal IDIQ benches for AE design services.

So I'm going to go a little bit now -- what work are we anticipating happening? What will these contractors be doing? First, next year we anticipate a host of master planning and feasibility studies to gear projects up for developing pro formas, architectural feasibility studies to understand the scope of rehabilitation work that's needed, and then we'll be moving forward with actual AE design contracts for several projects, Claridge Apartments, Potomac Senior and Family, and James Creek.

Now, for those who aren't familiar with the way AE construction projects are bid, typically an architect is hired to prepare a set of drawings, and then those are put out for public bid for contractors to work on. That's called design

NEAL R. GROSS

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

build. That's the method we'll be using with these AE contractors. There are also other methods of contract delivery where a contractor and architect come together and present a bid. That's not what this work would be facilitating.

We anticipate nine to ten major rehabilitation projects in the next three to five years that this bench would service. So we're talking about all of our senior towers that are aging structures built in the '60s and '70s and some of our family properties like Woodland Terrace where we'll need extensive feasibility studies before we think about what is the development path forward.

As you can see, this includes projects that will have multimillion dollars, in the vein of 40 to 60 million dollar rehabilitation cost, and we'll need architectural staff to oversee both the construction and the scoping of that work.

What is IDIQ? I've talked about it a little bit, but basically, this is a way we can fast-track procurement. It allows us to scope a

NEAL R. GROSS

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

project, so understand how much it costs, what we're going to do, so that we can get put out the bid. This will allow us to do that quickly so we can bring on an architect to do some quick studies without having to go through a public procurement process, which could take up to nine months.

We're very mindful that we're working on the District's Capital campaign, receiving funds from the District, and we have to compete with other agencies and their performance metrics to get that funding. And those other agencies use IDIQ contracting.

One of the reasons we think IDIQ contracting is very effective is it creates a preset fee schedule, so we're not negotiating price of contractors. We've set it upon this contract, and then those fees will be used in the estimation of the work as far as task orders.

We set this for a three-year time period, so we can lock in this pricing over the next three years. And most importantly, while we have a contract award of a very large amount to allow

NEAL R. GROSS

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

for competitive bidding and a large volume of work, the Board is in no way authorizing that level of spending for any awardee. We are only obligated to spend \$50,000 for any Category A awardee or a minimum of \$10,000 for any Category B awardee. And based on the performance of these awardees in delivering these contracts, we may or may not decide to pursue additional work with an awardee beyond these amounts.

What's before you is two basic contracts in this. One is Contract A. We're awarding six awardees, and this is for large rehabilitation work. We're estimating the cost of the construction will be over \$5 million. So we were looking for a very strong, experienced bench of architects and engineers who had experience in multifamily construction and showed innovative design.

Contract B, we were looking for smaller scale rehabilitation and construction projects, typically maybe an interior renovation of a first floor or a floor level, and modernization work,

NEAL R. GROSS

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

including installing new equipment, scoping, modernization for a building. These contracts have a maximum award of \$900,000, and we are selecting five awardees.

Here's just a brief list of, kind of, some of the basic differences between these services. Contract B is basic architecture services, whereas Contract A has these services plus additional land planning services and a full suite of AE services from preconcept master planning all the way to construction administration.

As I said, we modeled this procurement looking at federal procurement for architectural services to try to get the best response out of the architectural field. So out of our technical scoring, we gave heavy weight to the experience and technical competence of the firms over other factors. So professional qualifications and specialized experience were heavily rated to ensure that we were getting the highest talent in this contract selection.

NEAL R. GROSS

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

Like all of DC HA's contracts, there's also a Section 3 component where firms had to present a Section 3 plan for hiring public housing residents as part of the delivery of their work, and they were scored upon this.

And then, finally, we had the fee proposal for the steps in the pricing, an additional small minority/women-owned bonus points to try to ensure greater participation of small minority- and women-owned businesses.

So what was the result of this procurement? The procurement took about six months from start to finish in terms of issue date in September of last year. And then proposals were received at the end of October, and given the number of the proposals -- we received 38 overall -- required an extensive review time.

And so we finalized our award recommendation on April 28th of this year. As I mentioned, we received 38 proposals, which -- 21 for Category A and 17 for Category B, with about 12 submitting for both. We were very pleased with

NEAL R. GROSS

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

this response rate, and we received a large response from the District's architecture community due to some direct emailing of firms. We published it in local newspapers, and we worked with the local AIADC in publicizing this to the architectural community.

Looking at the awardees, we picked -- the firms that were selected, these are the top scoring firms. And they were all within the competitive range, which means their scores were a threshold higher than other bidders in the contract selection. We awarded six firms in Category A. The first firm we selected was David Baker -- these are no specific order, but the first firm is an outside firm from San Francisco called David Baker Architects. They are a national leader in affordable housing design. In fact, they won a HUD Secretary's Award for design in 2019.

The next two firms on this page are local District firms. KDG is a multidisciplinary firm is also in several cities, and specializes in multifamily and affordable housing construction.

NEAL R. GROSS

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

And what you can see here is a picture of the Delta Sigma sorority project on Benning Road.

Moya Design Partners is a small women/minority-owned business within the District. One of their notable projects is Dance Place in Brookland, which features innovative, affordable design.

I believe there's someone who is not muted, and there's an audio recording going on.

(Pause.)

MR. NELSON: Okay. I'll continue if it's not bothering any of the Commissioners.

(Pause.)

MR. NELSON: The three remaining firms were Studios Architecture --

CHAIRMAN ALBERT: Thor, if you could hold a second.

I'm just going to ask folks, if you are not speaking, please put your devices on mute. We're getting a terrible feedback. Thank you.

(Pause.)

MR. NELSON: The three remaining firms

NEAL R. GROSS

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

are STUDIOS Architecture, Studio 27 Architecture, and Torti Gallas and Partners. All these three firms have different types of experience in designing multifamily housing. Torti Gallas has a deep experience in both HOPE VI choice neighborhoods and master planning and housing redevelopment.

Studio 27 has shown itself to be an innovative firm in the District designing supportive housing, both Casa up in Columbia Heights as well as the new Ward 6 family shelter. And STUDIOS is a leading multifamily design firm in the District which has developed many cutting-edge and award-winning housing in the District.

Our Category B is five firms. All of them are small business enterprises. We have AMAR Group, being both a CBE as well as a women/minority-owned business. These are just some of the highlights of the experience of these firms.

Miner Feinstein Architects is a

NEAL R. GROSS

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

Fredericksburg, Maryland-based business, but they have extensive experience in historic rehabilitation of multifamily housing. And Teass Warren, the other new contract, is experienced in small multifamily housing similar to a lot of our family properties in terms of work, both having existing structures and creating new ones.

And then AMAR Group, as I mentioned, is a full-service firm within the District providing construction management as well as -- and they've done a number of projects with the Housing Authority in the past, including -- we're currently doing the design work for MELVO.

Brasher is currently doing work for DC HA on Langston additions. And AE Collective is currently doing work on Judiciary House as well as other projects in our portfolio where small AE design services have been needed.

I'm just going to end on this slide of the projects that I shared that we will be working on over the next few years. That'll be architecture firms that we'll be working on.

NEAL R. GROSS

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

I want to impress that having an IDIQ branch is critical toward the success of our construction delivery and completing the Capital work that will be receiving money from the District. And this is the portfolio of work we hope to deliver using this bench and contracting authority to roll out.

Thank you very much, and that completes my presentation.

CHAIRMAN ALBERT: Thank you so much, Thor, for your thorough presentation. If you can just take your presentation down, we're going to open it up for a round of questions from our Commissioners.

I'm going to ask for Commissioners to make their questions succinct and, Thor, for you to make your responses succinct also.

So let's start with Commissioner Slover.

(Pause.)

CHAIRMAN ALBERT: Commissioner Slover?

NEAL R. GROSS

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

(Pause.)

COMMISSIONER VANN-GHASRI: Can Commissioner Vann-Ghasri ask her questions then, being that she didn't have any questions in brown bag?

CHAIRMAN ALBERT: Commissioner Vann-Ghasri, go right ahead.

COMMISSIONER VANN-GHASRI: I have three questions. First question is how are architect engineer contracts subject to regulations, especially with D.C. regulations? And explain the following bonds, the bonds forms, whether or not they're incorporated in the services, which would be the bid bond, the performance bond, the payment bond, and along with warranties because I didn't hear that discussion, brown bag.

And nor did you discuss whether or not there would be any employee opportunities as journeymen, apprenticeships of opportunities for ATVP and public housing residents, not to include whether or not this contract having union employees

NEAL R. GROSS

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

attached to it, and minority women.

CHAIRMAN ALBERT: Thank you.

Commissioner Thor, please respond.

Thor, you're on mute.

MR. NELSON: These are architectural service contracts, so they're not for construction. So there's not the same kind of performance bonds that would be brought for a contractor. But Ms. Bonds can speak to what insurance requirements and other protections that are part of the contract.

In terms of Section 3, each respondent did present a Section 3 plan, and I know one firm proposed having an office assistant be hired -- a public housing resident be hired as an office assistant. And other firms pledged monetary commitments to scholarship funds and other impact funds for residents.

In terms of union, all of these contracts will have to comply with Davis-Bacon. So they will use the local wage rate, which is commensurate with union wages. I believe I

NEAL R. GROSS

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

answered all your questions, but if I didn't, please let me know.

COMMISSIONER VANN-GHASRI: Thank you.

CHAIRMAN ALBERT: Lorry, can you respond to the question about bonds?

MS. BONDS: Yes. Again, Lorry Bonds, Vice President, Administrative Services. Again, as Mr. Nelson indicated, because these are service contracts for services and, again, not the actual construction, there is not a requirement for them to actually perform and present bonds.

However, they do have insurance requirements, and they're high-level insurance requirements they have to provide with the Agency as an additional insured. So that has to be attached and included before any contract is executed.

CHAIRMAN ALBERT: And I believe there's one other piece Commissioner Vann-Ghasri asked about regulation. So all architects are required to be registered in the District of Columbia, and drawings need to be permitted through

NEAL R. GROSS

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

the DCRA.

MS. BONDS: And again, in response to the request on the Section 3 commitment, all of the firms did make Section 3 commitments under Category A and B. Most notably is the fact that they're making a \$1,000 donation to sponsor scholarships for every \$100,000 that is spent on the contract, as well as, again, Torti Gallas is committed to hiring Section 3 residents and providing construction training classes.

Studio 27 Architecture has committed to also hire an office assistant clerk, as well as AMAR Group has committed to hire and train unemployed residents and commit to a 3 percent goal for non-construction contract services.

CHAIRMAN ALBERT: Thank you very much.

Aquarius, are you asking additional questions? If you are, you're on mute.

COMMISSIONER VANN-GHASRI: I want to say this real quick with Torti Gallas that also did our HOPE VI. So I'm looking at what happened with HOPE VI that we don't want the same mistakes. And

NEAL R. GROSS

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

I believe Debra would be a person that would be more affiliated in tweaking some of those mistakes out because during the time of our organization of Public Housing United, Debra was one of the main persons that had to deal with all of the developers of the HOPE VI.

So I would feel comfortable with -- if that is the company that you're going with, that somehow or another, that Debra is working with the group that is tweaking out all the mistakes that were made in our ward. That's the recommendation I was just saying, and I'm going to throw that out for the minutes.

CHAIRMAN ALBERT: Thank you, Commissioner Vann-Ghasri.

Next, Commissioner Slover, I was calling you earlier. You can ask your questions.

VICE CHAIRMAN SLOVER: Sure. I appreciate it.

I just want to clarify again that if the Board approves this IDIQ content and the -- I know you said earlier it's not \$27 million, but in fact,

NEAL R. GROSS

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

this does authorize spending \$27 million -- that none of those contracts, no matter the size, will come back to the Board that this is that approval of the expenditure of all those contracts that are going to be let under this.

MS. BONDS: Commissioner, yes. Similar to in the way that you all authorize the job contracts for construction or legal services contracts where you award for a minimum and a maximum that may not be used, this is also following that same approach with the request based on the amount of work that OCP has presented for a minimum and a maximum with regard to these contracts.

And yes, once the contracts are awarded here and you all authorize and provide approval, the contracts may be at a minimum up to that maximum, may not be to that maximum. And again, because they're task order-driven, then it would be based on each task order. So, again, allow and allot those amounts to actually be approved going forward based on task orders.

VICE CHAIRMAN SLOVER: Okay. So, just

NEAL R. GROSS

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

in simplicity, this is a proven point -- potentially \$27 million we're spending.

MS. BONDS: That is correct.

VICE CHAIRMAN SLOVER: All right. Thank you. And looking at the presentations and everything, can you explain again the difference between Category A and Category B? It's my understanding -- let me tell you my understanding and you tell me whether I'm right or wrong -- that it's purely a size and scope thing.

So the Category A folks are bigger and have more financial capacity and have those additional -- you said full landscape plans and AE designs, so it's just like a bigger firm with more capacity.

You're on mute.

CHAIRMAN ALBERT: Thor, you're on mute.

MR. NELSON: All right. Yes, that's correct, Commissioner Slover. We asked for a larger suite of services for Category A than we did for Category B, which then -- and then the firm

NEAL R. GROSS

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

sector for A, as a result, have a larger capacity to deliver those additional services without needing additional -- without needing external subs.

VICE CHAIRMAN SLOVER: So, in following that logic, why would the firm that scored the highest in Category A score sixth in Category B?

MR. NELSON: Well, so they did not submit the same proposals for Category A and for Category B. So the firm might not have submitted as good of a proposal for Category B. I was not an evaluator, so I can't speak to my exact experience. But there were different proposals submitted for Category A and B for the same firm.

MS. BONDS: And I would also add that there were also two different panels. So, again, not being on the evaluation panel, really can't speak to what -- as Mr. Nelson said, they had some additional proposals, so it could have been on a different level as well as the fact that they were different panels for Category A and Category B with

NEAL R. GROSS

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

a registered architect, though, being on each panel.

VICE CHAIRMAN SLOVER: Okay, but you can see the -- why that would stand off the page, right?

MS. BONDS: I can see how it can raise a question, yes.

VICE CHAIRMAN SLOVER: Yes. And one of the requirements was for the firms to have been in business for five years? Is that one of the requirements?

MR. NELSON: I'm not -- I believe five years of experience in multifamily design, I believe.

VICE CHAIRMAN SLOVER: But the actual language says the responding firm must be an architectural firm licensed in the District of Columbia and have a minimum of five years of experience designing and leading multifamily residential construction. So the company has to have been in business for five years.

MR. NELSON: No. The lead principal

NEAL R. GROSS

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

of the firm could have been at a different firm being a project principal leading multifamily design. So --

VICE CHAIRMAN SLOVER: That's not what it says. That's not what it says. It says the firm.

MR. NELSON: Right. So, basically, that qualification was to ensure that we're having only experienced firms bidding, that we're not having inexperienced firms just throwing their hat into the evaluation ring.

VICE CHAIRMAN SLOVER: And so I think you'll have the same answer for the next concern, which is the five representative projects. They don't have to be done by the firm either?

MR. NELSON: It's the experience of the individuals, the principal, the designer, the project managers, that in terms of -- for the project that we're presented.

VICE CHAIRMAN SLOVER: Don't you think --

(Simultaneous speaking.)

NEAL R. GROSS

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

VICE CHAIRMAN SLOVER: -- for the firm to be able to have shown the ability to perform, not just the individuals? In other words, I can take five people who've never worked together that could have the greatest credentials in the world. They still may not be able to deliver the project on time, do all the reporting, and do all those things. And so part of what you're hiring -- let me finish. Part of what you're hiring is a company and the ability for the company to perform, not necessarily the individuals.

And so when I read the --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: When I read the ERP, that's what I thought you were trying to get to with these requirements.

MR. MORRIS: Can I chime in for a second?

VICE CHAIRMAN SLOVER: Sure.

MR. MORRIS: This is Alex, Alex Morris, Chief of Planning, Design, and Construction.

So, Commissioner Slover, I think you

NEAL R. GROSS

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

are correct that it is a combination. I would say it's a combination of the individual experience of the team members that submitted their résumés and the firm. But as with any professional consulting organization, the value is really just as much held within the individuals as it is within the firm itself.

If a principal who has vast experience in affordable housing leaves a firm and there's no person to take over that role, that firm may have that portfolio that existed before that person left, but they wouldn't be considered to have the same level of experience as a firm who brought that new person on board and now has the benefit of that principal's experience.

So I think it really is a combination of both.

Thor, do you want --

MR. NELSON: And then, in addition, the scoring criteria also included a management plan, which would go to your concern, Mr. Slover, about how does a team show that they can work well

NEAL R. GROSS

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

together, have performance -- how will they manage the delivery of the product? How do they manage subconsultants? Do they have established relationships to show success in that manner that they can provide due references?

VICE CHAIRMAN SLOVER: Well, without benefit of having seen that, obviously you can't respond to it. But based on the RFP and based on the little bit of research I was able to do, I have concerns about this process and the awards. So I will not be able to support the resolution given the amount of money that we're approving.

CHAIRMAN ALBERT: Thank you, Commissioner Slover.

Commissioner Council?

COMMISSIONER COUNCIL: Good afternoon, all. To hear all the logistics that we're going through with these agencies that actually are putting their bids in for us to pick one, I'm looking at their history. Some have done things in Washington, but their buildings look like a skyscraper.

NEAL R. GROSS

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

We're building communities. So I'm asking, those persons or companies that are asking to be chosen, are there any work that they have done for communities, not skyscrapers? These buildings look like they're three, four, ten stories high. And we have communities. So you're getting ready to change -- one, for fact, Barry Farms is one.

You're taking 444 units, and you're bringing it back to 12 or 14 or 16 units. And you don't even have underground parking for the seniors to be able to be cared for. It's about a design without clients in mind, which are our constituents. It's not what we're trying to make a mainstream, but we want to make sure that we're giving the community something brand new, creative, and something that they'll be glad to live in, but not a skyscraper.

So do any of these agencies or companies have a community base that they have built and not skyscrapers?

MR. SANKARAN: Thor, when you respond,

NEAL R. GROSS

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

if you can speak to the --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Senthil, why don't you respond?

MR. SANKARAN: Sorry.

So, with regards to the projects that these will be addressing, I know Thor had accentuated the nine or ten largest ones, which are existing senior buildings that will be rehabilitated. So that's where the large focus of this work is going to be.

So, Thor, if you want to throw up that slide so you can speak to Commissioner Council's concern there because we're talking about the modernization and rehabilitation of existing buildings.

MR. MORRIS: And while we're on that, before that slide comes up, I'd just like to -- this is Alex Morris speaking. I'd like to point out that several of the firms, including AMAR, Brasher, A&E Collective, and Torti Gallas, have worked with us before and they have done projects of multiple

NEAL R. GROSS

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

scales, including small townhouse developments and walk-up apartment building complexes, not just in District of Columbia but in some cases all over the country.

Torti Gallas is an industry leader nationally on HOPE VI and Choice Neighborhoods. They do affordable housing all over the place. And the District-based businesses or the local businesses like Brasher, AMAR, and A&E have done work for us. And you'll know the places that they've worked on. I mean Brasher is currently working on Langston Additions.

(Simultaneous speaking.)

MR. MORRIS: -- is currently working -- sorry. There may be a --

CHAIRMAN ALBERT: Sorry. I just wanted Thor to respond so we can have the other Commissioners' questions, but I appreciate that context.

MR. NELSON: Yeah. So Mr. Sankaran and Mr. Morris for presenting -- the focus of the work is rehabilitation projects, of which many are

NEAL R. GROSS

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

senior buildings. So these are eight- to nine-story buildings, multifamily structures, where we want to really take them from public housing to an enhanced living experience for our residents.

And so we want architects that are experienced working in these large building formats and creating high-amenity resident environments that have innovative design features.

