

DRAFT PENDING FINAL APPROVAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

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WEDNESDAY
JULY 8, 2026

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The Board met at the EnVision Center,
203 N Street SW, Washington, D.C. at 1:00 p.m.,
Raymond Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner
LEROY CLAY III, Commissioner
RHONDA HAMILTON, Commissioner
CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

STAFF PRESENT:

NICOLE WICKLIFFE, Interim Executive Director
AMY GLASSMAN, Senior Vice President and
General Counsel
SHANETTA M. HARDEMAN-JONES, Office of
Executive Director Manager
ALETHEA MCNAIR, Chief of Staff

COMMISSIONERS ABSENT:

JENNIFER REED, Commissioner

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

1:01 p.m.

CHAIRMAN SKINNER: Good afternoon and welcome. My name is Raymond Skinner and I'm chair of the Board of Commissioners for the D.C. Housing Authority. And I'd like to call this meeting to order.

This is our regular monthly meeting of the D.C. Housing Authority and it's being held today, July 8th, 2026. This meeting is being held at the DCHA EnVision Center here at 203 N Street, Southwest. And we promised several months ago that we'd begin to take our meetings on the road to go into different sites around the city.

So, this is the first of those meetings. And we will let you know where we will have other site-based meetings as we move forward. So with that, I'd like to ask for a moment of silence to allow for personal reflections. Thank you.

So, the Board of Commissioners welcomes

1 the input on matters of public concern and
2 offers you today the opportunity to express your
3 views during the public testimony portion of
4 this meeting. However, we do require that the
5 members of the public who attend our meetings
6 abide by certain rules of decorum to allow the
7 Board to complete its business. For this
8 meeting, DCHA asks that you remain muted for
9 those of you who are dialing in until you are
10 instructed to speak.

11 Anyone who violates these rules will be
12 removed from the meeting. Serious or repeated
13 violations of the rules may result in your being
14 barred from speaking at future meetings. Since
15 our last meeting, we've had another member of
16 our Board to be reappointed for another two-year
17 term.

18 So, Commissioner Clay was sworn in by
19 the Mayor's Office. But he needs to be sworn
20 for the Housing Authority. So our general
21 counsel, Amy Glassman is going to swear in
22 Commissioner Clay.

1 MS. GLASSMAN: So Commissioner Clay,
2 I'm going to ask you to repeat after me. I'm
3 going to give you a shortened oath of office.
4 Right before we came in the office or came into
5 this meeting, we sat down and you signed a
6 longer oath of office.

7 So, I do have that for our records as
8 well. But we're going to do a shortened version
9 here. So, if you can repeat after me. I, Leroy
10 Clay, III.

11 COMMISSIONER CLAY: I, Leroy Clay, III.

12 MS. GLASSMAN: Do solemnly swear.

13 COMMISSIONER CLAY: Do solemnly swear.

14 MS. GLASSMAN: That in my capacity as a
15 member.

16 COMMISSIONER CLAY: That in my capacity
17 as a member.

18 MS. GLASSMAN: Of the DCHA Board of
19 Commissioners.

20 COMMISSIONER CLAY: Of the DCHA Board
21 of Commissioners.

22 MS. GLASSMAN: I will faithfully

1 execute the applicable laws.

2 COMMISSIONER CLAY: I will faithfully
3 execute the applicable laws.

4 MS. GLASSMAN: Of the United States of
5 America.

6 COMMISSIONER CLAY: Of the United
7 States of America.

8 MS. GLASSMAN: And the District of
9 Columbia.

10 COMMISSIONER CLAY: And the District of
11 Columbia.

12 MS. GLASSMAN: And will to the best of
13 my ability.

14 COMMISSIONER CLAY: And will to the
15 best of my ability.

16 MS. GLASSMAN: Preserve, protect, and
17 defend.

18 COMMISSIONER CLAY: Preserve, protect,
19 and defend.

20 MS. GLASSMAN: The Constitution of the
21 United States.

22 COMMISSIONER CLAY: The Constitution of

1 the United States.

2 MS. GLASSMAN: And will faithfully
3 discharge the duties of the office.

4 COMMISSIONER CLAY: And will faithfully
5 discharge the duties of the office.

6 MS. GLASSMAN: Which I'm about to
7 enter.

8 COMMISSIONER CLAY: Which I'm about to
9 enter.

10 MS. GLASSMAN: Thank you.

11 COMMISSIONER CLAY: Thank you.

12 CHAIRMAN SKINNER: Congratulations,
13 Commissioner Clay.

14 (Applause.)

15 CHAIRMAN SKINNER: Okay. At this time,
16 I'm going to ask for a roll call to determine if
17 we have a quorum.

18 MS. HARDEMAN-JONES: Sure. Denise
19 Blackson?

20 COMMISSIONER BLACKSON: Present.

21 MS. HARDEMAN-JONES: Thank you. Rhonda
22 Hamilton?

1 COMMISSIONER HAMILTON: Present.

2 MS. HARDEMAN-JONES: Thank you. Leroy
3 Clay?

4 COMMISSIONER CLAY: Present.

5 MS. HARDEMAN-JONES: Thank you. Chris
6 Murphy?

7 COMMISSIONER MURPHY: Present.

8 MS. HARDEMAN-JONES: Thank you.
9 Jennifer Reed? Theresa Silla?

10 COMMISSIONER SILLA: Present.

11 MS. HARDEMAN-JONES: Thank you. And
12 Raymond Skinner?

13 CHAIRMAN SKINNER: Present.

14 MS. HARDEMAN-JONES: Thank you. You
15 have a quorum.

16 CHAIRMAN SKINNER: Thank you. As I'm
17 sure you've heard, last week, DCHA discovered
18 that we were the victims of a cybersecurity
19 incident. As soon as we became aware, our
20 internal IT team began working with outside
21 security experts and law enforcement to assess
22 the situation and to figure out what we should

1 do.

2 One of the first actions was to shut
3 down access to our systems, including our emails
4 and website. I am told that this is the
5 standard procedure for these types of incidents.
6 I can assure you that we are working as quickly
7 as possible to get things back to normal.

8 But following our expert's advice, this
9 must be done slowly and methodically and most of
10 all safely. The safety and security of the
11 information we keep is of the utmost importance.
12 And we want to make sure that we get our systems
13 back on, as we get our systems back on track
14 that it is done as safely as possible.

15 And again, according to the experts,
16 this may take some time. The cause of the
17 incident is still under investigation, and we
18 will share information as soon as it becomes
19 available. Meanwhile, I want to assure you that
20 DCHA is open for business.

21 We have developed some workarounds that
22 allow us to continue to serve all of our

1 customers, our residents, our voucher holders,
2 our landlords and other partners. And I'm going
3 to ask Nicole in a second to say a little bit
4 more about some of what we're doing to allow you
5 to continue to access our systems and to do
6 business with DCHA. But first, on behalf of the
7 Board, I really want to sincerely thank everyone
8 who's been helping us to deal with the
9 situation.

10 I particularly want to single out the
11 DCHA IT staff which has literally been working
12 around the clock for the last week and a half.
13 But I also want to thank DCHA staff, HUD, law
14 enforcement officials, the District government,
15 and of course our outside cybersecurity experts.
16 I mean, it is truly heartening for the Board to
17 see this kind of commitment and support that
18 we've gotten from all these various entities.
19 So with that, I'm going to ask Nicole to talk a
20 little bit about what we've done and how we are
21 continuing to do business.

22 MS. WICKLIFFE: Thank you, Chair

1 Skinner. Again, Nicole Wickliffe, interim
2 executive director. So again, thank you to
3 everyone.

4 This has been frustrating for all of us
5 as we go through this. So there's some key
6 things that we definitely want to point out that
7 we've continued to do. We've ensured rent
8 payments have been made and were made at the
9 beginning of the month.

10 The voucher team has been working on a
11 skeleton crew, right? Our offices have been
12 open at each of our locations. There's been
13 some frustrations of we're limited of what we
14 can do at those sites.

15 When all the system went down, we're a
16 face. We can answer some general questions.
17 Priorities, of course, were move-ins at the
18 beginning of the month.

19 So, the team worked to ensure that
20 move-ins were happening for any individuals that
21 had to move in on the voucher side. So again,
22 our offices remain open. I'm happy to say today

1 our call center, actually DCHA staff is now able
2 to handle our call center.

3 So before, of course, you would call
4 in. You'd get a recording. You can press the
5 applicable prompt, and it will go to an outside
6 call center, external. So, they don't know how
7 we operate 100 percent.

8 So, our call center is back online
9 today and able to handle calls. In addition on
10 our property management side of the house,
11 although it's limited because the staff is on
12 site, it's more tangible. So ,you can go to
13 your onsite offices, see you staff.

14 When we're closed, you're able to call
15 in to the after hour number to put your work
16 orders in. Emergencies, the company knew to
17 call staff. So again, we had a lot of
18 workarounds, but we were able to prioritize
19 payments, hopefully emergency work orders, move-
20 ins, and everything else.

21 There are some things that possibly
22 could've slipped through the cracks. But the

1 offices are open. Many of us are back on
2 emails. So, you can email.

3 The biggest is we want to be completely
4 sure and safe. So, what we've decided to do is
5 we're cleaning all -- I say cleaning. IT folks
6 have a different -- re-imaging all workstations,
7 right, all laptops for our staff.

8 So if you can imagine, we've got
9 hundreds of staff. So, our IT team physically
10 has to re-image each laptop manually. So, that
11 process can take some time.

12 However, we have different staff in
13 different capacities up. We prioritized some
14 staff. They're able to get in systems, as I
15 said, make rental payments, make other accounts
16 payable payment.

17 So, we're here. Again, we apologize.
18 I'd like to thank you all for your patience,
19 thank the landlords for their patience, of
20 course, our residents and to the staff as well.

21 A lot of people had to jump in outside
22 of our IT department. And Senior Vice President

1 Carolyn, is there any items on the voucher?
2 Because we see that we've gotten a lot more
3 questions on the voucher side rather than the
4 public housing side of the house. So, anything
5 that I have missed from your team?

6 MS. PUNTER: Good afternoon, everyone.
7 I'm Carolyn Kornegay Punter, Senior Vice
8 President over the Office of Administration,
9 which the Housing Choice Voucher program falls
10 under. Just to reiterate, as of this morning,
11 we had 86 percent of our customer call center
12 reps actively working and answering calls.

13 As of the start of this meeting, we're
14 at 100 percent capacity. But with that being
15 said, we have an extreme high volume of calls.
16 So, what we have activated is the call back
17 feature, wherein if you call and if you are
18 going to be hold for 20, 30 minutes, you can
19 actually hang up, you know, press the button and
20 hang up, and we will call you back in the order
21 in which the call was received.

22 We've also activated Go-To. Go-To is a

1 system in which, if you abandon the call, if you
2 just held on and then you're like I'm just tired
3 of holding on, if you hang up, we will actually
4 call you back to see if there's anything we can
5 do to assist you. We're right now in the
6 process of consolidating the log sheets of
7 everyone that came into our three locations, 702
8 H Street, Northwest, 625 D Street, Southwest,
9 and Fred Douglass Center which is at 2000
10 Alabama Avenue, Southeast.

11 We're consolidating the list of
12 everyone that came in. Because again, as
13 interim Director Wickliffe mentioned, we can
14 only answer general questions. So, what we're
15 doing is consolidating the list, and we're going
16 to start making those call backs so we can
17 address any issues or circumstances.

18 HCVP, we have a skeleton team that is
19 now triaging our request for tenancy approvals.
20 So, we're moving forward. We're scheduling
21 inspections so that we're ready for our August 1
22 move-ins.

1 We believe that August 1 will not be a
2 problem for move-ins. Any July 1 move-ins that
3 just fell through the cracks, we're addressing
4 those as well. We had a plethora of
5 participants transfer and/or move in to their
6 new units on July 1.

7 The staff reached out to landlords and
8 the participants to ensure that they were aware
9 you can still move in. But the payments may be
10 delayed. Landlords were gracious and very much
11 so. They understood that.

12 Our inspections team did inspections of
13 new move-ins or initials and also any
14 emergencies. So, we did not drop the ball
15 there. We did not do annual inspections, but
16 we'll pick up the slack starting next week.

17 Any inspections that were scheduled for
18 next week moving forward will go forward without
19 a hitch. The last thing I want to mention is
20 that next week we will have a participants town
21 hall at The Panorama Room, 1600 Morris Road,
22 Southeast. Doors open at 9:30 a.m.

1 Again, Wednesday, July 15, we'll be
2 there to answer questions about eligibility,
3 leasing, inspections, transfers, re-
4 certifications, and mediation. We'll also
5 promote RentCafe because you can go into
6 RentCafe and really see everything about you,
7 who you are, and your process as it relates to
8 the Housing Choice Voucher Program. Staff will
9 be there to answer any questions, and we will
10 have our devices. And our systems will be up
11 and running.

12 CHAIRMAN SKINNER: Thank you. Thank
13 you, Nicole and Carolyn. And again, I know this
14 has been somewhat frustrating. But we are
15 working as quickly as possible to get everything
16 up and back to normal.

17 So at this time, I'd like the
18 commissioners to consider the minutes of the
19 June 10th, 2026 Board meeting. Are there any
20 addition, corrections, changes to the minutes?
21 Hearing none, I'll ask for a motion to approve
22 the minutes.

1 COMMISSIONER SILLA: Motion.

2 CHAIRMAN SKINNER: Second? Is there a
3 second?

4 COMMISSIONER MURPHY: Second.

5 CHAIRMAN SKINNER: All those in favor,
6 signify by saying aye.

7 (Chorus of aye.)

