

FINAL

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
April 9, 2025

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The Board met via videoconference, at
1:00 p.m. EDT, Melissa Lee, Commissioner,
presiding.

COMMISSIONERS PRESENT:

DENISE BLACKSON, Commissioner
LEROY CLAY, III, Commissioner
JAMES A. DICKERSON, Commissioner
RONNIE HARRIS, Commissioner
MELISSA LEE, Commissioner
CHRISTOPHER MURPHY, Commissioner
JENNIFER REED, Commissioner
THERESA SILLA, Commissioner

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STAFF PRESENT:

CHRISTAL M. WILLIAMS, Senior Vice
President, Human Resources & Labor
Relations

HAMMERE GEBREYES, Director of External
Affairs & Senior Advisor

AMY GLASSMAN, Senior Vice President and
General Counsel

KEITH PETTIGREW, Executive Director

ANTON SHAW, Director, Housing Choice
Voucher Program

GENE SUMMERVILLE, Senior Vice
President, Office of Administrative
Services

NICOLE WICKLIFFE, Deputy Executive Director

SHENETTEA HARDEMAN-JONES, OED Manager

ALETHEA MCNAIR, Chief of Staff

COMMISSIONERS ABSENT:

RAYMOND SKINNER, Board Chair

ROSA BURBRIDGE, Commissioner

KATRINA D. JONES, Commissioner

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

(1:02 p.m.)

COMMISSIONER LEE: Good afternoon.
My name is Melissa Lee, Vice Chair of the DCHA
Stabilization and Reform Board. I call this
meeting to order.

This is the regular monthly meeting of
the District of Columbia Housing Authority being
held today, April 9th, 2025. This meeting is
being held via Zoom videoconferencing and the
Board is here in person. The time is 1:02 p.m.

I would now like to ask for a moment
of silence and reflections.

(Moment of silence.)

COMMISSIONER LEE: Okay. Today's
agenda is our regular agenda. We have invited
members of the public to speak up via our website,
or those who would just like to view the meeting
can do so live via the DCHA website link to
Facebook Live.

The Board of Commissioners welcome

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constituent input on matters of public concern and offers you today an opportunity to express your views during the public testimony portion of every meeting. However, we require that members of the public who attend our meetings abide by certain rules of decorum to allow the Board to complete the building before it.

For this virtual meeting DCHA asks that you remain muted until you are instructed to speak. Members of the public cannot engage in any disruptive conduct or loud, threatening, or abuse language during board meetings. This includes loud outbursts or shouting during times when you have not been invited to speak. Anyone who violates these rules will be removed from the virtual meeting immediately. Serious or repeated violations of the rules may result in you being barred from speaking at future board meetings. We appreciate your interest in the matters before us today and thank you in advance for abiding by the rules of conduct.

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At this time I would like to ask for
a roll call to confirm quorum, determine quorum.

MS. WILLIAMS: Sure. Denise
Blackson?

COMMISSIONER BLACKSON: Present.

MS. WILLIAMS: Thank you.

Rosa Burbridge?

(No audible response.)

MS. WILLIAMS: Leroy Clay?

COMMISSIONER CLAY: Present.

MS. WILLIAMS: Thank you.

Jim Dickerson?

COMMISSIONER DICKERSON: Present.

MS. WILLIAMS: Thank you.

Ronald --

COMMISSIONER DICKERSON: Hello?

MS. WILLIAMS: I got you,
Commissioner Dickerson.

COMMISSIONER DICKERSON: Okay. Thank
you.

MS. WILLIAMS: No problem.

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Ronnie Harris?

(No audible response.)

MS. WILLIAMS: Katrina Jones?

(No audible response.)

MS. WILLIAMS: Chris Murphy?

COMMISSIONER MURPHY: Present.

MS. WILLIAMS: Jennifer Reed?

COMMISSIONER REED: Present.

MS. WILLIAMS: Thank you.

Raymond Skinner?

(No audible response.)

MS. WILLIAMS: Theresa Silla?

COMMISSIONER SILLA: Present.

MS. WILLIAMS: Thank you.

And, Melissa Lee?

COMMISSIONER LEE: Present.

MS. WILLIAMS: You have a quorum.

COMMISSIONER LEE: Okay. I would like the Commissioners to consider the meeting minutes of the March 12th, 2025 board meeting. Are there any comments or changes?

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(No audible response.)

COMMISSIONER LEE: Okay. A motion?

COMMISSIONER SILLA: Motion.

COMMISSIONER MURPHY: Second.

COMMISSIONER LEE: All in favor?

(Chorus of ayes)

COMMISSIONER LEE: Any opposed?

(No audible response.)

COMMISSIONER LEE: The minutes are approved.

COMMISSIONER LEE: And next we'll turn to our Executive Director, Keith Pettigrew, for his report.

MR. PETTIGREW: I want to start off with the acknowledgement of several new hires. As I indicated at the last board meeting haven't had a full year to view and observe and watch and allow staff to sort of work through whatever issues they've had in the various departments as we put together a recovery plan. At some point you start to identify areas that you think you

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may pivot at in order to be able to try to take the operation to another level (audio interference) time. Now obviously we also had people that left and so we need to fill vacancies.

So I'm excited to say that we have four new hires that we're extremely excited about. Everybody started except Ms. Punter. She starts officially on Monday, but she's in the meeting virtually right now. And so Carolyn Punter is going to be our new Senior VP for Property Management. She's been here before so she knows the lay of the land. So she comes from HUD. And so we're excited to have her back. I met her years ago.

Never say how long, Carolyn, because I don't want anybody to know how old I am.

But also we have Ms. Christal Williams, who is our new HR director. Kimberly Graham left several months ago and we had an interim. But we did a search and we were fortunate to find Ms. Williams. So she's been

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here (audio interference) now and getting her stride on, which she's -- oh, she's decided to --

(Audio interference).

MR. PETTIGREW: Okay. I saw her earlier.

Also we have Dominique Dunn, who is a VP in Property Management. We had a Property Management vacancy we needed to fill there. As we started to now focus in on restructuring the organization, we wanted to make sure that we got that critical position filled.

And we also have Faith Rogers to my right. Faith is going to be a senior advisor. I was fortunate enough to convince her HUD to come join the team. So she's here now. She keeps coming back so obviously she must like the place.

(Laughter.)

MR. PETTIGREW: So those are the four new hires that we have. We're excited about -- you know, once in a while you have to ventilate

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organizations, right, and you have to bring in new people and with new insights and in new capacities. So we're excited about the four additions, number one. We're probably looking to make some other changes as we go forward. I'll keep the Board apprised on whatever changes we make, though we're looking to continue to build capacity in house and take the agency progressively forward as we go forward.

So welcome, guys. You're committed now public, so get ready.

A couple of highlights. Operation-wide, obviously utilization is always front and center for us on both sides of the house. We're at almost 842 percent in public housing. And on the voucher side, we're at 91 percent on the federal side and 84 on the local stuff.

As you all know, I think I may have mentioned, Nicole and I now have biweekly meetings with the interim director of DHS to talk about any challenges we're having on the local

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side so that we can improve that process and operation to increase voucher utilization much faster. And I know that's been an issue for several individuals.

I know, Commissioner Silla, you brought it up before.

And, Commissioner Murphy, you mentioned it when -- I forgot the woman's name -- Ms. McShane?

COMMISSIONER MURPHY: Helen McShane, yes.

MR. PETTIGREW: Yes. So anyway just so you know, we met with Ms. McShane and Mr. Woshnitz as well as several other advocates to talk about ways that we can all work together and partner just sort of streamline that process and improve it. So just so you know, we are having that dialog. Hopefully we'll have our first full meeting sometime next week or the week after to talk about what the process is. And we also have someone who's going to help us facilitate the

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process in general. So I believe we're in a good space now from a partnership standpoint and identifying the problem and working together to solve the problem, just so you all know.

COMMISSIONER MURPHY: I really appreciate you. I was going to ask, so I really appreciate you proactively sharing, and there's really good news to share.

MR. PETTIGREW: Yes, yes.

COMMISSIONER MURPHY: So thank you.

MR. PETTIGREW: We met with several -- we met with -- what was it -- what was the other house? Woodley House? And we also met with Sunny Duhsye who runs the --

(Simultaneous speaking.)

MR. PETTIGREW: Yes, yes, yes. So I heard her loud and clear. And the goal is to reach out and partner with them so we can all work together to improve the services that we provide for people, just so you know.

We met with the Greenleaf residents as

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well as the rest of the leaders over the last couple of weeks to talk about the Modified Revitalization Plan. It was well-attended. I'll tell you it was exciting. Because as I told the residents, as I'm planning a path, whether that be in New Orleans, Alexandria, when we get into this type of situation when you're looking at redevelopment, the residents are extremely important in terms of being there and being active and their voice being heard.

I try to tell residents all the time if you don't show up and let your voice be heard, other people will speak for you. And I can only speak so much as a director, but when they see a room full of residents, they are saying they want what they want. That's a powerful message.

And so it appears that they're really committed to this. They're excited about where we're going. We've got to build -- first model laid out, which is what they wanted and that's what I told them I would try to provide for them.

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And here we are. So we're excited about the progress we're going to make. We're going to meeting with them at least once a month to talk about where we are. But we're excited about the plans. And today we'll talk a little bit more about the resolution later on in the meeting.

One thing that we don't highlight enough is the home ownership folks, the people that become homeowners for the first time. It's an important thing that I think we sort of take for granted here at DCHA. So from now on I'm going to -- when we have one -- I note the fact that we had two home ownership signings that I signed off on. And for the year, to date we have four. So I'm just -- I'm going to report on those as they come up because those are extremely important to note for the record, that people are becoming homeowners and out of the program.

COMMISSIONER DICKERSON: Director?
This is Jim Dickerson.

MR. PETTIGREW: Yes?

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COMMISSIONER DICKERSON: What are they buying? Are they buying units that they had moved into and have been in for a while, or new units that you have for sale, that we have or other realtors, non-profits or others have for them?

MR. PETTIGREW: I can find out, Commissioner. I don't know that answer off the top of my head, but I'll find out for you.

