

COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE ON HOUSING AND WORKFORCE DEVELOPMENT  
**COMMITTEE REPORT**

1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004

2011 JUL -7 PM 12:13

OFFICE OF THE  
SECRETARY

**To:** All Councilmembers

**From:** Michael Brown, Chair, Committee on Housing and Workforce Development

**Date:** July 6, 2011

**Subject:** PR19-0184, the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011"

The Committee on Housing and Workforce Development reports favorably on PR 19-0184 and recommends its adoption by the Council of the District of Columbia.

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**I. Purpose and Effect**

On April 21, 2011, PR19-0184, the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011", was introduced by Chairman Kwame Brown at the request of the Mayor. A public oversight roundtable was held on the resolution on Tuesday, June 28, 2011. On July 6, 2011, the Committee on Housing and Workforce Development met to consider and markup PR19-0184.

The purpose of PR19-0184, the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011", is to confirm the appointment of Mr. Pedro Alfonso to the District of Columbia Housing Authority Board of Commissioners for a term expiring, July 12, 2013.

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## **II. Legislative History**

April 21, 2011	PR19-0184 introduced by Chairman Brown at the request of the Mayor.
May 3, 2011	PR19-0184 referred to the Committee on Housing and Workforce Development.
May 6, 2011	Notice of Intent to Act on PR19-0184 published in the <i>District of Columbia Register</i> .
June 28, 2011	Public Roundtable on PR19-0184.
July 6, 2011	Committee Mark-up of PR19-0184.

## **III. Summary of Testimony**

### **Patricia Fugere, Director, Washington Legal Clinic for the Homeless**

Ms. Fugere noted that the DCHA authorizing statute articulates a number of qualifications that its commissioners must possess. Ms. Fugere testified that she does not know Mr. Alfonso but she assumes that the objective measures of the law are met by the nominee. She did express concern over a lack of direct experience in public and subsidized housing issues. She hopes that new commissioners will take advantage of every opportunity to learn about relevant programs, policies, and funding and operational challenges that DCHA faces. She noted that she would be happy to arrange opportunities for new commissioners to meet with the legal services and advocacy communities to hear about client experiences and concerns.

### **Dorothy Brizill, DCWatch**

Ms. Brizill raised questions about Mr. Alfonso past involvement with a failed ballot initiative to allow slot machines in the District of Columbia. She testified that as lead of the group pursuing this initiative Mr. Alfonso was involved in and ultimately fined for improper conduct. Ms. Brizill suggested that this and the fact that Mr. Alfonso has contracts and other business dealings with the city should raise questions about his nomination.

### **Pedro Alfonso, Nominee**

Mr. Alfonso testified that he is the president and CEO of Dynamic Concepts, Inc., a District based technology firm. He also noted that he is active in various other business and civic associations. Mr. Alfonso testified that DCHA's primary mission of providing high quality affordable housing for District residents in need of long-term housing is a major responsibility. Further, the Board of Commissioners should support DCHA's housing professionals and staff by

setting policies that help meet the needs of residents and by setting the challenging goals of self sufficiency, independence and achieving the pride of ownership.

Mr. Alfonso testified in response to comments made by Ms. Brizill. Mr. Alfonso stated for the record that the charges and the fine levied against his ballot initiative committee was ultimately "thrown out" by court order. Mr. Alfonso provided a copy of Judge Gerald I. Fisher's order dated October 15, 2007, stating that the petition for enforcement of the July 29, 2005 penalty assessed against the Citizens Committee for the D.C. Video Lottery Terminal Initiative of 2004 and its former officers is dismissed with prejudice.

Councilmember Brown asked Mr. Alfonso the following questions:

1. In order to serve on the DC Housing Authority's Board of Commissioners the law states that a nominee must demonstrate knowledge of, and competence in, corporate governance; public housing law and regulations; real estate and construction; public housing development, operation, and management; subsidized or nonprofit housing production and development; multi-family housing development or management; business finance and investment; community-based redevelopment policies or activities; public management or administration; personnel or procurement administration; municipal finance or law; or philanthropy and social services. Please describe how you meet this requirement.

Answer: Mr. Alfonso noted his broad experience in the area of development, business and his involvement in philanthropic and civic endeavors.

2. Are you an officer or employee of the federal government or the District government?

Answer: No

3. Are you a District resident? What ward do you live in?

Answer: Yes, Ward 4

4. Do you have any outstanding obligations to the District government?

Answer: No

5. Do you have any past or existing contracts with the District government?

Answer: Yes but none with the DC Housing Authority.