In terms of the creation of community, I think that was very much on our mind, Commissioner Council. And that was where -- I mean I think we used the word design innovation to say how do we create buildings which speak to the residents in both their aesthetics and their sense of place? So --

MR. SANKARAN: And, Thor, can you speak to how this contrasts with some of the redevelopment projects such as Barry Farm that Commissioner Council was saying, and how they would not be drawn off of this --

MR. NELSON: Right --

NEAL R. GROSS

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

CHAIRMAN ALBERT: Senthil, since you have the floor, could you do it?

MR. SANKARAN: Yeah. Sure. The only reason I threw it to Thor is because he's much more -- has a deeper knowledge of this personally.

But with regards to the redevelopment projects, especially ones where we're working with a development partner, that is a process by which we either jointly or, depending on how some of these older deals (audio interference) in which they have proposed as part of their proposal an architect or engineering firm that they've been working with, you would then vet and they are then procuring.

So this is a very different process from what Thor has just been describing.

COMMISSIONER COUNCIL: Was that design shared within community engagement with each site that you all have spoken to? Do they know that you're showing the pictures of what the finished would look like instead of showing them these high rises?

MR. SANKARAN: For the redevelopment

NEAL R. GROSS

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

projects, very much so. Those are all done through the engagement process as we go through the redevelopment. What are the preselection, post-selection, and then engagement through the redevelopment process? For these --

COMMISSIONER COUNCIL: What was your response? What was your response with each site?

MR. SANKARAN: It'll vary site to site. And some of it is ongoing, right? Because it's designed on a building-by-building basis as well. Like for some of the engagement for Barry Farm for the first days versus a different project in Greenleaf where we're talking more -- right now, we're not at a building-by-building design phase. We're more still in a master planning phase.

So they're all in various elements of design. But specifically to this contract that we're seeking -- sorry, this IDIQ bench that we're seeking to staff, it is for not that type of work. It is primarily for rehabilitation work on the buildings that Thor has discussed.

CHAIRMAN ALBERT: Thor, can you take

NEAL R. GROSS

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

down your slide?

MR. NELSON: Absolutely.

CHAIRMAN ALBERT: Thank you.

Any more questions?

COMMISSIONER TALIAFERRO: I have a question.

CHAIRMAN ALBERT: Yeah. Go ahead, Mr. Taliaferro.

COMMISSIONER TALIAFERRO: This is for Alex.

Alex, remember what the Council said about Barry Farms? How in the world are you all going to build on Barry Farms? There's nowhere for nobody to park.

(Simultaneous speaking.)

COMMISSIONER TALIAFERRO: -- to me because I don't understand why you all are going to build something and people are going to live there, don't got no place to park.

MR. MORRIS: Mr. Taliaferro, what I would like to try to do is separate the issue of Barry Farm from the issue of this AE bench, which

NEAL R. GROSS

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

has nothing whatsoever to do with Barry Farm.

(Simultaneous speaking.)

COMMISSIONER TALIAFERRO: I understand that. But the question is how are you all going to build something that is not helping the residents?

(Simultaneous speaking.)

CHAIRMAN ALBERT: Alex, can you just speak to the park -- or whoever, can you just speak to the parking needs at Barry Farm and how it's going to be met?

COMMISSIONER TALIAFERRO: They don't got no resident parking over there. I know. I saw the whole diagram. I don't see no parking lots or no parking nothing. So you're telling me people will be scrambling for parking spaces?

MR. MORRIS: I think that would be best answered by someone who's working on the Barry Farm project, not me. I defer.

(Simultaneous speaking.)

COMMISSIONER TALIAFERRO: Then I asked Alex to give me a call yesterday I never received.

NEAL R. GROSS

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

MR. MORRIS: Sir, I'm sorry. I was working until well after 7:30 last night. I did not have time to call you. If you'd like me to talk to you today, I will. Okay?

(Simultaneous speaking.)

MR. MORRIS: I'm sorry. I'm not finished.

COMMISSIONER TALIAFERRO: Go ahead.

MR. MORRIS: And I don't have specific information about Barry Farm. So if you'd like that question answered, I would recommend you have a staff person who knows the project. Thank you.

MR. SANKARAN: Mr. Taliaferro, what I would welcome is maybe -- you know, Andre and I are happy to speak with you. And then, as part of the conversations even with our development partner as to how parking will be addressed, each of the buildings have requirements in which the -- minimum parking requirements which have to be met as well, and how the parking will be served throughout the development.

But what I think you're alluding to is

NEAL R. GROSS

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

that you don't see surface parking on lots for a lot of these buildings, and that is correct because as we move forward as a city, in order to meet the broader goals, development goals of the city, we have to ensure that we're approaching land use policies in the right way and --

(Simultaneous speaking.)

COMMISSIONER TALIAFERRO: So are you telling me that you all have got to confer about the parking, about --

(Simultaneous speaking.)

COMMISSIONER TALIAFERRO: That's an issue. That's an issue you all are going to have in the future.

CHAIRMAN ALBERT: So, Commissioner Taliaferro, this is Neil. I know there is parking contemplated, underground parking specifically. I'm going to ask Senthil to talk with you offline on how that's being apportioned throughout development.

COMMISSIONER TALIAFERRO: Okay.

CHAIRMAN ALBERT: Thank you.

NEAL R. GROSS

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

Commissioner Strickland?

COMMISSIONER TALIAFERRO: I got one more, Mr. Chair.

CHAIRMAN ALBERT: Go ahead. Go ahead, Antonio. Sorry about that.

COMMISSIONER TALIAFERRO: You all have got to help to support the residents when we do our tours. The only person been doing it is me and Aquarius. And, Commissioners, we all should be sent out face-to-face with the residents of DC HA. It's not right that the only person that comes to the tours is me and Aquarius -- sometimes you, Neil.

But everybody else -- Strickland came a couple -- one time. But still, you all have got to think about the residents. That's where my concern is. And you all need to -- I don't see you all concerned about them.

CHAIRMAN ALBERT: And Commissioner Taliaferro has expressed that concern to me earlier. As you know, we've been organizing tours of the various properties for Commissioners just to experience firsthand the issues that are being

NEAL R. GROSS

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

faced. I'm going to encourage people, as much as their schedules would allow, to participate in those tours.

VICE CHAIRMAN SLOVER: So can I make a comment on that, Neil? Some Commissioners, like myself, do our own tours --

CHAIRMAN ALBERT: That's fine.

VICE CHAIRMAN SLOVER: -- because you actually see reality sometimes a little clearer that way. So I've got a lot of pictures I'd be glad to share with you.

CHAIRMAN ALBERT: Yeah. And I know a lot of Commissioners do their own tours, so I appreciate that.

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- plenty of these properties. I've seen plenty of our circumstances. So just because people don't show up to the predetermined tours doesn't mean people aren't at the properties.

CHAIRMAN ALBERT: Good point, Commissioner.

NEAL R. GROSS

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

Okay. So let's move on. Thanks, Mr. Taliaferro.

LeJuan?

COMMISSIONER STRICKLAND: I second that with Commissioner Slover. I know Commissioner Greg and many of you have seen me in meetings and meeting with residents all over. So I'm sorry, Commissioner Taliaferro. Those timings for those tours don't fit into some of our schedules, but best believe we are engaging with the community as often as we can.

But my questions are comments. First, I would like to make the first comment -- I just wanted to thank the team, you know, Senthil and Thor. And I've had conversations with Chair Albert, also with Commissioner Slover, on just trying to make sure that we keep our meetings as open as possible.

And we were just trying to do some -- to play around with that on the ops meeting, and we were able just -- Thor and Senthil both commented, as well, by splitting the presentation

NEAL R. GROSS

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

where the entire meeting didn't have to be closed, so the public could see the recorded meeting and just looked at -- and hear the discourse and questions that we had, even though it wasn't in real time, which we're working on for the next ops meeting, hopefully, Mr. Mays. Then we can livestream in real time.

But I do think it was a big step forward, and I think that -- I just mentioned the Chair and Commissioner Slover, but I know other Commissioners that feel the same about having our meetings more open and open as possible whenever the opportunity allows us to.

But going on to the actual contract stuff, I know that there's a lot of projects coming down, and I do think that this is probably one of the best vehicles in order to get these -- I know that the number of 27 million -- but each one of these are capped at 3.75 million, I do believe.

But I do think that -- with all of the projects that are in the hopper, I do think that this is probably one of the best ways in order to

NEAL R. GROSS

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

attack this. I'm not saying it's the only way, but I do think this is one of the best ways right now.

And I do like to see all of the CBE businesses that participated in that. I know that is something that we -- a few of us on the Board spent a lot of time talking about, is that we want local participation as much as possible, but -- as Commissioner Slover points out sometimes. But it's not in conflict with the quality of the work that these firms are able to do.

And, Thor, I would like -- my question is can you talk about some of the quality of these firms, even though they are CBEs? I don't look at that as a bad thing, but the quality of these firms as you see the ones that you guys selected?

MR. NELSON: Sure. So we're very excited with the way the evaluation scoring came out because it represents both a diverse group of different firms that have different experiences -- so, like we mentioned, Torti Gallas is a national leader in HOPE VI master planning and low-rise design as well as multifamily construction in the

NEAL R. GROSS

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

District, to Studio 27, which is an innovative design firm creating very thoughtful, supportive housing structures for the most needy individuals in our city, and then to firms that are cutting-edge multifamily design firms, like STUDIOS Architecture and Moya Design Partners, who are creating buildings that are advancing what residential amenities look like in buildings with experience of living in housing.

So we can bring this expertise to the -- I'm going to say just transformation of public housing into supportive environments. So in terms of GSA selection criteria, a lot of the questions have been around how did this selection work?

This is a new selection process for the District which follows best practice standards of design excellence modeled by GSA. And we hope that we can get the same level of architectural excellence using this contracting process here at Housing Authority.

CHAIRMAN ALBERT: LeJuan, any further questions?

NEAL R. GROSS

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

(Pause.)

CHAIRMAN ALBERT: Great. Jose Ortiz

--

MS. FRAZIER: Okay, I've got one.

CHAIRMAN ALBERT: No, not you yet.

We're asking Commissioners' questions.

Commissioner Jose Ortiz?

(Pause.)

CHAIRMAN ALBERT: Let me come back to Jose.

Commissioner Hoffman, any questions from you?

COMMISSIONER HOFFMAN: No questions.

CHAIRMAN ALBERT: Thank you, Ann.

Commissioner Bussey-Reeder?

COMMISSIONER ORTIZ GAUD: I'm on. Apologies. I'm --

CHAIRMAN ALBERT: Yeah, go ahead, Jose.

COMMISSIONER ORTIZ GAUD: Oh, good. Okay. All right. Thank you for representation.

I want to ask what was the process

NEAL R. GROSS

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

(audio interference) vote for this, and how (audio interference)? How is the process after that (audio interference)? What kinds of vehicles are they attached to?

(Simultaneous speaking.)

MR. NELSON: Sorry. I didn't catch all your question. You broke up.

COMMISSIONER ORTIZ GAUD: Meaning the task orders. How are they proposed in the IDIQ of this matter?

MR. NELSON: Sure. So --

(Simultaneous speaking.)

COMMISSIONER ORTIZ GAUD: -- selection process?

MR. NELSON: Sure. So, once we have a contracting bench awarded, we still like to use competitive bidding when possible to ensure we get the best products and the best service delivery.

So we would ask for a task from multiple different -- we basically create a scope of work similar to an RFP, but then it's sent out as a task to the contractors, and then we get bids back based

NEAL R. GROSS

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

on how they think they could do the work and then their pricing. And then we would select one of the bidders to go forward and develop architectural drawings.

In terms of the construction process, we use this to scope the project. So we would -- I mean a lot of this work would go towards kind of what I call the first third of the design process, getting the concepts, feasibility study, getting the zoning and building code issues figured out, creating what we call a schematic design set, and then we might put that out to bid to a contractor to get pricing.

And then we might also have construction administration on this contract over a contractor to ensure that they're building to design drawings prepared by an architect.

(Audio interference).

CHAIRMAN ALBERT: Jose, you're breaking up. But does that answer your question?

COMMISSIONER ORTIZ GAUD: (Audio interference) process, they go into competitive

NEAL R. GROSS

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

process within the IDIQ, what contracts are they attached to? Like --

MR. NELSON: Sure. So --

COMMISSIONER ORTIZ GAUD: -- example would be (audio interference) job contracting. So we already have existing contracts that this would be attached to. How would that be?

MR. NELSON: So, as I was mentioning, if this is a contract financed through District Capital funds, we would advance the bid set, the documents, to send out to a contractor using this IDIQ contract and then submit it to a separate contractor to actually build the rehabilitation.

If we're looking at finance being through RAD, we might just have this move to, say, the feasibility stage where we're understanding the pricing of the job and we're understanding the scope of services, and then an architect with a contractor might come aboard to deliver the project. That would be separately contracted and brought back to this Board.

So there's a variety of different --

NEAL R. GROSS

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

what we call contracting vehicles that we'll use, and this gives us flexibility to use different delivery systems to achieve speed, quality, and budget.

COMMISSIONER ORTIZ GAUD: Thank you.

CHAIRMAN ALBERT: Thanks, Jose.

Dionne?

(Pause.)

CHAIRMAN ALBERT: All right. Let me go to John. Questions from you?

(Simultaneous speaking.)

(Pause.)

CHAIRMAN ALBERT: Mr. Falcicchio?

COMMISSIONER FALCCICHIO: Oh, okay. No, I thought I heard Dionne. Sorry.

No. I was just going to thank the team for the work on it. I guess the question kind of hinges -- and I don't know if this is for Thor or Alex, but kind of the resident engagement once -- you know, we're not green-lighting these projects to start or go forward. This will actually enable us to really engage residents in the way that

NEAL R. GROSS

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

they'll understand what they want to see in the design at these properties.

So can you talk a little bit about that a little bit just to emphasize that a bit?

MR. NELSON: Sure. So, from a portfolio aspect, the projects we're pursuing and the -- these are all things that we plan. I've presented several times to you about the projects that we would like to tee up for RAD and Capital rehabilitation.

So we work with you as the Board to identify these projects, and then we put them in budgets that we submit to the Council and to the Mayor. So, in terms of what projects will be done and what the services are, that is -- we develop that with you. Is there something --

MR. SANKARAN: Thor, if I can jump in here.

MR. NELSON: Yeah.

MR. SANKARAN: And then I think, Commissioner, this is -- where I think you were headed is that whenever we then work with the --

NEAL R. GROSS

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

like say, for example, if we were doing a RAD project where we engage with the community through that, and part of it is the visioning phase up front -- but then as we continue to go through, it is like it is these partners that are helping us design the ultimate improvements.

And it'll be through that engagement process we'll be able to get feedback from the residents themselves as to the improvements that they want to be able to see as the project is lined up.

COMMISSIONER FALCCICHIO: And then I think, Thor, during your presentation, you listed out sort of what we thought the design amounts would be for each particular property. So the notion that these are actually going to be all maxed out and utilized to their full capacity, that doesn't align with --

MR. NELSON: No. I don't think we're going to expend the full contract allowance of every contractor. As I was mentioning, one of the goals for creating the high amounts for each

NEAL R. GROSS

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

contractor was to allow for competitive bidding throughout that three-year period. So while one contractor or two contractors may get to that threshold, I expect many others won't because we're trying to have more contract allowance than we think we have pipelined.

COMMISSIONER FALCCICHIO: Okay. Just wanted to be clear about what we thought the need was going to be and the dollar amounts that we'd actually be spending on this contract.

MR. NELSON: Yeah. As I said, we expect the dollar amount of the services to be about 21 million or over, and so that's why we're asking for the higher amount of contracting authority.

MR. SANKARAN: In order to preserve a greater level of competitiveness in this --

COMMISSIONER FALCCICHIO: Exactly.

(Simultaneous speaking.)

COMMISSIONER FALCCICHIO: Right, because that allows you then to beat it, get best price, and then move forward expeditiously.

MR. NELSON: Correct.

NEAL R. GROSS

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

COMMISSIONER FALCCICHIO: Okay.

Thank you, Chair.

CHAIRMAN ALBERT: You're welcome.

So, before we call for a vote, I am going to just make a few comments. First of all, I want to thank LeJuan for setting kind of a new standard in his Committee for transparency. Hoping that that's something we can replicate on all of our Committees.

I also want to thank Director Garrett, Lorry Bonds, Senthil Sankaran, Thor, and all the others that are moving us into the 21st century of procurement. GSA, Department of General Services, D.C. public libraries, many other -- New York City government -- all embrace IDIQ contracts as a way of, one, getting competition, two, moving projects swiftly -- I wanted to just for the record commend you guys for expanding your approach to this kind of delivery from just your legal services to now your construction services.

The only question that I have Commissioner Falccichio asked, and that was about

NEAL R. GROSS

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

community engagement around some of these projects. Part of your Group A selection -- part of the reasoning you gave in the Group A selection was not just the architectural services but planning services. So if you can talk a little bit about sort of what that differentiator means, high level and on projects.

MR. NELSON: So planning services are both what we think of as the public engagement facilitation, the master planning, but it's also working through administrative processes in the city to get approvals with DDOT and the Office of Planning -- that might be more entitlement -- or the Office of Zoning. They're not building permit related; they're entitlements.

And then working at that concept level for planning a project and thinking about how do we position it at a larger scale? So looking at not just the physical needs of a building but thinking about, on a larger scale, how can we change the experience of this building? Thinking about programming and amenities that we can plan into the

NEAL R. GROSS

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

building before we start putting pencil to paper and designing things.

CHAIRMAN ALBERT: Thanks so much, Thor.

Bill, did you want to ask another question?

VICE CHAIRMAN SLOVER: Yeah. Just as a final thing I forgot to ask Thor, in the IRP, there's a section about conflicts of interest and that to the extent the respondent affirms that there's no conflicts of interest, and if there are, that they would disclose them in the proposal, do you know if anybody submitted any conflicts?

MR. NELSON: Ms. Bonds?

MS. BONDS: No, not to my knowledge, Commissioner Slover.

VICE CHAIRMAN SLOVER: Right. Thank you.

CHAIRMAN ALBERT: Great. So thanks, everyone, for your questions. So --

COMMISSIONER VANN-GHASRI: One last question, Mr. Chair. My last question is whether

NEAL R. GROSS

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

or not when we are vetting these companies -- do we check them out with their business standards? Do we actually check out and see how many lawsuits they already have, have there been any discrimination employment or any of the above, while we are -- not being discriminatory, but to me it would be a part of the investigation perspective to make sure that we're in compliance and meeting the standards which the Housing Authority mission is about.

Standard employees, do we do a check on them? I just want to know, do we check on how many lawsuits they have in District of Columbia courts? I just want to know.

MS. BONDS: Commissioner, we have --

CHAIRMAN ALBERT: Lorry, can you answer that question?

MS. BONDS: Yes.

We don't check to see whether there are any pending lawsuits. We do check to find out whether the District has barred them or their principals from actually doing business in the

NEAL R. GROSS

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

District because of any poor practices or illegal activities. We also check the federal government to make sure that they are still in good standing and can be able to perform.

But we don't do any checks to find out whether anyone has sued someone because, again, until the lawsuit is done, it doesn't mean just because someone has been sued that there has been any ill means or any bad activity because, as you know, people get sued all the time. It doesn't mean they've done anything wrong.

But again, if those things rise to a level where they need to be barred from doing business, then that is what we look to, and that is what we make determinations on is what I'm -- as well as past performance with us as a Housing Authority.

MR. NELSON: And then 30 points are dedicated towards --

COMMISSIONER VANN-GHASRI: Thank you.

(Simultaneous speaking.)

MR. NELSON: -- past clients.

NEAL R. GROSS

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

MS. BONDS: You're welcome.