COMMISSIONER DICKERSON: Okay. Thank you.

MR. PETTIGREW: And I'll check, too, because I got the numbers for last year. We did nine last year. So I just put last year's numbers for 2024. So I'll get you the full list (audio interference).

COMMISSIONER DICKERSON: Okay. That's great. Thank you.

MR. PETTIGREW: Also, we have -- last year we started this Rebuilding Communities Initiative that I was extremely happy to get off

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the ground. Because, as again, when we first got here and I walked these properties, I realized there was no sense of community. And I know COVID had a lot to do with that as well. And those events I thought went really well for pulling people together for the first time and getting people out, connecting with services, having people see each other. And also doing outreach to surrounding neighborhoods, right, so that they can sort of understand that we're here to be good neighbors as well, right?

So the next summer series is going to start on March 24th -- I mean May 24th, I'm sorry. So we'll be sending out a schedule. But I will send it to everybody. I know Commissioner Silla has been to a couple of them. And so a really good time, good to connect with residents. So I'm going to send it out to everyone so you guys have a schedule and hopefully you guys will -- can make some of the events. Some of the Council members came out. The mayor came out to several

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events as well. So it's a really great time. And we just finished our senior series of all the senior properties for the winter because they tend to be shut in. And we give out groceries. And we did events, Chat and Chews. And we will service it to them as well. Like the one in Fort Lincoln, an ice cream social.

And with that I'll take any questions that you guys may have of other stuff, but I didn't want to take too much time.

COMMISSIONER SILLA: I wanted to acknowledge the back of the Board Book. I am especially grateful for the additional details around the HCVP Program, both the local Rent Supplement Program and the Federal Vouchers. I really appreciate seeing the details for the number of applications that are in your shop and that are being reviewed on a week-to-week basis. I'm really appreciating the level of transparency and the level of detail that we are finally seeing reflected back to us about the process.

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And I want to -- maybe this is like foreshadowing a little bit, but this is also the same level of diligence that I am seeing in the Board Book for our Committee on Operations & Administration. So I am very pleased. Like this is wonderful. This is like -- this is the information that we need to figure out how it is we're going to make changes and improve the voucher process for our folks.

I also really appreciate that you understand resident engagement so well and that this is such a big part of your updates to us, I think as we are working to untangle the LRSP, especially with the service providers that are engaging you. Something that the ICH brings to the table and that I want to make sure is included in this facilitation process are people with lived experience that actually have been through the process, both historically and as well as currently.

These are fellow ICH Board members.

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And so I would very much appreciate being kept in the loop and having the opportunity to include all of those stakeholders. As well as you are working with the service providers, the advocates, we want to make sure you're also working with and getting feedback directly from people with lived experience who are navigating the D.C. Housing Authority process right now. Okay? So let's partner on that. Let's make sure the ICH is represented, that our folks with lived experience are at the table and participating in this facilitated process.

MR. PETTIGREW: Okay.

COMMISSIONER SILLA: Perfect. Thank you.

COMMISSIONER MURPHY: Can I echo the appreciation for the data? I really feel like over the last year you guys have stepped up your game.

MR. PETTIGREW: We finally figured it out.

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(Simultaneous speaking.)

COMMISSIONER MURPHY: No. No, no, no. No, no, no. I really do appreciate it.

And I also just want to -- there were a couple -- one of the benefits of transparency is I think it surfaces sometimes really good news that we don't like acknowledge enough. And I was -- I wanted to sort of just say something that really caught my eye is that for the public housing wait list that we're now down to 780 applicants that haven't -- that are awaiting an eligibility due to termination. That was how many -- you know, over 10,000.

PARTICIPANT: Eighteen thousand.

COMMISSIONER MURPHY: Eighteen thousand a couple years ago. So I mean, that's just -- like just take a moment, let that wash over you (audio interference).

PARTICIPANT: Wait a second. Let's take a step back. Which waiting list are you talking about, because --

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COMMISSIONER MURPHY: This folks that have not had their eligibility determined. They weren't even -- so we're down to fewer than 1,000 people who are waiting to have their eligibility determined that would allow them to move forward. So I mean, yes, we're not -- I'm not declaring victory by any means, but I think that's a pretty big thing that we should acknowledge.

I did have a question about the public housing, and it's a -- I'm not meaning to suggest that there's an easy answer, but I'm just curious to know if you have any thoughts or any plans. But the number of leased units, it's just -- it continues to take up at a pace that I know no one is satisfied with. And I think we went up 11 from March to April. I think it hurts our hearts a little bit when you look at like 983 vacant units and we're only ticking by 11. I know part of that is because as many as we fell, some people move out and that sort of makes our -- brings our net number down.

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But I guess what I was reflecting on, if we are -- if we keep moving at that pace, it's going to take us like I think -- I did the math -- it's like over seven years to sort of get to all the vacant units. And I know that's even a crude measure because things change between now and then. So I don't -- I'm not saying that's real math. I'm just saying it makes the point that 11 a month doesn't get us to where we need to go.

So, and it's just kind of a long wind-up to saying do you -- are there thoughts on how we can accelerate it and continue to accelerate it so that we do get to the number (audio interference)?

COMMISSIONER LEE: Okay. So, yes, so --

MR. PETTIGREW: We have talked about (audio interference).

COMMISSIONER MURPHY: Yes, I'm sure.

COMMISSIONER LEE: We have definitely. So we know we have a lot of vacant

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units and we know some of them are -- take longer to, first of all, get repaired. So as we forecast -- we're forecasting 60 to 70 units coming on line each month. And then as you said, we have people moving out. But what we're looking at is once we get to open the wait list and go to a site base, we feel that's going to solve a lot of the problems.

COMMISSIONER MURPHY: Okay.

COMMISSIONER LEE: Right now we're -- -- even saying weekly we're looking at units that we're offering them. We're offering them. And some people --

PARTICIPANT: Not getting any takers?

COMMISSIONER LEE: Yes, we don't have any takers. So we're down to that last 780 or something, what you said the other day, for eligibility purposes. If they were deemed eligible at one time, the paperwork is now expired, so we deem -- and we'll go back to those folks again. And as you all know, before we

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came, we've been getting more than the two or three offers of units. But once we open that up, which is going to be coming soon, that will solve that problem.

COMMISSIONER MURPHY: Okay.

COMMISSIONER SILLA: I think one other area of collaboration that's possible around here in this area, especially with unit vacancies, is on the Homeless Services side we have a very robust system for showing housing options that are available to people that are experiencing homelessness or are at risk of homelessness.

And so I would very much love for our -- for your representatives to come be presenting at our meetings so that all of our case managers on Homeless Services understand what the options are and as sites become available are making sure our population is looking at those opportunities and really taking advantage of this opening. Because

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when I hear 50 to 60 units are coming on line on a monthly basis, we're talking about over the course of a year 8,000 individuals experiencing homelessness, 2,000 family -- you know, like there's a real opportunity here to make a difference for people that are experiencing homelessness. So I -- this is an area where there's a real opportunity for us to create a highway for the people that need housing.

COMMISSIONER MURPHY: And I know I think we asked about this before. I know there was this issue of offering -- giving people two or three bites at the apple, which just slows the process down, which is really unfortunate for the people who are farther back in line. Has there been some thought to changing that at all or --

MR. PETTIGREW: We did.

COMMISSIONER MURPHY: Yes.

MR. PETTIGREW: So what we do now, we do two written and two calls.

COMMISSIONER MURPHY: Okay.

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MR. PETTIGREW: That's it. Two written, two calls, and there you go.

COMMISSIONER MURPHY: Okay.

MR. PETTIGREW: After that, if they don't respond, then we move on.

COMMISSIONER SILLA: We have a proactive process on our end, for example, where people have to confirm that they are interested in the units that are available and things of that nature as well. So I will also look to our coordinated assessment and housing placement process, especially for psych-based units. And I'll forward that information to you just in case that model and the way that we work -- you find that helpful. Then there's a potential partnership there so that we can help ensure like the availability of units is something that's well-known and that we're finding people that are committed to and really want those units.

MR. PETTIGREW: Yes.

COMMISSIONER SILLA: Yes.

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COMMISSIONER MURPHY: Well, thank you again and hopefully we'll -- the net number will start picking up. Thank you.

COMMISSIONER SILLA: I think we've made so much progress in so many other areas that like I'm very excited about.

COMMISSIONER LEE: I mean, we had huge progress in that area. So knowing that we came in, that we had clean-up, and the vacancy has -- I mean, the occupancy has definitely increased. We're definitely proud of the team. And just as we know dealing with older wait lists and stuff like that, that's the issue. But also planning to open a wait list is huge also. So we want to execute it and make sure we do that correctly.

MR. PETTIGREW: And the site-based makes all sense in the world because then you know that you have a set number of people that are identified for specific property.

COMMISSIONER LEE: Yes.

MR. PETTIGREW: Because we have

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properties no one wants to touch. I mean, I'm not upset, but a lot of -- several people that people are just like no. We got units that they're like no way.

COMMISSIONER LEE: Okay.

COMMISSIONER SILLA: And I'm talking about even getting down to the unit and getting people that are committed to the units.

COMMISSIONER LEE: And that's what we do now.

COMMISSIONER SILLA: Yes, we get down to the unit, we try to commit it. So we'll definitely talk when you send that. That would be great. Let's do it.

COMMISSIONER LEE: Thank you.

MS. WILLIAMS: Commissioners Blackson, Harris, Reed, Dickerson, any comments or questions for Executive Director Pettigrew?

COMMISSIONER BLACKSON: No, not at this time.

MS. WILLIAMS: To the public testimony.

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COMMISSIONER LEE: The comment period permits residents, Housing Choice Voucher participants, and public witnesses who have signed up to present to the Board for three minutes. If you have both general comments and comments on the resolution, you will have three minutes to complete your full testimony. Then we will move to the non-resident public testimony.

MS. WILLIAMS: So our first resident we have Saunder Banks. And on the Zoom platform you should receive a link to be promoted. So you should accept. And if you're having issues with speaking, it's *6 to un-mute yourself.

Saunder Banks?