6. Should DCHA continue the practice of keeping a waiting list for public housing and Housing Choice Vouchers?

Answer: Yes a list should be maintained but it should be a dynamic document and not static.

Councilmember Graham noted that he was troubled by a lack of responsiveness on the part of DCHA that is fostered by the fact that it enjoys a separate and independent legal status from the

District government. Mr. Graham opined that the Council's most meaningful input into the direction of DCHA is the confirmation of the Board of Commissioner nominees. Mr. Graham related many issues and problems surrounding the Kelly Miller property. Mr. Graham asked Ms. Thompson the following questions:

1. Are you committed to giving adequate attention to the rehabilitation and remediation of problems at the Kelly Miller public housing property?

Answer: Yes, residents at Kelly Miller are customers of DCHA and should be provided with excellent service.

2. Will you support the immediate placement of eligible residents in the completed row homes at the Kelly Miller property that have been sitting vacant for some time?

Answer: Yes

#### **IV. Fiscal Impact**

This is a confirmation resolution and has no fiscal impact.

#### **V. Section-by-Section Analysis**

Section 1	Short and long titles.
Section 2	Confirmation of appointment.
Section 3	Transmittal of copy of resolution.
Section 4	Effective date.

#### **VI. Impact on Existing Law**

PR19-0184 has no impact on any existing District of Columbia law.

#### **VII. Committee Action**

On July 6, 2011, the Committee on Housing and Workforce Development met to consider and mark-up, PR19-0184, the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011". Chairperson Brown moved for approval of PR19-0184, the Draft Committee Report and the Draft Committee Print, with allowance for the Committee staff to make technical and conforming amendments. Both passed unanimously.

Committee members voted as follows:

Committee members voting in favor: Chairperson Michael Brown, Chairman Kwame Brown  
Councilmember Harry Thomas, Jr.

Committee members voting against:

Committee members voting present:

Committee members absent: Councilmembers Jim Graham and Phil Mendelson

**VIII. Attachments**

- A. Committee Print
- B. PR19-0184 as introduced
- C. Testimony

**PR 19-0184**  
**COMMITTEE PRINT**  
**COMMITTEE ON HOUSING AND WORKFORCE DEVELOPMENT**  
**July 6, 2011**

**A RESOLUTION**

**PR19-0184**

**IN THE COUNCIL OF THE DISTRICT OF COLUMBIA**

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To confirm the appointment of Mr. Pedro Alfonso to the District of Columbia Housing Authority Board of Commissioners.

RESOLVED. BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011".

Sec. 2. The Council of the District of Columbia confirms the appointment of:

Mr. Pedro Alfonso  
1809 Parkside Drive, N.W.  
Washington, D.C. 20012  
(Ward 4)

as a public commissioner member of the Board of the District of Columbia Housing Authority Board of Commissioners, established by section 12 of the District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-211), replacing LaRuby May, whose term expired July 12, 2010, for a term to expire July 12, 2013.


Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution, upon its adoption, each to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004

**Memorandum**

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To: Members of the Council  
From:   
Nyasha Smith, Secretary to the Council  
Date: April 29, 2011  
Subject: Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Thursday, April 21, 2011. Copies are available in Room 10, the Legislative Services Division.

TITLE: "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011", PR19-0184

INTRODUCED BY: Chairman K. Brown at the request of the Mayor

The Chairman is referring this legislation to the Committee on Housing and Workforce Development.

Attachment

cc: General Counsel  
Budget Director  
Legislative Services





2011 APR 21 PM 3:37

OFFICE OF THE  
SECRETARY

VINCENT C. GRAY  
MAYOR

APR 21 2011

The Honorable Kwame R. Brown  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W., Suite 504  
Washington, DC 20004

Dear Chairman Brown:

In accordance with section 12 of the District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (DC Law 13-105; DC Official Code § 6-211), which established the District of Columbia Housing Authority Board of Commissioners ("Board"), I am pleased to nominate the following persons for appointment:

Terri A. Thompson Mallett, Esquire  
6904 32<sup>nd</sup> Street, N.W.  
Washington, D.C. 20015  
(Ward 4)

as a public commissioner member of the Board, replacing Anthony Wash, whose term expires July 12, 2011, to complete the unexpired term of Anthony Wash to end July 12, 2011, and for a full 3-year term to expire July 12, 2014;

Mr. Pedro Alfonso  
1809 Parkside Drive, N.W.  
Washington, D.C. 20012  
(Ward 5)

as a public commissioner member of the Board, replacing LaRuby May, whose term expired July 12, 2010, for a term to end July 12, 2013;