CHAIRMAN ALBERT: Got it. All right.
So we've got to move ahead. Thanks, everyone, for
that.

So this time, I want to entertain a
motion to approve Resolution 21-06, which will
authorize the execution of contracts for
professional architectural engineering services.
Can I get a motion?

COMMISSIONER FALCCICHIO: Motion.

COMMISSIONER VANN-GHASRI: Motion.

CHAIRMAN ALBERT: Can I get a second?

COMMISSIONER FALCCICHIO: Second.

CHAIRMAN ALBERT: Seconded and
motioned.

Ms. McNair, can you do a roll call vote?

MS. MCNAIR: Thank you.

Commissioner Falccichio?

COMMISSIONER FALCCICHIO: Yes.

MS. MCNAIR: Thank you.

Commissioner Hoffman?

COMMISSIONER HOFFMAN: No.

NEAL R. GROSS

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

MS. MCNAIR: Thank you.

Commissioner Ortiz Gaud?

COMMISSIONER ORTIZ GAUD: Yes.

MS. MCNAIR: Thank you.

Commissioner Council?

COMMISSIONER COUNCIL: Yes.

MS. MCNAIR: Thank you.

Commissioner Strickland?

(Pause.)

MS. MCNAIR: I'm sorry. I didn't hear you, Commissioner Strickland.

COMMISSIONER STRICKLAND: Yes.

MS. MCNAIR: Thank you.

Commissioner Taliaferro?

COMMISSIONER TALIAFERRO: Yes, I do.

MS. MCNAIR: Thank you.

Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: No.

MS. MCNAIR: I'm sorry. I didn't hear you, Commissioner Vann-Ghasri.

COMMISSIONER VANN-GHASRI: Can you hear me?

NEAL R. GROSS

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

MS. MCNAIR: Yes. I can hear you.
What is your vote?

COMMISSIONER VANN-GHASRI: No.

MS. MCNAIR: Thank you.

Commissioner Bussey-Reeder?

COMMISSIONER BUSSEY-REEDER: Yes.

MS. MCNAIR: Thank you.

Commissioner Bill Slover?

VICE CHAIRMAN SLOVER: No.

MS. MCNAIR: Thank you.

Chairman Albert?

CHAIRMAN ALBERT: Yes.

MS. MCNAIR: Thank you. Chairman, you
have seven yes, three no. The resolution is
approved.

CHAIRMAN ALBERT: Thank you.

So let's move on to our next resolution,
which is Resolution 21-08, again, which will
authorize the --

MS. FRAZIER: Pardon me. Pardon me.
Pardon me. Debra Frazier had a question. Lots of
questions didn't get answered. What time, say,

NEAL R. GROSS

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

you all put this one forward? What is the time period for all these contracts? I heard initially that this was to cover up to a ten-year period of development and redevelopment --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Okay. That's going to be answered as a question. Ms. Frazier, that's going to be answered.

Thor, could you answer that question?

MR. NELSON: Three years.

CHAIRMAN ALBERT: Did you say three years?

MR. NELSON: Yep.

CHAIRMAN ALBERT: Got it. Thank you.

All right. Thank you, Ms. Frazier.

So, again, we're going to examine Resolution 21-08, which would authorize a RAD application for Potomac Gardens Senior and 700 Mid-Rise apartments. And I'm going to again turn it over to Mr. Sankaran and his team.

(Pause.)

CHAIRMAN ALBERT: Unless you guys want

NEAL R. GROSS

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

me to do it.

MR. MORRIS: No.

(Simultaneous speaking.)

MR. MORRIS: Chairman Albert, this is Alex Morris, Chief of Planning, Design, and Construction. I think I'm doing 21-08 if that's the next thing on the agenda.

CHAIRMAN ALBERT: Yeah, that's what's on the agenda. Yes.

MR. MORRIS: Okay. I'll do that.

VICE CHAIRMAN SLOVER: Is the Executive Director gone? Is that what I'm understanding?

CHAIRMAN ALBERT: The Executive Director? The Executive Director asked to be excused from the meeting earlier. You may have missed that. No, I didn't realize he was excusing himself for the entirety of the meeting.

VICE CHAIRMAN SLOVER: Apparently, but the show goes on.

CHAIRMAN ALBERT: Okay.

(Audio interference)

NEAL R. GROSS

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

MR. MORRIS: -- to cover the proposed conversion of Potomac Gardens Senior and Family Mid-Rise for two RADs. And I'll go through the presentation as quickly as I can. I know it's a bit lengthier than Thor's, so I'll try to reduce it as necessary. If you want me to skip ahead, please just say so.

We have four items on the agenda to discuss. One of them is why RAD. The second is our conformance with Resolutions 19-01 --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Alex, you can skip over why RAD. We discuss it at every --

(Simultaneous speaking.)

MR. MORRIS: Perfect. Okay.

CHAIRMAN ALBERT: So just go ahead with the resolutions, et cetera.

MR. MORRIS: I'm happy to do that. Yes. Thank you.

Number three is our resident engagement on this process, and number four is the pro forma of the deal or the structure of the financial

NEAL R. GROSS

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

transaction. So I'll skip over why RAD.

We are in conformance, we believe, with the provisions of Resolutions both 19-01 and 04-33 as passed by the Board of Commissioners. And just in general, what I'll say about the project -- I don't maybe want to read this whole thing; it's in Diligen and it's available -- is that we are planning to use RAD on the Potomac Gardens Senior and Family Mid-Rise projects because they represent a project that has significant physical needs.

Although they are not part of the original 14 most urgent properties in our transformation plan, they do need core upgrades to fire sprinkler systems, electrical plumbing, HVAC, and energy efficiency. And the preliminary deal pro forma, or the financial pro forma, demonstrates that the RAD conversion on the associated rehab can reduce operating costs and allow Potomac Gardens Senior and Family Mid-Rise to be self-sustaining.

We've also developed a relocation strategy that is based upon resident choice, and

NEAL R. GROSS

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

it involves a combination of units within the two buildings, within the senior building and the 700 building, as well as other locations in the neighborhood, for example Kentucky Courts and Hopkins Apartments.

The reason we chose to do that here and not just simply keep everybody in the building is that when we engaged in the work at Judiciary House and LeDroit Senior, we did learn some people in hindsight, because construction work in a building where you're currently living is disruptive and noisy, said, if I'd known that, I would have asked to transfer.

So we're making other units available in the neighborhood that are well within the neighborhood of Potomac Gardens, and people all have the ability to come back. They have the right to return upon the completion of the work after the RAD conversion.

We are going to maintain the ownership of the property under the ground at Potomac Garden Senior and Potomac Garden 700 Family. We're going

NEAL R. GROSS

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

to supplement our internal staff capacity in this instance by proposing to work with a fee development partner to scope the project and develop a financial model, help us get commitments of equity and debt to support the construction, and then support us through the construction activities.

We're proposing this in order to better leverage our staff internally and provide ourselves with the best expertise and the ability to facilitate hitting all of our critical milestones.

Post-RAD conversion, the property will contain the exact same number of units and the same mix of units as the pre-conversion status of the two properties, and all of the units will continue to be affordable to residents earning between 0 and 30 percent of our area median income.

The deal is prioritized because of the conditions that we found in the two buildings. The buildings were built in the 1960s, have not been substantially renovated since then, and there were

NEAL R. GROSS

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

latent issues, as I mentioned, in the electrical plumbing, sanitary and HVAC systems, as well as fire sprinkler systems that were compliant with code in the 1960s but are no longer in compliance.

And in a building such as this, if you don't touch it, you can keep it. It's what they call grandfathered. But it's not really a very prudent thing. It's been 60 years, and we need to bring it up to full compliance with 2021 code.

We are planning to self-manage Potomac Gardens Senior and Family 700 post-RAD conversion. So DC HA will be the management entity. And we will ensure to the greatest extent legally allowable that no conversion will result in the diminution of any material rights or protections for residents.

That includes the guaranteed right to return, no resident re-screening, compensation for all related expenses to relocation, including any utility charges or any extraneous charges that residents incur through the relocation process, full funding of the resident councils just like

NEAL R. GROSS

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

public housing post-conversion.

The rent will be calculated based upon 30 percent of adjusted gross income, just as it is in public housing. And utilities will continue to be in the rent calculation. There will be no additional charges for heat or electric or water. All the utility charges will be in the rent, just as they are today.

We also fully conform with -- we check both Resolutions 19-01 and 04-33, and in our cases where both apply, we conform with both. And in the case where there's a conflict, as in Provision 11 of 19-01, Resolution 19-01 controls.

We've had a fairly robust engagement strategy with Potomac Gardens, starting with the issuance of our Resident Information Notice in August of 2020. We've had pairs of meetings for both the Senior and 700 buildings starting in August of 2020. We had a follow-up set of meetings in September of 2020, and then we've had more recent meetings with residents to re-engage and make sure to refresh the conversation and make sure that our

NEAL R. GROSS

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

residents understand what we're proposing.

Those meetings occurred on May 18th and June 8th of this year. June 8th was yesterday, so we just had a meeting with the Seniors and the Family 700 building residents yesterday at 3:00 and 4:00 p.m.

This is just an image to show what the proposed renovations could look like. This is not the design, but this is an image of the vision for what we hope to bring these buildings up to. And the vision really is about bringing the apartments up to a full standard of modern living, enhancing amenities in the buildings, providing more services and more of what Thor referred to before as a more wrap-around model of senior living, very related to our AE bench.

And the exterior rendering at the bottom right shows what the exterior public spaces could look like with new plantings, refreshed surfaces, better seating, and just generally sort of better conditions.

Once again, we have resident

NEAL R. GROSS

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

protections and engagement. RAD can fund the major building improvements of this project, stabilize federal funding for the future with no resident displacement, no loss of housing benefits, and no change in the rent calculation.

And we're going to engage with residents after we apply for the CHAP, and we're going to hire an architect to work with us to do that resident engagement, to talk about enhancements to the amenities in the buildings, including fitness room, health clinic, improvements to outdoor spaces and amenities, enhancing the community meeting space, providing more indoor recreation space, and providing opportunities for resident businesses within both of the buildings -- could be a convenience store, could be could be a beauty salon, could be both.

So that's our general vision going forward. And now, finally, how do we pay for all of that? The pro forma really talks about where we are today. So if you look at the chart on the slide, you'll see, number one, that we have a

NEAL R. GROSS

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

something there that says PH right next to where it says Potomac Gardens.

That's our current audited financial score, fiscal year 20. And you'll see that our revenue is just over \$1.1 million for the building, but our cost to operate is 2.6, and that leads to a net operating income deficit of almost \$1.5 million, which -- once we take out debt service, we can't afford to do any kind of work because our net cash flow would be \$1.6 million to the red.

Then in the RAD conversion, we look at a straight RAD conversion, which is the conversion from public housing to project-based vouchers. If you look at the net cash flow, when we take out capital reserves, debt service, and deferred developer fees, we still are in the red to the tune of \$380,000. So it still doesn't actually work.

But with the new flexibilities provided by HUD through RAD Section 18 Blends, we are able at this point now to fund a project with a revenue stream annually of \$3.6 million and net total expenses of \$2.5 million, yielding us a net

NEAL R. GROSS

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

operating income of \$1.1 million per year projected.

That allows us to put away capital replacement reserves for any equipment that breaks down in the period of operation. It carries our debt service on the debt we carry of \$727,000. And it allows us to pay our fee developer his deferred developer fee on an annual basis to the tune of 175,000 and keep a net cash flow, which is essentially our portion of the deferred fee, of an annual number of 116, almost 117 thousand dollars in net cash flow per year. So we've turned the building from a negative cash flow to positive cash flow, which is very important.

One other thing I'll point out is resident services is a line item that we currently don't fund as a separate line item in public housing, but under RAD Section 18 Blends, we can afford to spend almost \$60,000 a year in targeted resident services. These are not just the ORS services that are provided to everybody, but it's actually additional money that we can use to fund

NEAL R. GROSS

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

services specific to the residents at the Senior building and the 700 Family building. So this is a new way of budgeting that will allow us to create line item budgets for the building itself where we can afford to enhance services.

Finally, there was a question in the deadlocked (phonetic) Committee meeting about how the RAD and RAD Section 18 numbers were calculated. They're basically calculated based upon the bedroom mix of the two buildings -- and this is the number of one- and two-bedroom units in the two buildings -- the total monthly rent, subsidy that's available, and then the total annual rent is calculated at the right, leading to a net total income of \$2.658 million under RAD and a net income of \$3.6 million under RAD Section 18, which does correspond to these two numbers on the prior slide.

And then, finally, we provided a deal template. This is an excerpt from the deal template, but it shows that the project is funded by means of estimated low income housing tax credit equity of 4 percent tax credits to the tune of 35.6,

NEAL R. GROSS

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

almost 35.7, million dollars, a permanent loan of 13.5 million, a seller note, which is basically our selling our building to an entity we set up -- this is a paper transaction, 35.6 million -- and then a deferred developer fee, which is basically taking a portion of the development fee and putting it back into the project to make the deal balance, and then we pay ourselves back over time. That's where that 175,000 and 116,000 shows up in the pro forma.

So the total sources of the project are \$87.6 million, and the total uses match up, \$87.6 million. And it shows the uses of the funds, the acquisition costs -- the hard costs are basically the costs of construction. We're estimating \$30.2 million to renovate the two buildings. Soft costs include all the legal fees and architectural and engineering fees.

And then the developer fee that's paid at the closing is \$7.5 million, of which -- I'm sorry. That's the total fee, but then a portion of it is deferred to make the deal balance, which is pretty typical in a deal such as this.

NEAL R. GROSS

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

If there are any more specific questions than that related to finance, we have our person who modeled this. I'm not the person that does the finance. So we can have Mr. Serna (phonetic) come on in a minute and talk about that.

That's the presentation. Thank you very much for hearing me out. Sorry for the length, but there were a lot of points that I wanted to get across. And if anybody has any questions, I'm happy to answer them.

CHAIRMAN ALBERT: Great. Thanks so much, Alex, as usual.

I'm going to turn to my colleagues for a round of questions. And so let's start with how you appear on my screen.

Commissioner Council, questions from you?

COMMISSIONER COUNCIL: No. That was self-explanatory in brown bag.

CHAIRMAN ALBERT: Great.

Commissioner Slover, questions from you?

NEAL R. GROSS

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

VICE CHAIRMAN SLOVER: I'm going to take a pass, but I do have questions. I'm just not ready.

CHAIRMAN ALBERT: Okay.

Aquarius? Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: I would --

CHAIRMAN ALBERT: You're on mute. You're on mute now.

COMMISSIONER VANN-GHASRI:
Commissioner Albert, I --

CHAIRMAN ALBERT: Yes, ma'am.

COMMISSIONER VANN-GHASRI: -- I want to go on the record saying this with this RAD, that I've used integrity, I've used character and (audio interference) and it's been placed in front of this Board today with some integrity that nobody else have ever addressed.

So I'm telling you now, Neil, I'm being quiet on this. I'm going to allow the Commissioners to talk. And if any of my enemies, my challenger, or opposers, have anything to say of this RAD, I will not be muted and I am in my best

NEAL R. GROSS

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

professional manner today.

I have studied this RAD, and I'm the only Commissioner on this Board that received a certification in RAD before any other Commissioner. I've been studying RAD since 2012, and I'm not going to be undermined, played any games by organizers, advocates, or none of the above.

One thing you know I have said as the President of Potomac Gardens is that if so, if I have an organizer in here, and if our residents are living in deplorable conditions and (audio interference) Paul Battle and you don't go to landlord and tenant court and pay your rent to the court, we're not hearing today about maintenance problems because of -- one, as our organizer, they better be having residents pay their rent to the court register and make us a model.

There's no reason for this RAD not to go through when I've been on this Board and the DCHE board, and I'm not ashamed to say I was trained by Larry Dwight (phonetic). I'm proud of it. He taught me how to make a deal. He taught me how to

NEAL R. GROSS

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

read. And I'm quiet, and believe me, it wasn't fun learning from him. It was miserable.

But guess what. In my single-member district, there's nobody -- and I want them to challenge me. Nobody knows my ward like I know it. Nobody knows Potomac Gardens like I know it because, first and foremost, Melveena Militan (phonetic), Jacqueline West, and Martha Queen (phonetic) taught me well. And unlike anybody else, I'm not intimidated by competition, challenges, or any of the above. I give any and everybody their respect according to your skill set.

So the first thing we need to find out is whether or not we need to organize it because I've always told you that. But I don't know that for a fact when I reached out to them, because if they're not, I'm going with the Center for Community Change because we need organizers in this incident. Potomac 700 and the Senior building have not have allowed for what you call Ken Carrollton (phonetic) my ward. You're absolutely

NEAL R. GROSS

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

correct. My ward is only about skyscrapers, as you said, because first of all, you have to know the distancing and the geographic and the urban studies of this ward.

I wasn't taught by The Urban Institute and Howard -- that's a joke, Neil, and I'm not joking now. So what I'm going to do is end this, and if I want to take up with this RAD, all I need you to do is give me a cue when to shut up and when to be quiet. And I ain't trying to be Maxine Waters, and I'm not a Toumie Gray (phonetic).

I am an Aquarius Vann-Ghasri, who was taught by Paul Battle, Washington Innercity self-taught on (audio interference) today. And I'm serious.

CHAIRMAN ALBERT: Okay, Commissioner.

COMMISSIONER VANN-GHASRI: And I'm serious. Let's get it moving.

CHAIRMAN ALBERT: Thank you, Commissioner.

Commissioner Taliaferro, any questions from you?

NEAL R. GROSS

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

(Pause.)

CHAIRMAN ALBERT: Let's go to Commissioner Falccichio.

And again, if you're not speaking, please mute your devices.

COMMISSIONER FALCCICHIO: That TV's been going on for some time now.

CHAIRMAN ALBERT: Yeah.

Shenetta and Alethea, can you guys figure out what's going on and mute that device? Thank you.

MS. HARDEMAN-JONES: Yes.

COMMISSIONER FALCCICHIO: Yeah. I was just going to thank Commissioner Vann-Ghasri for her leadership on this because I know that she's been working with the team members to get us where we are today.

So I think, just for Alex, I wanted to ask because I saw you were going to add some community amenities, how would we do that, too, without losing units? Can you tell us how to do that, not specifically for this, but just in

NEAL R. GROSS

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

general, sort of how does that work and how do we take that into consideration?

MR. MORRIS: Yeah. Thank you, Commissioner.

So, in general, in a lot of our buildings we have ground-floor spaces around the lobby or public areas that are either oversized or underutilized for their purpose. So if there's a storage room or something that's currently locked and unavailable, if through the process of hiring an architect and working with the residents we discover that we can accommodate some things, we're going to challenge the architectural consultant to work with us to figure out how to get those kinds of amenities into the buildings, fitness room, resident businesses like a convenience store or beauty salon.

We think we can do it. There are no residential units, by the way, on either of those two buildings at the ground level. Those buildings have a raised ground floor, like a lobby area. So we believe that there is adequate space

NEAL R. GROSS

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

to accommodate at least some of that in the ground floors.

COMMISSIONER FALCCICHIO: And then the District has this commitment to making our buildings more efficient. So does this also allow us to achieve, kind of, the standards in the Building Energy Performance Standards?

MR. MORRIS: Absolutely. These two buildings are performing about the way you'd expect a 1966 building to perform from an energy standpoint, and that's hurting us in our benchmarking with BEPS. So when we do this renovation work, we can bring this building up to current code and we can go beyond it.

We're going to look at what the cost of that would be, but we actually think that in some cases, we should be doing best practice models of going beyond energy efficiency minimum standards for 2021. And we're going to look and see if we can do that as part of this. I'm not sure that we can do it. We're going to look at it and see whether it's feasible within the amount of money

NEAL R. GROSS

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

we've budgeted.