(No audible response.)

MS. WILLIAMS: I'm going to move forward. Next we have Lakeisha Shangler. Hopefully I'm saying that correctly. Lakeisha Shangler?

(No audible response.)

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MS. WILLIAMS: (Audio interference)
forward. Next we have Paulette Matthews.

(No audible response.)

MS. WILLIAMS: Paulette Matthews?
And I'm pausing just to give everyone an
opportunity to hear their name called.

(No audible response.)

MS. WILLIAMS: Moving forward, next I
have former Commission Kenneth Council.

MR. COUNCIL: Good morning, everyone.
Well, good afternoon, everyone. On March 17th,
2025 the OIG did a report on \$90 million. And
I'm appalled to see that they're still trying to
make sense with it, where they're trying to find
out what has happened to it or how you all used
it. I'm hoping it will happen where you all can
find what happened, what's wrong, where the money
is going.

What bothers me the most is last week
there was a report given by the attorney Amy
Glassman where she said that the waiting list is

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down to 2,000. That's 38,000. It was 40,000. So where did the 38,000 go? Just like you all have more than one waiting list, 2,000 is nowhere. There's no way in the world that you've made it come down like that. And for you all to say numbers or allow something like that to be printed or even said that's just not true, that's not fair to the residents or the agency.

And the ACOD, there's meat and potatoes that we'll get to on this coming Monday, but there are some issues that we've seen already in the committee that I sit on that we're saying that's just unjust. So I'm hoping that you all will be ready on Monday for us to go tooth and nail. And, Commissioners, I'm hoping that you all will go through the 270 pages and not just take whoever's leading this and trust that what they're doing is fair because the mistakes that we're finding in this ACOD, it's unbelievable.

Last but not least, factual: Coming -- leaving my house this morning they're laying

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sod -- not -- well, they're laying mulch in my neighborhood. And I don't know if it's done by day labor or who that contractor is, but with my own eyes a gentleman walking down the street asked how could he do this? He was brought across the street. He signed a clipboard and was given a vest and was on payroll that quick. So is that day labor that we're doing now? I don't know if Procurement knows or whatever departments that should look into this. Doesn't look right. Thank you.

MS. WILLIAMS: Thank you.

Next we have Margaret Morton.

(No audible response.)

MS. WILLIAMS: Margaret Morton?

(No audible response.)

MS. WILLIAMS: Ma'am, if you're having difficulty speaking, hit *6 to un-mute yourself. I see we promoted, Ms. Morton.

(Pause.)

MS. WILLIAMS: Ms. Morton, I'm going

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to have someone call you, but I will come back to you. I see your hand is raised.

Next we have -- are you there?

MS. MORTON: Yes, can you hear me?

MS. WILLIAMS: Okay. We can hear you. Go ahead and speak, Ms. Morton.

MS. MORTON: Good afternoon, everybody. I'm Margaret Morten. I'm supposed to be a return at (audio interference) resident of (Audio interference). I'm over the unit, but -- it was tax credit unit, but it wasn't sufficient. I had applied for a two bedroom.

Also have a ongoing issue because my rent statement indicate that I owe Housing \$7,000. And it's incorrect. I only owe my rent for this month. I went into the rental office back in November when I first realized that the money that came from ERAP, it never was applied to me. I was waiting for to get money from ERAP, but it was taking so long to come I went another route to go in there and rectify my rent. And I

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gave them 4,600 back in July -- I mean, June 28th. June 28th. ERAP came through September the 19th and it seemed like the money disappeared.

I also made arrangement to pay what was left after I gave them the 4,600, which I made three payments of \$576. So the total amount they said was 9,000. I gave them 4,600 and I made three additional payments. So when ERAP money came there, which was 8,500, they took the whole thing. They took the entire thing. I should have had credit. I should have had credit on the books to at least carry me three months. They took the whole thing. In fact, they sent me a statement in November saying that I owe them \$500. Mind you, my rent is \$1,640 a month. So my statement for November say just give us 500. But where is all that money from ERAP? Where did it disappear?

MS. WICKLIFFE: So, Ms. Morton, this is Nicole Wickliffe. I can give you a call back. I reviewed your account and the ERAP actually was

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applied. So I can give you a call. If you haven't gotten a copy of your statement, I assure that the manger gives you a printout.

MS. MORTON: Well, nothing is as it should be. And this been ongoing for me since November. I went to the rental office and reported that (audio interference) this stuff not being accurate. But you got to worry about this stuff and worrying about it and worrying about it and nobody's fixing anything. I don't have the additional money to give Housing. And I certainly don't want to be overcharged. I'm struggling as it is. My rent just went up to 1,640 without much notice. They tackled \$700 at one time onto my rent. And I'm just trying to get adjusted to paying that amount. And I don't mean to talk so loud, but I have a cold, on account of my breathing is off. I have a cold. But I just want some help. And I want Housing to do right because they expect us to do right. And they're just not doing right, you know?

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And as far as me returning, it's no answer to that. Okay, I don't qualify, but they knew before that they were going to go that route and take these tax -- get these tax credit places built. They knew this before and they let me sit and wait and follow this process all the way until it's time to move to inform me that the tax credit places -- and it's just not fair and it's just not right how they treat people.

MS. WICKLIFFE: Ms. Morten, I'll reach out to you personally.

MS. MORTON: Thank you.

MS. WICKLIFFE: Okay.

MS. WILLIAMS: Next we have Yolanda Thornton.

(No audible response.)

MS. WILLIAMS: (Audio interference)
might be registered as (audio interference).

MS. THORNTON: Good afternoon,
everyone. Can you all hear me?

MS. WILLIAMS: We can. Go ahead.

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You have three minutes.

MS. THORNTON: Yes, good afternoon. My name is Yolanda Thornton and I am a public housing resident. I have resided on one of the largest public housing locations in Washington, D.C. for some time now. I have three children that live in the home with me. We've had to deal with some hazards unbeknownst to me over some time. And Housing has tried to abate the problems, but we still had to deal with those problems over time where I've had to constantly run back and forth to the doctors with my kids, trying to figure out why they're sick. And to also have to deal with the pandemic. I got sick with COVID a few times and one of my children was sick. But I homeschool my children.

And the repairs that were done, I'm very grateful for it, but it's still a hazard because the homes are so old. As well as, like you say, modernization, we don't have a laundromat in our neighborhood. I live in a town

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house. I have three children who I homeschool. And I should be -- it should be available that we should have access or at least have the sufficient amenities to be able to do our day to day such as washing clothes and things of that sort. Yes, we have the hook up for a washing machine, but what about a dryer? We have a clothesline, but in proximity to the clothesline is the recycling bins and the trash cans and the rodents and all that stuff in the alleyway.

Public safety-wise I know we have the police station here, but still there are some issues.

And like I look forward to the next step as becoming a homeowner. I've making all the necessary steps to do that, but there's no communication as far as who's your case manager, how to get to those next steps. They say family self-sufficiency, but nobody's working with me or my family to make those steps. I'm running and doing all the research to try to get to those next steps. But if I have sick children how can

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I be sufficient to maintain and keep a job because of the environment?

MS. WILLIAMS: Sorry, Ms. Thornton. That's just to let you know that your time has expired.

COMMISSIONER DICKERSON: I want to say -- this is Reverend Jim Dickerson. I'm sorry I didn't get your last name, ma'am, but I wanted to tell you that the organization I started and I'm still on the board, Manna, Incorporated, is a home ownership organization in the district. And I'd be glad to -- we'll be glad to get the numbers for the counseling program Homebuyers Clubs, if you're interested, to you.

MS. THORNTON: No problem.

MS. WILLIAMS: Thank you.

Next we have Linda Brown.

(No audible response.)

MS. WILLIAMS: Linda Brown?

(No audible response.)

MS. WILLIAMS: Next we have Donna

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Townes.

(No audible response.)

MS. WILLIAMS: Ms. Townes, I believe you received a request to be promoted. If you accept that and un-mute yourself, we'll accept your testimony.

(No audible response.)

MS. WILLIAMS: And *6 to un-mute yourself.

(No audible response.)

MS. WILLIAMS: Moving forward, we're moving into the non-resident public comment section. First we have Nathaniel Henry.

(No audible response.)

MS. WILLIAMS: Nathaniel Henry?

(No audible response.)

MS. WILLIAMS: Next we have Matilda Turner.

(No audible response.)

MS. WILLIAMS: Matilda Turner, have you accepted your request for promotion? You can

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Speak.

(No audible response.)

MS. WILLIAMS: *6.

And, Ms. Townes, I see you raise your hand. I'll come back to you.

Ms. Turner?

(No audible response.)

MS. WILLIAMS: Let me walk back to Donna Townes so we can accept her testimony. Ms. Townes? Once again, *6 to un-mute yourself.

(No audible response.)

MS. WILLIAMS: Okay. Ms. Townes, I'll have someone contact you to see if we can help resolve some of the technology issues.

Moving forward I have next Daniel del Pielago.

MR. DEL PIELAGO: Good afternoon.

MS. WILLIAMS: Good afternoon.

MR. DEL PIELAGO: Just takes a minute to join the meeting. So thank you.

My name is Daniel del Pielago with

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Empower DC. First I'd like to comment regarding the Greenleaf Resolution. I'd like to first ask why the Housing Authority is once again working with a developer who dropped out of the 2022 plans to redevelop Greenleaf. This seems problematic and potentially disastrous if they decide to do the same thing again.

Secondly, it has been publicly stated that the Housing Authority will not move forward with development plans of properties where Section 18 applications have been submitted to HUD until HUD approves them. Why this now and how are Greenleaf residents going to be involved in what will happen on their property and how will their rights be protected, especially as it appears relocation will be part of future redevelopment plans?

We did -- we met recently and spoke with some Greenleaf residents and some residents in general who were concerned about the developers, especially Pennrose, who have not

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been ideal landlords at the Hayes, have been problematic it seems. So there's a lot of concern when that name comes up related to redevelopment and potential management.

On a separate note I want to follow up on a point I brought up at last month's meeting. We have recently performed outreach at several properties. And as we spoke with tenants a few questions came up. We heard from several folks at Richardson Dwelling that were being relocated to Kenilworth.