The Honorable Kwame R. Brown  
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Ms. M. Bernadette Tolson  
134 Mississippi Avenue, S.E.  
Washington, D.C. 20032  
(Ward 8)

as a public commissioner member of the Board, replacing William Slover, whose term expires July 12, 2011, to complete the unexpired term of William Slover to end July 12, 2011, and for a full 3-year term to expire July 12, 2014; and

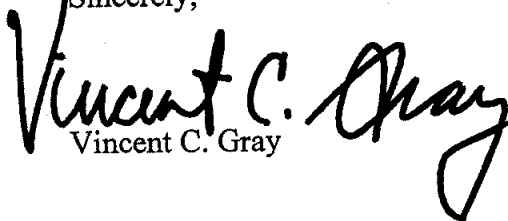
Mr. M. Clarence Mobley, AIA  
1600 Monroe Street, N.E.  
Washington, D.C. 20018  
(Ward 5)

as a public commissioner member of the Board, replacing Fernando Lemos, whose term expired July 12, 2010, for a term to expire July 12, 2013.

Enclosed you will find all biographical information detailing each individual's experience, together with proposed resolutions to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of these nominations for confirmation. Please do not hesitate to contact me should the Council require additional information.

Sincerely,

  
Vincent C. Gray

Enclosures

VCG/rrc

Chairman Kwame R. Brown  
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To confirm the appointment of Mr. Pedro Alfonso to the District of Columbia Housing Authority Board of Commissioners.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "District of Columbia Housing Authority Board of Commissioners Pedro Alfonso Confirmation Resolution of 2011".

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Mr. Pedro Alfonso  
1809 Parkside Drive, N.W.  
Washington, D.C. 20012  
(Ward 5)

as a public commissioner member of the Board of the District of Columbia Housing Authority Board of Commissioners, established by section 12 of the District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-211), replacing LaRuby May, whose term expired July 12, 2010, for a term to expire July 12, 2013.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution, upon its adoption, each to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

## **PEDRO ALFONSO**

### **Biographical Summary**

Pedro Alfonso is Chairman and Chief Executive Officer of Dynamic Concepts, Inc. (DCI), a high technology firm based in Washington, D.C. Prior to starting DCI more than 30 years ago, Mr. Alfonso gained much of his business expertise and technical knowledge from his work at the IBM Corporation's Federal System Division and the General Electric Company's Information Systems Business Division.

Mr. Alfonso is active in various organizations including currently serving on the following Boards: Member of the Board of the Girl Scouts Council of the Nation's Capital, Board of the National Small Business Association (NSBA), Board of Directors of the USO of Metropolitan Washington, Board of the Public Access Corporation of D.C., Formerly on the Board of the National Minority Business Coalition, and Board of the Federal City Council. He has also served as President of the D.C. Chamber of Commerce, Chairman of the Board of the D.C. Private Industry Council, Chairman of the Board of the YMCA of Metropolitan Washington, Board of the Greater Washington Ibero American Chamber of Commerce, and Board of Leadership Washington. He was formerly Vice-Chair of the Board of Trustees of Southeastern University, Chairman of the Board of Greater Southeast Community Hospital and was a member of the Board of Georgetown University Hospital.

Mr. Alfonso has been a guest speaker for several organizations including Langston University in Oklahoma, the Entrepreneurial Center at Manhattanville College in Purchase, New York, and at Howard University's Small Business Development Center. He also served as a Presidential Appointee to the White House Conference on Small Business and participated in the Small Business Delegation to Russia to assist in promoting a free market economy.

Mr. Alfonso has testified before the District of Columbia City Council and Congressional Committees on Privatization and Procurement issues. He has been quoted for his views on the economic and political future of the U.S. in numerous publications including Black Enterprise, Fortune Magazine, The Washington Post, The Washington Times, USA Today, and Newsweek Magazine. He was featured in articles in The Washington Times for his D.C. Chamber of Commerce activities, The Washington Post for views on affirmative action, and Money Magazine for successful entrepreneurship in the technology and communications fields. Mr. Alfonso was awarded a National Achievement Award by the Small Business Administration, recognized as a Washington Achiever by the YMCA of Metropolitan Washington, Entrepreneur of the Year by

the U.S. Department of Interior, Alumnus of the Year by the Howard University School of Business, and was awarded the Vision 2000: Excellence in Education Award by the St. Augustine School. The D.C. Chamber of Commerce also presented him with the 1999 Business Leader of the Year Award, and he was honored in 2003 by the Washington Metropolitan Area Transit Authority, Department of Workforce Development and Diversity Programs.