8 CHAIRMAN SKINNER: Any opposed? Let
9 the minutes stand approved as presented. At
10 this time, I'm going to ask our interim
11 executive director to give the executive
12 director's report.

13 MS. WICKLIFFE: All right. Thank you
14 again. So first, I know we went a little out of
15 order. In our report that we put out each
16 month, you're able to see where we're at as far
17 as occupancy on the property management side,
18 our voucher utilization.

19 So, I'll refer you to that for that.
20 But I wanted to first announce the promotion of
21 Ms. Punter, who you just heard from. So, Ms.
22 Punter is our Senior Vice President over the

1 Office of Administration which she just said.

2 And as she stated, under her operations
3 or under the Office of Administration is our
4 Housing Choice Voucher which we say HCVP. Our
5 Eligibility and Continued Occupancy Department,
6 ECOD, Office of Customer Engagement, and our
7 Office of ADA 504 Reasonable Accommodations is
8 under Mrs. Punter. Again, we have a new
9 employee, Mrs. Rickie Maddox. Unfortunately,
10 she's not here today.

11 She's sick. So this morning, she
12 called me. So, it's fine. She's sick. So
13 we'll definitely ensure that she's on our other
14 meetings and will be doing -- coming out and
15 doing some tours which I'm going to call it at
16 each of the properties and locations. So,
17 you'll be able to meet her at that time.

18 But Ms. Maddox is our Senior Vice
19 President over our Office of Operations. And
20 under the Office of Operations, that's the
21 property management operations division, our
22 capital construction division and our Office of

1 Resident Services. So, I am extremely excited
2 for the both of them.

3 As you heard from Mrs. Punter earlier
4 talking through everything that her and her team
5 were able to quickly deploy in the cyber
6 attacks. So, I'm excited for what we have to
7 come of planned events and not unplanned events.
8 So, I'm going to keep this short.

9 But I'm excited, number one, to be here
10 in front of you. This is of course the DCHA
11 during my tenure as deputy, and now an interim
12 executive director role is my first in-person.
13 So, I'm happy.

14 I come from Housing Authorities which
15 our meetings were always in-person. So, I'm
16 excited about our hybrid and us doing this
17 routinely, not monthly. It takes a lot for the
18 team to deploy and have to set up at our
19 locations.

20 So, thank you to everyone. And we'll
21 open it up when we have -- after the meeting,
22 I'll be around to speak with them. But thank

1 you, and it's nice to see everyone.

2 CHAIRMAN SKINNER: Okay. Thank you,
3 Nicole. Okay. So, next item on the agenda is
4 public testimony. And again, we always start
5 with the residents' testimony. And each speaker
6 will have three minutes to provide testimony,
7 and you can speak on any issue that is of
8 concern to you. And I'm going to ask Shanetta
9 to assist me because she has a list of the
10 people who have signed up to speak.

11 MS. HARDEMAN-JONES: Sure, Chairman.
12 So, the first person we're going to call on is
13 Delores Miller who I believe is in person.
14 Delores Miller, you can come on up to the
15 testimony stand and begin your testimony. Hold
16 on. We're going to have you press the button so
17 it can turn green so everyone can hear you.

18 CHAIRMAN SKINNER: Okay. Yeah, it's
19 green.

20 MS. HARDEMAN-JONES: There you go.

21 MS. MILLER: Okay. Good afternoon all.

22 CHAIRMAN SKINNER: Good afternoon.

1 MS. MILLER: My name is Delores Miller,
2 and I live in Judiciary House. And the topics
3 that I wanted to get further clarification are,
4 one, Judiciary's renovation and relocation plan,
5 impact on residents, realistic target date for
6 residents to vacate. When will host sites that
7 will meet persons' individual needs be ready for
8 residents to view? And what input do the
9 commissioners have on relocation as it pertains
10 to Judiciary House?

11 MS. WICKLIFFE: So thank -- am I on?

12 CHAIRMAN SKINNER: You're on.

13 MS. WICKLIFFE: Okay. Thank you. So
14 for Judiciary, Judiciary is one of our
15 properties that is going through what we call
16 track, trade, and bond for rehab. So,
17 relocation is a very hot topic and a sensitive
18 topic.

19 Right now, the timeline -- the
20 relocation comes in once we have gone through
21 all the HUD measures, and HUD has given us
22 approvals, and our housing finance agency has

1 given us approvals to close. So right now, the
2 team has been meeting every month generally at
3 the property with the residents just preparing
4 for relocation, talking about some sites and
5 options, right? So, options are other public
6 housing, vacant units.

7 They've been talking through options of
8 if individuals chose to live with their family.
9 And so right now, we're still just in the
10 planning phases because the timeline of closing
11 is dependent upon your financial closing. So
12 again, it's FHA financing, lending, and all of
13 that takes some time to get to closing.

14 We will definitely provide no less than
15 a 90-day written notice when it is time to
16 relocate. So in the interim, I know Mr. John
17 Settles has been out. The staff has
18 continuously been out talking about different
19 locations where we have vacant units.

20 In the last meeting I was at, the
21 consensus in order for the redevelopment to
22 happen quickly is empty the property completely

1 out versus, you know, trying to do it on floors
2 and tiers. So, I know that doesn't answer all
3 of your questions. We will continue to come
4 back to get you information. At the very
5 minimum, we will issue a 90-day notice of when
6 we know that we're going to close on the
7 transaction and when we have to start relocating
8 you.

9 MS. MILLER: And will the commissioners
10 address their input and vision for Judiciary
11 House moving forward?

12 CHAIRMAN SKINNER: So we work closely
13 with Nicole and staff, right, yes. So, we're on
14 top of it.

15 MS. MILLER: Okay. Thank you so much.

16 CHAIRMAN SKINNER: Thank you.

17 MS. MILLER: That's my time.

18 CHAIRMAN SKINNER: Okay.

19 MS. WICKLIFFE: Thank you.

20 MS. MILLER: Thank you.

21 MS. HARDEMAN-JONES: So next, we're
22 going to pivot to Zoom platform. And we're

1 going to call on Neashanta Washington.
2 Hopefully I'm pronouncing your name correctly.
3 Neashanta Washington?

4 Okay. I understand that she's not with
5 us. We're going to stay on Zoom. Next we're
6 going to call Katrina Jenkins. Ms. Jenkins,
7 we're sending you a promotion request. Please
8 accept. And once you've accepted, *6 to unmute
9 yourself.

10 MS. JENKINS: Oh, my God. Hello?

11 MS. HARDEMAN-JONES: Hi.

12 MS. JENKINS: Hi, how are you?

13 MS. HARDEMAN-JONES: I'm good. Go
14 ahead. You can begin.

15 MS. JENKINS: I don't know if you're
16 aware of leaving you guys, but I'm still talking
17 in reference to a situation that I'm having
18 right now. And it's two different situations.
19 The first situation had to do with my voucher
20 and me not understanding what was all I was
21 supposed to have done as far as sending
22 documents in for my voucher in reference to

1 whatever happened.

2 Time was not on my side. And I realize
3 that there's a certain window when it came to
4 the voucher. And I tried to get reinstated for
5 the voucher.

6 But unfortunately, no one answered the
7 emails, the calls, or anything. I tried to
8 reach out to the supervisor at the place, at
9 housing near Chinatown. And no one responded.

10 And then, I ended up getting a letter
11 from Ms. Porfayo (phonetic). And she stated
12 that because of me not turning in documentation
13 that I was not going to be able to receive
14 reinstatement for the voucher. I've been trying
15 to read people before now, and I got a phone
16 call from Mr. Anton Shaw today.

17 And he briefly just told me I didn't
18 meet the deadline and I didn't do the briefing
19 well in my first time having a voucher. But
20 I've been on a waiting list since 1985. So, I
21 just wanted to just address that.

22 If someone can explain to me a little

1 bit about that. But the second thing that I
2 wanted to talk about is a rent increase has been
3 on my -- that's been issued to me from, her name
4 is Latoya McCall. And she has been in her own
5 way sending me letters, saying things about me,
6 harassing me as well with my son, saying that I
7 was in my home, where I live at Community of
8 Hope, that I was selling drugs in my complex.

9 That was the one thing she did. Then
10 the second thing she did was my rent was
11 increased. And it's not really -- I was
12 supposed to pay a portion of the rent.

13 My rent was fine up until October 17,
14 2025. And the rent was paid up. And then, when
15 they realized that the change wasn't effective
16 correctly, they're trying to make me do back pay
17 for rent here.

18 So, I don't know. And now, my rent is
19 honestly up. It was 580. Now, it's up to 2,088
20 dollars. So, that's an issue altogether because
21 somewhere along the line, Ms. McCall and whoever
22 else is with her, they're definitely -- I can

1 only say her because every document I have, her
2 name is on it. And I'm just trying to figure
3 out -- I don't know what else to do. There's no
4 way --

5 CHAIRMAN SKINNER: Okay. Ms. Jenkins -
6 -

7 MS. JENKINS: I'm sorry.

8 CHAIRMAN SKINNER: -- we'll have
9 someone follow up. Ms. Punter will follow up
10 with you and try to figure out what's going on.

11 MS. JENKINS: Okay. Thank you.

12 MS. HARDEMAN-JONES: Next we're going
13 to call in person former commissioner Aquarius
14 Vann-Ghasari.

15 MS. VANN-GHASRI: It's a pleasure being
16 here today, and I'm going to stay within my
17 three minutes or Alicia is going to give me --

18 (Simultaneous speaking.)

19 CHAIRMAN SKINNER: Okay. Good
20 afternoon.

21 MS. VANN-GHASRI: Good afternoon.

22 CHAIRMAN SKINNER: It's a pleasure to

1 see you.

2 MS. VANN-GHASRI: First of all, I'm
3 going to go on record and say that, first of
4 all, I want to congratulate alumnus of mine for
5 winning the election with 110 votes, and that's
6 Rhonda Hamilton. We studied together, and
7 Rhonda know me like a prince. So, you all are
8 fortunate somebody can keep me in control with
9 her eyes.

10 In the meantime, I only have three
11 minutes, so I want to say this. Commissioner
12 Skinner and I have already had a conversation.
13 And he's going to contact me, and we're going to
14 go further.

15 But what I'm here today to let you know
16 that I am a proud socialist democrat. I studied
17 Bernie Sanders from the day that he became a
18 senator. And I want to congratulate the Mayor
19 of New York.

20 I have questioned this Housing
21 Authority today. I've talked to Daniel, and I'm
22 in trouble. I've already contacted Bernie

1 Sanders. I've asked him to come to the city,
2 and I want him to identify what a socialist
3 democrat is because he's the one who started.

4 He's the father of it and he is 85
5 years old, and Congress has respect for him.
6 And that's the only person that can give us that
7 answer. And so, we'll see what he's going to
8 do.

9 I told him I would take my Social
10 Security check and make sure that there would be
11 no food there. So, if you come there, you're
12 going to come there because you're there to
13 learn and educate. I told him that the Board of
14 District of Columbia Housing Authority would be
15 invited.

16 The citywide advisory board would be
17 invited. Former and present commissioners will
18 be invited. All former and present resident
19 councils will be invited. And anyone 18 and
20 over on a lease will be educated at that time
21 because that may be the only time we get to do
22 that. So, I want to put that on the board.

1 Now I have been studying social
2 housing. Social housing came to the District of
3 Columbia Housing Authority, Shanetta, Carla, and
4 Alethia Mose. It may not be on the record, but
5 the honorable Gloria Prichard, when she was in
6 NAHRO, she taught us about social housing.

7 Now we have a subsidiary. And I'm
8 going to go on the record, and I can prove it.
9 I am the first and the only commissioner that
10 served on the DCHA Board and then certain two
11 other commissioners.

12 My name is now on the Howard Theater
13 and documents. And you can prove it by
14 Shanetta. Now with that said, DCHA, as we move
15 forward, is a nonprofit, and it's a developer.

16 DCHA had land. We can develop our own
17 housing and the social housing with this model,
18 if we look at it very carefully to look at
19 affordable housing. Because all other Housing
20 Authorities will be doing it.

21 I'm very disappointed that after I left
22 this Board that a lot of promises were made, and

1 they were not kept. And of course, they could
2 not be kept because as directors change, policy
3 changes. I want to congratulate Keith Pettigrew
4 for setting up his three-year plan. But I'm
5 asking this Board please do not pass that Move
6 to Work plan yet.

7 I read that plan, and that is a very
8 extensive plan. And I know that Commissioner
9 Hamilton had not read that plan like everybody
10 else. So, don't be upset when she abstain
11 because she's not going to cheat.

12 And I'm asking you, Rhonda,
13 Commissioner Rhonda Hamilton, you have a strong
14 alumni. You came out of D.C. agenda. It is
15 time for you as a commissioner to put us to work
16 in all parts of your government. And whether
17 Naomi Mitchell like it or not, she's going to
18 help us, and I mean it.

19 CHAIRMAN SKINNER: Thank you. Look
20 forward to working with you.

21 MS. HARDEMAN-JONES: Next we're going
22 to call -- I have in person but maybe he is on

1 Zoom. It was former commissioner Ken Council.
2 I don't see him here. But I'm going to ask if
3 we see him on Zoom and if we can promote him so
4 that he can begin his three-minute testimony.

5 And once again, former commissioner
6 Kenneth Council, *6 so you can unmute yourself
7 once you receive the promotion request. So, it
8 seems like we might be having some technical
9 difficulties. So, I'm going to move forward.

10 Someone will let me know if he is
11 ready. We'll come back. We will definitely
12 come back. I'm going to move forward with
13 Paulette Matthews. I have her on Zoom.

14 Okay. I'm going to move forward on
15 Zoom. We're going to stay there. Patricia
16 Malloy? Ms. Malloy, if you can accept the
17 promotion request and *6 so you can begin your
18 testimony.