While this is a good thing for those tenants, it raises the question will they have the right of return to a redeveloped Richardson Dwellings, which has been promised now for a while through the New Communities Initiative. If not, is this point being made clear to these folks who are anxious to leave a property with serious condition issues and may not necessarily understand the rights that they are giving up by doing so.

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We spoke to several new people at several properties including Richardson and Benning Terrace. They are folks who have come into the Public Housing Program from the wait list. That's also a great thing. However, it did make me wonder. And as we spoke to folks, they were not aware that redevelopments were planned for the properties, that Section 18 applications had been filed for the properties. And a lot of these folks want to be in the Public Housing Program. That's why they are accepting these offers to properties. But eventually they could not be part of the Public Housing Program because of the redevelopment activities that are happening on their properties.

So I wanted to flag that concern. And if they're -- just urging the Housing Authority be as clear as possible with folks about what they're getting into when they accept units in properties that have some sort of redevelopment activity planned for it. Thank you.

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MS. WILLIAMS: Thank you.

I want to go back. I understand we have Paulette Matthews and I want to give her an opportunity to speak her testimony today.

Paulette Matthews, we're going to send you a request for promotion. If you can *6 to un-mute?

MS. MATTHEWS: Hello, everybody. How you all doing?

MS. WILLIAMS: Good.

MS. MATTHEWS: My name is Paulette Matthews and I was a former resident of Berry Farms. I now live in Celmiller. I heard a little bit of the people's testimony. And that is just the story that we have been going through, but at the same time nothing is constant but change. And a lot of changes need to be made, but for a long period of time we've been going through it. So therefore, the process is going to be a little harder doing it. But I do see some changes.

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The reason why I wanted to be on this call today, even though I'm having phone issues, is the fact that I wanted to talk about the return as well for Barry Farms residents and what that looks like because when we were having those meetings I often would talk about the seniors.

And yes, it was good that they put up a senior building, but when you think about the fact of how they came through and bulldozed all those buildings 20 to 30 at a time and then to sit there and put one building up knowing that everybody's not seniors, knowing that all the seniors are not going to want to come to a senior building maybe because they have household members who are caretakers or whatever. So they need maybe more, two, three bedrooms. Maybe they have grandkids. So some of these things may or may not have been considered, but I don't think that they have been.

And so a lot of people have died before even coming back and what that looks like.

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And for me leaving from a town home to have to sit and figure out when are they going to eventually put one up is like a mystery for me. I could be dead before that time comes. So where I am I try to make the best of it.

I have a concern about the cameras and who actually monitors these cameras. How often are they monitored? We have brighter lights than we usually have that have been installed. And we have the D.C. Housing Authority police who's always saying that they're short-staffed. That's been a song that I've heard since being in housing. But yet you seen them.

A lot of times when I see them I see them harassing people who live in their neighborhood. And some of these laws that they make make it kind of hard for you to even live in your neighborhood. Because if two or three are together praying, it's fine, but if two or three or four or more are together in their neighborhood just being in their neighborhood,

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then the police send whether they be the jump-outs, whether it be D.C. Housing Authority, or whatever -- and because of certain laws that are being enforced -- so like if they even try to walk away, not even doing nothing wrong, was just kicking it with their friends, excuse me, where you going and all that? And then conversations turn into a whole lot of stuff that's really unnecessary. And you're living right there in your neighborhood. But yet you can see them in different locations for hours at a time.

I don't know if they looking at something on a monitor, whatever, they just sitting there kicking it, but -- or just relaxing on the clock, but the same time whole time when things get done in the neighborhood, even with guns shooting that goes on -- like we living in the Wild, Wild West. They can be somewhere, but they not where they're supposed to be when they need to be, but they're forever there harassing.

When you call, because I've had

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incidents personally. I'm not just talking to be talking. And you call to find out, can you check these cameras and see what, whatever, you can't get no results. You can't get no results dead or alive, whether somebody done took your package or whatever the case may be. And so I'm not understanding the cameras. That part.

The other part is that they have these towers that's on top of these houses whereas though it's supposed to let you know which area these gunshots are coming from in the Wild, Wild West in which we live in nationwide nowadays. But that don't seem to work for me either. Because the sad part of it all is they all appear (audio interference).

MS. WILLIAMS: Un-mute her, please.

Ms. Matthews?

MS. MATTHEWS: Can you all hear me because

MS. WILLIAMS: We can. We can.

MS. MATTHEWS: -- I was cut off --

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MS. WILLIAMS: We can. We're sorry.

MS. MATTHEWS: -- maybe of the time,
or maybe --

MS. WILLIAMS: We can hear you.

(No audible response.)

MS. WILLIAMS: Ms. Matthews, are you
with us?

MS. MATTHEWS: Hello?

MS. WILLIAMS: We can hear you.
We're sorry about that.

MS. MATTHEWS: Hello?

MS. WILLIAMS: Yes?

MS. MATTHEWS: Okay. Well, I'm
having phone issues. That was the explained in
the beginning.

So I'm trying to hurry up and rush
this thing because of the time factor.

And what's the point if you got
cameras? You don't have nobody monitor these
cameras. Because a lot of times when this gun
play goes off, if you all are monitoring the

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cameras, you all don't have to come in there with sirens blazing, but you can trap off all those running spots.

Like where I live at it's only two streets and an alley. And you got points where you can go to where you could have DCHA and MPD combined together. Because somehow to me it seem like they separate. You can't even call MPD when DCHA tell you to call MPD. Because when they call, if you don't know who took your package and you can't get that information from the people who supposed to be monitoring these cameras, then where are you? Looking like a fool in a sense. So I'm trying to figure out what's the purpose of all of this. Because for me, the bright lights don't do nothing but not let my solar lights come on and I got to cover them up.

Because when it comes to property being taken off your porch to people getting killed to people out here shooting guns, everybody always at the last minute. And then

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the crazy part is sometimes DCHA ain't even in the midst of it, but MPD is there full force. But same time, whole time you could see the harassment. But again, I'm going to repeat it again, when it comes to the personal welfare and safety of us, that's another thing. Then we got doors --

MS. WILLIAMS: Ms. Matthews?

MS. MATTHEWS: -- that's supposed to be secured.

MS. WILLIAMS: Ms. Matthew?

MS. MATTHEWS: Yes, people probably break up, put blocks in it.

MS. WILLIAMS: I'm sorry, Ms. Matthews?

MS. MATTHEWS: No, excuse me. Let me have this time, please, because it's public safety. Please.

(Audio interference).

MS. MATTHEWS: So they need to get out of their cars and walking these apartment

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complexes, still are going in buildings that don't have nobody in them.

MS. WILLIAMS: Thank you, Ms. Matthews.

Next we're going to go back to non-resident testimony. I have William Jordan.

Mr. Jordan, we're sending you a request for promotion. I want to give you time to speak. *6 to un-mute yourself.

MR. JORDAN: Good afternoon.

MS. WILLIAMS: Good afternoon.

MR. JORDAN: All right. My testimony is focused on Resolution 25-10. I sent the Board my testimony in advance, so I won't read the whole thing. Dig it out your delete box and please take a look at it.

So my first concern of course is EYA, which seems to be a team member. I sent you a link to testimony by Escar Vicar, who's one of the principals. And my concern is we're partnering with a developer who just finished

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testifying that he doesn't believe in regulation, following regulations. And in his testimony before the Council said we need to waive affordable housing requirements, zoning process, we need to get rid of TOPA, Davis-Bacon, and a whole list of things that in order for him to get the job done he needs no regulation. So that seems to me to be a problem to have a developer who's in public saying they don't want to deal with regulations, yet you all pick him to do that. And of course, if you read I talk about the \$1.7 million town homes they developed at McMillan. So we have a problem, right?

You all are picking the developers. They say they can't get the job done. You're going to work with them anyway. And then they tell you in order to get the job done they have to ignore the residents. In fact, if you listen to their testimony, they said people are the problem. They just want to build units and the people are the problem.

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So my suggestion is you get rid of them. But short of that, there are two things I think you must do: And that is, to affirm in this resolution the rights and the position of Greenleaf residents and those resident councils. Let's build up those resident councils. I think the Resident Management Corporation is the best way to go about it because then -- and to give them at least a 10-percent ownership stake in this development.

The reason for the Resident Management Corporation is so they can come together. And ownership is -- because that's the only way their voice really counts. I mean, you can't depend on the sympathy for -- from the agency. We got a dynamic and great new director, but this Board is just ordering the director to fix a agency that even if it's fixed is inadequate to deal with what we need to move forward.

And I think the movement of the Trump Administration makes clear that even if you had

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an efficiency -- efficiently running DCHA today, that that entity is not capable of serving the development requirements and the needs of residents.

And then finally, I just wanted to say if this Board is serious about getting these things done, then Ms. High at Park Morton and my phone should be ringing because we know how this beast really works. Down at the resident level we've offered solutions. We've been back and forth working with this agency and we know. And it tells me that when we're left out the process, you can't be serious. And I just have to say that. And -- well, that's it.

But EYA has to go. I mean, if you all move forward with EYA and don't put some things in this resolution to affirm the power of residents, you're not serious about success because they are not a successful organization. Thank you.

MS. WILLIAMS: Thank you, Mr. Jordan.

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That concludes our testimony, Vice-Chair.

COMMISSIONER LEE: Thank you.

Okay. Next we'll have committee reports. And I think we can start with Commissioner Reed, Audit and Finance.

COMMISSIONER REED: Sure. Good afternoon, everyone. Just a quick update from our committee. We don't have any resolutions coming before the Board today.

We did speak at our last meeting just about the results of the audit that I know we talked about as a board in prior meetings. We also discussed sort of the state our financials, which we seem to be on track for the course of the fiscal year so far.

And we talked about the fact that we're going to be coming to the Board later this summer with our proposed FY '26 budget. So we'll be working on developing -- the staff will be working on developing that, presenting it to the

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committee. We will host an education symposium to discuss elements. And then we will also be likely voting on that in September. So that's something to keep an eye out for.