Mr. Alfonso is a graduate of Howard University's School of Business. He is a member of Building Industry Consulting Services International (BICSI), the international trade association for information technology professionals.

TESTIMONY  
Before the  
DISTRICT OF COLUMBIA CITY COUNCIL  
**Committee on Housing and Workforce Development**  
On The Confirmation Of

**Pedro Alfonso**  
For  
**Board of Commissioners**  
**DC Housing Authority**

**June 28, 2011**

Chairman Brown and Members of the Committee on Housing and Workforce Development my name is Pedro Alfonso and I come before you as a nominee to the Board of Commissioners of the DC Housing Authority.

I am currently President and Chief Executive Officer of Dynamic Concepts, Inc. (DCI), a technology firm based in Washington, D.C. Prior to starting DCI more than 34 years ago, I gained much of my business expertise and technical knowledge from my work at the IBM Corporation's Federal Systems Division and the General Electric Company's Information Systems Business Division. I am a graduate of Howard University's School of Business with a BA in Business Management and I am a long term resident and tax payer of the District of Columbia residing in Ward Four with my wife, Kim, and our 11 year old daughter, Allie.

I am currently active in various business and civic organizations serving on numerous Boards including Vice Chair of the Girl Scouts Council of the Nation's Capital, Vice Chair of the National Small Business Association (NSBA), and Board member and Vice-Chair of the DC Public Access Corporation. In the past I have served on the Board of the Federal City Council, Board of Directors of the USO of Metropolitan Washington, Board member and Chairman of the D.C. Chamber of Commerce, Chairman of the Board of the D.C. Private Industry Council, Chairman of the Board of the YMCA of Metropolitan Washington, Board member of the Greater Washington Ibero American Chamber of Commerce, and twice served on the Board of Leadership Greater Washington. I also served as Vice Chair of the Board of Trustees of Southeastern University, Chairman of the

Board of Greater Southeast Community Hospital and was a member of the Board of Georgetown University Hospital. I would welcome the opportunity of utilizing these Board governance experiences and the work in the various civic organizations in setting DCHA's priorities and assisting in reaching its goals as a member of the Board of Commissioners.

I believe the DC Housing Authority's primary mission of providing high quality affordable housing for our community and citizens in need of long-term housing is a major responsibility. I also believe that DCHA has an intrinsic responsibility to develop and foster a future culture of independence among its residents. The DCHA must provide adequate housing for the elderly and those with disabilities and those low income residents needing assistance. They should also strive to improve the future of the able bodied and willing residents that are looking to one day achieve the American Dream of owning their homes. We all, DCHA and the City at-large, have a responsibility of fostering our young to become independent educated adults if we are to improve the fabric of this community in the future. DCHA is currently doing work in this area of self-sufficiency such as with the Achieving Your Best Life Rewards (AYBL) and the Housing Choice Voucher Participant Transition to Home Ownership Programs and I believe more can be done.

The Board should support the DCHA's housing professionals and staff by setting policies that help meet the needs of residents and by setting the challenging goals of self sufficiency, independence and achieving the pride of ownership. I would hope the DCHA Board accepts a broader responsibility than just developing and maintaining the physical "brick and mortar" part of Public Housing but also provide additional focus and attention to the Human Capital of its residents by marshalling the proper health, education, security and economic development resources where they are most needed.

As mentioned, many of our public housing residents are our elderly, people with disabilities and single head of households who are in need of assistance for one of the most basic parts of societal requirements, shelter. DCHA must provide those

*Testimony - Pedro Alfonso*  
*June 28, 2011*  
*Page 3*

basic needs but they also must create stability in these communities and provide hope for the future for those willing and able to move forward with their lives.

The Board must be innovative in policy making for cutting edge development and be able to maximize and leverage all resources to address the broader issues facing the growing population in Public Housing.

I thank Chairman Michael Brown and members of the Committee for this opportunity to present my background. This concludes my personal testimony and I am available to answer any questions from the Committee.