19 MS. MALLOY: Can you hear me?

20 MS. HARDEMAN-JONES: We can.

21 CHAIRMAN SKINNER: Yes. We can hear
22 you.

1 MS. MALLOY: Good afternoon, everyone.
2 My name is Patricia Malloy, former resident of
3 Lincoln Heights resident council. I am
4 requesting permission to hold a meeting in the
5 enhancement center with the residents of Lincoln
6 Heights.

7 Reason for my meeting, requesting this
8 meeting is because of four concerns. But the
9 main concern is on September the 10th, 2020, a
10 lawsuit was filed by the Attorney General Karl
11 Racine in Lincoln Heights, as well the ten
12 properties that was listed in the settlement.
13 What I am requesting is, number one, end the
14 lawsuit, securing interest to residents'
15 building in Section E, page 4, property
16 maintenance in Section F, page 4, community
17 engagement, Section I, page 5, and property
18 walkthrough, page 7.

19 The reason I'm requesting this meeting
20 is to discuss communication and notification,
21 maintenance concern, upkeep and cleaning up the
22 apartment buildings, and disrespect from D.C.

1 Housing Authority police. Also at that meeting,
2 I will like to have the director of property
3 management, director of maintenance, director of
4 resident services, and the chief of the D.C.
5 Housing Authority. I am requesting this meeting
6 because it seems as though -- I'm no longer a
7 resident of Lincoln Heights.

8 They really have no leadership. The
9 residents are calling me on a daily basis with
10 maintenance issues, lack of upkeep of the
11 buildings and the property. So, I went back and
12 researched the lawsuit.

13 I'm asking the Board and the interim
14 director of the D.C. Housing Authority to look
15 at the lawsuit that was signed off on, on
16 September the 10th, 2020, to let me know if
17 those infractions that Karl Racine had the DCHA
18 to sign off on that they would do has not been
19 done. It started off being done right. But for
20 the past four years, the residents of Lincoln
21 Heights have just been in an uproar, unknown.

22 When residents call me and some of the

1 staff is aware, anything dealing with
2 maintenance, I've asked them to take pictures.
3 The day that they call me, send me the picture,
4 wait a few days after, take another picture. A
5 lot of the things have not been done and it's
6 very disturbing to get complaints, and no one is
7 addressing them.

8 My last comment is Lincoln Heights has
9 a part-time manager and a part-time foreman.
10 Lincoln Heights deserves a full-time manager and
11 a full-time foreman. I am requesting to hold a
12 meeting. I will be responsible for putting
13 together the flyers and getting them
14 distributed. I just need permission from the
15 interim director and the Board. Thank you.

16 CHAIRMAN SKINNER: Thank you, Ms.
17 Malloy. I'm certainly not aware of the lawsuit
18 that you mentioned. But we'll do some research
19 on that and get back to you with where we are on
20 that. With regard to the meeting, I'm going to
21 ask Nicole to follow up with you and see if that
22 can be facilitated.

1 MS. MALLOY: Thank you.

2 MS. WICKLIFFE: I'll reach out to you,
3 Ms. Malloy.

4 MS. MALLOY: Thank you, Interim
5 Director.

6 MS. HARDEMAN-JONES: So next we're
7 going to go to Donna Townes, who's on Zoom as
8 well. Ms. Townes, I understand we sent you a
9 promotion request. If you can accept and *6 so
10 you can begin your testimony.

11 Once again, Donna Townes? Ms. Townes,
12 if you can hear my voice, can you go ahead and
13 begin your testimony? Okay. I'm going to take
14 that as she's having some technical
15 difficulties. I'm going to move forward to in-
16 person. We have Sheena McGill.

17 MS. MCGILL: Hi, how is everyone?

18 CHAIRMAN SKINNER: Good afternoon.

19 MS. MCGILL: Well, I came down here
20 because I'm a Housing Choice Voucher recipient.
21 My concern right now is -- because other
22 residents in my building, they couldn't make it.

1 So, I told them that I would mention it on their
2 behalf.

3 Our rent hasn't been paid for this
4 month. So, we are getting notices from the
5 landlord. I did reach out to the landlord and
6 explained it, even sent them an email on their
7 website or Facebook. They're not taking our
8 word.

9 So, we need somebody to reach out to
10 them and explain to them what's going on about
11 the rent situation. Also, I have an RFTA. I'm
12 just waiting for inspection.

13 I'm supposed to move in August 1st. I
14 have an amazing case worker. So I'm not
15 speaking bad on her. Okay. I have an amazing
16 case worker. Don't take her from me.

17 But moving forward, I've had other
18 complaints because I do advocacy for a lot of
19 tenants. And I deal with a lot of voucher
20 holders. They have a disconnect with Housing
21 Choice Voucher specialists.

22 Now on the flip side of it, the case

1 workers do have a heavy case load. So, I
2 understand that. So, it's not more so a
3 complaint. It's more so of a way moving
4 forward, how we can work together with better
5 responses.

6 So, I'm trying to get the tenants to
7 understand the case loads are heavy. We're
8 human. Ms. Rhonda, congratulations. I'm so
9 glad to see you here. Ms. Nicole, you got this.
10 Okay.

11 We're going through a time right now,
12 and all we can do is stick together and work
13 together and stay prayed up. Okay. So, that's
14 all I want to say. And I want to thank the
15 citywide advisory board and Mr. Anton Shaw
16 because he's been a big help. And I'm so happy
17 Ms. Punter is back. I have no worries. That's
18 all I have to say.

19 CHAIRMAN SKINNER: Thank you, Ms.
20 McGill.

21 MS. HARDEMAN-JONES: So, next we have
22 Shonta High who's in person. Hi, Ms. High.

1 CHAIRMAN SKINNER: Good afternoon.

2 Good afternoon. How are you?

3 MS. HIGH: Hey, I'm blessed by the
4 best. We're going to pray for the rest. Amen.
5 Real quick, Ms. Punter, I'm glad you're back.
6 Girl, thank God because things get done when
7 Punter is in the house.

8 Okay. Good afternoon, everybody.
9 Jeremiah 29:11, for I know the plans I have for
10 you, declares the Lord, plans to prosper you and
11 not to harm you, plans to give you hope and a
12 future. Trust in God's plan helps believers
13 move forward with confidence and hope.

14 Good afternoon again, everyone. I am
15 Lady Reverend Dr. Shonta High, President
16 Emeritus of Council at Park Morton. I'm here to
17 discuss the fact that DCHA and Commissioner
18 Skinner brought this up that DCHA has been
19 hacked which compromises all of the residents'
20 personal, medical, and financial information,
21 whether they are a voucher recipient or in
22 public housing.

1 Residents can actually sue in light on
2 this incident because it causes unnecessary
3 complications such as identity theft. I
4 encourage everyone listening to contact the
5 three credit bureaus and place a freeze on your
6 credit in light of this incident until the
7 issues are resolved. Next, the Move to Work
8 plan is trash.

9 It's utter trash. Just throw it in the
10 landfill now and start over. I don't understand
11 why these changes, particular changes have been
12 made. But DCHA seems -- and this is my personal
13 opinion in the experiences I have had.

14 DCHA seems to be in the business of
15 oppression, adherence, obstruction, and denial
16 rather than uplifting, motivating, encouraging,
17 and investing in residents, including our small
18 businesses. Lastly, God has a plan for me to
19 move forward. However, DCHA HCVP voucher case
20 managers do not respond to emails or calls.

21 This is a common complaint that has
22 been going on for quite a few years. And I'm

1 one of those people that has experience in that.
2 My case manager, Mr. Maurice Holton will not
3 respond to my emails that I've sent to him
4 several times over asking for my eldest daughter
5 to be added to my voucher as my full-time
6 caregiver.

7 I received no response. I asked last
8 year to pull out of D.C., and still, outside of
9 sending the HCVP email to me, I received no
10 other correspondence from Mr. Holton. Once I
11 emailed Mr. Holton again with my lawyer cc'ed
12 on, then he decided to respond vaguely. I'm
13 almost done.

14 And just to make it clear, I want my
15 daughter, A'Tira High, to be added as my
16 caregiver because she has been taking care of me
17 since I survived a hit-and-run in 2019. And
18 that's number one. And the last thing is I want
19 to pour it out because I am exacerbated and
20 exasperated with the targeted bullying from
21 DCHA. Their police, especially today upon
22 entry, the harassment, the lack of

1 communication, the empty promises to residents
2 about returning home to Park Morton which
3 they've been denied, the theft, the lies, and
4 the fact that DCHA is allowing money to be
5 stolen from Park Morton Phase 2. And that's it.

6 CHAIRMAN SKINNER: Thank you, Ms. High.

7 MS. HIGH: Thank you very much.

8 MS. HARDEMAN-JONES: Next, we're going
9 to call Cathy Moore. And I have her in person.
10 Hi, Ms. Moore.

11 MS. MOORE: Hello.

12 CHAIRMAN SKINNER: Hello, Ms. Moore.

13 MS. MOORE: My name is Cathy Moore, and
14 I am here because I submitted an RFT packet on
15 April 29th. And I have not received a response
16 on whether or not the package is completed. The
17 landlord and I, we both have emailed, called,
18 telephoned and come into the 702 H Street,
19 Northwest office and we're not getting any
20 response.

21 And it's been, like, seven, eight days.
22 Since coming to the meeting, I'm listening to

1 what the things that are going on. But I just
2 wanted to know -- we wanted to know whether the
3 package is complete.

4 And Nolan Taylor who was, I guess, my
5 acting housing specialist, she emailed and said
6 -- after I came in the office and Mr. Quinn told
7 me that someone would contact me the next day.
8 She said you have five days to get the package
9 completed, or we're going to terminate your
10 application. But meanwhile we have been waiting
11 60 days.

12 So, I wrote her. But once again, after
13 she told us that, the landlord has submitted
14 more documents, and we haven't heard anything
15 since that day. So, I just want to know the
16 status of the application and if I can get help
17 in that area. Okay.

18 (Simultaneous speaking.)

19 CHAIRMAN SKINNER: Yeah. We have your
20 name and contact information. So, somebody will
21 get back to you.

22 MS. MOORE: Okay. Thank you.

1 MS. HARDEMAN-JONES: Next, we're going
2 to move forward with Corliss Lowry in person.

3 MS. LOWRY: Greetings, everyone.

4 CHAIRMAN SKINNER: Good afternoon.

5 MS. LOWRY: I'd like to say to the
6 newly elected Rhonda Hamilton and Leroy Clay,
7 welcome, welcome, and to everybody on this
8 Board. Everybody's faces look new to me. It's
9 been about three years since I've been to a
10 meeting. So, it seems like everyone is new.
11 So, hi.

12 CHAIRMAN SKINNER: Good afternoon.

13 MS. LOWRY: My first -- well, the one
14 thing that I want to talk about, and we've been
15 talking about it too, the voucher holders. I've
16 been going to a lot of meetings. I'm with the
17 DC Empower.

18 When they asked us questions, the one
19 thing that I always put is that how do we help
20 the voucher holders. I'm a voucher holder
21 myself, the first time in a house. And what I'm
22 learning is I needed some help.

1 Like the other lady talked about, she
2 couldn't get any help with the voucher who was
3 on Zoom. And she needed a reinstatement. I too
4 needed a reinstatement, but I knew how to press
5 and get that and make sure that I didn't fall
6 through the cracks.

7 And as much as I didn't understand, I
8 still have a tenacity to fight for what I want.
9 And I want to commend Housing because they have
10 been great. I got my voucher. I'm in a
11 beautiful home.

12 But what I'm asking is that maybe we
13 could coordinate a Housing Choice Voucher focus
14 group for the people who do not know how to keep
15 a house, right, who never had a house. We have
16 a lot of people who lose their vouchers and
17 nobody has asked them why they're losing their
18 voucher. Like this woman, why is she losing her
19 voucher?

20 Because she don't understand the
21 paperwork because after the briefing, you know,
22 nobody else is coming in contact. And, like,

1 you go out to the places, the tourists, nobody
2 is going to the housing, you know, nobody is
3 going to the voucher housing. So, that's what
4 this group shared this.

5 So, let's maybe put something in place
6 for that. I'd like to put something in place
7 for that. I have talked to Denise Blackson who
8 said that she would help me. But I also wanted
9 to present it to the Board to say maybe we could
10 move forward on that. That would help with us
11 getting through some of this stuff also. And I
12 think that's it. Thank you.

13 CHAIRMAN SKINNER: Thank you, Ms.
14 Lowry.

15 MS. HARDEMAN-JONES: Next we're going
16 to call Sherill Clark. And I have her in
17 person. Ms. Clark? Okay. I'm being told that
18 she had to leave. Let's move forward.

19 We're going to move to our non-resident
20 speakers. First, we're going to call Vanessa
21 Harris. We're just going to double check if she
22 is on Zoom or not. Vanessa Harris?

1 Okay. We're moving forward. Next we
2 have in person -- is it Ayesha or Aysha Hudson?
3 You can come forward, Ms. Hudson.

4 MS. HUDSON: Good afternoon,
5 Commissioners and everyone here.

6 CHAIRMAN SKINNER: Good afternoon.

7 MS. HUDSON: My name is Ayesha Hudson.
8 I am a local housing provider and a retired
9 public servant. For nearly 27 years, I have
10 owned and managed residential properties in Ward
11 7 and 8, communities that have been historically
12 underserved through strategic disinvestment and
13 now undergoing another season of divestment.

14 I am here because I need your help, and
15 more importantly, my residents need your help.
16 My focus today is on our 13 unit building at
17 4550 -- excuse me, 4540 Benning Road, Southeast.
18 We have major safety concerns with the
19 constrained budget due to vacancies and
20 maintenance expenses.