COMMISSIONER FALCCICHIO: Okay. And just for everybody, BEPS is Building Energy Performance Standards. And that's a --

MR. MORRIS: Correct.

COMMISSIONER FALCCICHIO: -- goal to make all of our buildings green and energy efficient.

So, for this -- I'm sure we haven't gotten this far into it, but are we able to kind of upgrade lighting and windows and maybe even solar if possible?

MR. MORRIS: Yes, we are. And we do have a solar array on the roof of the Family building and a portion of the Senior building roof as well. I want to say they were paid for with the DOE grant, with our solar panel grant. So that's already operating.

And then, beyond that, we can also do other things. So we're definitely looking at windows. Windows are a huge issue with energy performance. I'm sure the external walls probably

NEAL R. GROSS

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

have minimal to zero insulation, so we'll fill the walls in and provide the requisite insulation that's required and air-seal everything to make sure that the buildings perform at peak efficiency.

And we're going to try to do that -- one of the other things we've been looking at is the buildings currently have gas fired boilers in the basement of the Senior building that feed both buildings. We're looking at trying to break the buildings off with a central heating system and create electric systems to provide both heat and air conditioning throughout so that there's central air throughout both buildings, which they currently do not have fully.

COMMISSIONER FALCCICHIO: That would be a great addition.

MR. MORRIS: That would be.

COMMISSIONER FALCCICHIO: And then, just in terms of -- you laid out that slide with the engagement, and I know Commissioner Vann-Ghasri has kind of been asking for this to come before us for some time now. So is there a way --

NEAL R. GROSS

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

and this is just sort of a broader question. Is there a way to get that community engagement recognized so we get all the input that we need and get residents comfortable with it before it comes to the Board without being as extended as it was? Because I think, for Commissioner Vann-Ghasri, she would have liked this to us sooner.

MR. MORRIS: Yeah. We agree. I would say that -- you know, I don't want to tell on us, but I think we're learning as an Agency how to do better resident engagement. I think you're watching that happen in real time. You're watching us learn and get better at it.

I also think that in the architect we hire for the conceptual study and the eventual design of the project, we're going to be looking for somebody -- going back to Thor's AE bench, we're going to be looking for somebody that's got experience with helping us develop better tools to engage and better direct tools to help get feedback from residents and really have a meaningful dialogue.

NEAL R. GROSS

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

And there are a lot of firms on that bench that I can tell you have that kind of experience, and that's really useful. We're not claiming -- and I wouldn't claim I know everything about how to engage with a diverse population of residents. So I think we'll benefit from that expertise, as well, and learn from it.

MR. ROBINSON: Commissioner --

(Simultaneous speaking.)

MR. ROBINSON: -- for a second. This is Tony Robinson with OPAC. I think with the changes we're going to be making to the website over the next several months, that's going to help with the transparency and the interaction with the residents. And I think OPAC will be working a little more closely with OCP to step up our resident engagement.

So I think we'll see a huge improvement in that area, then, with more transparency, more reporting out on questions and issues and their resolution.

MR. MORRIS: Yeah --

NEAL R. GROSS

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

(Simultaneous speaking.)

COMMISSIONER FALCCICHIO: Yeah.

MR. MORRIS: I'm sorry. I really think that the strides we've made as an Agency in resident engagement have been phenomenal over the past year from where we were to where we are now. We can still get better, and we'll work with Tony's shop to make sure we do that.

COMMISSIONER FALCCICHIO: Well, we can talk about this some other time, too. But just -- I wondered if it was a resident engagement that kind of made that timeline get extended before it got to us or if there were other factors that kind of extended it.

And you don't have to answer that now, but just kind of as we think about how to do resident engagement, and then also make sure that we're fulfilling what the residents expect in terms of getting back to them that the Board is taking -- I just think it's important.

And then, Chairman, my last question.

Alex, just for the record, you're not

NEAL R. GROSS

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

watching children's cartoons while you're answering these questions, are you?

MR. MORRIS: I am personally not doing that, no.

COMMISSIONER FALCCICHIO: Okay. Good. I just wanted to make sure it wasn't you.

MR. MORRIS: No. I don't know what that noise is. Yeah.

COMMISSIONER FALCCICHIO: Okay.

MR. MORRIS: Thank you.

CHAIRMAN ALBERT: I think it's either Senthil or Thor. They're known for watching cartoons many of the afternoons.

MR. MORRIS: Thor has children; I don't. So that might be part of it. I don't know, but --

MR. NELSON: My kids are on a separate floor, so I don't think it's -- it's not coming from me.

CHAIRMAN ALBERT: Okay. All right. So let's move on.

Dionne, anything to add?

NEAL R. GROSS

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

COMMISSIONER BUSSEY-REEDER: Yes. I was going to ask some similar questions, but I wanted -- that, actually, Commissioner Falccichio asked. But I am concerned or would like to know, the resident service line item, are we moving in a direction that that will be placed in each RAD for each one of the properties?

MR. MORRIS: Yeah, we are moving in that direction. Yes. And --

COMMISSIONER BUSSEY-REEDER: Because we didn't do that for Judiciary House, correct?

MR. MORRIS: We did do that for Judiciary House. Yes. We did.

COMMISSIONER BUSSEY-REEDER: We did? Okay. I didn't --

(Simultaneous speaking.)

MR. MORRIS: Yeah. We're going to work on trying to normalize it so that it's sort of tied to each unit. The size of the building was a little bigger, and it was more like 70,000, I think, budgeted in that project. But we are looking to make that part of our model, that we fund

NEAL R. GROSS

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

enhanced resident services at each site as we go.

COMMISSIONER BUSSEY-REEDER: So would that be administered through the Resident Council Office, how the funds are utilized?

MR. MORRIS: I would say we really haven't worked that out yet.

COMMISSIONER BUSSEY-REEDER: Okay.

MR. MORRIS: We're working on this as we go. I would defer a little bit to Brian Harris, who --

(Simultaneous speaking.)

COMMISSIONER VANN-GHASRI: I can answer that. Brian Harris do not have to answer that, Dionne. I can answer that.

If you are really interested in this ward, all you need to do is to Google 24 CFR, which is HUD. Just Google HUD Resident Councils. That's it. Now, when the report comes out, it's national.

Now, what you're going to see, what I've crafted in this RAD is this particular RAD -- and I want anybody on this Board prove me wrong. There

NEAL R. GROSS

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

is no other public housing in the United States of America have a RAD like this. HUD came to the Housing Authority. Glenn Burns (phonetic) told me in my face when every Commissioner, just about, including Council, was there -- and Taliaferro.

I crafted this RAD based on what he told me I could not do. He said, you can't do it like that. I said, yes, I can. First of all, I want to respect the empowerment of residents. Ms. Halloway and Ms. Moore have a group. We are not the residents. We want our cut. They are not agreeing or in line with where I'm going, and I'm not going to violate their rights.

Under CFR, they have a right. I do, too. I got a right to be a fool or a right to move forward. I decided to move forward because I've been a fool too long. Okay? I'm not a Kimmy Gray (phonetic) girl. Ask Tori Sellers (phonetic) whether or not Kimmy would have let it happen in her community. Ask why the Council got his head down like that when it happened.

I'm the only Commissioner that have

NEAL R. GROSS

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

allowed my opposition every right. Now they got the right to do what they want with 1213 I Street. That's what they wanted. They wanted TOPA. They had meetings. I didn't interrupt their meetings. I shared it with the Housing Authority. I went to HUD and was investigated.

That's what I didn't do. Do unto others as you want them to do unto you because that's what I told HUD. Investigate them like they're investigating me. We both been on our resident council boards. I know Ms. West leadership. I know Melveena leadership. I'm not a part of neither of their leadership.

Now, if you want to know my leadership, Google this. Milton Payne (phonetic), Boston, Massachusetts, the fight back.

(Simultaneous speaking.)

CHAIRMAN ALBERT: Commissioner Vann-Ghasri, I want to see if Commissioner Bussey-Reeder is satisfied with your answer.

COMMISSIONER VANN-GHASRI: You're right, and I've got to respect my Chair. But I get

NEAL R. GROSS

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

very passionate with this.

(Simultaneous speaking.)

CHAIRMAN ALBERT: We appreciate the passions.

COMMISSIONER VANN-GHASRI: You're right.

CHAIRMAN ALBERT: Dionne, any further questions?

COMMISSIONER BUSSEY-REEDER: I think I'm going to reach out to Commissioner Vann-Ghasri to get a little bit more information, but I'm good. Thank you.

CHAIRMAN ALBERT: Please do. Thank you.

Bill?

VICE CHAIRMAN SLOVER: Yeah. I appreciate it.

I want to start off by saying, of course, we want to figure out a way to get all of these buildings renovated and approved and all that. I just want that to be first and foremost. But we also have to walk through -- the devil's in

NEAL R. GROSS

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

the details -- and make sure we know our good answers.

I want to break this into two pieces. One is we -- the sort of impact of this transition on this particular property, and then the capacity of the Agency to perform. So I'll start off on the impact to the property.

In the documents that you provided to us, the pro forma in particular, I -- we had talked about this earlier. Currently, the property runs at a 75 percent occupancy -- 70 to 75 percent occupancy and 70 to 75 percent collection of rent. Correct?

MR. MORRIS: Earlier, I think I said that there was a vacancy report that was, I think, 79 percent occupancy over the site, and the collection rate was at 73. That's, I think, what I said.

VICE CHAIRMAN SLOVER: Okay. So we can see how the occupancy will jump if we do the renovation. But the collection rate is concerning because you're running the pro forma at -- you said

NEAL R. GROSS

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

95 percent collection, and we're currently at about 75. So that's a 20 percent delta.

So what happens if you don't collect -- continue to collect at 75 percent? I mean, what's the remedy? In other words, the Housing Authority no longer has the flexibility because it's owned by a single-purpose entity. It's got a LIHTC lender. It's got its own P&L. So what remedy is available to the Agency if we continue to collect at 75 percent?

MR. MORRIS: Great question. There are people better able to answer that. I would ask if John Sarah or if Aleksandr Suuma would like to jump in, or Senthil.

VICE CHAIRMAN SLOVER: It's not an economics number. It's a management question. It's a question of management, Alex.

(Simultaneous speaking.)

MR. MORRIS: So, remember, I'm an architect. So I'm not a manager. But let me tell you what I think they are.

VICE CHAIRMAN SLOVER: I'm not sure you

NEAL R. GROSS

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

-- no offense. I'm just not sure you can answer. I think it's a question of, if we don't collect the rent and the rent's not paid, what's the remedy available to the Agency?

MR. MORRIS: There is a remedy -- one remedy which the investors may request is that we change our management structure so that we collect higher percentage of rent and that we operate at a lower cost of operation. We have to keep the income above the red line. So that's going to be an absolute under any financial transaction. So we're going to have to figure out how to maintain positive net operating income.

MR. MAYS: And I think that what needs to be noted is this would be a process where the Agency is paying itself because it's under a half contract. So the differentiation would be if there's anything delinquent, it would be a tenant's portion of rent, which would be far less than 25 percent.

VICE CHAIRMAN SLOVER: So what's the tenant's portion of the rent in the 3.6 million

NEAL R. GROSS

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

area?

MR. WILLIAMS: That would be based on the income of the tenant.

VICE CHAIRMAN SLOVER: Generally speaking, you've got to pro forma it somehow, right?

MR. WILLIAMS: Yeah. So is there anyone on the phone that can answer that?

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: The remedy to get to the 95 percent collection is eviction.

MR. MAYS: I don't think it's eviction. I think, once again, it's the Agency paying itself. So if the Agency is good on doing that, then -- you know, these are subsidized units. If there's someone who doesn't pay their portion of the rent and continues not to pay, then you would be in the process of entering into some sort of payment agreement or something prior to eviction.

You want to work it -- work things out. We're not in the eviction business.

(Simultaneous speaking.)

NEAL R. GROSS

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

VICE CHAIRMAN SLOVER: I understand that --

COMMISSIONER VANN-GHASRI: Let's keep it real. This Housing Authority and public housing is --

VICE CHAIRMAN SLOVER: Aquarius --
Aquarius --

(Simultaneous speaking.)

COMMISSIONER VANN-GHASRI: -- is zero to nothing. So if the RAD is crafted like this and the language is saying the right things, this is what it means. If you are on zero rent and you --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: Chairman Albert, can we get some decorum?

COMMISSIONER VANN-GHASRI: -- your rent will be zero rent.

(Simultaneous speaking.)

CHAIRMAN ALBERT: Okay. Aquarius, could we allow Commissioner Slover to finish, and then you can make additional comments that you need to?

NEAL R. GROSS

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

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- 75 percent collection rate that we're talking about, right? Mr. Mays, the way you're describing it, the Agency is not paying 25 percent of the rent.

MR. MAYS: I think the 75 percent was the pre-RAD, isn't it?

VICE CHAIRMAN SLOVER: Yeah, but we're paying the rent today. It's the same thing. I mean there's no fundamental difference.

MR. MAYS: The fundamental difference is a subsidy.

MR. SANKARAN: Commissioner Slover, I think your position is also built upon the assumption that the collections stay the same while -- so I think there's a -- there is also an assumption on our side in terms of a higher level of performance of those collections because it's no longer done on a portfolio level. It is restricted to this property, and it's critical to the performance of this property.

So I think inherent to our putting a

NEAL R. GROSS

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

score on us doing not just this RAD but any RAD, it's challenging the Authority to perform at a higher level as well. So I think that's where it goes to your assumption of whether -- the assumption of whether or not we can. And so I don't know if we're going to meet your threshold.

VICE CHAIRMAN SLOVER: I guess my -- I'm not articulating my point very well. Clearly, what this is telling me is that 25 percent of the current tenants at Potomac Gardens don't pay their rent. Is that wrong?

CHAIRMAN ALBERT: Correct.

VICE CHAIRMAN SLOVER: And so to confirm the RAD, those 25 percent of tenants will need to pay their rent, or else they will be evicted. No?

MR. SANKARAN: It's also impacted by the current vacancies. So it's going to reflect that as well. I mean there's an assumption of an increased vacancy in terms of it'll increase the overall --

(Simultaneous speaking.)

NEAL R. GROSS

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

MR. SANKARAN: Are you suggesting that the 25 percent non-collection is in empty units?

VICE CHAIRMAN SLOVER: No, no, no. what I'm saying is --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- is also reflected -- is reflective of the empty. So in terms of our ability to cover any obligations, the decreased vacancy will also help offset that as well because the collections --

(Simultaneous speaking.)

MS. MCNAIR: I had --

CHAIRMAN ALBERT: There's a lot of background noise. Folks, if you can just please put your device on mute.

And, Mr. Slover, if you can ask your question so we can get on to other Commissioners, I would appreciate it. But give me one second to see if I can paraphrase what you're trying to get to by asking this question. How does DC HA intend to close the delta, the 20 percent delta, on collection after the redevelopment has happened?

NEAL R. GROSS

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

VICE CHAIRMAN SLOVER: So I would really appreciate --

CHAIRMAN ALBERT: Anybody --

(Simultaneous speaking.)

MR. WILLIAMS: This is Larry. Good afternoon, Commissioners.

I think it requires us to manage differently and put different systems in place that's very different than what we do now. One of the things that they're looking at implementing is being able to collect rent on the property and process the rent on the property.

I think some of the -- just the way we would have to manage would be extremely different, but not the statement that we would give every resident the same opportunities to go into a repayment agreement or what have you to avoid them being evicted.

VICE CHAIRMAN SLOVER: That's the repayment thing is what I'm talking about because we don't have that flexibility. So in the best case scenario, we're going to have \$116,000 of

NEAL R. GROSS

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

free-flowing cash. That's if everything goes (Audio interference.) So we're at a really interesting margin.

So my concern, as I said last time on Judiciary, is that the remedy is for DC HA to be removed as the property manager and for the LIHTC investor to take over the asset. So I guess just, sort of, we're going to manage the property different and all these things -- the bottom line is you're going to have to collect 95 percent of the rent, and we're only collecting 75 percent today. So it's going to be fundamentally -- we have to do something fundamentally, significantly different. And I don't think it's management.

So I just think that --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- a concern. And so I'll move on to my next question, which is --

CHAIRMAN ALBERT: Thank you.

VICE CHAIRMAN SLOVER: -- does this property currently have about \$5 million of debt

NEAL R. GROSS

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

on it? Is that why there's (Audio interference.)

MR. MORRIS: I didn't catch half of that question. I'm sorry. There's a lot of feedback on the line. I apologize.

VICE CHAIRMAN SLOVER: There's an acquisition cost of \$40 million and (Audio interference.) of \$35 million. Is that the current debt difference?

MR. MORRIS: If someone could --

MR. SUUMA: Yes. That's correct. That's correct. That's the current debt that the property has, which is a CTFP and ESOP bonds. So that's basically -- we'll have to repay. Once we convert to RAD, we'll have to repay any sort of loans that are tied to the property. And that will be taken out of the proceeds to the seller.

VICE CHAIRMAN SLOVER: So four points of the million of the total proceeds is going to go to preexisting debt.

MR. SUUMA: That's correct.

VICE CHAIRMAN SLOVER: So moving on to the thing we've referred to as sort of the model

NEAL R. GROSS

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

for how we've been able to do these, to sort of point to our capacity to do these conversions, and particularly the LIHTC lending -- but it's my understanding that that deal hasn't closed. It's been delayed.

What was the delays, and were they possibly around this same issue that we're talking about, which is occupancy and rent collection? Were those contributory to the delay?

MR. MAYS: I don't think there's been a delay. I mean what we have is the process of converting from the construction loans to the permanent loan. And so that has been pushed back, and the reason that's been pushed back is that there was a third-party property manager on the property that was not doing what it should have done, which is making sure that the tenants in the units had been certified to receive half or have half paid to us.

So that was the issue with that. And so it's the same sort of scenario, as I said before, that this is an easier shot because you have a

NEAL R. GROSS

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

building that you're managing. What you're doing is writing a check to yourself. And so that's a very basic thing the Housing Authority can do and should be able to do.

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: I'm not sure why (Audio interference.) this question, but thank you for taking a shot at that. The Agency has been managing this property since November, correct?

MR. MAYS: December.

VICE CHAIRMAN SLOVER: November/December. So it's six months. So we've been managing this property for six months. We (Audio interference.), and it was delayed. To say it's not delayed, I think, is inaccurate because (Audio interference.) Mr. Garrett had mentioned it should have closed about a month ago. Closing was delayed because (Audio interference.) based on our performance. Everything was delayed based on our performance, which is what I'm (Audio interference.) with our capabilities.

So those are my concerns. My concern

NEAL R. GROSS

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

is that we don't have -- I'm just going to be honest. I don't think we have the right staff in place to tackle this space, and (Audio interference.) proof of that.

MR. SUUMA: We also have -- sorry. This is Aleksandr Suuma. We also will need to take into consideration the pandemic and what was happening around the world and people losing jobs. So that had a great impact on the collections for, I'm sure, for Potomac as well as --

COMMISSIONER VANN-GHASRI: Let me --
(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: Can I finish?

CHAIRMAN ALBERT: Aquarius, can you hold on a second? Aquarius?

(Simultaneous speaking.)

COMMISSIONER VANN-GHASRI: -- constituents to go to landlord and tenant court because they was living in deplorable conditions (Audio interference.) to, and (Audio interference.) that bunch. And we know our advocacy committee (Audio interference.)

NEAL R. GROSS

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

(Simultaneous speaking.)

CHAIRMAN ALBERT: Aquarius --

VICE CHAIRMAN SLOVER: Mr. Chair?

CHAIRMAN ALBERT: Aquarius?

So could we all pause for a second?

Shenetta and Alethea, is there anything we can do about the incessant feedback we're getting?