# WASHINGTON LEGAL CLINIC FOR THE HOMELESS, INC.

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## *Semper Nobiscum*

Mary Ann Luby  
1940 - 2010

## Staff

Patricia Mullahy Fugere  
Executive Director  
Marta I. Beresin  
Staff Attorney  
Julie M. Broas  
Staff Attorney  
Jones Day Senior Fellow  
Lajuan Brooks  
Staff Assistant  
Nick Casalbone  
Volunteer Coordinator  
Amber W. Harding  
Staff Attorney  
*"David M. Booth  
Disability Rights Initiative"*  
Kristi Matthews  
*Kressley Fellow for  
Grassroots Advocacy*  
Scott McNeilly  
Staff Attorney  
Nassim Moshiree  
Staff Attorney  
Becky O'Brien  
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Laura Russello  
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Anne Smetak  
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Ann Marie Staudenmaier  
Staff Attorney  
Misty Thomas  
Staff Attorney

## Testimony before the Committee on Housing and Workforce Development on the Nominations to the DCHA Board of Commissioners June 28, 2011

Good afternoon, Chairman Brown and members of the Committee. My name is Patricia Mullahy Fugere. I have had the privilege of serving our neighbors who are homeless as the director of the Washington Legal Clinic for the Homeless since 1991. I have worked with public housing residents and on affordable and subsidized housing issues here in the District of Columbia since 1980.

As you well know, residents of and applicants for subsidized housing in the District of Columbia waged a long, hard battle to reclaim the quality of our public housing and make it a showcase here in our nation's capital -- which ultimately benefits low- and no-income renters nationwide. Some of the Commissioners who have governed DCHA since the conclusion of the public housing receivership in 2000 were fellow warriors in that battle. Dr. Frank Smith, Marcie Cohen and Gordon Cavanaugh, for example, were all exceptionally well versed in the intricacies of subsidized housing and well respected here or nationally for their expertise; each played a vital role in the Authority's achieving post-receivership stability and success. They set the bar high for service on this important Commission.

The DCHA authorizing statute articulates a number of qualifications that its commissioners must possess. I do not personally know Mr. Alfonso, Ms. Tolson or Mr. Mobley, and know Ms. Thompson Mallet only slightly; I can only assume that the objective measures of the law are met by the nominees. I am concerned, however, about what I learned from the Mayor's Office of Boards and Commissions to be the lack of experience in public and subsidized housing issues of all but one of the nominees. I hope that each of the new commissioners will take advantage of every possible opportunity to learn about these vital programs, as well as the policy, funding and operational challenges that DCHA faces. (And I would be more than happy to arrange opportunities for the new Commissioners to meet with the legal services and advocacy communities to hear about our clients' experiences and concerns.)

WLCH has been designated "one of the best small charities in the greater DC region"  
by the Catalogue of Philanthropy 2009-2010.



Beyond what is set forth in the DCHA statute, there are a number of intangible qualifications that I believe each new commissioner should possess.

- The District of Columbia needs Housing Authority commissioners who understand DCHA's history and dream about its future, who know the depths to which it once sank, and the heights to which it can, under the right leadership, continue to rise.
- We need commissioners who love their residents and look forward every month to hearing their stories and responding to their needs.
- We need commissioners who lay awake at night wracking their brains to figure out what role the Authority might play in assuring that more of its young residents graduate high school and move on to the trades or college than end up in jail, or worse, the morgue.
- We need commissioners who worry when the first cold spell hits, until they are assured that all of the boilers have come on and all of the residents have heat.
- We need commissioners who anxiously await confirmation that all of their seniors have air conditioning or access to cooling centers when temperatures soar, as they have done today.
- We need commissioners who recognize the value of the contribution of its residents and their advocates and who are willing to uphold DCHA's commitment to work with us as partners, knowing that outcomes are better when actions are challenged and the voices of the residents are factored into decisions.
- We need commissioners who are committed to the independence of the agency, while remaining open to meaningful collaboration with the District government.
- We need commissioners whose sole motivation for serving is the well-being of the residents and the quality and quantity of our affordable housing stock.

I would like to use this opportunity to suggest to the Committee several changes to the DCHA statute that could strengthen the Commission and the Housing Authority moving forward. First, the qualifications sections should be amended to require that, in addition to possessing one or more of the enumerated skill sets, at least some segment of the appointed members have knowledge of or experience in subsidized housing issues. Second, the Advisory Committee should be reconstituted and the Mayor should be required to select his or her nominees from among the Advisory Committee's recommendations. Finally, the chair should be elected by Commission members, not appointed by the Mayor.

Seventeen years ago, when special master James Stockard recommended to Judge Graae that the agency be placed in receivership, he stated that "Substantial negative consequences arise...from placing personal and political goals ahead of professional practice and a true concern for residents." I hope that the Mayor's nominees embrace the view (and urge the Committee through its confirmation and oversight authority to assure) that "true concern for residents" remains the energy that powers this important commission and the agency that it serves.