21 I have communicated the property status
22 to the building's assigned specialist, to D.C.

1 Housing Authority's leadership, and now before
2 this Commission for the second time. We are
3 requesting a live-in police officer as allowed
4 per Title 24 of HUD's guidance and Section 1.661
5 titled Section 8 project-based assistance
6 programs, approval for police or other security
7 personnel to live in project. We are also
8 requesting full compensation per our contract
9 and responsiveness from D.C. Housing Authority
10 staff as we undergo a substantial renovation
11 that we'll be working with multiple D.C.
12 government agencies to perform.

13 Since February 2025, and this is going
14 into the examples, since February 2025 when the
15 last live in police officer moved out, the
16 safety of the building has deteriorated in many
17 ways, both hazardous, and it's been documented.
18 I have previously shared the 9-1-1 call list
19 that I have with me today that shows 33 calls of
20 service since we acquired the building in May of
21 2024 to October of 2025.

22 I don't have a more updated one because

1 I had to go through D.C.'s FOIA process to get
2 it. There were 13 priority calls and 18
3 required direct MPD response. We have had drug
4 overdoses in the hallway.

5 We witnessed mental health crises and
6 assaults. And a gun was also recovered from the
7 property. The front door's glass has been
8 broken, and this is after these individuals were
9 throwing rocks at the windows.

10 We have installed a camera system and a
11 control access to try to deal with it. We also
12 participate in D.C. camera's program. And while
13 all of this is happening, we are not receiving
14 our full rent.

15 Even though our contract calls for rent
16 of 1,404 for a two-bedroom apartment, D.C.
17 Housing Authority has not paid the full amount.
18 An example of that, we entered an application in
19 September of 2025. Months went by only to be
20 told in January of 2026 I had to cancel that
21 application from this individual to go through
22 the referral process.

1 Since then, we evaluated at least 20
2 people. Some of them are not even aware that we
3 were going to be reaching out. And that same
4 vacancy is still there in the building.

5 We also are not getting the 80 percent
6 that we're entitled to according to HUD Section
7 882.411 titled payment for vacancies. Because
8 we're carrying these vacancies, and they're not
9 of our own doing. And just to wrap up, I'm
10 skimming.

11 We've instituted a building steward
12 program where we're empowering a resident at the
13 building to be sort of a co-manager. They'll be
14 working directly with D.C. Housing Authority.
15 I'm requesting help with going through the
16 renovation process.

17 The police officer, a full payment
18 through the contract, and just general
19 cooperation and assistance as a small housing
20 provider. It's documented that small housing
21 providers make up over 80 percent of the housing
22 stock in D.C. And I've been doing it since '99.

1 And this is the most challenging that it has
2 been. So, I do ask for you all to help.

3 CHAIRMAN SKINNER: Okay. Thank you,
4 Ms. Hudson. Thank you for sharing that. And
5 I'll make sure that I talk to the staff and
6 we'll follow up and see what we can do.

7 MS. HUDSON: Thank you.

8 MS. HARDEMAN-JONES: We're going to
9 switch to our Zoom platform. We're going to
10 call -- I believe it is Dahlicia Holmes.
11 Dahlicia Holmes? I understand we sent you a
12 promotion request.

13 MS. HOLMES: Are you able to hear me
14 now?

15 MS. HARDEMAN-JONES: We can hear you.

16 MS. HOLMES: Okay, great. Yes. I am a
17 D.C. housing landlord. And I am also here on
18 behalf of another D.C. housing landlord. He's
19 elderly, and he's been a D.C. housing landlord
20 for over 40 years.

21 I'm here about the response time of the
22 case workers, inspections. Anybody that you

1 reach out to, it's like nobody answers. Nobody
2 answers emails. Nobody answers telephone
3 messages.

4 It's like crawling into a hole. His
5 issue was that he had an inspection done. And
6 the inspector never identified whose
7 responsibility it was.

8 The tenant had only been in the house
9 for a year and she literally destroyed the
10 house. And the inspector never identified this
11 is landlord's responsibility, this is the
12 tenant's responsibility. And another thing he
13 wants to know, are rent increases in effect at
14 this point? That's a question.

15 And then also, he would like to know
16 what are his -- what can he do about either
17 assistance with Housing Authority to get with
18 the tenant regarding how she's tearing his house
19 up. What can he do about as far as putting her
20 out? He says, can I put them out for not
21 keeping his place clean and sanitary?

22 And he also mentioned a rent increase.

1 I'm reading from his text. Will that be
2 allowed? Will the rent increase be allowed?
3 And does he have to keep them under the lease
4 and if he decides to not to renew their lease.

5 But he basically is looking for
6 assistance. He's almost 80 years old. He's
7 been with you guys for, like, damn near 40 years
8 with different housing, apartment buildings, and
9 stuff like that throughout the D.C. area.

10 And this particular house on M Street
11 that he has, it was a beautiful four bedroom
12 house. She's been in there just about probably
13 a year and three months, and she's literally
14 destroyed the house. He had to put out a lot of
15 money to pass inspection and things like that.

16 But he's just basically looking for
17 some type of guidance. He just feels
18 disrespected being ignored and stuff like that.
19 Because I do all of his emails for him, and it's
20 literally been weeks since mid-May since we've
21 been emailing and calling.

22 And nobody has responded. One lady did

1 respond only to say reach out to the inspector.
2 But she never gave the inspector's name. I
3 mean, it's just literally outrageous. So,
4 that's basically the concern.

5 CHAIRMAN SKINNER: Okay. Thank you,
6 Ms. Holmes.

7 MS. HOLMES: Yeah.

8 MS. WICKLIFFE: So Ms. Holmes, we'll
9 have staff reach out to you. And if you could,
10 when staff reaches out, if you could provide us
11 his contact information as well.

12 MS. HOLMES: Yes. Absolutely, yeah,
13 yeah. Thank you.

14 MS. WICKLIFFE: And I can't answer --
15 right now, our rent increases are paused.

16 MS. HOLMES: Okay.

17 MS. WICKLIFFE: So, I can't answer
18 that.

19 MS. HOLMES: I appreciate that. I'll
20 let him know that.

21 MS. WICKLIFFE: Staff will reach out to
22 you.

1 MS. HOLMES: Okay. Thank you.

2 CHAIRMAN SKINNER: Thank you.

3 MS. HARDEMAN-JONES: Next we're going
4 to call in person Carolyn Brown.

5 MS. BROWN: Good afternoon, everybody.

6 CHAIRMAN SKINNER: Good afternoon.

7 MS. BROWN: So glad to see everybody.
8 I'm here because I had a lot of problems. But I
9 talked to some people before the meetings start.
10 And they said they're going to do something
11 about the problems that I have.

12 But my whole issue is about our
13 seniors. Is there any way that we can get a
14 program for our seniors? So, our seniors is
15 living terrible, I mean, actually terrible.

16 We need something. We need more
17 housekeeping inspection. We need something.
18 This is terrible. So, we need to do better.
19 And it's a lot of people that I'm going to give
20 them a chance. I ain't going to step on their
21 head right now.

22 But I'm coming back. And I want people

1 to be held accountable for these things that's
2 going on because it don't make no kind of sense.
3 So, this is all I'm going to say right now. But
4 I had a whole lot to say, a whole lot. So, I'm
5 going to get you all a chance, and I will be
6 back.

7 CHAIRMAN SKINNER: Thank you, Ms.
8 Brown.

9 MS. HARDEMAN-JONES: So next we're
10 going to have in person Daniel del Pielago.

11 MR. DEL PIELAGO: It's on the last
12 battery line just in case.

13 (Laughter.)

14 MR. DEL PIELAGO: Good afternoon,
15 everyone.

16 CHAIRMAN SKINNER: Good to see you in
17 person.

18 MR. DEL PIELAGO: Likewise. Good
19 afternoon, everyone. My name is Daniel del
20 Pielago. I work with Empower DC. We work with
21 public housing residents and voucher residents
22 around the city.

1 A couple of questions on the cyber
2 attack. I'm so sorry that's happened. You all
3 are in an unenviable position. But we are
4 wondering when and how will residents know if
5 their personal information has been compromised.

6 And following up to that, if the
7 authority has any sort of insurance to protect
8 against these issues, I think that is the
9 biggest concern right now that we've been
10 hearing from folks, like, did they get my stuff?
11 And I don't know. I think the answer we've been
12 giving we have been hearing you all have been
13 reporting.

14 So, I think that's an important thing
15 to flag. I also wanted to just talk a little
16 bit about a significant uptick in eviction
17 filings we've seen at James Creek. We've seen
18 at least 25 filed since May.

19 And it's concerning because James Creek
20 is also one of the properties that is supposed
21 to be renovated. So, the optics of that, I
22 understand people fell back on their rent.

1 There's a process.

2 I understand all of that. But the
3 coincidence that a property that's been
4 relocated -- excuse me, renovated where people
5 can be relocated, and then there's such a
6 significant amount of folks receiving notices to
7 appear in court for nonpayment of rent is a big
8 concern. As I understand it, I've heard that
9 one of the goals is to maybe have folks enter
10 into payment plans.

11 And while that is a good thing, I think
12 putting -- it's a little bit of putting the cart
13 before the horse as it were, given that it puts
14 folks in a very precarious situation if they
15 don't have the wherewithal to appear in court
16 when their initial hearing is called. So, I
17 just wanted to flag that and see if there's
18 anything else that could potentially be done to
19 bring attention to that. Thank you all.

20 CHAIRMAN SKINNER: Thank you. With
21 regard to the cyber incident, the short answer
22 is we don't know yet if any information has been

1 compromised. As I mentioned in my remarks,
2 we're working with the cybersecurity expert
3 firm, and they are combing through all of the
4 information and data. And at this point, they
5 really can't tell. So, as soon as we know
6 something, we will let the public know.

7 MR. DEL PIELAGO: Thank you.

8 MS. WICKLIFFE: And I can add we do
9 have cyber insurance.

10 CHAIRMAN SKINNER: Yes. We do.
11 Nicole, do you want to mention the evictions
12 since they brought that up?

13 MS. WICKLIFFE: Yes, so definitely not
14 targeted or isolated to any properties. I would
15 hope not. So, generally under our federal
16 programs, we do have to abide by the leases and
17 federal regulations.

18 So, possibly we do 30-day notices of
19 nonpayment of rent. Generally, the team housing
20 managers, probably area managers should be
21 working and speaking with the residents.
22 Outside of that, there are ways to get a

1 resident back in good standing.

2 And that's entering into the tenant
3 payment agreement. And that's generally what
4 the Housing Authority should not have (audio
5 interference). Uh oh. My battery is low.
6 Sorry.

7 So, there are options there. So
8 definitely I'll look into this because nothing
9 should be isolated to any properties. And I
10 heard from Commissioner Hamilton as well.

11 So, we'll look into this. We'll look
12 at some other measures we can put into place.
13 But generally file our leases and the federal
14 regulations of collecting.

15 MR. DEL PIELAGO: No. That's
16 understood. I think the concern also is just as
17 folks enter into agreements, it does put them in
18 a situation where their defense is not as great,
19 right? They can actually defense conditions and
20 all those other kind of things. So that's a
21 concern too of just having folks who may not be
22 aware of all their rights and defenses to enter

1 into payment plans that may not be in their best
2 interest that could have the same result, just a
3 little bit further down the line.

4 CHAIRMAN SKINNER: Thank you.

5 MS. HARDEMAN-JONES: Thank you. Next
6 we're going to call William Jordan. I thought I
7 saw Mr. Jordan.

8 CHAIRMAN SKINNER: He's here.

9 MS. HARDEMAN-JONES: Okay. Thank you.

10 CHAIRMAN SKINNER: Good afternoon, Mr.
11 Jordan.

12 MR. JORDAN: Good afternoon. My name
13 is William Jordan. I'm a member of the Park
14 Morton equity team under the leadership of Ms.
15 High who spoke earlier.

16 I'm going to focus first on the
17 resolution regarding Move to Work. I've
18 provided some language I would like to see added
19 to that resolution regarding the affordable
20 housing homeownership program that should be a
21 part of Park Morton Phase 2 as well as at Bruce-
22 Monroe. The Move to Work does not include that

1 program explicitly, although that was a promise
2 and a commitment.

3 And I think the resolution should
4 include language that affirms Resolution 2219,
5 2235. Many conversations we've had that
6 homeownership would be a part of that process,
7 affordable home ownership. And so, that's what
8 this language speaks about.

9 And I'd like to add it to the
10 resolution since you didn't put it in the Move
11 to Work plan. Also, Move to Work should include
12 a place-based homeownership program that the
13 Housing Authority used to have but claimed that
14 it's not relevant anymore. But it's definitely
15 relevant to Park Morton and Bruce-Monroe.

16 Also, it's come to my attention that
17 the development team, community partners, TCB
18 and Dantes Partners have reneged on their
19 commitment to do homeownership as a part of Park
20 Morton, New Communities Phase 2, as well as
21 Bruce-Monroe. And despite years of working and
22 talking, for them to renege at this point, some

1 action needs to happen from this Board and from
2 this agency.

3 So one, what we ask is that the Board
4 terminate the role of TCB and Dantes Partners
5 and Phase 2 onsite as well as Bruce-Monroe
6 townhomes, that they no longer be a part of it
7 and that it's done officially, that a new
8 partnership be formed that includes the Park
9 Morton resident council as co-partners to focus
10 on that particular phase, that those
11 homeownership phases be done first before the
12 big pie in the sky buildings get done, that the
13 project increase the number of homes from 48 to
14 96 and from 13 to 40 at Bruce-Monroe, focus on
15 this phase as well as we work with DHCD and
16 Amazon and other partners who agreed to work
17 with us to make that happen.