MS. HARDEMAN-JONES: So if everybody would give me one second, I want to mute everyone. I have IT helping us. So just give me one second, please.

COMMISSIONER COUNCIL: It's the constituents. It's not the Board. It's the constituents.

MS. HARDEMAN-JONES: So, unfortunately, I have muted everybody.

CHAIRMAN ALBERT: And we're still getting the feedback.

(Simultaneous speaking.)

MS. HARDEMAN-JONES: One second. The issue is the fact -- I'm sorry. The issue is the

NEAL R. GROSS

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

fact that we do have a ghost participant. This is not anyone that is on. So we will have to disconnect if we want it to stop that background noise.

You're muted. You can unmute yourself.

CHAIRMAN ALBERT: Can we disconnect and come back, then, in three minutes?

MS. HARDEMAN-JONES: We sure can.

CHAIRMAN ALBERT: Does that work?

MS. HARDEMAN-JONES: Yes. I will make sure that everybody has called, and they'll have the link as well.

CHAIRMAN ALBERT: Okay. Great.

MS. HARDEMAN-JONES: Thanks.

(Whereupon, the above-entitled matter went off the record at 3:11 p.m. and resumed at 3:14 p.m.)

CHAIRMAN ALBERT: Commissioner Slover, do you want to continue your questions?

(Pause.)

CHAIRMAN ALBERT: Bill, don't be shy.

NEAL R. GROSS

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

VICE CHAIRMAN SLOVER: I think I was waiting for a response whether the current way that we were participatory in the -- our capabilities were participatory in the delay of the LIHTC funding and the closing of --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- because again, it's been laid out as the model example of our ability and why we should be doing these RADs.

MR. SANKARAN: Do you want me to jump in?

CHAIRMAN ALBERT: Sure.

MR. SANKARAN: One thing I do want to address -- and differences as well -- this is not a from-scratch LIHTC building that we're talking about. We're talking about RAD of a property where these are our residents that we're working with and that we have close ties to as well.

And I also want to draw attention to the fact that what we're proposing here is not a -- and what is modeled here is a fee development partner deal, which we'll be able to leverage their LIHTC

NEAL R. GROSS

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

experience, as well, in order to supplement our capacity as well.

And in addition to that, it also manages the Housing Authority's risk in that this fee development partner will also be -- in exchange for a fee; they're not doing it for free -- but will be putting up financial guarantees through the development process, and so thereby also mitigating some of the risk to the Authority.

VICE CHAIRMAN SLOVER: But the major problem is operation of the asset. Collection, occupancy -- those are the ongoing concerns which would impact the \$116,000 in free-flowing cash that's razor thin. And we need to manage super efficiently.

What I'm saying is it would appear that the financial structure that got us to where we are in Parkway is still --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: It's still a management issue. And so we keep touting how we're going to be the manager of the properties, and

NEAL R. GROSS

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

therefore, fundamentally, nothing's going to change. What I'm trying to point out is that we may not be the manager of these properties. If they convert and there's a LIHTC lender and we're not collecting enough rent to support the debt, we're not going to be the manager anymore.

CHAIRMAN ALBERT: Any additional questions?

VICE CHAIRMAN SLOVER: Just, you know, no one's presenting that downside to this.

MR. MORRIS: This is Alex. Could I just briefly -- if you look at the financials under our current audited 2020 financials for Potomac, we're doing poorly now. So I'm not -- the alternative is not to keep doing what we're doing because that would be something akin to insanity, I think, because we're losing millions of dollars a year on public housing.

So we have to change regardless. And I don't think staying where we are is an alternative that makes sense.

VICE CHAIRMAN SLOVER: I think I

NEAL R. GROSS

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

started off that way, Alex. I think I started off saying --

(Simultaneous speaking.)

MR. MORRIS: Okay. Okay. So we agree with that. We agree. Okay. Good.

VICE CHAIRMAN SLOVER: But since we started this conversation three years ago and RAD was the end-all be-all, look how much --

(Simultaneous speaking.)

MR. MORRIS: Look at how much better the RAD got? Yes.

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: Well, now we've got some --

(Simultaneous speaking.)

VICE CHAIRMAN SLOVER: -- to blend into it. So it's not really -- I mean, so I hear you. I'm not --

MR. MORRIS: I give you full credit for that. I didn't think that would happen, and you did. So --

(Simultaneous speaking.)

NEAL R. GROSS

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

MR. SANKARAN: So, Commissioner Slover, are you proposing that we don't do RADs?

VICE CHAIRMAN SLOVER: I'm proposing that there -- we've only ever thought about that. This Agency's never really thought, as we all like to say, outside of the box. We've never come up with an alternative solution that may not involve letting HUD off the deed. It may not open up all these exposures to our residents. And I've tried to say that 1,000 different times --

(Simultaneous speaking.)

MR. SANKARAN: So I hear what you're saying Commissioner Slover. Then would you propose that we --

(Simultaneous speaking.)

CHAIRMAN ALBERT: And at some point in time, guys, we need to go to other Commissioners. So, Commissioner Slover, if you can wrap up your round of questions, that would be great.

VICE CHAIRMAN SLOVER: I always take that as the cue that my time is up. So my time is up.

NEAL R. GROSS

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

CHAIRMAN ALBERT: No, no. If you have additional questions, I would prefer if you ask them.

VICE CHAIRMAN SLOVER: I have a lot of questions, but there's apparently more -- there's other Commissioners, so I will defer.

CHAIRMAN ALBERT: I appreciate your concern.

Commissioner Strickland?

COMMISSIONER STRICKLAND: I'd just like to say, you know, from the Deputy Mayor about Commissioner Vann-Ghasri and her leadership on this, I appreciate the invite -- I don't know whose phone is ringing.

But I appreciate you trying to get us involved. I appreciate the invite to the meeting that was this past week and, Alex, for you guys working together in trying to find some common ground. We appreciate it.

We're just looking forward to seeing this move. I know this will be the -- a lot of folks are watching this, and I think that this is going

NEAL R. GROSS

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

to set the tone on how this Board approaches RADs in the future.

And so those are just my comments. But I do like the collaboration that happened, and I think there should be more of it.

CHAIRMAN ALBERT: Thank you.

Ann?

COMMISSIONER HOFFMAN: Thank you. No questions.

CHAIRMAN ALBERT: Who am I missing? Commissioner Taliaferro? Antonio, any questions from you?

COMMISSIONER TALIAFERRO: No.

CHAIRMAN ALBERT: Great. So, just a couple of questions from me, first a comment.

MR. MORRIS: Sure.

CHAIRMAN ALBERT: And, again, I really appreciate the role that Commissioner Vann-Ghasri has played in shepherding this RAD through, including her leadership on the community engagement. And I think she's setting an example as to how engagement should go. She has been

NEAL R. GROSS

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

involved, personally as a commissioner, so I want to commend her for that.

Also, wanted to, in slight agreement of Commissioner Slover's questions. On the rent issue, I am concerned also about the delta that we'd have to make up in rent revenue for this to be viable.

And I think it will, as Bill said, we would need to manage this really tightly, which means we have to be firing on all cylinders. But to Alex or Senthil --

(Laughing.)

CHAIRMAN ALBERT: Is there a higher HUD subsidy that we would get once we execute the RAD?

MR. MORRIS: The RAD rents are a little bit more favorable than current HUD public housing operating and capital. I don't know the exact percentage, I think maybe John Sarah or Sasha could tell us what the percentage per unit is, but they are better, particularly better in 2020.

In 2020, they actually, HUD had sweetened it a little bit and made it better. And

NEAL R. GROSS

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

the blend of 40/60 Section 18 and RAD allows us to put 40 percent project-based voucher rents at 110 percent of fair market rate into the deal, and that makes the revenue go up even more.

And that's based on the percentage of the construction work relative to the hard construction cost of replacement of the building, so we hit a threshold where we benefit from additional revenue. And all of that is new HUD flexibility that's been granted just in the last year. So --

CHAIRMAN ALBERT: Right, and so --

MR. MORRIS: -- we're going to benefit from all of that.

CHAIRMAN ALBERT: So, Alex, you just answered my next question. So, my last --

MR. MORRIS: Okay.

CHAIRMAN ALBERT: -- question is on management post-construction. And, again, this DCHA under leadership of Mr. Garrett has been tending towards self-management. And so, my question is sort of, what management

NEAL R. GROSS

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

infrastructure do we currently have in place or we would have to put in place to make sure that we're managing these properties better?

MR. MORRIS: I think in fairness, somebody who has the property management expertise should probably take that question.

MR. SANKARAN: I would refer to Larry as well, but the one thing I would say, Mr. Chair, is that we also intend to work with, not only this board, but the incoming executive director and permanent executive director to ensure that we're aligned with their vision for how we would move forward as well. I just wanted to add that.

CHAIRMAN ALBERT: Great. Larry, do you want to add anything on this?

MR. WILLIAMS: Can you hear me now?

CHAIRMAN ALBERT: We can hear you now, yeah.

MR. WILLIAMS: Absolutely. So, for the past two years, we have been building the capacity within PMO to ensure that we can manage tax-credit properties. So, I believe that the team that we

NEAL R. GROSS

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

have in place, from the area managers on down to the managers have the relative experience to be able to manage the sites appropriately.

And just to touch on Parkway Overlook just a little bit, there was multiple issues before we took over the property. When we took over the property, we were able to help stabilize the property and work with the program STAY DC to make sure that we are getting to the point of stabilization.

So, I do believe that my team that we have in place have the capacity and the ability to do the job.

CHAIRMAN ALBERT: And is your team provided with training and other development to ensure that they're keeping up to date with the standards and requirements to perform their job at an optimal level?

MR. WILLIAMS: Yes.

CHAIRMAN ALBERT: Great. So, Bill, I see you have another comment?

VICE-CHAIRMAN SLOVER: Yeah, I do.

NEAL R. GROSS

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

When we had this discussion last time around with the Judiciary, I asked Director Garrett, I just really want to focus on this notion that we're paying ourselves this rent.

This is the tenant portion of the rent that we're talking about, that's the 20 percent, the delta that you're talking about. And so, I just want to make sure that that's what we understand that we're talking about.

So, when I asked Mr. Garrett last time around on Judiciary, we have that flexibility here. We have people that are going into arrears, we put them on payment plans, we have all these things.

We don't have that flexibility on these RAD structures, because they're standalone entities and they need all the revenue, they need 95 percent of the revenue to support the project. So, what he said was, well, we're going to create a contingency fund, not dissimilar to the capital replacement fund. That's not possible, is it?

CHAIRMAN ALBERT: Sasha, you want to respond to that?

NEAL R. GROSS

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

MR. SANKARAN: I think we'd need to --
I mean, I'm happy to go back to Director Garrett
to understand --

CHAIRMAN ALBERT: No, no, Natasha is
about to answer.

MR. MORRIS: No, I think --

CHAIRMAN ALBERT: Okay.

MR. MORRIS: -- is he talking about the
fund that would have the developer fee go into? Is
that what you're referring to?

CHAIRMAN ALBERT: It would --

VICE-CHAIRMAN SLOVER: I'm talking
about --

CHAIRMAN ALBERT: It would --

VICE-CHAIRMAN SLOVER: -- something
different, which is --

MR. MORRIS: Okay, yeah, I'm sorry --

VICE-CHAIRMAN SLOVER: Currently --

MR. MORRIS: -- I don't --

VICE-CHAIRMAN SLOVER: -- we let folks
go into arrears and they get into payment plans,
because money's fungible throughout the portfolio.

NEAL R. GROSS

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

So, you apply this \$1.6 million loss to Potomac Gardens, but it might be made up somewhere else, because we have 50 different properties.

That's not the case on these properties anymore, they're going to be streamlined, they're going to be one P&L. So, the response was we would create some sort of contingency fund to pay the delinquent rents so there wouldn't be any eviction.

MR. GOULD: And I believe that is something that we can look at, making sure that we carry an extra hefty reserve in some of these, as we move forward. That's one item that we can look at as we're modeling these properties, as we move forward.

VICE-CHAIRMAN SLOVER: Where would you get the reserve from? You're running razor thin already.

MR. GOULD: We might have to look at how we're performing a lot of these overall redevelopments. We're putting extra services --

VICE-CHAIRMAN SLOVER: All right.

MR. GOULD: -- here and there and we may

NEAL R. GROSS

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

have to adjust the scope, just so that we can make sure that we satisfy and have some additional reserve.

CHAIRMAN ALBERT: All right, thanks --

VICE-CHAIRMAN SLOVER: Just a lot of questions, so --

CHAIRMAN ALBERT: Thanks, Bill.

VICE-CHAIRMAN SLOVER: -- I'm done. Thanks. I won't be able to support it, because I'm afraid of the capabilities.

CHAIRMAN ALBERT: All right. So, let's -- at this time, I'm going to entertain a motion to approve Resolution 21-08, which would authorize the submission of a RAD program application to HUD for Potomac Garden Senior and the 700-family Midrise Apartments. Do I have a motion?

COMMISSIONER VANN-GHASRI: I move that we accept a motion and --

CHAIRMAN ALBERT: Is there a second?

COMMISSIONER VANN-GHASRI: -- I want the record to reflect that the advocate community, who's been in Potomac Gardens, who understand our

NEAL R. GROSS

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

deplorable condition, at no time have encouraged not one of my constituents anywhere in eight wards, to take their money and put it in landlord and tenant court until the Housing Authority correct their maintenance.

However, they do a lot of rent strikes, and I want to go on record saying this. Because Jean Cahn, Edgar Cahn's wife, went down in history with landlord and tenant lawyers, teaching us to take housing to court.

And when you have an advocacy group who may have already told their leader to go vote the way he vote, however, you have Commissioner Council, who is in a HOPE VI, there is a historic HOPE VI, because WIN developed it, okay? You have N Street Village, WIN developed it.

I support WIN whether or not they agree with me or my enemies. One thing I like about WIN is look at who supports WIN and look at the product of (Audio interference.) that WIN has produced. And I'm asking --

CHAIRMAN ALBERT: Thank you --

NEAL R. GROSS

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

COMMISSIONER VANN-GHASRI: -- the rest of you, don't go along with Commissioner Slover, and don't put Potomac Garden as your example. You have kind souls and startled tourists, he ain't say nothing about them. He ain't saying nothing about Commissioner --

CHAIRMAN ALBERT: Commissioner --

COMMISSIONER VANN-GHASRI: -- Council, who sits on this board in an unspeakable condition --

CHAIRMAN ALBERT: Commissioner, we really have to --

COMMISSIONER VANN-GHASRI: -- That I'm telling you --

CHAIRMAN ALBERT: Commissioner, we do have to move forward with the vote, we appreciate your comments and we appreciate you moving it. Is there a second?

COMMISSIONER STRICKLAND: Second.

CHAIRMAN ALBERT: Seconded. Alethea, could we do a roll call vote?

MS. MCNAIR: Sure, thank you.

NEAL R. GROSS

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

Commissioner Strickland?

COMMISSIONER STRICKLAND: Yes.

MS. MCNAIR: Commissioner Strickland, I'm sorry, I didn't hear you.

COMMISSIONER STRICKLAND: Yes.

MS. MCNAIR: I see a thumbs up, I need to --

COMMISSIONER STRICKLAND: You can't hear me?

MS. MCNAIR: Yes, I hear you now, thank you.

COMMISSIONER STRICKLAND: All right. Yes.

MS. MCNAIR: Thank you. Commissioner Ortiz Gaud?

COMMISSIONER ORTIZ GAUD: Yes.

MS. MCNAIR: Thank you. Commissioner Council?

COMMISSIONER COUNCIL: Yes.

MS. MCNAIR: Thank you. Commissioner Hoffman?

COMMISSIONER HOFFMAN: Yes.

NEAL R. GROSS

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

MS. MCNAIR: Thank you. Commissioner Taliaferro? Commissioner Taliaferro, are you there? I'll circle --

COMMISSIONER TALIAFERRO: Yes.

MS. MCNAIR: Okay, thank you. Commissioner Vann-Ghasri?

COMMISSIONER VANN-GHASRI: Yes.

MS. MCNAIR: Thank you. Commissioner Bussey-Reeder?

COMMISSIONER BUSSEY-REEDER: Yes.

MS. MCNAIR: Thank you. Commissioner Slover?

VICE-CHAIRMAN SLOVER: Present.

That's for you --

MS. MCNAIR: Thank you. I'm sorry?

VICE-CHAIRMAN SLOVER: Inside comment.

MS. MCNAIR: Okay. Commissioner Falcicchio?

COMMISSIONER FALCICCHIO: An enthusiastic yes.

MS. MCNAIR: Thank you. Chairman Albert?

NEAL R. GROSS

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

CHAIRMAN ALBERT: Yes.

MS. MCNAIR: Thank you. Chair, you have nine yes, one present vote. The resolution is approved.

CHAIRMAN ALBERT: Great, thank you very much. Thank you, again, Commissioner Vann-Ghasri for your leadership on this. Now, we will turn to our public comments

COMMISSIONER VANN-GHASRI: I'm leaving, I'm getting ready to go cover and now I have to praise.

CHAIRMAN ALBERT: All right. Thank you so much, Commissioner. So, first up is Shonta High. Ms. High? Ms. High, you have five minutes.

MS. HIGH: Okay. Thank you. Thank you as always for the opportunity to speak to the board today. I want to go ahead and bullet point my testimony and get right to my scripture.

There should be a minimum of two resident council presidents on the search committee for the next DCHA executive director. Park Morton is always mentioned in many meetings,

NEAL R. GROSS

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

without me being present at any of those meetings.
Why is that?

Let's make it clear that in the future I will be present at all meetings that have any dealings pertaining to, about, or concerning Park Morton.

That goes without saying for all resident council presidents and their elected officials for their properties. There shall be no excuses as to why there is no contact with us when our properties, our families, our livelihoods, and the futures of our communities are at stake.

No Park Morton residents shall be given any information without giving it to me and my board members first, as I am still a resident, as well as the president, period. Any and all correspondences shall be sent to parkmortonresidentcouncil@gmail.com.

DCHA will not house the resident council and community room in the same building as the property management office, as the property manager, Ms. Betty Dialgo, has exacerbated my

NEAL R. GROSS

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

mental health disabilities and I will not be placed in a position to be triggered every day. I will remain safely housed in 615, where I feel safe and can comfortably deliver services to my residents when they make an appointment.

As resident council president, I fought for the locks on my buildings and finally received keys for them. Thank you.

Now, when will I receive keys for the announcement boxes that I also fought for, that I only received one key for which is inside of the resident council building only. Again, HOU and TCB had keys to all the announcement boxes, as well as keys to the buildings.

Why can't I have all of the keys to the announcement boxes, as well as keys to the buildings, like I have now received keys to the building, so why can't I? Why am I still hanging up flyers on the walls?

When will Park Morton know for sure what is going to happen with this property? What happened to the micro-grants for all of the

NEAL R. GROSS

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

businesses that attended the virtual vendor expo in April? When will I receive the information list for my residents?

Information about the resident council elections keep floating around with no way for the residents to apply for a position to run for elections. How do you plan to host the elections and why do properties slated for redevelopment have to change leadership during such an important stage?

Lastly, why aren't our councils trained to be able to issue parking tickets on our properties, to assist with, one, revenue for our resident councils, two, helping to alleviate the illegal parking issues we have at some of our properties, and, three, to assist with deterring the exacerbating illegal ticketing DCHA PD does to our residents?

We know our residents and their vehicles, their children's vehicles, if their children are young adult drivers. The presidents, vice presidents, and sergeant at arms should be

NEAL R. GROSS

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

officially deputized by someone to be able to issue finable parking tickets for our properties.

We are tired of the foolishness and it needs to stop. A few of those 250, 500, and 1k tickets will shut that down quick, fast, and in a hurry.