And then last but not least, we got an update from Petuna and her team from the Audit and Compliance Division just on how they're progressing with their work. And we look forward to meeting again next month.

COMMISSIONER LEE: Any questions?

(No audible response.)

COMMISSIONER LEE: (Audio interference) Projects?

COMMISSIONER MURPHY: Sure. For Capital Projects, we spent a fair amount of time talking about the Greenleaf property, which we'll talk about later when we get to resolutions, so I'll hold off on talking about that right now, but we did get a update on it. We've been talking about that for the last several months, getting regular updates on the team's progress.

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We also have worked with the staff team as they have been developing a plan to share with the Board to propose a more kind of comprehensive update on what our plan is for revitalizing a series of properties which we know need quite a bit of renovation, as long with a financing mechanism that they'll be proposing as well. So we've sort of been working towards this plan for some time and the staff has done a really good job of running the numbers and figuring out what we can afford and what the tools available are to finance some of the redevelopments and renovations that we know we need.

And then finally, we also got an update on the JOC Resolution that we'll be I think also talking about today that was discussed in the Operations and Administration Committee. So we'll look forward to talking about the resolution about Greenleaf when we get to the resolution section of the agenda.

COMMISSIONER LEE: Thank you. Any

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questions?

(No audible response.)

COMMISSIONER LEE: Commissioner Blackson, would you like to give a Resident Committee Update?

COMMISSIONER BLACKSON: Yes. Good afternoon, everyone.

COMMISSIONER LEE: Good afternoon.

COMMISSIONER BLACKSON: I wanted to talk a little bit about the ACOP plan. We had the pleasure of having Amy attend the Resident Service Committee and we invited community leaders, which are residents what it's all about, to this actual Resident Service Committee meeting. Amy shared a little about the ACOP plan and resident leaders were able to ask some questions about it. We want to have further questions, presentation on the next Block by Block, which will take place on Thursday, April 17, where we can get a more updated version and spend more time learning about the ACOP plan and

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have more time to go over it.

For the record, I just want to state that residents do not believe that it's enough time to view the actual ACOP plan. It's a 225 page document and we need more time to be able to review the policy, get an understanding and try to give feedback. These are things that have been stated, in my prior term as a commissioner and as a resident leader, so I just wanted to share that.

Also, note that the Resident Service Committee is focused on education and networking with resident leaders and DCHA. We work hand-in-hand with the Office of Resident Services, who shared during this committee meeting some of the great things that they are doing at DCHA Office of Resident Services. I heard some resident shares that they didn't know about certain programs and things like that which we can get them connected. I know I can, if you give me a call at 202-250-4451, I can connect you with the

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Office of Resident Services.

The Committee on Resident Services is really focused on educating leaders and them being able to take that information back to their community. We've had a lot of great presenters on this initiative, the Block by Block. Former Councilman Kenneth Council, he attends these sessions and many of the other leaders. I just wanted to share.

Commissioner Silla attended, we had the pleasure of having her at the last meeting and if you would like to say anything, feel free.

COMMISSIONER SILLA: Thank you, Commissioner Blackson. I really enjoyed hearing directly from the representatives of resident councils and understanding their concerns. It was a very robust discussion.

I definitely feel for Amy and her team. It is not fun to work through such an extensive document and in the ways that it is written, I definitely appreciate the challenge

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from both sides. I look forward a productive engagement where we can think through how to make the process more accessible to residents.

Thank you so much for inviting me, Commissioner Blackson, I really enjoyed it.

COMMISSIONER BLACKSON: Thank you, Commissioner Silla, you are quite welcome. For residents that don't know, the ACOP plan is the Admissions and Continued Occupancy Plan, I always have trouble saying that word so I try not to say out, but that is the name of the plan which governs DCHA and how we live as residents, I just want you to know that.

Again, I am Commissioner Denise Blackson, feel free to reach out to me if you need me and thanks again.

COMMISSIONER LEE: Thank you. Any questions for Commissioner Blackson? Commission Silla, would you like to an operations update in the absence of Commissioner Jones?

COMMISSIONER SILLA: Sure,

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absolutely. We reviewed two resolutions that are on the agenda that we'll get to in a little bit, so I will save the summary of the discussion on those two areas. Otherwise, the Board Book, the presentation from the DC Housing Authority Team was very robust. We actually went over by 30 minutes. I think it was almost a two -- two and a half hour committee meeting, so thank you all for your patience and for working with us. This was wonderful.

We started at the back of the Board Book because the last few times we attempted, we never got to the end. We started with Procurements and Contracts and just seeing the dashboard, the list of procurements and engagements that already under way, getting a sense of what's going to be coming to the Board, really appreciate the level of transparency that's coming forward in the Board Book.

We didn't spend a lot of time on the Voucher Program, only because Director Pettigrew

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reassured us that he was reaching out to all of the individuals that had testified or had provided testimony at both the Performance Oversight Hearing and also at the last two board meetings that we have held. I did share a little bit more about the ask that has been surfacing since the Performance Oversight Hearing. Director Pettigrew reflected back that he definitely heard the message and so I believe we're on our way to facilitate an engagement and I'm very happy to hear that report out today, so thank you, Director Shaw Executive Director Pettigrew, for keeping us moving on that front.

I think the other area where there were a lot of questions and discussion was around public safety and the cameras. There was some discussion about a site visit at one particular location where we've noticed a lot of cameras. We walked through it in quite a detailed fashion.

The other place of concern, of course, is human resources and staffing, so very grateful

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to the Director for the recent accomplishments on staffing and the new senior level team members that are joining us at the table. Very excited. Very robust committee meeting and discussion. Thank you so much to the team that is pulling all this data together and presenting it in a way that makes it very engaging, very easy for us to really spotlight the issue areas and make sure that we are solving for the challenges ahead of us. It was a wonderful meeting. Congratulations, Director.

MR. SHAW: This month.

PARTICIPANT: Yes, this month, take it, take it while you've got it, yes.

COMMISSIONER LEE: Thank you. Any questions for Commissioner Silla? We will move on to resolutions. Our first resolution, 25-08, to authorize the execution of multiple job order contracting (JOC) contracts.

MS. SUMMERVILLE: Good afternoon, everyone. I'm Gene Summerville, Senior VP of

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Procurement and Contracting, Department of Office and Administrative Services.

Today, we're presenting to you Resolution 25-08 to authorize the execution of multiple job order contracting contracts. The purpose of the resolution is to authorize contract capacity by the Executive Director to enter into multiple contracts for repair, alteration, modernization, maintenance, rehabilitation, demolition and construction of infrastructure buildings and structures by means of job order contracts.

To give you a little background on this, the District of Columbia Housing Authority has implemented job order contracting programs since 1996 to efficiently manage and execute a variety of construction and maintenance projects across its properties. Since then, DCHA has competitively bid the job contracts every five years and it is now time to re-up on those contracts. Then, to just provide additional

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background on what job order contracting is and how it does and some of the key points for the Housing Authority, it is a task order based and competitively bid best practices in regards to pricing.

The work under job contracts is carried out pre-set unit prices and these are established the competitive bidding process. This helps control costs and allows for quicker procurement. It is also scope driven. Job contracts are highly adaptable and scope driven meaning that the scope of work can be based on the specific task orders issued, whether for maintenance repair or new construction. Lastly, rotational contractor selection based on performance metrics. DCHA is implementing a rotational contractor selection process with JOC based on performance metrics, which are developed by DCHA. This performance based approach ensures that contractors that consistently meet or exceed expectations continue to be selected for future

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work, while those who do not perform up to the standard, are rotated out of the pool. Those are just some of the highlights.

I wanted to also share with you that DCHA received 35 proposals, 11 proposals were determined non-responsive/non-responsible. They did not meet the technical requirements. We had three other proposals that went through for evaluation, but they were not chosen to receive contract awards. That left us with 21 remaining contractors that are proposed for contract award.

To provide background on that, our current job program has 13 contractors contracting with us, so we've increased our contractor pool by 62 percent with the new solicitations. To provide a little insight on how we solicited, we did an RFP which is request for proposal instead of an invitation for bid, so that it's solely not based on costs. This time around, we were able to put in criteria just to kind of ensure that we receive contractors based

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on not just price.

For any other specifics or questions, I'm going to also invite Jackie Zaldana to join me so that if you have specific questions on the scope, she will be able to answer those questions.

COMMISSIONER DICKERSON: This is Jim Dickerson, would you just say again what the job order contractor does or is? I'm sure you have said it, but I need to hear it again.

MS. SUMMERVILLE: No, sir, we do not mind. I will let Jackie explain that. She can go into more detail because it's a construction contract, so she'll be able to provide you most of the insight that you're probably looking for.

MS. ZALDANA: The job contracts are actually tailored to the capital repairs so our high level replacement, rehabilitation and renovations that are needed on our sites in order to do the stabilization.

COMMISSIONER SILLA: Does it make

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sense to maybe report our on the committee conversation that took place? The kind of follow up work that --

COMMISSIONER DICKERSON: Yes.

COMMISSIONER SILLA: Okay, perfect. While we were extremely pleased that we got very robust responses, 35 is a lot, increasing our contractor pool and ensuring that we have a competitive process is always a win. At first, we were very confused. We are doing a number of very large procurements, very specifically for construction, so it got very confusing about what was for what and why we were doing this. We asked a lot of questions and requested additional data by the Capital Projects Team. Very pleased that Jackie pulled together a very simple framework and synopsis of the different contracts so that we are recognizing what the differences are and the purposes for each one of them.

We had very specific questions around how Jackie would be managing the budget for each

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of the opportunities and making sure that we are distributing the opportunities in a manner that is fair and equitable between the contractors. Jackie responded by showing us the dashboards that they have built to monitor the jobs that are being assigned, the value of the assignments, the process of completion and that was a wonderful update to see turned around, I think it was within three business days.

We also had questions about the process and how the process would be managed so it was great to see both the process described in detail as well as some of the key metrics that you will be using surfaced for our attention. We had a lot of questions, there was a lot of discussion. There were areas that we indicated we were not satisfied with the answers in front of us, but thank you for the extensive follow up to demonstrate where you are now. It was presented very well at the Capital Projects meeting.