18 And we need you all to help us to make
19 that happen. And then finally, I know my time
20 is up. I'm asking this Board to not allow
21 political intimidation to make the residents of
22 Park Morton ping pong balls in their ego issues.

1 So, just because the council puts money
2 and stuff in and wants you to do it in a certain
3 way and it creates havoc for residents because
4 of particular council member ego determines that
5 their project needs to drive everything. And
6 then, that's what's made this project a problem
7 over through the last 12 years. It's constant
8 political stuff that has nothing to do with the
9 interest of the residents.

10 And the Board has not created a buffer.
11 Instead, we chase money from DMPED and other
12 places and seeing residents through hell. And
13 that's why we have the problems we have now. So
14 please stand up. Thank you.

15 CHAIRMAN SKINNER: Thank you.

16 MS. HARDEMAN-JONES: Thank you, Mr.
17 Jordan. I'm going to pause and jump back. I
18 called on Paulette Matthews, and I see that
19 you're in person. Paulette Matthews, did you
20 want to put your testimony on the record?

21 MS. MATTHEWS: Hello everybody. Life
22 is good, but and there's always some type of

1 situation that can come up and throw you all off
2 board, but I'm here.

3 So I see three familiar faces. Those
4 kind of look familiar, but I don't think it's
5 from here. But it's good to see all of you all.
6 Communication is the key. We come and we've
7 been testifying for a long time. Long, long
8 time.

9 And everybody keeps hearing the same
10 thing; the rats, the roaches, the rent messed
11 up, payment arrangements, and things of that
12 nature. And everybody's trying to get it right,
13 but we got to do it in a better way in which
14 we're doing it.

15 I appreciate the things that are taking
16 place and the changes that are being made, but
17 it's always a process, but some of these
18 processes have been very slow.

19 My name is Paulette Matthews, first of
20 all, and I'm a former resident of Berry Farms.
21 That process is a long process, too. I see so
22 many other places that have come up, and Berry

1 Farms still trying to get there.

2 And I get it. Everybody always talk
3 about money and funding. And a lot of people
4 have died and haven't been able to make it back.
5 At least they thought they was. But it's
6 because of the process.

7 I'm at Keller Miller now, and I have
8 some problems with security in the doors and key
9 pods. I guess that's what you all call them. I
10 don't know the right terminology. But I think
11 that there should be, because you all don't have
12 them on stock, and there be a lot of people
13 coming in that's homeless in the wintertime,
14 summertime.

15 They smoking. They doing whatever they
16 want to do like it's their apartment, and they
17 shouldn't have that much access. And the
18 seniors that are in there sometimes don't even
19 want to come out and deal with their trash.
20 So this has been going on for a long time, so
21 you all have to do something about it.

22 You all have a police department that

1 sits in their vehicle just like MPD. All of
2 them need to get out and start walking. Those
3 secured -- those doors that are secure, if they
4 was to get out to check them, DCHA and the
5 police would know that these doors are not
6 secured. And to get them fixed a little bit,
7 everybody's acting like they don't care.

8 I've been talking about it for a long
9 time. And first of all, when Chief Reese first
10 came, there also needs to be where the
11 communication comes with they also be here.
12 Like the directors have to be here.

13 So should Chief Reese or somebody on
14 his staff that can answer the questions and not
15 say, I don't know, I'll get back with you. We
16 get a lot of that. It's time for that to be
17 over.

18 And if you're not going to do anything,
19 at least secure the buildings. You know, if
20 you're not going to have meetings, at least do
21 the job that needs to be done to make people
22 feel safe where they live at. Because a lot of

1 times it feels as though even the people who
2 might work in the management office don't care.

3 I know I'm talking a little bit over
4 time, but there's so much going on. And I'm
5 thankful that you all are here. I feel as
6 though that you all need to go to every
7 property. I think that the people who work here
8 and they're comfortable with this work zone,
9 far-wise and certification and everything, we
10 have so many centers.

11 I'm actually running a center in Keller
12 Miller. And they should come there to do the
13 certifications because, as we know, the
14 government think they're running everything, and
15 so do some people in these neighborhoods. And
16 they're beefing so much, you don't know the
17 where, the what, or the how.

18 And, yes, it's small, and you might see
19 them on the bus, but to actually come into
20 somebody's neighborhood who think it's their
21 neighborhood to try to get certification, it
22 might not work. I think that might be half of

1 your problem because you all don't come where
2 you need to go.

3 You need to come in the trenches. You
4 all have these meetings. And sometimes I used
5 to say, oh, well, damn, excuse me, they just
6 want us to be involved so they can check off the
7 box because you don't see it.

8 You talk about it, but you don't see
9 it. And if you do, it's such a slow process
10 that nobody that's on these properties now, I
11 have a hard time getting to kind of meetings
12 because they don't have no faith in DCHA. You
13 know what I'm saying?

14 You know, it's like my rent is high. I
15 want somebody to fix it because I'm not signing
16 no agreement because now I'm obligated and I'm
17 duty bound. And people are out here struggling
18 and we all know this and we can make it better
19 within this agency and the residents that you
20 all are supposed to come to work for.

21 I got a foreman over there where I'm
22 at. God knows I've been praying because I don't

1 understand, like I'm coming to him with stuff in
2 reference to the property. Why is you telling
3 me get out your office or even say call Siobhan?

4 I've been calling Ms. Siobhan Davis. I
5 got that opportunity from Keith when he was here
6 and Ms. Davis being Ms. Davis. So like I told
7 him, I don't need him to tell me that because I
8 already know who's going to do the jobs around
9 here and who I can call and I have they number.

10 But you're here and then he tells me
11 call Ms. Davis and let Ms. Davis send her
12 people. Ms. Davis' people is already doing what
13 they're supposed to do. And it's my pet peeve
14 because I used to work for Grounds. I worked
15 from the bottom and worked my way up to the top.

16 I got injured when I didn't have to be
17 because I went out there and worked with my men.
18 You don't need to have -- you can do something.
19 You're the foreman. I be feeling some type of
20 way. My dog got attacked by a rat. Both of
21 them big. One was bigger than a cat.

22 Then I've been getting them up myself.

1 But then when I said, you know what, they need
2 to start seeing this. You understand what I'm
3 saying? And it took about three or four hours
4 before he could send somebody to get it because
5 I'm going to let my dogs out.

6 And it wasn't that I was scared to get
7 it because I get them all the time. But they
8 need to see what's going on. And he didn't send
9 nobody down there until almost close to time for
10 them to leave. And I felt like he could have
11 came there.

12 CHAIRMAN SKINNER: Ms. Matthews,
13 thank --

14 MS. MATTHEWS: I'm just saying, people
15 got to understand and be on point about stuff
16 because you want your paychecks on time. You
17 want certain people to do things on time. You
18 want the residents, oh, we've got 30 days, 90
19 days. But I ain't seen yet very few occasions
20 where DCHA has been on time.

21 CHAIRMAN SKINNER: Okay. Thank you,
22 Ms. Matthews.

1 MS. HARDEMAN-JONES: Next we're going
2 to call Princess Daniels.

3 Ms. Daniels, I have that you're in
4 person. Perfect. You want to come on up?

5 MS. DANIELS: Hello to everyone on the
6 panel. I'm a former D.C. resident.

7 CHAIRMAN SKINNER: Good afternoon.

8 MS. DANIELS: And I'm coming to talk
9 about just a few things. It will be short, but
10 I've got to go through the field court. I do
11 landlord-tenant court now. I see some familiar
12 faces. But I'm glad we get to do this today.

13 Again, good afternoon, commissioners.
14 My name is Princess Daniels. I'm a former
15 resident of not just Montana but Southern Hills,
16 an independent housing advocate for the whole
17 District of Columbia.

18 And as a D.C. resident surviving a
19 fixed social security income, I am standing here
20 today because even though I finally managed to
21 move out, the families that I left behind in
22 Southern Hills and Montana are facing a severe

1 eviction crisis driven by corporate fraud and a
2 total lack of D.C. Housing Authority oversight
3 and HUD.

4 As the board knows, the D.C. Housing
5 Authority Attorney General just won a lawsuit
6 case, a \$2 million settlement against
7 WinnCompanies and the deplorable housing
8 conditions at Southern Hills and Montana.

9 But instead of fixing the units, Winn
10 Management has spent years aggressively
11 exploiting vulnerable tenants, the elders, and
12 the disabled, manufacturing fake rent debts. I
13 have the proof for that.

14 I know this is -- excuse me, you all. I
15 normally go in front of judges. It should be
16 easy because it's a lot of you all. I know this
17 is because they did -- I know this is because
18 they've done it to me.

19 From September 2017 to September 2025,
20 for eight straight years, WinnCompanies
21 systematically overcharged me. They forced me
22 into illegal recertification process every three

1 to six months, repeatedly hiking up rent
2 portions even though I was on a fixed income,
3 never changed by a single penny.

4 WinnCompanies openly violated the
5 Federal HUD Regulation 24CFR Part 5, which
6 legally mandates that housing authorities, not
7 just the land, not the landlords, must calculate
8 the rent, review deductions.

9 The deductions is important. A lot of
10 tenants don't know about the deductions and
11 applying mandatory adjustments for dependents
12 and medical expenses before setting rent.
13 Before forcing me to recertify multiple times a
14 year, they bypassed the D.C. Code Section 42-
15 3502.08, which strictly bans housing adjustment
16 more than once every 12 months.

17 Furthermore, under HUD Regulation 24CFR
18 Section 982 -- and I'm mentioning these sections
19 because they are important. And these are a lot
20 of the sections that our tenants know nothing
21 about and I think we need to educate them on
22 their rights too, as I did with TANF court. And

1 I've done over 200 cases in TANF court and
2 helped with evictions on my own with no funding.
3 I had to mention that.

4 Furthermore, under HUD Regulation 24CFR
5 982.56, fixed income tenants on Social Security,
6 TANF, and other fixed incomes are subject to
7 binary free certification, not a three-month
8 rent squeeze.

9 When companies rent an unauthorized
10 fraudulent parallel system to bypass Brooks
11 Amendment, which caps a low-income tenant
12 housing cost of 30% of their adjusted income,
13 they're actually constituting a legal rent
14 increase.

15 And under D.C. Code Section 42-3502.11,
16 and a direct breach of HUD's binding housing
17 assistance payment contract, most D.C. tenants
18 have no idea that these laws protect them, or
19 the landlords are legally forbidden from
20 calculating these adjustments.

21 When a company relies on a tenant's
22 ignorance and falsifying balances, steal from

1 the poor, and trigger illegal evictions. The
2 system is so broken that I have been forced to
3 file formal lawsuits against WinnCompany and
4 other landlords myself to cause back eight years
5 of stolen money.

6 By individual lawsuits, not enough D.C.
7 housing cannot continue to hand over federal
8 vouchers, subsidized and predatory corporates
9 that uses fake income orders and triggering
10 illegal evictions. And I'm almost done.

11 As a voice of Southern Hills and
12 Montana Terrace, residents who have are too
13 intimidated and exhausted to stand at the
14 microphone today, I demand D.C. Housing
15 Authority to launch an immediate independent
16 emergency agency audit of all the current
17 tenant's accounts managed by WinnCompanies,
18 Southern Hills, and Montana.

19 Please all evictions finally initiated
20 by WinnCompanies, Montana, and other residents
21 this results that as an audit. Coordinated
22 directly with the Office of Attorney General and

1 a systematic retaliation against the fixed
2 income families, the elders, and the disabled.
3 Now I got to go to court.

4 CHAIRMAN SKINNER: Thank you.

5 MS. DANIELS: Thank you all. I
6 appreciate all the new faces. Hopefully things
7 will change. They have to change.

8 CHAIRMAN SKINNER: Okay. We appreciate
9 what you're doing.

10 MS. DANIELS: Thank you.

11 CHAIRMAN SKINNER: Thank you.

12 MS. WICKLIFFE: Thanks, Ms. Daniels.

13 MS. HARDEMAN-JONES: Chairman, that
14 completes today's public resident and non-
15 resident testimony.

16 CHAIRMAN SKINNER: Okay. I just want
17 to thank all of those who appeared today, both
18 in person and on Zoom, to provide testimony.
19 You know, we do listen. We do take into account
20 what you're saying, and we're constantly trying
21 to make improvements.

22 You know, we've heard a lot,

1 particularly I guess over the last several
2 months, about lack of communication, and that's
3 something that we are working on. Nicole, as
4 the interim director, is also making some
5 changes to make sure that we do improve our
6 communications.

7 Okay. Next, we're going to move to our
8 committee reports and resolutions that we have
9 for today. And first is going to be our
10 committee on operations and administrative
11 services. Commissioner Silla chairs that.

12 And there are several resolutions that
13 they reviewed in their last committee meeting,
14 and we're going to bring those to the forefront
15 at this time, starting with Resolution 26-18.

16 COMMISSIONER SILLA: Hi. Commissioner
17 Teresa Silla. The first resolution is related
18 to 2618 to approve the District of Columbia
19 Housing Authority Fiscal Year 2027 Moving to
20 Work Annual Plan. I believe Housing Authority
21 staff, Nicole Barrett, is here to give us an
22 overview.

1 I do want to address one of the
2 comments that expressed extreme displeasure at
3 the provisions that are anticipated or built
4 into the Move to Work program.

5 As explained to us by the Housing
6 Authority staff, we are anticipating a
7 significant shortfall in November and December,
8 to the tune of about \$35 million, I believe it
9 is. This would require us to -- it would
10 impact, if we stayed within the current
11 parameters, about 1,400 families.

12 And so I think it's really important to
13 understand that these provisions are an attempt
14 to share a little bit of the pain across all of
15 our families, so that we do not have to stop
16 payment or otherwise impact these 1,400
17 families.