Proverbs 1:5. Let the wise hear and increase in learning and the one who understands obtain guidance. I'm Shonta High, president of the council at Park Morton, thank you.

CHAIRMAN ALBERT: Thank you, again, Ms. High. Paulette Matthews? All right, let's continue to go down the line. Charlene McFadden? Is Detrice Belt available?

MS. BELT: Yes.

CHAIRMAN ALBERT: Go ahead, Ms. Belt.

MS. BELT: Okay. Yes, just two questions. Let's see. I want to know what is the time line to have all replacement public housing units done so me and my family can return to Barry Farm?

And question number two is, if

NEAL R. GROSS

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

developers can move forward without a development agreement because of zoning change, what written guarantee of return do I have? So, I'm just speaking on Barry Farm. Thank you.

CHAIRMAN ALBERT: Okay. Thank you so much. Senthil, are you available to respond right now?

MR. SANKARAN: We will note down the questions and make sure to respond in writing, but I just want to make sure we're collecting them correct. The question was regarding the right to return, was the latter part. And the first question was? I'm sorry, can you just repeat what the first part of the question was?

MS. BELT: What's --

CHAIRMAN ALBERT: Ms. Belt, can you --

MS. BELT: -- the time line, yes, what is the time line --

MR. SANKARAN: Oh, the time line?

MS. BELT: -- to have all -- yes.

MR. SANKARAN: Okay. I'll make sure Andre reaches out directly, as well as we'll

NEAL R. GROSS

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

respond in writing with response to those.

MS. BELT: Okay. So, my email has changed, I don't know, for all you all on here, it's detricebelt@gmail.com.

MR. SANKARAN: Alethea, do you have that noted? Thank you.

CHAIRMAN ALBERT: Thank you, Ms. Belt. Peggy Disroe? So, you have to press Star 6 to unmute, if you're muted. Peggy Disroe? Carlis Laurie? Okay, I'm going to come back up. Rose Burbridge? Okay, I think we may be having a technical issue. Moving along. Heather Daye?

MS. DAYE: Hello, can you hear me?

CHAIRMAN ALBERT: Is this Ms. Daye?

MS. DAYE: Yes, this is Ms. Daye.

CHAIRMAN ALBERT: Okay, go ahead. Thanks, Ms. Daye.

MS. DAYE: Okay. I have a few things I need to follow up on. Back in March, I sent a letter to DCHA about my rent abatement. I was requesting rent abatement due to all of the housing code violations I dealt with at my Elvans Road

NEAL R. GROSS

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

property, from rodent infestations to hot water issues to electrical issues.

That letter also included requests for all work tickets and a detailed ledger from Wells Fargo to show my escrow payments, and also, a current ledger to show my correct balance, which, honestly, should be zeroed out at this point. That was supposed to have been followed up by Mr. Garrett on the call last month. He stated that I mentioned counsel and it was legal, so no one ever reached out to me.

I sent a new letter on May, I think it was May 10, to Mr. Mays, updating my information, removing counsel information. He sent an email back stating that he received it. I asked to have someone to reach out to me by May 25 to give me an update and there still has not been an update.

So, I wanted to find out what's going on as far as that response that you guys have until the 28th to respond to.

Also, I went into my RENTCafé account and I noticed that more money has been added to my

NEAL R. GROSS

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

account each month, starting with September 2016, when I first entered the ABLE Program, that says SHB, which I assume is should have been, because it shows that money was added to the different amounts that I was charged for.

If someone didn't do their job, I feel as though I shouldn't be responsible and that you guys should not be able to backdate all the way back to 2016 for something that someone didn't do. It feels like retaliation.

Some of my other issues are, as far as the program itself, I'm receiving letters saying that it ends on this date and it's not correct. I got a corrected date, they said, okay, as far as your ABLE Program, if you want to try to get an extension, send a letter. I sent a letter, still no information.

Where I'm at, it's horrible here. I mean, I went to visit my old property, nothing has been done to my unit. My fire was December 2020. There's still a tarp on the house, all the stuff is still in the window, nothing has been done to

NEAL R. GROSS

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

that unit.

I'm not understanding what the issue was with me having time to get my items out of the unit after the fire and you guys changed the locks until six months later and nothing has been done to the property. So, I kind of feel like you guys are waiting for the program to end so that I don't have to return to that unit.

Over here, we have an issue, because it's like the zombie apocalypse, because everyone is getting high on whatever they want to get high on in the alley and my kids are afraid to go outside, including my three-year-old grandchild, because they're out there high and talking and flipping and fighting and rolling and yelling. And then, the gun violence has picked up in this neighborhood.

My question is, what is the plan for my family? Are we supposed to be stuck here until I decide to move out? I got into the ABLE Program when I left Potomac Gardens to better myself, to better my family, and to be a homeowner. You guys are making that impossible, okay?

NEAL R. GROSS

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

I don't understand what the plan is for my family. This is not how we live, this is not how I want to raise my children, and I feel like we're just stuck. Every single month, I'm on these calls, from September up to now. There's no resolution, we'll get back, we'll reach out, nobody does nothing. Like, this is beyond frustrating. Like, I need some answers.

If we need to move, if you guys need to give us a voucher, if there's not another place for my family size, I have a senior in my home, I have a child with a baby in my home. If my family needs to be broken down so that everybody is accommodated to get the heck away from here, that's fine.

The issue is, nothing is being done and I feel like we're being stuck here on this property.

CHAIRMAN ALBERT: So, Ms. Daye, can I ask a quick question?

MS. DAYE: Go on.

CHAIRMAN ALBERT: Who is your primary point of contact in DCHA on these issues?

MS. DAYE: I spoke to every single one

NEAL R. GROSS

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

of them, everybody, all the way up the chain of command. I've talked to Samaja Watson. I've talked to Brandy, I can't think of her, Brandy Lynch. I've spoke to Larry Williams. I've spoke to Mr. Mays. I've spoke to Tyrone Garrett. I've spoke to everybody, I've talked to everybody. I don't know who else to talk to. I've even spoke to the councilwoman-at-large. I've spoke to everyone, no one is doing anything. I --

CHAIRMAN ALBERT: Okay.

MS. DAYE: -- don't know who else to talk to.

CHAIRMAN ALBERT: All right. So, I think you're doing the right thing in talking to the board. So, Larry and Greg, I really would appreciate it if -- so, if you can send -- Larry and Greg, do you have Ms. Daye's contact info?

MS. DAYE: I prefer email, I need stuff in writing.

MR. WILLIAMS: Yeah, I do --

CHAIRMAN ALBERT: Yeah, no, no, no, I --

MR. WILLIAMS: I do have the email.

NEAL R. GROSS

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

CHAIRMAN ALBERT: I want them to sit with you virtually within the next week to identify all the issues and work systematically to move them out of the way to the best of their ability, and ask them to report back to the board within 30 days as to what progress they have made.

MR. WILLIAMS: Okay.

VICE-CHAIRMAN SLOVER: Can I add one thing to that, Neil?

CHAIRMAN ALBERT: Yes.

VICE-CHAIRMAN SLOVER: Is there a way we can get some better understanding about how it got to be that Ms. Daye had to actually come to the board to testify?

CHAIRMAN ALBERT: I know.

VICE-CHAIRMAN SLOVER: And sort of do a backtrack on who was communicated, when they were communicated, who dropped the ball, if a ball was dropped, I'm not implying anything at the moment, it's just that maybe a sort of forensic background check on how we got here would be helpful.

CHAIRMAN ALBERT: I agree. And so,

NEAL R. GROSS

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

Larry, can you do that as part of your response?
Mr. Williams?

MR. WILLIAMS: Absolutely.

VICE-CHAIRMAN SLOVER: And, again, I'm not, I don't want to imply that I know what went wrong, it would be helpful if we could find out --

CHAIRMAN ALBERT: Okay.

VICE-CHAIRMAN SLOVER: -- if anything went wrong.

MR. WILLIAMS: Will do.

CHAIRMAN ALBERT: I totally agree.
Thanks so much, Ms. Daye.

MS. DAYE: Thank you.

CHAIRMAN ALBERT: Marlina Childs?

MS. CHILDS: Hello. Hi, I'm here.
This is Marlina Childs. Thank you --

CHAIRMAN ALBERT: Go ahead, Ms. Childs.

MS. CHILDS: -- for having me and for -- thank you. From the last time I spoke with you, I did speak to the management at DC Housing Authority, and they're working with me in trying to find somewhere to go.

NEAL R. GROSS

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

But you guys have to realize, it's the policy that's in the way of me and my daughter, the public safety. And also, that it's hazardous. This is my second property that I was moved at, because I couldn't breathe, because I almost died.

So, I can't go to the senior buildings, because I'm at child-birthing stages and my daughter is, so they won't put us there. So, it's like, what can they do? What can they do for us?

And then, number two, HR has not paid me since -- they haven't paid me my check. They're not listening to anyone, they have DC Wage is even going to their lawyer. They're not listening to anyone. They owe me a paycheck.

I paid taxes on it, they are refusing to give it to me, because it's a DC Government, it's ran by DC Government and because they know that it's harder to sue and collect, so they're just using that card not to pay me.

I don't understand what is the personal anger in HR about, I don't understand what it is. When I was working there, I did an awesome job. I

NEAL R. GROSS

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

did an awesome job.

So, I have two issues. I need to be moved, because I can't breathe. And this pedophile was after my daughter, trying to break through the door four times to get to my daughter, trying to kill me, and we're still here. And I can't breathe. When you can't breathe, you can't breathe. And the --

CHAIRMAN ALBERT: Yeah.

MS. CHILDS: -- management team is stepping up to help me, they are, but the policies are in our way.

CHAIRMAN ALBERT: Thank you for sharing that. And I'm not sure about the specific policies, but I can tell you, generally, policies do get in the way.

On the safety issue, again, I know Chief Maupin is on the call today. I'm going to ask him to connect with you directly.

I'm not clear on the back-pay issue, and I don't want you to air that out today, but I'm going to ask our general counsel, Greg Mays, who is

NEAL R. GROSS

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

probably disappointed that he joined the meeting, because he's getting assignments, to work with you to address the issue and try to find a resolution as quickly as possible too. So, please leave your contact info, so that they can be in touch with you.

And, again, as I asked to the last person to testify, if you guys can report back to the board within 30 days, we'd appreciate it.

MS. CHILDS: Thank you, thank you.

CHIEF MAUPIN: Yes, please --

CHAIRMAN ALBERT: You're welcome.

CHIEF MAUPIN: -- leave your contact information so that we can circle back and talk.

MS. CHILDS: Get a pen and paper, childs_2004@netzero.com. That's my email address.

CHIEF MAUPIN: And what's your name?

MS. CHILDS: Marlena Childs.

CHIEF MAUPIN: Thank you.

MS. CHILDS: Thank you. Thank you, everybody.

CHAIRMAN ALBERT: Thank you, Ms. Childs.

MS. CHILDS: Bye-bye.

NEAL R. GROSS

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

CHAIRMAN ALBERT: Linda Brown?

MS. BROWN: Good afternoon, commissioners. My name is Linda Brown and I have a question, actually, about the elections coming up for resident council.

I wanted to know when are they going to be held and what's the time line for applications to be in, so those bios of the people who are running will be in those magazines or how are we going to run the elections, due to COVID? And so, if it's not in-person, how are we going to do this and what's the time line for doing it?

CHAIRMAN ALBERT: All very good and important questions. I'm not sure we have all the answers at this point in time, but, Greg, could you -- are you the person to share sort of a high level overview of what the thinking is on the elections?

MR. MAYS: I think that, we sent out a memo regarding the elections, but I think Larry Williams or his staff would probably be more competent to talk about the elections.

MR. WILLIAMS: Sure.

NEAL R. GROSS

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

CHAIRMAN ALBERT: Great. Go ahead, Larry.

MR. WILLIAMS: So, commissioners, you do have a memo regarding the other options, that was uploaded to Diligent this morning, that I received from the third-party monitor. We received it from them today, so we uploaded it to you all today.

However, what the ask was from Commissioner Strickland was to look at if we were to do some type of hybrid, how would it impact the cost or how would it impact the scope of work? So, the recommendation there is to proceed with an in-person election following all of the safety protocols due to COVID.

So, that information is there. Once I receive something back, we will proceed to time lines. We're looking to have the elections in September.

CHAIRMAN ALBERT: Great. Ms. Brown --

MS. BROWN: So, are we --

CHAIRMAN ALBERT: -- does that answer --

MS. BROWN: -- going to hold

NEAL R. GROSS

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

CHAIRMAN ALBERT: -- your question?

MS. BROWN: Yes. So, are there going to be a forum that is going to be held on these properties for these resident councils so you know who is running and what they're going to bring to the table? Are we going to be able to do that kind of information? Because --

MR. WILLIAMS: Absolutely.

MS. BROWN: -- this is important that we do information share.

MR. WILLIAMS: Absolutely, that is in the plan.

CHAIRMAN ALBERT: So, Larry, can you share --

MS. BROWN: So, will we get dates? I'm sorry, will we have dates on this, so it isn't a last minute? We're not close to September, so how soon are we going to be able to get this before the actual elections happen?

MR. WILLIAMS: So, once it's approved, you will start to see information within the next 30 days. So, it's a relatively quick turnaround,

NEAL R. GROSS

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

based on what the third-party monitor has suggested.

CHAIRMAN ALBERT: So, Larry, when would you be able to make more information public?

MR. WILLIAMS: So, once you all have viewed what the recommendation was and if you're okay with us proceeding, I just need a nod for us to proceed. And --

CHAIRMAN ALBERT: Okay.

MR. WILLIAMS: -- the information will start to go out within the next 30 days.

MS. BROWN: So, you're saying that --

CHAIRMAN ALBERT: Okay. And --

MS. BROWN: So, I'm sorry, you said the next 30 days?

MR. WILLIAMS: Correct.

MS. BROWN: Okay.

CHAIRMAN ALBERT: Great. Thank you so much.

MS. BROWN: Thank you.

CHAIRMAN ALBERT: Cherie Felts? Let's move on to Debra Frazier. I know Ms. Frazier is

NEAL R. GROSS

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

--

MS. FRAZIER: Greetings, everyone.

First --

CHAIRMAN ALBERT: Greetings, Debra.

MS. FRAZIER: -- please note that one of the reasons, perhaps, that you're losing residential comment is that commissioners spend an hour two, debating the resolutions as though they have never seen them before. And when it comes to questions from the public, there's little or no time left.

And that is not transparency and that is not respect for residents who are holding on the phone three or four hours and they have children or doctors appointments and things, you name it. It is disrespectful, and you all will get to maybe talking among yourselves when you are not in a public forum with us.

Second, and most importantly, is one question, is there a transition plan for our agency, given that there is going to be an interim director and who knows? The last director search

NEAL R. GROSS

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

took you all nine months. Is there a transition plan planned? I'll wait.

CHAIRMAN ALBERT: So, do you want to just get through your questions and then I can answer --

MS. FRAZIER: Okay. That's what I --

CHAIRMAN ALBERT: -- in one swoop?

MS. FRAZIER: So, it all revolves around a transition plan. One --

CHAIRMAN ALBERT: Great.

MS. FRAZIER: -- there are things in place that we discussed today, the redevelopment efforts, the new architect and contractors for modernization, the resident council elections. There are things in this agency is beholden to its residents to do.

In this time of uncertainty, how do we know that any of these things will get done? That anyone is paying concerning attention to how our lives go forward regardless of the leadership you're in transition with?

So, how will you make the transition in

NEAL R. GROSS

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

this period, how will residents keep involved, and how will development plans go on? Park Morton, Tyler House, Greenleaf, how will this happen and what's the plan? One, two, three, four, we will do this, and we won't do that, and we will do this?

Also, who is representing the agency (Audio interference.) like ANC meetings, like the City Council budget meeting coming up, where is agency representation and, by default, what happens to our residents? What happens to voucher holders? What happens to seniors? What happens to our budget from City Council while you all decide what you're going to do with the leadership with this agency? Clear enough?

CHAIRMAN ALBERT: Yes, Debra, you can't be any clearer. So, let me start by saying, life goes on in --

MS. FRAZIER: Yes.

CHAIRMAN ALBERT: -- DCHA, it's not the first time we've had a change in administration, and I suspect it's not going to be the last time we have a change in administration.

NEAL R. GROSS

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

But what we do have is a whole lot of very competent employees in DCHA that will continue to do the work that they are tasked at doing, to do, and are paid to do. So, whether it's development or whether it's community engagement, you name it, that should not skip a beat.

But in the interim, we've appointed, in the meanwhile, we have appointed an interim director who starts on the 21st, so there's just a weekend lapse between the outgoing director and an interim director.

MS. FRAZIER: All right.

CHAIRMAN ALBERT: This board has put together a search committee. The search committee met today to outline a process for selecting the new executive director, which we are beginning in earnest, which will involve hiring a search firm to go scour the nation to find the best candidates that we can interview.

A subcommittee of ours is also working on the best position description that we can share with the search firm. And we will continue to be

NEAL R. GROSS

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

meeting on a regular basis until we find a director. And so, we have really good management leadership at DCHA, for the most part. And so, we shouldn't miss a beat.

If, however, things are not moving, Ms. Frazier, I know you're not shy in reaching out to any of us on the board, and we will continue to help push things along. So, I hope I answered your question.

MS. FRAZIER: Yes. Two things to emphasize. One, I love, Chairman, how you talked about the wonderful people you have in place. You have very great and excellent staff members in all of the silos, who are doing wonderful work for our residents.

We all don't get to be on the board meetings, nor do we care. We care who's taking care of at resident council, ODT, Office of Planning, and that group is doing well. And also, in the director's office working on everything.

Please ensure, to the extent that you can, board, maintain the organizational ability

NEAL R. GROSS

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

and the experience of those ten, 20, 15-year residents who are working there.

And please, if you did not do this with the last search committee, please make it your concerted business to have residents (Audio interference.) on the search committee. That would go -- because we're the ones who are on the back-end of the search. You all talk it, we live it. Thank you so much for your consideration in these matters.

CHAIRMAN ALBERT: Thank you so much, Debra, appreciate it. So, let's go back up the list to Rose Burbridge.

MS. BURBRIDGE: Good afternoon, everyone, and thank you for this opportunity. My name is Rosa Burbridge and, currently, I'm a resident of Lincoln Road Apartments. And today, I'm going to give testimony regarding MELVO transformation.

Infrastructure, architect, engineering, resolution, I heard all of that today, but the most precious assets afforded to DCHA are

NEAL R. GROSS

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

the residents. We are your focus, your purpose, vision, and mission. We are not bartering tools, so don't devalue our worth based upon oversights.

Transparency, accountability, and truth in disclosure are the things I would like to address.

There has been continuous changes regarding the MELVO transformation. Unfortunately, what has not changed is the disregard, the negligence, and the impact of this on the residents.

You say no resident displacement, no loss of housing benefits, the guaranteed right to return and no re-screening, this sounds wonderful. However, it's fiction and not fact. And let me tell you why.

First of all, residents will not have the option to return, some of them, because residents have been improperly housed for decades.

One example, here at Lincoln Road, you have six one-bedrooms and 13 two-bedrooms. Take, for instance, once we have been properly housed,

NEAL R. GROSS

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

you have ten residents that qualify for the one-bedroom.

What happens with the other four? How do you make that distinguished? Do you say the people who are properly housing come back or do you say the people who, because of an oversight or mismanagement, which has been decades in the wrong sized unit, they get the first option to come back? So, do not say we are guaranteed the right. For me, put it in writing.

Secondly, residents do not pay utilities. Will this remain the same or will this hardship and burden be passed on to residents? Has any notification of this change been made aware to the residents, so families will have the opportunity to discover resources, budgeting, and becoming abreast of energy efficiency options?