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MR. CLAY: I have a question about the performance-based metrics. Every once in a while, sometimes in these meetings, we hear residents complain about different contractors for various reasons. Is that measured in some of those metrics in terms of who you get back or who you hire and have come on board?

MS. ZALDANA: Yes, so when we're actually evaluating for a job, we're evaluating them in three phases of the project development. So, everything on how they actually scope and provide pricing and the way that they interact with our residents and with DCHA. Then, they are also evaluated on the construction side, so not only how they're actually managing supervision on site, their subcontractors as well, but the delivery of the quality of construction. Gene has rolled out the contractor performance overall via Canary, which is another software so property managers, regional foremen, we're going to start including PMO in those evaluations as well.

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We are looking at using Surge Staffing to bring on additional inspections and quality control. Right now, the project managers are doing that and so we want to add more to our team members in order to continue to be able to inspect daily and on site.

MR. CLAY: Thank you.

COMMISSIONER SILLA: I appreciate that answer, but I do want to amplify that when residents are complaining, whether it's to our Board or if they pick up the phone and call you, to make sure that that has a landing place in your framework so that it is directly informing.

MS. ZALDANA: Yes, I mean best practice as far as construction is concerned to always indicate incident reports and then the follow up on it.

COMMISSIONER SILLA: Perfect.

MS. ZALDANA: The Director and Deputy Director have always been very clear about that.

COMMISSIONER SILLA: Excellent.

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COMMISSIONER REED: I just have a quick question about the Section 3 compliance for these contracts. I noted in the resolution that it says that all the firms have completed a Section 3 Action Plan. Can you describe sort of what types of things did they include in there? Are they jobs? Are they training? What is being offered by the different firms?

MS. SUMMERVILLE: That's a great question, Commissioner Reed. They are offering a wide range of services. Some of the contractors are going to do training. Some of them are going to do training and job opportunities. Others will be filling in the gaps in between there.

What we are going to do is, their plans were approved per their proposal requirements. We've also been in contact, by we, my department has been in contact with Saroq Black (phonetic), our Section 3 Coordinator and she and I are kind of strategizing how we're going

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to roll out the actual compliance piece for the JOC contractors, so preemptively, I'm sending them out their Notice of Intent to Award. We've already scheduled time to where we're going to meet with them and all of the contractors that will be awarded, we're going to meet with them and go over their Section 3 Action Plan that they submitted with their proposal and then walk them through how they are going to actually be compliant.

We will be quantifying that in more specific ways in which they are going to meet those requirements in a meeting after they receive their Notice of Intent to Award.

MS. ZALDANA: And to also add to that, more to the program monitoring of it, all projects are actually -- they have to fill out a -- not a promise, but their planned way of meeting the 10 percent Section 3 goal and then they have to provide the actual. So, we actually monitor on a project-by-project to ensure the compliance

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on their umbrella contract.

MS. SUMMERVILLE: And it will be managed by -- it'll actually have visibility between CCD, which is Jackie's department, OAS my department and then Section 3. The three of us will have a comprehensive plan that kind of goes between our three departments to make sure that they are compliant with the plan that they proposed as well as making sure that as their contract amounts change, they're adhering and they're adjusting their plans accordingly.

COMMISSIONER REED: Okay, it would be helpful after you've been able to meet with and finalize the plans, that we could get a summary of what the Section 3 compliance will look like and then for not this board meeting, but I would be interested in a discussion with the Board maybe at a later date just really about the Section 3 Program. How it works, how you find people, how they get involved and how we're tracking and making sure people are connected to

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opportunities. Maybe that could be in conjunction with Commissioner Blackson's committee?

MS. SUMMERVILLE: Sounds good, we can do that.

COMMISSIONER SILLA: I wanted to reflect on one of the public witness testimonies that we just heard. Mr. Council flagged to us that -- and he expressed it as a complaint, right, is someone hiring for day-to-day jobs on what they're implementing contract work. I think he was talking about either landscaping, if I'm recalling that detail correctly. I think he shared that as a negative story, I did not see that as a negative story.

I recognize people sometimes don't want full time work, they actually prefer day-to-day labor and if in that moment, there was a synergy between what somebody was looking for and an opportunity to bring that person on board and have them employed in that way. But I definitely

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want us to think about and to be responding to the scenario that he indicated as well as understanding the interest of residents, whether they are looking for that part time immediate day labor engagement that Mr. Council highlighted to us as something that he saw, so I definitely want to understand whether that's a part of the Section 3 framework. Whether that's something that we can facilitate and support if that's truly the interest of residents as well as ensuring that we have career opportunities, full time job opportunities that are emerging from these contracts. I just wanted to connect the dots between what Mr. Council raised up to our attention.

COMMISSIONER LEE: Any additional questions regarding Resolution 25-08?

COMMISSIONER SILLA: Oh, yeah, the motion.

(Simultaneous speaking.)

COMMISSIONER LEE: Yes, we want units

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fixed. Okay, let's move this forward, please.

COMMISSIONER MURPHY: I will second
it.

COMMISSIONER LEE: Roll call?

MS. WILLIAMS: Sure. Commissioner
Ronnie Harris?

MS. HARRIS: Yes.

MS. WILLIAMS: Thank you.
Commissioner Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. WILLIAMS: Thank you.
Commissioner Jenny Reed?

COMMISSIONER REED: Yes.

MS. WILLIAMS: Thank you.
Commissioner Chris Murphy?

COMMISSIONER MURPHY: Yes.

MS. WILLIAMS: Commissioner Jim
Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. WILLIAMS: Commissioner Denise
Blackson?

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COMMISSIONER BLACKSON: Yes.

MS. WILLIAMS: Chairman Raymond Skinner? And, Vice Chair Melissa Lee?

COMMISSIONER LEE: Yes.

MS. WILLIAMS: Resolution is approved.

COMMISSIONER LEE: Next Resolution 25-09 to authorize the submission to the council of the District of Columbia of agreement to enter into long term subsidy contract for project awarded in FY22. An RFP in support of the creation of affordable housing in the District of Columbia.

MS. GEBREYES: Good afternoon, I'm Hammere Gebreyes, happy to be here with you. This resolution, as Vice Chair mentioned is for authorization to submit and this particular project is actually one that came to you in December. This is Harvard Courts.

At the time that we submitted the resolution to you in December, we had received a

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letter of commitment from the DHCD so this is one of the projects that comes through the consolidated developer process. We get a letter of commitment from DHCD and it's on that basis that we then proceed. That resolution was approved. The amount, however, has changed since then because as Vice Chair said, this was an FY22 RFP. The original rents, the rent reasonableness that was done was a little bit older and so what they realized is they needed to update it. That update has resulted in a higher contract rent amount and so that's why we're back.

Our proposal is to replace Resolution 24-53 that was passed in December with now Resolution 25-09 for Harvard Courts. This is an NHP foundation. It's a 108-unit new construction. What they did was take, right now it's a surface parking lot that was part of the Columbia Heights Village Apartment Complex and it's going to be a new construction building. It's still going to be 22 units that are LRSP.

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It's just that the per unit cost or the per unit contract rents are updated which is why we're back today.

COMMISSIONER LEE: Any questions?

COMMISSIONER SILLA: There were not very many questions that were raised in committee discussion as we've seen this before. It's standard for DC Housing Authority.

COMMISSIONER MURPHY: If I'm not mistaken, the DHCD does -- really they're the ones that sort of need to make sure that all the numbers work and --

COMMISSIONER SILLA: Right, yeah.

COMMISSIONER LEE: Any of our commissioners who are remote, any questions regarding Resolution 25-09? Motion?

COMMISSIONER DICKERSON: I move that we pass it.

COMMISSIONER REED: I second.

COMMISSIONER LEE: Roll call?

MS. WILLIAMS: Sure. Commissioner

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Denise Blackson?

COMMISSIONER BLACKSON: Yes.

MS. WILLIAMS: Thank you.

Commissioner Ronnie Harris?

MS. HARRIS: Yes.

MS. WILLIAMS: Thank you.

Commissioner Jim Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. WILLIAMS: Thank you.

Commissioner Chris Murphy?

COMMISSIONER MURPHY: Yes.

MS. WILLIAMS: Thank you.

Commissioner Jenny Reed?

COMMISSIONER REED: Yes.

MS. WILLIAMS: Thank you.

Commissioner Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. WILLIAMS: Thank you and Vice

Chair Melissa Lee?

COMMISSIONER LEE: Yes.

MS. WILLIAMS: The resolution is

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approved.

COMMISSIONER LEE: Next, Resolution 25-10 to authorize the revision to the revitalization plan for the Greenleaf Public Housing Community and negotiation of an amended master development agreement.

COMMISSIONER MURPHY: I'm going to say a few words and then I'll turn it over to you, David. We've been talking about Greenleaf for quite a while and you will remember well over a year ago, we entertained sort of a somewhat controversial decision to move forward with a renovation in place at the senior building at Greenleaf.

If you remember, we all struggled with that a little bit because it seemed like seniors and renovation in place was a recipe for success. One of the things I really appreciate about Executive Director is that he listens to folks and he listens to residents. Even though at the time, we thought it was the right thing to do to

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move forward with that plan, he came back to us and said I think we should rethink this and challenged the team to think about how we could restructure the original redevelopment plan to accommodate the, I think, reasonable concerns that the seniors shared with us.

The team has spent a lot of time over the last year or so talking to the developer that we have the master development agreement with and really kind of finally rethinking how we could rehabilitate this property in a different way that responded to the concerns that we got. So, that's what we've been talking about committee for the last several months. One of the main messages from the commissioners on the committee that we gave to the staff and they sort of got tired of hearing us say it was we just need to make sure that if this is what we're going to go forward with, this is what the residents want.

I really appreciate the thoughtfulness that the team approached that

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challenge with and look forward to hearing an update, but from everything that I'm hearing, it was very well received. I think David is going to present to us sort of a new vision for what this redevelopment could look like.