18 So I want everybody to recognize that
19 these are measures we do not want to be taking,
20 and this is an attempt to minimize the pain and
21 to be able to access HUD shortfall dollars.

22 So, Nicole, please. And maybe the

1 Executive Director, if you want to speak a
2 little bit to that as well, let me turn to you.

3 MS. WICKLIFFE: Thank you, Commissioner
4 Silla. Exactly what you said, and Nicole
5 Barrett will talk more about that. But the
6 agency -- as we know, HUD did not fund us at the
7 levels of the vouchers that we currently house.
8 Generally, the way that it works is when HUD
9 does their budgets, their calendar year budgets,
10 they're looking at prior year, right?

11 So in this last year, around November
12 and December, when they let the Housing
13 Authority know that they would pretty much be
14 doing level funding, that level funding was from
15 fiscal year 2024 occupancies, right?

16 So when I came in, along with former
17 Director Pettigrew, we were on an initiative to
18 lease up. We had a certain amount of funding
19 and vouchers, so we were leasing those up.
20 Unfortunately, as we said, we got our budget
21 letters, and they were keeping our funding at a
22 fiscal year, fiscal year '24 level.

1 So what Commissioner Silla was
2 referencing on that shortfall, that is housing
3 assistance payment subsidy shortfall. And in
4 order to be eligible for shortfall funding to
5 ensure that we continue to house approximately
6 1,400 families could represent that 20 to 30-
7 something million, you have to put certain
8 measures in place per HUD.

9 And before I hand it over to Nicole
10 Barrett, it's important to understand that the
11 Move to Work initiatives or the Move to Work
12 plans are initiatives that we put into the plan.
13 We still have to figure out or work with you all
14 and talk to everyone on an implementation.

15 This does not mean that when this plan
16 is approved or is approved and put into place
17 that it goes right into effect. This allows us
18 to look and implement these items.

19 So Nicole Barrett, I'll turn it over to
20 you.

21 MS. BARRETT: Thank you, everyone. So
22 presenting on Resolution 26-18 to seek board

1 approval for our fiscal year '27 Moving to Work
2 annual plan. As a Moving to Work agency, we are
3 required to submit an annual MTW plan to HUD for
4 review and approval. This plan describes our
5 proposed MTW activities, information on our
6 operations, and our goals and priorities for the
7 upcoming fiscal year.

8 We did hold a public hearing on June
9 16, as well as a 30-day comment period between
10 May 29 and June 27. I want to note that that
11 comment period did end before the cybersecurity
12 attack that we experienced, so there was no
13 interference with our public process.

14 We also presented on the draft plan to
15 the citywide advisory board at the resident
16 leaders meeting, at the June block-by-block
17 meeting, and also with our advocate stakeholder
18 group.

19 Of course, also information about our
20 plan and the public process was published in
21 public notices. It was posted on our website
22 and social media platforms. We also sent out

1 emails and texts to our residents to inform them
2 about the plan and the process.

3 In our plan for FY '27, we are
4 proposing significant changes to three of our
5 existing MTW activities, as well as three new
6 MTW initiatives. In our engagement with
7 residents and stakeholders, we did receive some
8 feedback on that draft plan that we had posted.

9 I just want to note that we will be
10 making some changes based on that feedback,
11 specifically around some of the cost savings
12 measures that we'll be implementing in our plan
13 through these activities.

14 The feedback we received make it very
15 clear what the impact is, and so we are updating
16 some of the language just to lay that out very
17 specifically about what the impact is, what
18 those cost savings are.

19 We also received some feedback about
20 the exemptions and hardship policies. We have
21 included exemptions and hardship policies for
22 all of these activities that have a resident

1 impact, but the feedback was just make sure
2 those are very robust.

3 As Director Wickliffe mentioned, this
4 is really the first step, and so the
5 implementation part where we get deeper into
6 those policies will continue to happen, and we
7 will ensure you that those policies will be very
8 robust.

9 Additionally, we originally had an
10 activity in our MTW plan, the draft, where we
11 would modify a policy related to our project-
12 based voucher program. After hearing concerns
13 about that activity, we have decided to remove
14 it from the proposed plan that we will submit to
15 HUD.

16 Just to echo what has already been
17 said, I want to emphasize that our plan really
18 is reflective of the current funding environment
19 that we're in. We are facing those budget
20 shortfalls, and so even looking at the outlook
21 for next year, it's not much better.

22 HUD's proposed budget makes additional

1 cuts. Our goal is to protect the households
2 that we serve, and we have to also look
3 critically at how we're operating. MTW does
4 give us tools that other housing authorities
5 don't have to leverage some of those
6 flexibilities to do these cost-saving measures
7 while continuing to serve our families.

8 So, yes, there are some tough choices,
9 and there was a lot of thoughtful discussion
10 that went into this plan, but we want to ensure
11 you that that's very much balanced against the
12 commitment to our families.

13 Again, just emphasizing the MTW plan is
14 just the first note. It's an authorizing
15 document. It is not the final implementation
16 document. Approving this plan allows us to
17 continue to move forward.

18 There's still a lot of internal and
19 resident engagement work we have to do. We will
20 also have to make changes to our administrative
21 plan and ACOP to reflect any approved
22 activities. I'll pause there. Would the board

1 like me to walk through each individual
2 activity?

3 CHAIRMAN SKINNER: No.

4 MS. BARRETT: Okay. So then that is
5 the end of my presentation.

6 CHAIRMAN SKINNER: Okay. Questions for
7 Nicole from the board?

8 COMMISSIONER SILLA: Chair, maybe a
9 comment?

10 CHAIRMAN SKINNER: Commissioner Silla.

11 COMMISSIONER SILLA: Yeah, I just
12 wanted to show appreciation for taking into
13 account the feedback that you have gotten and
14 the amendments that you have made since the
15 presentation to us to address some of the
16 concerns that you have been hearing.

17 CHAIRMAN SKINNER: Mr. Commissioner
18 Murphy.

19 COMMISSIONER MURPHY: Thank you.

20 Nicole, thank you for this. I am prepared
21 to vote in favor of this, but I just want to
22 join in Commissioner Silla's comment about we're

1 doing so reluctantly.

2 We have heard concerns from advocates,
3 and I want to honor those because of the
4 situation we are in with respect to the HUD
5 funding situation. And, Nicole, I appreciate
6 your comment about needing to do our utmost to
7 protect our current families and that that needs
8 to be the priority.

9 So I think it's a little bit with a
10 heavy heart that I'm prepared to support this,
11 but I am prepared to support it for all the
12 reasons that you all have said. So thank you.

13 CHAIRMAN SKINNER: If there are no
14 other comments, can we get a motion to approve
15 Resolution 26-18?

16 COMMISSIONER SILLA: Motion.

17 CHAIRMAN SKINNER: Is there a second?
18 Any further discussion? Hearing none, we'll do
19 a roll call vote on 26-18.

20 MS. HARDEMAN-JONES: Sure.

21 Chris Murphy.

22 MS. MURPHY: Yes.

1 MS. HARDEMAN-JONES: Thank you.

2 Rhonda Hamilton.

3 COMMISSIONER HAMILTON: Present. I'm
4 going to abstain.

5 CHAIRMAN SKINNER: Abstain?

6 MS. HARDEMAN-JONES: She abstained.

7 Theresa Silla.

8 COMMISSIONER SILLA: Yes.

9 Denise Blackson.

10 MS. BLACKSON: Yes.

11 MS. HARDEMAN-JONES: And Chairman
12 Raymond Skinner.

13 CHAIRMAN SKINNER: Yes.

14 MS. HARDEMAN-JONES: The resolution is
15 approved.

16 CHAIRMAN SKINNER: Thank you.

17 Next, we're going to go to Resolution
18 26-19 to adopt the local rent supplement program
19 regulations.

20 MS. POWELL: Good afternoon, everyone.

21 I am Andrea Powell. I'm the Deputy General
22 Counsel here at DCHA here to present to you

1 Resolution 26-19, which will authorize the
2 publication of a final rulemaking for the local
3 rent supplement regulations.

4 Earlier this year, we were asked to
5 review our current regulations, which are in 14
6 DCMR Chapter 95, which were originally done in
7 2007 when the local rent supplement program was
8 commenced.

9 We made some changes along the way, but
10 we were asked to take another look and align the
11 regulations so that they align with the statute
12 that the Council has passed. A lot of the
13 changes related to making sure that the
14 regulations said we will not consider certain
15 things like on criminal background for the local
16 program.

17 That had been done by the Council in
18 law, and so these regulations that we've
19 modified and put out for public comment now have
20 the same changes. Allowing self-certification.
21 We've already been doing that with the program
22 for a number of years. These regulations make

1 it consistent with the law. These were put out
2 for public comment March 27th for a 30-day
3 comment period.

4 We did receive comments, which we
5 considered and reviewed. We made some changes.
6 Now we are prepared with your authority to move
7 forward with final regulations that would make
8 them final in the District of Columbia Municipal
9 Regulations.

10 COMMISSIONER SILLA: Chair.

11 CHAIRMAN SKINNER: Okay. Commissioner
12 Silla.

13 COMMISSIONER SILLA: I just wanted to
14 report out on the discussion at the committee
15 meeting. We did go through the details of, or
16 at least at the highest level, the details of
17 the advocate comments that were received. I
18 think in particular, there were questions about
19 the allocation, the budget allocation, the
20 targeting, and the referrals.

21 There seems to be a misunderstanding
22 about the scope of the housing authority. Those

1 things are set in regulation and advanced by
2 D.C. Council as part of the budget process.

3 I just wanted to make sure for our
4 advocates in the room and also following us or
5 tracking us online, that some of those concerns
6 need to be referred to D.C. Council and not
7 necessarily the housing authority.

8 MS. POWELL: To echo what Commissioner
9 Silla was saying, in the original act, there was
10 a different methodology for how the funding was
11 allocated between tenant-based, project-based,
12 and sponsor-based. But that has changed over
13 several years. So the regulations now just
14 reflect how the council makes those decisions.

15 CHAIRMAN SKINNER: Commissioner Murphy.

16 COMMISSIONER MURPHY: Andrea, thank you
17 for the presentation. Just a question about the
18 comments that we got from advocates that staff
19 is recommending that we unfortunately decline.

20 Is it fair to say that your task here
21 was to conform the regs with the recently passed
22 law, and that where we declined to accept the

1 recommendation was because the law didn't give
2 us that flexibility? Is that correct? Okay,
3 great. Thank you.

4 CHAIRMAN SKINNER: Any other comments?
5 If there are none, can we get a motion to
6 approve resolution 26-19 to adopt the local rent
7 supplement program regulations?

8 COMMISSIONER SILLA: My apologies,
9 motion.

10 CHAIRMAN SKINNER: Second?

11 COMMISSIONER BLACKSON: Second.

12 CHAIRMAN SKINNER: Roll call vote.

13 MS. HARDEMAN-JONES: Sure. Denise
14 Blackson.

15 COMMISSIONER BLACKSON: Yes.

16 MS. HARDEMAN-JONES: Teresa Silla.

17 COMMISSIONER SILLA: Yes.

18 Rhonda Hamilton.

19 COMMISSIONER HAMILTON: I'm abstaining.

20 MS. HARDEMAN-JONES: Thank you. Chris
21 Murphy.

22 COMMISSIONER MURPHY: Yes.

1 MS. HARDEMAN-JONES: Thank you.

2 Raymond Skinner.

3 CHAIRMAN SKINNER: Yes.

4 MS. HARDEMAN-JONES: Thank you. The
5 resolution is approved.

6 CHAIRMAN SKINNER: Okay, thank you.

7 Next we'll go on to resolution 26-20,
8 and this is to authorize some increases in our
9 current legal services contracts. And I'm going
10 to call on our general counsel, Amy Glassman.

11 MS. GLASSMAN: Sure. So we are
12 requesting authorization to increase three legal
13 services contracts. They were competitively
14 procured by the agency in 2021.

15 The three contracts are for Venable,
16 LLP, Wilson-Elser, LLP, and Littler-Mendelson.
17 You know, essentially the three legal services
18 contracts require more money so that they can
19 continue to provide services to DCHA. These are
20 largely employment and defensive litigation
21 services that, you know, we are unable to
22 provide in-house.

1 Also some labor services, those types
2 of services. Specifically, the requested
3 modifications are the Littler contract. We are
4 looking to modify it to add an additional
5 \$779,000. The Wilson-Elser contract would be to
6 add \$354,000 to it. And then the Venable
7 contract, an additional \$998,000. So those are
8 the three.

9 I'm happy to answer additional
10 questions but I wanted to --

11 CHAIRMAN SKINNER: So as I understand
12 it, these contracts are all nearing the end of
13 their term. And we're adding money so we can
14 continue to have those services before we re-
15 procure additional legal services.

16 MS. GLASSMAN: Correct.

17 CHAIRMAN SKINNER: Commissioner Murphy
18 first, and then Commissioner Silla.

19 COMMISSIONER MURPHY: Very quick one.

20 Amy, will this trigger -- because two
21 of these are now going over a million dollars,
22 will these have to go to the council for

1 approval?

2 MS. GLASSMAN: Typically they were --
3 we'll have to discuss that. I mean, typically
4 the one year, it's a long story, but I don't
5 believe so because of --

6 COMMISSIONER MURPHY: Okay. Because
7 sometimes --

8 MS. GLASSMAN: It's a long story, but I
9 don't believe so.

10 COMMISSIONER MURPHY: If you could just
11 double check that to make sure we're on top of
12 that.

13 MS. GLASSMAN: Yes.

14 CHAIRMAN SKINNER: Commissioner Silla.

15 COMMISSIONER SILLA: Yes. In addition
16 to the questions that you just raised,
17 Commissioner Skinner, we discussed the full
18 scope of legal firms that had been procured in
19 the original round and confirmed that the reason
20 why these three are being elevated for
21 additional funding is due to their work product.