We've had meetings time and time again and it pains me to say that the staff, the management staff, who was once for-profit, now working in a not-for-profit organization, needs to be debriefed and have sensitivity training.

NEAL R. GROSS

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

Continuously, when a resident asks a question, being told, contact me or we'll speak in private, when you do these, at one time what was annual recertification, does not it say how many members are in the household? Does not it say how many units are there?

So, several people here, one of their problems is the relocation. Have you thought to send them some notification to let them know that you are improperly housed, therefore, we're going to give you time now, if you start now, not once you get the contract, which would be convenient for everyone else, letting them know that they have to take their life belongings, their possessions, and they're going to have to downsize?

I asked this question at the alleged meeting on the 25th, which was very laughable, and we were told 90 days. Did not the management office have five, ten, 15, 20-plus years to realize that these residents was properly housed? How, then, do you expect for people to change their life within the 90-day period?

NEAL R. GROSS

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

My next concern, what about the residents who are protected under the ADA Act, who have animals, people who have plants, where are you going to relocate it? HUD defines homelessness as individuals or families who lack the fixed, regular, and adequate nighttime residency, meaning they are living in a public or privately operated shelter.

We were told about the possibilities of being moved to hotels. Is the relocation team referring us to those bedbug-infested hotels, well, they're actually motels, that are scattered along New York Avenue? What type of environment will we be in? Will we be able to cook our meals? Will we be able to use our computers? What about those that have restricted diets and health issues?

And, again, management says, you need to contact us, or once we have all of this, where you're going to go, well, once the contracts are signed, then we'll let you know. How do you think in clear conscience that you can come in in 90 days, after a person has lived somewhere 30-plus years,

NEAL R. GROSS

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

and just move them out to where?

Every time I ask the question, where are we going?, they have no idea. I was appalled. I was actually offended --

CHAIRMAN ALBERT: Ms. Burbridge --

MS. BURBRIDGE: -- when one of the residents --

CHAIRMAN ALBERT: -- you have 15 seconds left.

MS. BURBRIDGE: All right. Those are the things that I want to address. Please, I ask everyone today, put the residents first. Stop telling us what you need to make changes to become moderate and tell us how you're going to make us have a better way of life and continue to have our residency. Thank you for your time.

CHAIRMAN ALBERT: Thank you so much, Ms. Burbridge, I appreciate your comments.

VICE-CHAIRMAN SLOVER: Okay. Can I --

CHAIRMAN ALBERT: Next --

VICE-CHAIRMAN SLOVER: Can I get one quick thing in there? Mr. Mays --

NEAL R. GROSS

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

CHAIRMAN ALBERT: Yeah, sure.

VICE-CHAIRMAN SLOVER: Mr. Mays, one of the things that we just heard from the last speakers is right to return, continual right to return question. Last month, the advocates put forth a resolution to finally address this situation. That was, what, 30 days ago? Do you have any update on where that stands at the moment?

MR. MAYS: Yes. As a matter of fact, we were discussing the draft that we have been circulating internally and we should be able to submit that for board consideration very shortly.

VICE-CHAIRMAN SLOVER: So, but, am I to understand that you didn't go back and forth with the advocates, you've spent 30 days looking at the draft internally?

MR. MAYS: I mean, the resolution will be in a public forum and there will be back and forth, and that possibility does exist. But as far as the board's resolution, the way the process is is that the resolution they put up for the board is publicly debated, the board considers it, et

NEAL R. GROSS

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

cetera.

VICE-CHAIRMAN SLOVER: Okay. So, you've spent 30 days reviewing that, and when do you think we can get it as a board?

MR. MAYS: Oh, well, I need to check with our people. I think we can have it in the next two weeks or so.

VICE-CHAIRMAN SLOVER: So, six weeks to review the resolution?

MR. MAYS: No, I'm not saying that, I'm saying that it takes time for us to make sure that we include everything that needs to be included in a resolution, so that when we do the deliverable, it's something that reflects where we are as an agency.

VICE-CHAIRMAN SLOVER: I guess what I'm saying is that you've had four weeks and you're asking for two weeks, so that's six weeks. So, is there any way we can get it faster?

MR. MAYS: It's a draft now, it's still being revised. I don't want -- I want to give you a finished product, as far as we're concerned. So,

NEAL R. GROSS

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

we'll try to do it as fast as we can.

VICE-CHAIRMAN SLOVER: It's an important issue, it's been five years in the making. So, it would be great if we can accelerate it. Thank you.

MR. MORRIS: Chairman Albert, this is Alex. I'd like to take two of the three questions that Ms. Burbridge posed and provide some answers to those.

First of all, we will not be charging separate utilities with MELVO when it converts in RAD. It's the same as we've been saying for Judiciary House in Potomac, we're going to keep the utilities as a property-paid portion of the rent. It will be the same as under public housing. So, she need not worry about additional utility charges.

Related to the relocation, all I can say is that we are looking at multiple options. There are not a lot of vacancies at MELVO, at the five properties currently. And so, we are looking at multiple options.

NEAL R. GROSS

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

I agree, as do all of the people at OCP in my department, that putting someone in a hotel for 45 days or 50 days is not really a very acceptable option. And we've been looking at other options, including apartments for long-term stay.

We don't have an answer for that yet. And once we have an answer, we'll come back to the board and provide that final determination of how we're going to do the relocation.

CHAIRMAN ALBERT: Okay. Thank you so much, Alex.

MR. MORRIS: Thank you.

MS. MATTHEWS: Excuse me, Mr. Albert?

CHAIRMAN ALBERT: Yes.

MS. MATTHEWS: This is Paulette Matthews, and at the end, if I could speak, I would appreciate it. Thank you.

CHAIRMAN ALBERT: Yeah, we're going to go back up the list. Patricia Bishop?

MS. BISHOP: Good afternoon, everyone. I'm calling, I'm speaking on the fact that I brought

NEAL R. GROSS

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

it to the attention to the manager, Ms. Harvell, last month about these chemicals that the contractors are using.

Some chemicals are so strong, a person who doesn't has a respiratory problem in the building is suffering, with children having headaches. It is so strong, it would knock a person out, it comes through a mask.

CHAIRMAN ALBERT: Ms. Bishop, are these chemicals they're using the clean the buildings?

MS. BISHOP: They're in the empty apartments doing work and whatever that chemical is, it's stronger than the turpentine mixed with Scooby-Doo, boat, gas, and all those type of smells, okay?

I suffer with asthma real bad. Thank God I have my own nebulizer machine, which all weekend, I had to suffer and get on the nebulizer machine, not every six hours, but every three hours, because there's no ventilation in this building.

So, it comes through the vent into

NEAL R. GROSS

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

everybody's apartment, through the cracks of the doors, took over the fourth floor hallway. I reached out to Ms. Harvell, she returned a call, Ms. Brody (phonetic) returned a call. I reached out to Rhonda Hamilton, she said email. Nobody came to see this.

But like I said, before this incident, it happened before last month. Ms. Harvell spoke to them about it, and they was also talked to someone at Housing about it, to get these fans in here so these places can be properly ventilated. When she returned --

CHAIRMAN ALBERT: Well, let me ask --

MS. BISHOP: -- A call to me yesterday, the company told her that they would stop using that and switch to another chemical and they would come with the ventilation fans.

Then, Ms. Gloria (phonetic) that delivers the lunches to our doors, yesterday, the hall was so dusty because 409, they was working in, and whatever they did accumulated a dust that made it look like a white cloud throughout the fourth

NEAL R. GROSS

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

floor hall.

Y'all have got to have these people stop. If they don't have the necessary supplies that they need as far as ventilation fans on day one with their equipment, if they are qualified and being paid for it, they must consider us, the tenants, as stakeholders.

CHAIRMAN ALBERT: Ms. Bishop, let me --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Ms. Bishop --

MS. BISHOP: -- better air quality to breathe.

My second statement is these blue trash cans out here, I keep getting phone calls about where they located and the rats. Now, I hollered out the window Sunday to tell a grown man that, no, he can't go behind the trash can and those blue trash cans to urinate. I hollered out the window all last summer at these men that don't live on this property about it.

Now y'all got a state of the art camera, but y'all can't see and get tag numbers of

NEAL R. GROSS

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

these men that uses this as their public bathroom, right outside our window?

And as this heat comes up, we smell that in our apartments. Come on, Housing, all the way round y'all got to do better for your tenants. And that's all in truth, and may God bless me.

CHAIRMAN ALBERT: Ms. Bishop, let me just ask Alex Morris to respond a little bit to your concern. Alex?

MR. MORRIS: Yes, thank you, Mr. Chair. My name is Alex Morris, I'm the Chief of Planning, Design, and Construction. We are currently working on a series of vacant units at the Greenleaf Family Building. And that work is being contracted with my staff and my department.

This came to my attention yesterday, that there was a smell, and I immediately reached out to my staff and I asked them to go find out what's going on. And it was reported back to me that what you're smelling is an oil-based primer that they're using on some of the walls. Some of the walls were dirty and they wanted to use a very

NEAL R. GROSS

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

high strength primer.

We've told them to not do that. We pointed out that the can that they're using, right on it, it says, provide adequate ventilation, and we've told them not to use that primer again unless they provide the adequate ventilation that's required, and they've agreed.

MS. BISHOP: Okay. So, that --

MR. MORRIS: So, that should not happen again.

MS. BISHOP: -- what you're saying, but they have those cans still stored in these units. They have been in this building for how long using this, making us sick? Over and --

MR. MORRIS: Yeah.

MS. BISHOP: -- over again. What harm do you realize what your staff and your employees have done to us as the tenants while they was using it before you decided, or whoever decided, to no longer use it, and they shouldn't have been using it without a ventilation fan? Sir, have a good day.

NEAL R. GROSS

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

MR. MORRIS: Thank you. You are correct and we will make sure that they do not use it again and we will take action if they do.

MS. BISHOP: And get it --

MR. MORRIS: I'm very --

MS. BISHOP: -- out of the building --

MR. MORRIS: I'm very sorry.

MS. BISHOP: -- because having it in an empty apartment, storing it, is not healthy for us to continue to inhale it while it's escaping through the vents that's connected to everybody's bathroom. Top --

MR. MORRIS: Ma'am, as soon as I'm off --

MS. BISHOP: -- on or not, it is still a hazard to our health.

MR. MORRIS: Yes. As soon as I'm off --

CHAIRMAN ALBERT: All right, thanks --

MR. MORRIS: -- the phone, I will talk to my director of construction and ask him to investigate if they've still stored material like that in the building and, if so, we'll ask them to

NEAL R. GROSS

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

remove it.

CHAIRMAN ALBERT: Thank you so much, Ms. Bishop and Alex. Next is Dina Walker. Oh, no, Ms. Walker sent her testimony in, she had to leave. Paulette Matthews?

MS. MATTHEWS: Hello, everybody, how y'all doing? I've been sitting here listening to everybody and everyone that has spoken, residents, I'm 100 percent with you guys, because a lot of times, things are done and they don't find out until the last minute, but we wind up suffering behind it.

The reason why I'm actually on the phone today is to figure out when will maintenance work start? I know that before corona, I had some orders that were already in and I know that there's probably been a backlog, because a lot of people have had things to happen in their unit and because they're not an emergency, classified by the policies and procedures of the DC Housing Authority, they hadn't been tampered with at all, but yet, they were asking us whether we had corona

NEAL R. GROSS

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

or whatever as if they were coming.

So, my question today is, when will they get back to work? When will they actually start coming into units? Will they give you enough notice that they are coming? That's one of my questions, and can someone answer that?

CHAIRMAN ALBERT: Alex, can you answer that?

MR. WILLIAMS: Chairman Albert, I can answer it.

CHAIRMAN ALBERT: Sure.

MR. WILLIAMS: Ms. Matthews, we have resumed doing routine work orders. So, if you have any outstanding, I will pull up in the system and make sure that someone gets them address and give you adequate notice.

MS. MATTHEWS: Okay. Because I saw Mr. Paul (phonetic) today and I asked that question and he said it hadn't been lifted yet, so I told him I would bring it up in this meeting. So, therefore, he didn't get the memo.

MR. WILLIAMS: It's been lifted and I

NEAL R. GROSS

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

will make sure that we get someone to your unit to address your concerns.

MS. MATTHEWS: Okay. Also, Mr. Williams, you know of the HVAC situation that I had from day one, and you're aware of the fact and someone was supposed to have been coming out.

As it stands right now, when I checked on yesterday, they didn't even have the order number. I have it somewhere, so I'm going to look for it myself. What she did was put in some type of order number and she said when they get to me, that I can explain to them what I want done.

And then, at the same time, when they came out and, I think the right term is shod, I don't know, it's the grass that they brought one time to my unit when I first moved here, but it was dead and I had to call y'all to tell y'all to remove it, because it made no sense, when they was taking it off the truck, it was falling apart.

And I asked that it be done, but it hadn't been, so I put that order in as well. She said that she didn't see it, so she put it in as

NEAL R. GROSS

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

cut the grass, because it's not in your system that way. So, they would have to come here first to find out what it is that I want done to be able to do the work. So, that's another one of my problems.

And then, there's the Barry Farm situation. With Barry Farm, we always ask the question of what's going on? Everybody always asks about, when can we return? But I notice that in the plan, they're doing the senior building first and they should be done, I think they said 2024, I'm not sure.

But my concern is why they won't continue to, like, build more than just that senior building. But if they're building houses on that same side, going down the road, on both sides, why isn't it that that cannot be done as of yet, if they have the money to do this?

And my other concern is that there be a lot of people having different meetings, also having meetings with Roger, in reference to Barry Farm, but yet, the residents of Barry Farm and the Barry Farm Tenants and Allies Association, never

NEAL R. GROSS

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

seems to get a meeting, whereas though it's Roger, the DC Housing Authority, and the board all in one room to get clarification of what's going on.

Each time we come to these meetings, we get a standoff view of things or our questions or concerns are not answered, it's just rolled off to the next month, and then, the next month, they don't even address them.

So, that's a few of my concerns, I ain't going to take up everybody's time, but I got more.

CHAIRMAN ALBERT: Thank you so much. Alex, do you want to respond to the Barry Farm component of her questions?

MR. MORRIS: I'm not an expert on Barry Farm, I don't work on that project --

(Simultaneous speaking.)

CHAIRMAN ALBERT: Sorry, Alex. I think you're an expert on everything.

(Simultaneous speaking.)

MR. MORRIS: I wish I were an expert, but Andre Gould can take that. Please, Andre, go ahead.

NEAL R. GROSS

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

MR. GOULD: Yeah. We've been having monthly meetings with Barry Farm residents. And Ms. Matthews has actually been in those meetings and has spoke very eloquently about some of her concerns. So, we'll continue to have those meetings and try to continue to address the concerns she raises.

CHAIRMAN ALBERT: And how frequently are you having those meetings?

MS. MATTHEWS: Can you talk --

MR. GOULD: They're monthly.

CHAIRMAN ALBERT: They're monthly?

MS. MATTHEWS: Can you talk about why they will not be building homes and their concern is actually the senior building and they can't continue with building homes so people can start returning, other than the seniors that's going to move into that building?

MR. GOULD: Yeah, the senior building is the first building that's being planned. And we hope to go through a financial closing for that building before the end of the year.

NEAL R. GROSS

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

Unfortunately, the larger townhomes that you are referring to are planned as part of the first phase, but it's planned later in the time line. So, we're attacking it one component at a time and hope to get to the townhouses within the foreseeable future, as we plan and finance each phase and component.

CHAIRMAN ALBERT: Andre, let me ask Deputy Mayor Falcicchio to chime in.

COMMISSIONER FALCICCHIO: Thank you, Chairman. Also, I want to highlight that in the mayor's budget proposal, there is \$22 million for Barry Farm, split over two years, in order for us to build out the infrastructures. So, Andre, that is part of the budget proposal, too, which would help us advance future sites on Barry Farm.

And then, the other item that's in the mayor's budget, which is something new, is actually a foot bridge, foot or bicycle bridge over the parkway there, so that residents will be able to, when they return to Barry Farm, will be able to access the Metro through a new, brand new foot

NEAL R. GROSS

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

bridge.

And so, those are two things in the mayor's budget that I just wanted to highlight, to help us advance Barry Farm. So, Andre, I don't know if that infrastructure investment helps you talk about how that helps us get to --

MS. MATTHEWS: Excuse me.

COMMISSIONER FALCICCHIO: -- building housing.

MS. MATTHEWS: Excuse me. So, they're incorporating foot bridges and not trying to figure out bringing back the homes quickly? Because the process of putting these homes up takes a minute and a lot of us might be dead or whatever before the plan actually executed itself to be a reality.

CHAIRMAN ALBERT: I don't think that's what --

MS. MATTHEWS: And we already been in the waiting stage for a minute, so I'm still concerned.

COMMISSIONER FALCICCHIO: I share that concern. Andre, if you don't mind talking about how the --

NEAL R. GROSS

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

MR. GOULD: So, the --

COMMISSIONER FALCICCHIO: --
infrastructure helps us bring the homes?

MR. GOULD: So, the 22 million that the deputy mayor just spoke about will help advance the infrastructure to complete those homes that you're referring to, those townhomes. That will be an important component to funding that continual infrastructure, as we move through the first phase.

CHAIRMAN ALBERT: Great. Commissioner Slover had a comment.

VICE-CHAIRMAN SLOVER: Appreciate it. One of the things that I think could be helpful, I know that we've been asking for a little bit on this project, is the aspirational overall time line, that may change in the future.

But I think the frustration I'm hearing is that there is no time line outside of this initial senior building. So, there is no plan for the rest of the project, so people have no idea when, in best case scenario, those units would be delivered. So, I think that would be helpful to

NEAL R. GROSS

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

the residents of Barry Farm if we could do that.

CHAIRMAN ALBERT: And --

MS. MATTHEWS: Especially due to the fact that they kept saying that they had the money throughout this whole process to be able to do the job and complete it.

CHAIRMAN ALBERT: So, Commissioner Slover, I agree with you. I'm going to ask Senthil Sankaran to set up a briefing of the board on the entire project. And I agree with you, Bill, even if it's just the aspirational goals, we need to know that and the public needs to know that. So, Senthil, please take note of that. Thank you so much, Ms. Matthews.

So, we're going to move on to our non-resident witnesses. First is Bryan Kindel or Kindel Bryan. Is Kindel still around? Gabrielle Alexandra Smith?

MS. SMITH: Yes, hello?

CHAIRMAN ALBERT: Go right ahead, we can hear you.

MS. SMITH: Okay. I have a question.

NEAL R. GROSS

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

Well, I have something to say. Well, I know a woman who has been on the Section 8 list for a lot of years.

And at the time she got a chance to move to Section 8 years before, a representative from the DCHA told her that she had to either take it or leave it to move her young son in an extreme drug-infested neighborhood. And this woman felt that it wasn't fair that she had to literally pick to put her child in danger versus having a place to live. That's one.

And I would just like to speak on, just to a certain culture, like, being forced out of their homes.

But also, speaking that I do kind of understand it, because I believe that it's the new era and sometimes it's good to rebuild and add a new, like, I guess, energy to the particular neighborhood for different changes. I know a lot of people have a lot of differences with gentrification, saying that it doesn't really help, saying that it does help.

NEAL R. GROSS

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

My thing is that, if a particular group doesn't take care of something, then I think it's just like the next group just got stuck and taken advantage of, what it is, and to particular people, that can be viewed as not fair or that could be viewed as fair.

Because when I go to the local parks, when I go to the housing places that are redesigned, I don't really see a lot of minorities there. I see a lot of white folks that's taking advantage of the new resources in these new complexes that are built.

And I don't really -- I see minorities basically misusing the new resources that were built in these complexes. And it raises a question as to this is why particular things are happening. That's what I would like to say.

CHAIRMAN ALBERT: Well, thank you for sharing your thoughts with us, Ms. Smith.