I'm hoping he's going to share the good news that the residents support this new vision and then we'll actually get to the business of approving what -- I hope we'll be approving a resolution that will approve that new vision and authorize the team to enter into negotiations with the developer to amend the master development agreement. I know that in some of our testimony, there was sort of some feedback provided and, David, I'm wondering and I'm guessing knowing you that maybe in the course of your presentation, you could sort of address some of the issues that were raised. I think they're fair questions. I think also we have good answers to those questions. David, let me turn it over to you.

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MR. CORTIELLA: Thank you, Commissioner, for the preview. My name is David Cortiella. I work with the real estate development team to try reposition our portfolio and rethink the approach that we're taking to the renovation and the redevelopment of all our properties. My voice is going, I'm sorry about that.

Let's first start off with the nexus for why we did this and Commissioner Murphy is absolutely correct. The residents were loud and clear with Executive Director Pettigrew about not wanting a solution that was presented as the only solution at the time per the master development agreement that had been approved by the previous Board in 2022, or the master development agreement in '20 or so, the selection was made with the Development Team. In 2022, the redevelopment or revitalization plan was adopted and shortly thereafter, a master development agreement was approved.

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As some of the speakers mentioned, I mean it wasn't what everybody had hoped for. It was a long, elaborate process that the Housing Authority went through at the time. It was really time consuming. What we decided to do based on the input from residents about the renovation strategy was to ask our development partners to come back to the table. Let's take a look at two things that were not on the table at the time. One was very important and the Board approved the resolution about the repositioning of the operating subsidies.

We said to our development partners, if we were to reposition our operating subsidy, change it completely, then there may be a possibility for us to be able to instead of doing a renovation of the senior building, there's nothing to stop us starting over and building brand new which is what Commissioner Pettigrew kept on hearing as he was walking around Greenleaf.

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The second thing was that after the Board took a resolution and approved the resolution saying let's move forward with this repositioning of our operating subsidy, on June 24, we submitted an application for Greenleaf and that's still pending, but we're hopeful. We're very, very hopeful on that front. Prior to submission of it, we took it back to the residents of the Resident Council and we said, here is the approach and here's what we're trying to achieve.

All of these things that were going on, all right, the rethinking of our portfolio, the repositioning of our properties and Keith listened, or Commissioner Pettigrew hearing it -

(Simultaneous speaking.)

MR. PETTIGREW: Commissioner, now, I don't know about that. But I should know.

MR. CORTIELLA: What Executive Director Pettigrew was hearing were the complaints about the strategies. Our partners

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were very much aware of the chatter that was going on, the complaints, the issues. They were going forward with a plan that had been approved and that was it, but they were willing to come to the table and have conversations with us. It took a while to be able to get across our simple principles about if you reposition the operating subsidy, the potential for greater revenue is there, therefore, there was more development activity that we'd do. The second thing in speaking to some of the speakers before the meeting that we spoke to is that we told them that since the MDA was last approved, the revitalization plan was last approved, this Board has taken action on three resolutions. One was the Principles for a Public Developer, those are our development principles. The second one was embracing the repositioning. The third one was the Handbook for Tenant Rights on the redevelopment and repositioning.

Three key documents that lay the

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foundation for the kind of master development agreement we need to sign and how we will implement a development program that's responsive to a number of things. What are some of the key principles that we outline in the development principles?

The resolution speaks to three very important ones. One, our core constituents are 0 to 30 percent AMI. That's our core constituent, we will do everything to make sure that very low income people are our key focus of the redevelopment plans moving forward.

A second is that residents are our partners. Community engagement is not just a show. To me, this is where we're actual partners. We'll sign a document with our Resident Councils and make a commitment that we will both, the residents and us, monitor our development partners to ensure that what we have included in our agreements are being implemented.

Third, what we said was one for one

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replacement is the absolute beginning. We don't only want to have a one for one replacement, we want more affordable units on the property beyond the number of units that are currently in place. The resolution speaks to is. One of the last comments in the resolution it says, whereas the redevelopment process of Greenleaf will follow the principles outlined in the approved relevant principles and guidelines on operating subsidies of the tenant handbook. Absolutely fundamental that any developer moving forward understands that if they're going to sign an agreement with us, they have to adhere to the principles that are enumerated in the resolutions that this Board has approved.

That is a long winded way of saying here's a resolution and the resolution asks for two things. One, it says we're submitting to you a revitalization plan. The plan says that instead of renovating what was to be the first block of renovation of redevelopment which is

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renovate the senior building, we will knock that down. But we won't knock it down until we've rebuilt first across the street in what's called Block A, where we'll be redeveloping two brand new multifamily buildings where the residents that are currently living in the senior building will be able to move to that site.

What we're saying also is that this plan allows us then to where the former senior building was to have now two new buildings in place where we can increase the number of affordable units that will be able to provide on this entire site.

The second thing that we're asking for is that we want to amend the master development agreement that's in place. We're saying in the resolution that we want to come back to you in two months with a renegotiated master development agreement for your approval. We do this in a very short time period because the residents of Greenleaf have been waiting since 2013, when

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Greenleaf was first discussed about the possibility of renovating their community and it's time is now. Mr. Pettigrew said it to us, I mean come on guys, stop the talking, let's get the planning, get the entitlement and start building, all right. We need to change around the conditions in the properties. We're asking you to support this revitalization plan that we've been able to negotiate with our redevelopment partners. It's based on good fundamental economic deals and potential for us to be able to deliver these units as we had outlined in our plan and to give us the 60 days to negotiate a master development agreement with our developers that incorporates development principles, our principles on operating subsidy repositioning as well as the tenant handbooks and rights.

COMMISSIONER MURPHY: Questions?
Questions? Anything?

COMMISSIONER SILLA: I mean maybe

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just a little bit about -- I had a lot of questions and concerns, especially around how the pre-development is being structured and we spent a lot of time with the Housing Authority Team convincing me that it was a good idea, you know, because it's inverted. It's not what I expect in a development deal. So, it took a little while to get used to it.

I really appreciate the amount of time and engagement around the project as well. You gave us time to really digest all of the changes that were happening. The opportunity to make sure that it's informed by residents before it comes before the Board was also something that was important to everybody around the table and that was really good to have that kind of synergy around the room and have everybody on the same page. I really appreciate the process leading up to this as well. I think, as a Board, we don't like it when we're pressed to make decisions quickly, but want to feel like we're

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fully included in the deliberation process as well, so thank you for that effort.

(Simultaneous speaking.)

COMMISSIONER MURPHY: One of the things that became clear to us is that the market conditions now are very different than they were then, so it --

COMMISSIONER SILLA: Right.

COMMISSIONER MURPHY: Required a real rethinking of the financing mechanism. Just picking up on the Commissioner's comment though, one of the things that we were saying kind of in committee was we're not comfortable bringing this to the Board until we know that -- we don't want to sort of go public with it. We don't want residents to be surprised, that they might hear about this at a board meeting and I know you guys have done a good job of engagement. Could you just speak to a little bit of that?

MR. CORTIELLA: Yes. Given that we discussed in committee, right, and the

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commissioners, you were very adamant with us in making sure that we didn't catch the community off guard. On March 26, Keith sponsored a meeting with the Resident Council where the revisions of revitalization plan were presented. Then again on April 2, after our committee meeting, we rushed out of the committee meeting because we were going to a 5:00 p.m. meeting with the residents as well as with the ANC. The two ANC commissioners in there were invited to the meeting, so that everyone was there at the same time. We had our two development partners with us. They presented the revitalization plan. We had about 50 residents and a couple of ANC members in the audience as well as 20 people online, we did a hybrid. We took a lot of questions, spent almost two hours there having engaged conversations.

The great part about it is many times these meetings turn into discussions about maintenance issues. This meeting focused on the

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redevelopment issues. What were the nitty gritty kinds of issues. Residents said everybody knows it's early, but can we have this? Can we have that? Can we have that? And these were important things in the redevelopment where people were actually thinking about the community. We're saying that residents are our partners, we better start making sure that we're constantly in conversation and that we're incorporating the things were brought forward.

MR. PETTIGREW: Yeah and some of the things, normal stuff. They wanted a rooftop deck. I told them they're going to get it. They wanted the senior building to have ramps in the front and in the back, which makes sense. They also asked about bedroom sizes in terms of the square footage. So, the partners were there, I said you hear what people want? You've got to deliver on what they want. The fact that we we're bringing back so many units, I think we should be able to accommodate. I want the

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residents there the whole way, I told them, I said listen, there are going to be days I may need you guys to lock arms with me and help me get through this entitlement process. The more that you guys show up, the better it's going to be for us to be able to get it done as quickly as possible because you've been waiting a long time.

COMMISSIONER MURPHY: We'll need more density on the site --

MR. PETTIGREW: Yeah.

COMMISSIONER MURPHY: Than currently.

COMMISSIONER BLACKSON: Good afternoon, it's Commissioner Blackson my hand is up. I just wanted to share, I had the opportunity to attend both meetings on March 26 with the resident leaders of Greenleaf and also the April 2nd Greenleaf revitalization plan meeting. I want to say that the residents were well engaged. They did have a lot of requests as Director Pettigrew stated and I'm not an ANC commissioner at Greenleaf, I am the DC Housing

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Authority Commissioner that was in attendance also at the meeting. I know he announced the ANCs were there, but I was there in person as well.

Some of the requests were for larger bedroom size, larger unit size. They had a lot of viable concerns about amenities and things like that, but it seemed well received from my end when I was there and also in engaging with the residents afterwards. They were very excited and just wanted a time line of when this project would be complete.

(Simultaneous speaking.)

MR. PETTIGREW: They were, like,
listen --

COMMISSIONER MURPHY: Yeah.

MR. PETTIGREW: How long --

(Simultaneous speaking.)

MR. PETTIGREW: It was like tomorrow
right?

COMMISSIONER MURPHY: Give me a date.

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Hard to blame them.

COMMISSIONER LEE: Any additional questions or comments regarding Resolution 25-10? Motion?

COMMISSIONER MURPHY: So moved, so moved.

COMMISSIONER SILLA: Second.

COMMISSIONER LEE: Role call?

MS. WILLIAMS: Commissioner Jenny Reed?