22 And so for some of the other firms that

1 were not being used, the money from their
2 contracts have been moved. And we are focusing
3 on these three legal firms to close out services
4 for the rest of the contracting period. This is
5 the last option here.

6 CHAIRMAN SKINNER: Okay. Thank you.

7 Anyone else? So I'll entertain a
8 motion to approve Resolution 26-20 to authorize
9 increases in contracts for legal services. Is
10 there a motion?

11 COMMISSIONER MURPHY: So moved.

12 CHAIRMAN SKINNER: Second?

13 COMMISSIONER SILLA: Second.

14 CHAIRMAN SKINNER: Roll call vote.

15 MS. HARDEMAN-JONES: Sure. Rhonda
16 Hamilton.

17 COMMISSIONER HAMILTON: I'm in support.

18 MS. HARDEMAN-JONES: I'm sorry. Can
19 you repeat your vote? I'm sorry.

20 COMMISSIONER HAMILTON: I'm voting in
21 support.

22 MS. HARDEMAN-JONES: Okay. So that's

1 yes.

2 COMMISSIONER HAMILTON: Yes.

3 MS. HARDEMAN-JONES: Okay. Thank you.

4 Teresa Silla?

5 COMMISSIONER SILLA: Yes. Thank you.

6 Denise Blackson?

7 COMMISSIONER BLACKSON: Yes.

8 MS. HARDEMAN-JONES: Thank you. That
9 was yes, right?

10 CHAIRMAN SKINNER: Yes.

11 MS. HARDEMAN-JONES: Okay. Perfect.
12 Chris Murphy?

13 COMMISSIONER MURPHY: Yes.

14 MS. HARDEMAN-JONES: Thank you. And
15 Raymond Skinner?

16 CHAIRMAN SKINNER: Yes.

17 MS. HARDEMAN-JONES: Thank you. The
18 resolution is approved.

19 CHAIRMAN SKINNER: Okay. We'll move to
20 the next resolution, which is 26-21 to authorize
21 contract for DCHA security guard services.

22 COMMISSIONER SILLA: Chair?

1 CHAIRMAN SKINNER: Yes.

2 COMMISSIONER SILLA: In terms of an
3 overview that we received at the committee
4 level, the reason why this contract is being
5 extended for a six month period is to ensure
6 that we have sufficient time to work out a
7 robust scope of services before we go out to
8 procure -- before we go out for a competitive
9 procurement.

10 Under discussion with the executive
11 director and the executive team, we confirmed
12 that there will be an opportunity to engage
13 residents on the new scope of work and that we
14 can share the scope at the next Block by Block
15 meeting, which will hopefully be later this
16 month. I think next week Thursday is what's
17 currently on the schedule.

18 And we received a number of
19 recommendations from Commissioner Blackson,
20 which the team will be taking into account and
21 considering in conjunction with the feedback we
22 expect to receive at the next Block by Block.

1 CHAIRMAN SKINNER: Okay. Any other
2 comments? Hearing none, can we get a motion to
3 approve resolution 26-21, a contract for DCHA
4 security guard services?

5 COMMISSIONER SILLA: Move. Motion.

6 CHAIRMAN SKINNER: Second?

7 COMMISSIONER BLACKSON: Second.

8 CHAIRMAN SKINNER: Roll call vote.

9 MS. HARDEMAN-JONES: Sure. Teresa

10 Silla?

11 COMMISSIONER SILLA: Yes.

12 MS. HARDEMAN-JONES: Thank you.

13 Chris Murphy?

14 COMMISSIONER MURPHY: Yes.

15 MS. HARDEMAN-JONES: Thank you. Denise

16 Blackson?

17 COMMISSIONER BLACKSON: Yes.

18 MS. HARDEMAN-JONES: Thank you.

19 Rhonda Hamilton?

20 COMMISSIONER HAMILTON: Yes.

21 MS. HARDEMAN-JONES: Thank you.

22 Raymond Skinner?

1 CHAIRMAN SKINNER: Yes.

2 MS. HARDEMAN-JONES: Thank you. The
3 resolution is approved.

4 CHAIRMAN SKINNER: Okay. And then
5 finally, resolution 26-22 is authorized
6 execution of a contract for maintenance repair
7 and equipment, materials, appliance services.

8 COMMISSIONER SILLA: Yeah, I can give
9 the committee -- at least the committee
10 overview, and then turn it over to you,
11 Director.

12 You know, the way that this procurement
13 works is very interesting, or at least was very
14 interesting to us. But we were greatly
15 reassured that it's Home Depot, the national
16 supplier. And so it ultimately made sense to
17 us.

18 But I turn it over to Nicole to explain
19 the mechanism of which this procurement was
20 made.

21 MS. WICKLIFFE: Thank you, Commissioner
22 Silla.

1 So this option is a cooperative, an
2 IDIQ, where the housing authority looks to other
3 housing authorities that have contracts with
4 similar companies that we all utilize. In this
5 case, as Commissioner Silla said, this is for HD
6 Supply.

7 So many are very familiar with the
8 company. This is a company that we use to order
9 all of our maintenance. Generally, for the most
10 part, materials, appliances, anything is needed
11 to make repairs in our housing units.

12 The contract was up for solicitation.
13 And one of HUD's required, or allowable, sorry,
14 methods is a cooperative agreement. And that's
15 the route that we took for this solicitation.

16 So again, the need is to ensure that we
17 have sufficient, adequate supplies on hand for
18 repairs and maintenance, any unit turnovers, any
19 appliances, and so on and so forth that are
20 required to be replaced. We looked at our
21 historical costs throughout our properties.

22 That's the reason why this is asking

1 \$900,000 for the year. Just from looking, we've
2 forecasted what we will need and historically
3 what we spend annually in these areas. If
4 there's any other questions, I can answer those.

5 CHAIRMAN SKINNER: Any questions? If
6 there are none, can we get a motion to approve
7 it?

8 COMMISSIONER MURPHY: Actually, sorry,
9 Can I ask just one question? I just was a
10 little bit confused. We didn't have time to do
11 our own procurement. That way we're
12 piggybacking on the IGA procurement process?

13 MS. WICKLIFFE: It's not necessarily
14 you don't have the time. Generally, if we're
15 all using HD Supply and we currently have been
16 using them for decades, a more streamlined and
17 quicker approach is that way.

18 COMMISSIONER MURPHY: Okay. Thank you.

19 CHAIRMAN SKINNER: Okay. Motion for
20 approval of 26-22.

21 COMMISSIONER SILLA: Motion.

22 CHAIRMAN SKINNER: Second? Second?

1 MS. HARDEMAN-JONES: Second.

2 CHAIRMAN SKINNER: Roll call vote.

3 MS. HARDEMAN-JONES: Sure. Rhonda

4 Hamilton.

5 COMMISSIONER HAMILTON: Yes.

6 MS. HARDEMAN-JONES: Thank you.

7 Denise Blackson.

8 COMMISSIONER BLACKSON: Yes.

9 MS. HARDEMAN-JONES: Thank you.

10 Chris Murphy.

11 COMMISSIONER MURPHY: Yes.

12 MS. HARDEMAN-JONES: Thank you.

13 Teresa Silla.

14 COMMISSIONER SILLA: Yes.

15 MS. HARDEMAN-JONES: Thank you.

16 Raymond Skinner.

17 CHAIRMAN SKINNER: Yes.

18 MS. HARDEMAN-JONES: Thank you. The
19 resolution is approved.

20 CHAIRMAN SKINNER: Before we continue,
21 I'm going to ask that we take a 10-minute
22 recess. The chair has to take a bathroom break.

1 (Whereupon, the above-entitled matter
2 went off the record at 2:48 p.m. and resumed at
3 2:55 p.m.)

4 CHAIRMAN SKINNER: Okay. Thank you for
5 your indulgence. This is the DCHA Board of
6 Commissioners meeting July 8th, 2026. And we
7 are reconvening at 2:55 p.m. Thank you.

8 Commissioner Silla.

9 COMMISSIONER SILLA: Yes.

10 CHAIRMAN SKINNER: Are you finished
11 with your operations committee report?

12 COMMISSIONER SILLA: Yes.

13 CHAIRMAN SKINNER: Okay.

14 COMMISSIONER SILLA: Thank you.

15 CHAIRMAN SKINNER: Thank you so much.

16 So next we're going to move to the
17 capital projects committee report.

18 COMMISSIONER MURPHY: Thank you, Mr.
19 Chairman. We covered quite a few topics, which
20 I will not go into great detail, but I will just
21 highlight them so that folks know we are talking
22 about them in our committee meetings.

1 We have got an update on potential work
2 on MELVO, which is, as folks know, a collection
3 of properties that we're looking to figure out
4 how to renovate. And Montana was, I think, one
5 of the projects alluded to earlier.

6 So there seems to be some good forward
7 movement on that, and we'll look for future
8 updates. We also talked about a potential
9 recapitalization at 400M, the building at 400M
10 that would allow us to do some in-place
11 renovations.

12 It's not a terribly old building, but
13 it could use a refresh, and the team has a plan
14 to try to make that happen. As always, we
15 talked about the IRB projects, the bond-funded
16 projects, and I think one of the things that we
17 should be clear about is, as folks know, we
18 initially had a list of nine projects for Phase
19 1, and we are now in the due diligence phase of
20 that work, and figuring out the cost of those
21 projects and what the repositioning will support
22 in those projects.

1 And it's a little bit sobering. I
2 don't think we're ready to sort of come forward
3 with a plan as we look at all the options, but
4 it does seem possible that we may not be able to
5 do all nine projects in Phase 1 as we had hoped.

6 And so I want to be transparent about
7 that as we proceed down that conversation.
8 We're obviously trying to be as ambitious as we
9 can be, but we can only be as ambitious as the
10 funding allows. So that's something we're going
11 to be keeping a close eye on.

12 We also got an update on one of the two
13 lines of credit that the board has approved the
14 staff incurring, and so far we've been pretty
15 conservative on that. It seems to be in pretty
16 good shape, and the funds to pay off the line of
17 credit appear to be there.

18 We also talked about what the council
19 has done to our capital funding in the most
20 recent budget that has just been adopted in the
21 last few weeks. And as some folks may know,
22 they basically have sort of swept some of our

1 capital dollars and pushed it off into future
2 years.

3 And this is a bit concerning to us
4 because we have been in -- we have maintained a
5 list of projects that we were going to be using
6 those capital dollars for. And so the staff has
7 given us an update on what the impact of that
8 reprogramming will be, and I think we're looking
9 for a memo.

10 I'll follow up with some of the team
11 afterwards, but I think we're looking for a memo
12 from the staff to the board that we may share
13 with the council just to understand the
14 consequence of that, because these are not
15 necessarily decisions that we would have wanted
16 to make, but we are in a position where we may
17 have no choice but to make, and we want to be
18 open about that and why it's happening.

19 We also talked about the repairs at the
20 several year urgent needs campaign that is
21 ongoing and good progress there. Some of those
22 units are being held as we look at the IRB

1 renovations and whether they will serve as swing
2 space for some of the properties that we're
3 looking to renovate on IRB.

4 So we've made good progress in a lot of
5 different properties, but we need to hold on to
6 some of those spaces until we can sort of think
7 through which properties will be renovated or
8 rehabilitated with the IRB bond-funded project.

9 We also got Mr. Jordan, who is not
10 here, I don't think. But Mr. Jordan, I think,
11 at one of our recent meetings raised Park Morton
12 vacancy rates, and that was a question we asked
13 for staff for an update on that, and it seems to
14 be maybe it sounded like maybe his information
15 was somewhat out of date because they're making
16 good progress.

17 We'll ask for another update at our
18 next meeting, but I think the occupancy rate at
19 our last capital projects meeting was 71
20 percent, with a plan for a pretty significant
21 increase pretty quickly. So we'll look for
22 another update on that.

1 And then I just wanted to honor former
2 Commissioner Ghasri's comment about social
3 housing, which I really appreciate, and I think
4 that's going to be one of the topics that we're
5 going to ask the team to come to our next
6 capital projects committee meeting with any sort
7 of reaction or thoughts to.

8 It's obviously a topic that's been in
9 the news lately, and Council Member Lewis George
10 has talked about it, and I think we want to
11 think through whether there might be
12 opportunities in ways that HUD would allow for
13 us to consider what that might look like.

14 I don't want to make any promises, I
15 don't want to even assume it's possible, but
16 it's certainly something that we should at least
17 explore. So thank you for raising that issue.
18 That is about it.

19 CHAIRMAN SKINNER: Okay, any questions
20 for Commissioner Murphy from the board? Okay,
21 hearing none --

22 COMMISSIONER HAMILTON: I do have one.

1 CHAIRMAN SKINNER: Okay, go ahead. I'm
2 sorry I missed you, Commissioner Hamilton.

3 COMMISSIONER HAMILTON: That's okay. I
4 just think that that was very helpful in terms
5 of just looking at the money that's available
6 for the nine properties and how extensive the
7 renovations are going to be on some of those
8 units.

9 But one thing that I would ask, as soon
10 as you know, so we can let folks know, because
11 this is creating a lot of anxiety, because
12 people don't know when they're going to move, if
13 they're going to move, where they're going to be
14 relocated.

15 And we don't want this to weigh on
16 people's mental and physical health more than it
17 already is. So I think the sooner that we can
18 let the residents know if they're not going to
19 be a part of this phase, and what's that going
20 to mean, I think the better.