MS. SMITH: Thank you.

CHAIRMAN ALBERT: Next up is Daniel del Pielago. Daniel, no matter how many times I say

NEAL R. GROSS

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

your name, I can't help but butcher it, but you forgive me every time.

MR. DEL PIELAGO: You'll get it right one day.

CHAIRMAN ALBERT: Yes.

MR. DEL PIELAGO: Or the next person, as you say, change is inevitable. So, I wanted to --

CHAIRMAN ALBERT: Go right ahead.

MR. DEL PIELAGO: -- for clarification to the board about Barry Farm. Although, yes, there is a senior building being built, only 35 units of those are for Barry Farm residents.

So, a very small number of Barry Farm residents are going to be able to return. That's potentially going to happen in 2024, if they close this year. So, the board should just be aware of that, that this is all kind of --

MR. SANKARAN: Daniel, I apologize --

(Simultaneous speaking.)

MR. SANKARAN: I apologize for interrupting --

MR. DEL PIELAGO: No, it's my turn to

NEAL R. GROSS

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

talk --

MR. SANKARAN: -- but I just want to make sure --

MR. DEL PIELAGO: -- you can hold on.

CHAIRMAN ALBERT: Senthil, please hold on until Daniel is finished.

MR. DEL PIELAGO: That's from your guys' minutes, you said that, Senthil, so don't try to clear that up.

The other piece I wanted to really focus on is -- well, first, a question. Was there any presentation made to this board today in your brown bag about MELVO?

CHAIRMAN ALBERT: So, we tabled that, we're going to have a special meeting to discuss that.

MR. DEL PIELAGO: Okay. So, therein lies the problem. We heard Ms. Burbridge talking about residents being the last to know about anything.

In the recent presentation that DCHA made on May 25, I have the presentation, it says

NEAL R. GROSS

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

that this month, a presentation would be made to the board about, what was it?, present MELVO general contractor recommendation.

Residents have been told that at the beginning of this year, something would happen, meaning relocation and construction. Now, that's been pushed back to 2022. And the way it was put to residents was because all of these things needed to happen.

And in the time line they provided, I understand things change, it said that that presentation would happen today. So, now we have to question, does that push the time line back and residents' expectations are once again kind of nebulous? When can folks actually understand or be given a very clear picture of what will actually happen?

Before since 2015, when this MELVO redevelopment was put to residents of the properties, we still don't know when anything will happen.

And that is a RAD project, right? It

NEAL R. GROSS

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

got pushed back, I understand that that stuff happens, but the communication has been very unclear. In a meeting, this was all brought up in a meeting that happened in September of 2020, I have the slide deck on that too.

And now, this most recent meeting, once again, the half-truths are happening. I don't want to say lies, because they're written in ways that aren't 100 percent lies, but these half-truths are happening and there's a sense that we don't need to meet to meet.

We just don't want to meet and meet, because we know your guys' time is precious, but these are people's lives. People need to know what's happening. And if there's even a small change in these details from what folks are told, that needs to happen. And that's not happening right now.

And you can see, as Ms. Burbridge spoke, folks just don't know what's happening and are very concerned about what's going to happen to the units some people have lived in for decades.

NEAL R. GROSS

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

So, that's a big piece that I want this board to sit with and to consider as you approve, there's two RADs now in the pipeline, along with all of the other redevelopments that nothing is really happening on, at least from what residents know.

Residents want to come back, we're not fighting these redevelopments just to fight them. We're fighting people being the last to know and their lives being shook up. At MELVO, people want to know, where am I going to enroll my kid for school? Where am I -- am I going to have to change my doctor office? And these things are huge parts of people's lives.

And before this board approves these things, the oversight you have on this needs to be a lot better, because it's just not working. It's not working and people's lives are being just shook up.

On the other, I wanted to say that, then -- I wanted to also ask, how does this Housing Authority, or how does it plan to spend the money

NEAL R. GROSS

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

that the local government has given to you all?

Myself and the other advocate groups and residents have been fighting for years now to include local funding, so we can help improve and repair public housing. The mayor is now saying, we're giving it all to Claridge Towers, I'm not saying they don't deserve it, because DCHA is not spending their money right.

I think that's a shame that we have all fought and tried to work together to get this local funding on the books, but now, because you all, and I'm not saying anyone specifically, but you all are not spending it correctly. All the money is going to, essentially, three projects, Barry Farm, Park Morton, and Claridge Towers. We'll see what the council does with it.

But nonetheless, that's a huge concern for me and I think for the advocacy community, when we try to work as hard as possible to say, we need more money because people are living in horrible conditions, and now, stalled redevelopments aren't going to provide any relief.

NEAL R. GROSS

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

And now, the mayor is taking, I think, the stance that, well, we got to wait until they figure out how to spend this, until there is somebody permanent in that seat, or at least as permanent as possible.

CHAIRMAN ALBERT: So, Daniel, let me just get Senthil to respond, and Alex also. And then, John, if you want to provide some context to the budget, please do. So, Senthil, then Alex, then John.

MR. SANKARAN: I'll address the Barry Farm question, supported by Andre if needed, just to clarify. Daniel, I appreciate the perspective.

The first building, the senior building at Barry Farm, which is -- and it is confusing because it's Building 1B which will be going first, not Building 1A. So, 77, and Andre, correct me if I'm incorrect, 77 of the 108 are Barry Farm replacement units. The 35 replacement units that you're referencing is actually Building 1A, which will be the second building that is built.

Andre, do you want to add some

NEAL R. GROSS

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

additional color to that?

MR. MORRIS: No, you were exactly correct.

MR. DEL PIELAGO: So, can I ask, in the minutes from your recent Dev Mod meeting, which we weren't allowed to participate, I understand, I guess it's not an open meeting, those are the only numbers that are in those minutes. So, aside from --

MR. SANKARAN: I can go back and look at the minutes, but I'm happy to sit down, Andre and I are happy to sit down with you and talk about what the first phase entails and we can show you the buildings and the number of replacement units that are allocated per each and which is moving first and which is second.

CHAIRMAN ALBERT: And, Senthil, can you make sure that you include the residents when you have that meeting?

MR. SANKARAN: Sure. That presentation has been given, as Andre indicated, on a monthly basis. And that has, the senior building has been

NEAL R. GROSS

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

discussed. But I will be more than happy to ensure
--

MR. DEL PIELAGO: Let me, I'm sorry, let
me --

CHAIRMAN ALBERT: So, that --

MR. DEL PIELAGO: -- I'm not
understanding. This board recently had, or at
least the Dev Mod Committee had an update on Barry
Farm. Does anybody that was at that meeting know
about these 77 units? Like, is --

MR. SANKARAN: It was in the
presentation that was given to the board as well.

CHAIRMAN ALBERT: Yeah.

MR. SANKARAN: The first building is
Building 1B, with 77 out of the 108.

CHAIRMAN ALBERT: So, Alex, could you
address the capital question that Daniel raised?

MR. MORRIS: Yes.

CHAIRMAN ALBERT: And then, John --

MR. MORRIS: Yes, I can.

CHAIRMAN ALBERT: -- the budget
question?

NEAL R. GROSS

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

MR. MORRIS: So, Daniel, this is Alex Morris, Chief of Planning, Design, and Construction. My group handles the capital money that the District has provided. I've never personally heard anyone, the mayor included, ever say that we're not spending the money properly.

We have a plan, we had a plan for all 39.8 million in Fiscal Year '19 and '20, and we have a plan for spending all the \$50 million that we were given this year in Fiscal '21, and we have a plan for next year, Fiscal '22. And we work very closely with the Office of the CFO, with Jovan Ware, and Leroy Clay.

And if you have any questions about how the money's being spent, I'm more than happy to give you detail down to the penny of where all the money is planned to go and where it's already going.

So, I don't think that there's any question about us spending the money properly, everything's been done completely by District regulations and in compliance with the OCFO.

As to the deployment rate, yes, I would

NEAL R. GROSS

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

like it to go faster, I think we all would, and we are working on that.

But -- and then in terms of the Claridge, I'm not sure exactly where Claridge came up, that was part of our plan that we put in for Fiscal Year '22 and that is not necessarily what we want to do in Fiscal Year '22 with all of the money.

So, we are going to be working to address that with the mayor's staff, the executive office, and we're going to work on trying to get a more equitable balance of funds to where they really need to go next. But I really can't tell you any more than that.

And if you want to meet, I offer the same invitation, if you want to meet, we can walk you through the entire planned budget for the 50 million and show you where everything's going and what the plan is from here to the end of the year.

MR. DEL PIELAGO: Yeah, I'll follow up with you about that.

CHAIRMAN ALBERT: Can I --

NEAL R. GROSS

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

MR. DEL PIELAGO: But I'm hearing it on some pretty good information that that is the mayor's stance. I don't know if Mr. Falcicchio has anything to add to that, but it does appear, from what I'm hearing from Jenny Reed's office that that's the stance, you guys haven't used it or used it quickly enough, so we're going to hold off at least for this forthcoming budget.

CHAIRMAN ALBERT: John, could you respond to the budget question?

COMMISSIONER FALCICCHIO: Absolutely. Well, if you -- Daniel, thanks, and Chairman, thank you for kicking off the Daniel portion of the Board of Commissioners meeting.

Daniel, I appreciate the passion and I appreciate what you're saying, but I do want to be clear, and Alex can speak to this as well, that what we did about a year ago, maybe a year and a half ago, we started meetings with the mayor's office, as well as the CFO's office and the Housing Authority, in order to figure out how we would continue the funding of the Transformation Plan.

NEAL R. GROSS

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

And one of the things that we laid out was that, over the next two years, so this being the second year of those two years, that we would fund some of the rehab. And Alex can speak to how they're getting the 50 million allocated.

And, again, I think we all share that sense of urgency, because Alex talked about, we'd like to obligate it, but also get it mobilized so that the conditions are improving at our buildings.

And so, I wanted to just go through, just so everybody was aware, just what's in the mayor's budget proposal to the council. There is funding for the Housing Authority capital projects as follows.

So, Daniel actually mentioned Claridge Towers. This would be to do a complete renovation of Claridge Towers with capital dollars. So, this would be to avoid any sort of other financial approach, like a RAD, this would be a straight renovation of Claridge. And it's actually \$22 million in '22, \$20 million in '23, and \$15 million in '24, which, again, adds up to that 57 million.

NEAL R. GROSS

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

There's also \$8 million from FY21 underspending in LRSP that goes to building maintenance as well. And that's likely, that amount is likely to recur in FY22. So, that's about \$16 million that will be available, coupled with that \$50 million that's already in and available to Alex and the team to get some of the transformation work done.

Then, in addition to that, there is a number of investments in the new communities projects. So, that includes \$14.8 million for Park Morton in FY22.

What that would allow us to do is, whatever this board and, actually, before we start with the board, whatever the Park Morton community decides and this board approves, if they wanted to go the RAD route, this 14.8 million we think would help cover the gap in that program.

That doesn't mean that we're doing the RAD, but it means that the funding is there for a RAD. If we wanted to do a redevelopment, there would be a greater need and a greater number to be

NEAL R. GROSS

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

filled.

Then, there's Barry Farm, which, as I stated, actually, I stated earlier 11 million and 11 million, it's actually ten million in '22 and 11 million in '23. So, Barry Farm is ten million in '22 and 11 million in '23.

And then, Northwest One, which we already started phase one, we can start phase two with an additional \$20 million in FY22.

So, those are the investments that we have in the capital projects. Now, I do agree with you that there has been frustration, but that frustration is only at the pace in which we're able to execute. And so, we're going to make sure Alex has what he needs in order to do that as a board and, hopefully, as an organization.

The only other thing, and I'll kick it to Alex after that, the only other thing that I mentioned that sort of when the mayor's office, OCFO, DC Housing Authority met over the last kind of year and half, it's at least a year and a half ago, I know, because it was before COVID, we were

NEAL R. GROSS

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

all in a small conference room together.

At that time, what we decided to do was to fund some of the Transformation Plan, but then, also to put out a facilities assessment, and maybe, Alex, you can speak to that, a facilities --

MR. MORRIS: Yeah.

COMMISSIONER FALCICCHIO: -- assessment that would actually allow us to create a detailed plan for how we would actually get through all the needs identified in the Transformation Plan and be very specific about how much we needed at each property.

So, with that, I'll go to Alex. And, Chairman, thanks for indulging me to walk through that.

MR. MORRIS: Thank you, John. So, related to the physical needs assessment, yes, we, I think it was November of 2019, I believe, that we all sat down in Jeff DeWitt's conference room and talked about doing a joint effort to do a physical needs assessment for the DCHA's portfolio of public housing properties. We have 35

NEAL R. GROSS

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

properties in that assessment.

And we had a representative of the OCFO on our evaluation panel, we selected a firm that's very highly regarded, and we are currently working back and forth to get to numbers on every single one of the sites.

I will tell you that COVID did slow down the site assessments a little bit, because our consultant and we both agreed that we weren't going to put their staff into occupied units, in contact with residents. So, they weren't able to get all the 25 percent of the portfolio surveyed and now they have to go back this summer and do additional survey work.

But we are working our way to numbers and we're close to getting final numbers on the 20-year replacement schedule and the property-by-property recommendations. And I've personally made a commitment to the Office of CFO, to Mr. Dietz and Mr. Street, that we will have that on or about July 1.

So, they're going to have that in their

NEAL R. GROSS

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

hands and they'll be able to start evaluating it and doing their analysis for the input into the CARSS system. That's my personal commitment, you can hold me accountable if that doesn't happen.

And we -- related to that, yes, thank you, Commissioner, I appreciate your expressions of support for getting the support we need to get the work out and the money out. We're working on that, we're working very hard on it.

We have encountered some hiccups all along the way and we're working our way through it, because the only way I know how to do anything is just to keep moving as fast as I can. So, we are moving to try to become more efficient in the way we deploy the dollars and get the work done. And that's a work in progress.

And all I can say about that is I'm not going to stop trying until we get it to a point where we're operating at high efficiency. That's my second personal commitment. And I'm being recorded, so you can go ahead and play it back to me. And --

NEAL R. GROSS

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

CHAIRMAN ALBERT: Thanks, Alex.

MR. MORRIS: -- Daniel, if -- thank you -- if you want to meet, please reach out, you know how to reach out to me, we can talk.

MR. DEL PIELAGO: I will, thank you, Alex, for that.

MR. MORRIS: Thank you.

CHAIRMAN ALBERT: Daniel, thanks, as usual. And please let me know if the commitments that are made are not fully entered in a timely basis.

MR. DEL PIELAGO: Well, and let me just, once again, I mean, I understand that hiccups happen, but these hiccups affect people's lives, right? People are on edge.

At MELVO, people are on edge, people are getting rid of their stuff because they've been told that they were going to have to move in the first quarter of this year. Now, it's been pushed back to 2022, hopefully.

So, once again, just to this board, there is a lot to be said about better

NEAL R. GROSS

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

communication, and I think this is a theme that always comes up is, I think people cognitively understand that hiccups happen, but when they don't hear about them, they have nothing else to plan their lives around but what they've been told.

And they haven't been given the full picture, and I think that's an issue across the board, Barry Farm, Park Morton, you name it. So, I'll just close with that. Thank you.

CHAIRMAN ALBERT: Daniel, you've been following this board for a while, at least since I've been the board chair, and the one constant theme, in public meetings and outside of public meetings, is the need for better communication between the agency and the community they serve.

So, we sound like a broken record on that issue all the time and we won't stop pushing it, because we think that's one of the most important part of the work of the DC Housing Authority.

So, you highlighting it is just one other way that we can get the agency to where it

NEAL R. GROSS

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

needs to be in communicating with its stakeholders. It could mean that they need a bigger army of communicators, what that looks like, I don't know.

But it is the Achilles heel of this organization, but this has to change, particularly with new leadership. But, again, thank you so much for raising those issues today.

Bill Slover, you had a comment? Bill, are you still with us?

VICE-CHAIRMAN SLOVER: Yeah. You kind of said what I was going to say, and I'll say it again really shortly. I think what we're hearing from Daniel and from others is sort of the real-world implication and ramifications of the agency's lack of communication and sometimes of performing and capabilities.

And so, I just, yeah, I appreciate what you said, Neil, and it's something we need to continue to work on. So, thank you, Daniel.

CHAIRMAN ALBERT: Great. Thank you, Bill. Next, and last, speaker is Brigid McDermott. Ms. McDermott?

NEAL R. GROSS

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

MS. HARDEMAN-JONES: Chairman, Ms. McDermott had to leave.

CHAIRMAN ALBERT: Okay. Thank you so much. All right. So --

MS. BISHOP: Mr. Chairman, this is Ms. Bishop. Who --

CHAIRMAN ALBERT: Hi, Ms. Bishop.

MS. BISHOP: -- do we address about these blue trash cans stored out here where men are coming on the regular urinating? I keep getting phone calls about they going to be removed, where they at. They need to be gone.

CHAIRMAN ALBERT: Yeah, I think you've made that point clear, and --

MS. BISHOP: But I didn't get a comment about when is that going to be done, because this was brought up several meetings ago.

CHAIRMAN ALBERT: So, Larry Williams will be talking with you about that. So, Larry, do you have a way of contacting Ms. Bishop?

MR. WILLIAMS: I do, I'll follow up with her.

NEAL R. GROSS

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

CHAIRMAN ALBERT: Okay, great.

MS. BISHOP: Larry, could you --

CHAIRMAN ALBERT: Thank you so much.

(Simultaneous speaking.)

MS. BISHOP: Can you just give me a --

MR. WILLIAMS: I'm sorry?

MS. BISHOP: -- date right now, Larry Williams, please?

MR. WILLIAMS: I can't give you a date

--

MS. BISHOP: It's been months.

MR. WILLIAMS: -- I'll give you a call after this meeting.

CHAIRMAN ALBERT: Great.

MS. MATTHEWS: Excuse me.

CHAIRMAN ALBERT: Yes?

MS. MATTHEWS: I have a concern as well. Because we have all these cameras that's supposed to be working, who actually monitors these cameras? Because these type of things be happening on the regular.

Also, illegal dumping, that has been my

NEAL R. GROSS

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

concern since I been here. I live by a dumpster, unfortunately, I should have realized that when I moved here. But, anyway, it's always someone illegal dumping, things like whole toilet stool, and it throws the trash cans off.

And so, then, it results to the residents putting trash on the ground. And sometimes the dumpster don't even have to be full for the trash to be put on the ground, which becomes a 24-hour restaurant for these rodents.

And then, like she said before, all these people who come from different properties or hang out or used to live here doing different things.

So, what's the purpose of the camera? And I remember Mr. Garrett saying he can see even if he was in Chicago or somewhere. But I said at that particular moment, even if they work, if you don't do anything about it, the cameras are useless.

So, what's the point of the cameras if they're not being monitored and things are not

NEAL R. GROSS

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

being done to stop the problems that are happening throughout the properties?

CHAIRMAN ALBERT: So, Ms. Matthews, so DCHA, I'm sure, has a way for residents to complain or to bring to the attention of the leadership the issues and concerns. I don't know it off the top of my head. I would encourage you to use that.

But I'm going to, again, ask Mr. Williams, Mr. Williams, I know I'm going to owe you my next born, which is never going to happen, but if you can reach out to Ms. Matthews and get a better sense of the issues and try to resolve them, we'd appreciate that.

MR. WILLIAMS: Will do.

CHAIRMAN ALBERT: Great. So --

MS. MATTHEWS: Thank you.

CHAIRMAN ALBERT: -- this adjourns our board meeting for today. Our next board meeting will be held on Wednesday, July 14, at 1:00 p.m. via Webex. And see you all next time. Thanks so much for hanging in there with us today.

(Whereupon, the above-entitled matter

NEAL R. GROSS

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

went off the record at 4:52 p.m.)