21 COMMISSIONER MURPHY: Yeah, I
22 completely agree with you, Commissioner. And I

1 think one of the things that we struggle with is
2 we want to be able to communicate and share
3 information, but we also understand that things
4 are often in flux. And so we don't want to
5 mistakenly say, well, this is the plan for now,
6 and then next month it changes.

7 So I very much appreciate your desire,
8 and I share it. We're just trying to find that
9 balance of how can we be open about some of the
10 issues that we're working through without giving
11 out information that becomes incorrect soon
12 enough.

13 So we'll keep trying to find that
14 balance, and your words will stay in our
15 committee conversations. So thank you.

16 CHAIRMAN SKINNER: Okay, the Resident
17 Services Committee, Commissioner Blackson.

18 COMMISSIONER BLACKSON: Good afternoon.
19 Good afternoon. I am Commissioner Denise
20 Blackson, the Chair of the Committee on Resident
21 Services. The Committee on Resident Services,
22 we are highly focused on resident engagement.

1 And a lot of this comes from the
2 initiative, the Block by Block, which is set
3 under the resident -- the Chair on -- I meant
4 the Committee on Resident Services. I'm sorry,
5 you all. I'm getting a little tongue-tied here.

6 The Block by Block brings the resident
7 leaders, the staff, everyone to the forefront
8 where they can meet and connect. That way we
9 are being very transparent with the residents
10 and the leaders, and resident leaders get to
11 bring back the information from their residents.
12 So we want to equip the resident leaders with
13 valuable information that they can take back to
14 their actual communities and put them in place.

15 So some of the resident leaders you're
16 seeing here today speak at the Block by Block
17 and share a lot of this information that they
18 share here in the board meeting. And what we do
19 is try to assist them with the best way we can.

20 We have the staff right there, the
21 interim director and her team there to be able
22 to answer those questions and put them things in

1 place. Recently at our June Block by Block
2 meeting, we had a few presentations, educational
3 trainings on the Move to Work plan, which you
4 heard here today, being presented here today.

5 Custom call centers. So a lot of times
6 from residents, we may hear complaints like
7 people not answering the phone at the call
8 center when they call for an emergency and
9 things like that.

10 So we wanted to have a presentation on
11 that for resident leaders to know what to do in
12 their community when they take it back to their
13 residents. Tell them exactly how they can reach
14 someone, things like that.

15 We had an overview from the Office of
16 Audit and Compliance. We've been waiting for
17 that overview for a couple of months, and that
18 was the date for the presentation.

19 We also had a discussion with the
20 resident leaders sharing open dialogue and
21 concerns and best practices and ideas. We
22 definitely want to hear from the residents

1 directly on what they think we can do to
2 improve. So heavy on the resident engagement.

3 Also, we've been hosting commissioner
4 pop-ups. Me and Commissioner Silla was recently
5 at Kentucky Courts, and a lot of the information
6 we bring back in the other committees come from
7 the Block by Block meeting. It comes from the
8 direct dialogue with residents.

9 So the commissioner pop-ups has been
10 going very well. We'll be at Garfield Terrace
11 Senior this Friday. I was at Fort DuPont last
12 night with the Youth Town Hall. So all this
13 falls under the Block by Block and the resident
14 service committee.

15 Safety is our priority in September.
16 It may be August. I'm trying to get a date set,
17 working with DCHA on the availability. We are
18 having the Housing Shores Voucher Town Hall,
19 providing voucher participants the opportunity
20 to engage directly with the commissioners, DCHA
21 leadership, ask questions, share concerns, and
22 learn about available resources or programming.

1 We will continue expanding engagement
2 opportunities throughout the year to ensure
3 residents of all ages across all DCHA
4 communities have meaningful opportunities to be
5 heard, stay informed, and remain connected.

6 Again, I am Commissioner Denise
7 Blackson, Chair of the Committee on Resident
8 Services. If you have a need to reach me, I'm
9 always available. 202-250-4451. I'll repeat
10 that again. My phone number is 202-250-4451.

11 We had a great presentation from the
12 Office of Public Safety. I want to make sure I
13 don't leave them out. Officer Robinson is great
14 with answering questions and has a great rapport
15 with the resident leaders as well as residents.

16 That's kind of what the Committee on
17 Resident Services do. We engage with the
18 community and residents and always look for an
19 opportunity to engage. Feel free to invite me
20 out. I'll bring some commissioners along with
21 me and the Director is there. Thank you.

22 CHAIRMAN SKINNER: Thank you,

1 Commissioner Blackson.

2 So the Committee on Budget and Audit
3 did not have a meeting this month, so we will
4 forego their report and move to the last item on
5 the agenda, which is Commissioner's time.

6 I want to take a minute to recognize
7 and honor Rosa Burbridge, who was the Resident
8 Commissioner. She came off the Board when
9 Commissioner Hamilton came on a month ago.
10 Commissioner Burbridge was the Resident
11 Commissioner. She was appointed in 2022 with
12 the onset of what was called the Starboard at
13 that time.

14 I'm not going to read the resolution,
15 but I just want to put it on the record that we
16 have a bunch of warehouses. Finally, it says
17 that now, therefore, it is proclaimed that the
18 DCHA Board of Commissioners, through adoption of
19 this proclamation, recognizes Rosa Burbridge for
20 her dedication to service and to sincerely thank
21 her for her commitment and tireless efforts to
22 the mission of DCHA and its residents.

1 It's adopted by the Board of
2 Commissioners the 8th day of July 2026. This
3 is, for the record, Proclamation 26-03 to
4 recognize and honor Rosa Burbridge for exemplary
5 service to the District of Columbia.

6 Okay. Anything else from any of the
7 other Commissioners?

8 Commissioner Silla.

9 COMMISSIONER SILLA: Thank you so much.
10 I quickly wanted to refer to my notes. Thank
11 you, Commissioner Murphy, for also reiterating
12 an interest in social housing.

13 Commissioner Van Gossen wanted to
14 mention that the lived experience resident
15 members of the Interagency Council on
16 Homelessness are also very interested in
17 exploring social housing and want to be doing
18 that in partnership with the Housing Authority.
19 Thank you so much for also confirming your
20 interest in that.

21 A couple of topics. One related to
22 tracking consumer concerns. I did raise this

1 with the Committee on Operations a couple of
2 months ago.

3 Director Wickliffe has reassured me
4 that she has started to do her own tracking, and
5 I'm hoping to work with our new senior VP,
6 Carolyn Punter, to also ensure that we are doing
7 tracking of consumer concerns, especially given
8 that some of the concerns that we have been
9 hearing are recurring and repeat complaints.

10 We want to make sure, at least I want
11 to make sure, we're understanding the prevalence
12 of these complaints and making sure we're
13 identifying and tracking trends. I was very
14 touched by the request for support to voucher
15 holders. This has a really big impact not just
16 on HCVP vouchers, but also LRSP vouchers as
17 well.

18 And so I wanted to indicate that I
19 think that there is better partnership that we
20 need with some of the other district agencies,
21 especially the Department of Behavioral Health
22 and maybe even the Department of Human Services

1 around support for navigating housing resources.

2 Our housing specialists at D.C.

3 Housing Authority don't have the capacity to
4 support housing navigation, tenancy supports,
5 stabilization services, and so just want to be
6 looking into that as well.

7 Last but not least, as a result of the
8 pop-up events sponsored by Commissioner
9 Blackson, we have the opportunity to visit
10 Kentucky Courts, and I physically witnessed the
11 challenges with securing front doors to our
12 buildings.

13 The front doors of Kentucky Courts,
14 several of the buildings, you literally just
15 could push the door open, and so several members
16 of the executive team were present and have
17 confirmed that this is a challenge. We heard
18 the complaints today as well, and so hopefully
19 this can be a priority that we can address.

20 CHAIRMAN SKINNER: Okay.

21 Commissioner Clay?

22 COMMISSIONER CLAY: Thank you. Thank

1 you, Chair. I just want to note that last month
2 I was able to attend the Fatherhood Initiative
3 event, and I was just really overwhelmed by the
4 awesome event.

5 There were men here of all ages and
6 really talking about their experiences through
7 this initiative, and I just want to applaud
8 Brian Harris and team for the excellent work
9 that they do.

10 One of the things that I did learn
11 while at the initiative was that I believe the
12 apprenticeship program, because of some of our
13 funding challenges, we haven't been able to
14 continue that program.

15 One of the things I would like for us
16 to consider doing, and I know that there was a
17 question about programs for our seniors as well,
18 I would like to see whether or not we could, and
19 I would be glad to kind of help with this as
20 well, look into some creative ways to find
21 funding for some of those programs.

22 When I think about something like the

1 apprenticeship program, perhaps there's some
2 local developers that would want to help fund
3 something like that. So I would love to look at
4 maybe some creative ways that we could do things
5 like that.

6 It was about a year ago I had a chance
7 to meet some of the young people in the
8 apprenticeship program, and they talked about
9 how that program had literally changed their
10 lives. And I think those programs are
11 important, and I would love to partner however I
12 can to look at some creative ways to fund them.

13 MS. WICKLIFFE: Just for one
14 clarification. The ATP program was paused, not
15 necessarily due to funding. It was that we are
16 working through a different curriculum, and then
17 that may bring more funding, which we'll talk
18 about what is the curriculum now.

19 We were having a lot of staff do the
20 teaching, and actually out of this site we had a
21 program set up, so we're now, as I said, working
22 to have a stricter curriculum.

1 And when I say stricter, I mean to help
2 the actual individuals work through for some of
3 our licensed electricians and plumbing like
4 that. So we're revamping it right now.

5 COMMISSIONER CLAY: That's awesome.
6 Thank you.

7 CHAIRMAN SKINNER: Okay. Thank you.
8 Anything else?

9 Commissioner Murphy.

10 COMMISSIONER MURPHY: Two very quick
11 things.

12 CHAIRMAN SKINNER: Okay.

13 COMMISSIONER MURPHY: One, I just
14 wanted to appreciate Anton Shaw and his team. I
15 saw in the notes, the board book, the addition
16 of the online sign-up for voucher holders, and
17 that's great.

18 It's just really the ambition and the
19 constant desire to improve and be better even
20 when we're doing well. We're doing pretty well.
21 Sort of raising the bar on yourself is just, I
22 think it's really a great admiral cultural

1 touchstone. So I appreciate that the agency is
2 always innovating.

3 And secondly, I just want to sort of
4 add my voice to those who appreciated the team
5 for all the hard work on the cyber attack. I
6 don't know all the details, but I have a sense
7 of how much of a challenge this has been and the
8 fact that you guys have come together and
9 figured out a way to overcome this with some
10 disruption, but frankly, maybe not as much as I
11 had feared.

12 So really want to appreciate that. I
13 know there have been some long hours and a lot
14 of weekend hours, including over the Fourth of
15 July, and just really want to acknowledge that
16 and appreciate that dedication. So thank you.

17 CHAIRMAN SKINNER: And along that line,
18 we just got a note that the website is back up
19 and running.

20 (Applause.)

21 COMMISSIONER CLAY: Kudos to the team.
22 Thank you.

1 CHAIRMAN SKINNER: Commissioner
2 Blackson.

3 COMMISSIONER BLACKSON: Yes. I wanted
4 to share in on the fatherhood initiative that me
5 and Commissioner Clay attended that event. That
6 was a very good event. I was glad to hear the
7 fathers speak and share how they wouldn't have
8 made it without that program, basically, that
9 they really enjoyed it.

10 And I wanted to go back to the ATP
11 program. I've had the pleasure of actually
12 visiting them hands on down in the workshop on
13 numerous occasions, going for the suit fittings.

14 And I'm oftentimes asked while engaging
15 with the residents, when will the program start
16 back up? So to know it's on pause versus
17 knowing it's completely cut out is great.
18 Nicole, thank you for that.

19 I also wanted to share in on
20 socializing for the seniors, right? A lot of
21 times when I host events, I have a lot of
22 seniors that come to the events. Like I have

1 the ice cream palooza this Saturday at Sibley
2 Plaza from 12:00 to 4:00.

3 And I'm sure former Commissioner Van
4 Gosser can vouch for that I have a lot of people
5 attend these events. Last month I had almost
6 300 residents attend. And that was kind of low
7 for my event. Just to put it on the record,
8 that was really low. I have over 400 people
9 attend every event.

10 And seniors, when they see me, they're
11 like, Commissioner, when are you having another
12 event? They really look forward and they like
13 to socialize. So getting them out of the house
14 and engaged is very important to me.

15 And whatever I can do or whoever want
16 to work on a program as commissioners, I don't
17 want to take up too much time on it. I'm all
18 for it. Just count me in. And anything I can
19 do to help at any time, just let me know. Thank
20 you.

21 CHAIRMAN SKINNER: Okay. Thank you.

22 Anything else? If there's nothing

1 else, so there will be no meeting in August.
2 This is typical. The Housing Authority does not
3 meet in January and August.

4 So the next Board of Commissioners
5 meeting will be held on Wednesday, September 9th
6 at 1:00 p.m. at a location to be determined.
7 But information regarding attending a meeting or
8 participating via Zoom will be posted on our
9 website at www.dchousing.org.

10 And with that, I want to wish everyone
11 a happy rest of the summer. And the meeting is
12 adjourned at 3:18 p.m. Thank you.

13 (Whereupon, the above-entitled matter
14 went off the record at 3:18 p.m.)
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1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript
3 was duly recorded and accurately transcribed
4 under my direction; further, that said
5 transcript is a true and accurate record of the
6 proceedings; and that I am neither counsel for,
7 related to, nor employed by any of the parties
8 to this action in which this matter was taken;
9 and further that I am not a relative nor an
10 employee of any of the parties nor counsel
11 employed by the parties, and I am not
12 financially or otherwise interested in the
13 outcome of the action.

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19 _____
20 Shresta Beledé
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