COMMISSIONER REED: Yes.

MS. WILLIAMS: Commissioner Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. WILLIAMS: Commissioner Ronnie Harris?

MS. HARRIS: Yes.

MS. WILLIAMS: Thank you. Commissioner Jim Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. WILLIAMS: Thank you.

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Commissioner Denise Blackson?

COMMISSIONER BLACKSON: Yes.

MS. WILLIAMS: Thank you.

Commissioner Chris Murphy?

COMMISSIONER MURPHY: Yes.

MS. WILLIAMS: Thank you and

Chairwoman Melissa Lee?

COMMISSIONER LEE: Yes.

MS. WILLIAMS: Perfect. The
resolution is approved.

COMMISSIONER LEE: And now,
Commissioner Time. Already decided,
Commissioner Murphy.

(Simultaneous speaking.)

COMMISSIONER MURPHY: Oh, all right.
I did have one question and maybe this is a
question for Director Shaw. You know one of the
numbers that I'm always looking closely at is
when I think of the sort of vouchers on the
street, where people are looking to match those
vouchers up with units. I think in the data, I

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think it's called new voucher searching, if I followed that correctly. I think on the one hand it was sort of good news, it looks like that number is dropping which, again, like all numbers, there are a lot of different inputs that go into that and I sort of thought well that's good. I guess one of the questions I had was there's also the row, I think, two or three below it that talks about vouchers expire, which I think, unfortunately, is a sad case where somebody has a voucher and they run out of time before they can use it. I guess I'm just curious, Anton, I know this is sort of an issue that you're very focused on, I just wondered if you have any thoughts to share? Any updates for us on how we can make sure that once people have those vouchers, they are able to find units that they can use the on.

MR. SHAW: That's a very good question. This is Anton Shaw for the record, with the Voucher Choice Voucher Program. So,

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that's the issue we have been dealing with since I've been here and prior to me being here and Housing Authorities are dealing with across the country in terms of getting families to lease up.

Here in DC Housing, we're still continuing to conduct our Meet and Lease events and this weekend past, we had one where we were actually over capacity at the church, so we had to have people outside. Yes, Midland was outside. We had 70 landlords show up, it was great. Unfortunately, the site was not large enough, so we're looking for a new location.

The biggest challenge we face with families leasing up is choice. Families are very -- and they have a right to be, choosy. Families want what they want. D.C. is an apartment based city. Houses are very, very hard to find and families want that and because they lease up so quickly, most of the families are waiting and as they wait longer and longer, they have 180 days and it expires. They get to that point where it

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expires.

We have been stressing to families, I've been stressing to my advocates to speak with their families and have their families to lease up quickly. It's better to lease up now in an apartment for one year and then once their lease expires look for a house. Some families listen to what I say and listen to their advocates and some don't and, unfortunately, their vouchers expire. That's what you see in the report, but the goal is we're going to continue with our Meet and Lease events. We have a year of events planned out.

The issue again is still choice so that's --

(Simultaneous speaking.)

COMMISSIONER MURPHY: Yeah so it's not as simple a story that someone might want to say it is. They get a voucher and they can't find a place.

MR. SHAW: No --

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COMMISSIONER MURPHY: It may happen to some people, but I'm sure its other influence as well, like people waiting.

MR. SHAW: Oh, yes, we have apartments around D.C. that are available. Families just have that choice that they want.

COMMISSIONER MURPHY: The choice.

MR. SHAW: We just can't find the verbiage to motivate them to just take an apartment as opposed to a house.

COMMISSIONER MURPHY: Yeah, okay.
Thank you.

MR. PETTIGREW: Also, Commissioner Murphy, just so you know, we brought our locators.

COMMISSIONER MURPHY: Yes.

MR. PETTIGREW: Five, six staff?

MR. SHAW: Six.

MR. PETTIGREW: We had three, brought an additional three to help reach out to voucher holders that are passed that 90 day period to

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assist them to find out what the challenges are and try to inform them of where in the city they can find units. I get calls all the time from landlords saying, hey, I got units and I'll tell Anton, listen, hey, I got a landlord says he has several units that are vacant, you know, get the locators so people know that they have a lot of options. We really are trying to find other ways to get people to find places where they want to live.

COMMISSIONER MURPHY: Great.

MR. SHAW: Yeah.

COMMISSIONER MURPHY: Thank you.

MR. SHAW: Thank you.

COMMISSIONER DICKERSON: Do we have an idea of what's our vacancy rate? I mean how many units are ready to be leased now that are vacant? I think that's what I'm trying to say.

COMMISSIONER MURPHY: Oh, Jim, I was asking about the voucher program.

COMMISSIONER DICKERSON: Okay, okay.

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(Simultaneous speaking.)

COMMISSIONER MURPHY: These aren't public housing units, these are people with vouchers, matching up those units to privately owned apartments in most cases.

COMMISSIONER DICKERSON: Okay.

COMMISSIONER LEE: Commissioner Dickerson, we're doing Commissioner Time. Would you like to share any thoughts or comments or questions?

COMMISSIONER DICKERSON: No, I just asked a question.

COMMISSIONER LEE: Okay. Anyone else? Any other commissioners that are remote today? Commissioner Blackson, Reed, Harris?

COMMISSIONER BLACKSON: Yes, this is Commissioner Blackson. I would just say that a lot of HDBP clients reach out to me trying to find units and just waiting for the rent reasonableness to come through. Mr. Shaw is really good with getting back to me. I mean I

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have a lot of requests and he's able to accommodate me and make sure that the clients are getting the response that they're looking for.

MS. WICKLIFFE: And I'll just add, Commissioner Blackson, so our locators also, if you have anyone that is looking for rent reasonableness in advance, just reach out to Anton, he can connect them with the locators because they're running rent reasonableness in advance of people applying to assist them in that.

COMMISSIONER BLACKSON: Okay, thanks, that's great to know.

COMMISSIONER LEE: Commissioner Silla?

COMMISSIONER SILLA: I want to flag that I've been getting some calls from constituents with the experience who are losing their way through the voucher process. Oftentimes because they lack cell phones and don't have the ability to communicate or

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coordinate. I am always redirecting people to the ombudsperson, Wayne Waller (phonetic), so I just wanted to flag that there are those kinds of requests and complaints that are rising and that I'm sending in that direction as well. I know our constituents can be difficult to get a hold of and so I think even providing clarity around the release of information on paperwork that's needed, that might be a way in which I can support peers and outreach workers to make sure that they stay in the loop as well.

MR. PETTIGREW: Just for the record, Mr. Waller's picking up two more staff members because of the volume.

COMMISSIONER SILLA: Yes, and I was so glad to see that he had additional support when he came to the DC ICH Full Council meeting. Very delighted to hear that he will be getting additional support. He's been invaluable to our system.

MS. GLASSMAN: We do have a release

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form if you have case workers or others who are
looking to --

(Simultaneous speaking.)

PARTICIPANT: Advocates.

MS. GLASSMAN: Yeah, right. So, if
you need those --

(Simultaneous speaking.)

COMMISSIONER SILLA: I would love to
have --

MS. GLASSMAN: Preemptively --

COMMISSIONER SILLA: Something like
that, yes.

MS. GLASSMAN: We can --

COMMISSIONER SILLA: Please.

MS. GLASSMAN: Get them out to you so
they're ready --

COMMISSIONER SILLA: Yes and I can
just --

(Simultaneous speaking.)

MS. GLASSMAN: All the information on
it --

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COMMISSIONER SILLA: Yes and I can just forward that alongside Mr. Waller's information and I just have, like, one toolkit that I can send people that would be fantastic.

MS. GLASSMAN: Okay.

COMMISSIONER SILLA: I appreciate that.

COMMISSIONER LEE: Commissioner Harris?

MS. HARRIS: This is Commissioner Harris. I have a quick question. It's been a while since, I think, I brought this up way back. The automation of the application for those folks. I know a lot of the residents were speaking of and the applicants have already done their application, but have we gotten that totally automated and not the paper packets and gotten rid of the paper packets being mailed, dropped off or emailed? The application.

MS. WICKLIFFE: It's online.

MS. HARRIS: It's online but if they

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can fill it in.

MR. PETTIGREW: It's a fill in PDF.

MS. HARRIS: It's what? It's writeable? That's what I'm asking. It's writeable with, like, a submission?

MS. WICKLIFFE: Let us circle back a bit. I know that there's an application online and you should be -- it's fillable --

MS. HARRIS: It's fillable?

MS. WICKLIFFE: Yes.

MS. HARRIS: It's definitely fillable, but online submission?

PARTICIPANT: We're not taking that yet.

MS. WICKLIFFE: Not that yet, not online submission of applications.

MS. HARRIS: Okay, so has that been a topic at all about doing? Because I started to say, you know, if we go back to some of the folks saying that the back and forth, not too much lately with the initial application submission,

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which is kind of good, but I'm just wondering are we going into that direction for those that are computer savvy to be able to do so? Or was that put on the back burner?

MR. PETTIGREW: Yes, so the answer, Commissioner Harris, is we are going in that direction. We haven't been moving as fast as I'd like to and the staff will tell you that I burst a gasket about it with the team because it's taking longer than it should be. We are headed in that direction. I've been given a deliverable date of June and so I'm holding my IT folks as well as staff to that deadline because we do need -- we should have been there by now and we're not and let me just say so, but I did address it.

MS. HARRIS: Okay, thank you.

COMMISSIONER DICKERSON: This is Jim Dickerson again. I'm going to need to leave for an emergency here. I appreciate it, I want to say I'm very impressed and I'm very grateful for the staff and the Board and the efforts that I

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see and I participate in in our endeavor here, our calling and our mission here. I really want to give you all a lot of thanks. I want to give God thanks for you. I'm very happy to be a part of it and I appreciate everything that's going on, even though we've got a lot of work in front of us. Thank you so much. I need to drop off.

MR. PETTIGREW: Thank you, Commissioner.

COMMISSIONER LEE: Thanks, Commissioner Dickerson. I think we are all good for today. The next Board of Commissioners meeting will be held on Wednesday, May 14, 2025 at 1:00 p.m. via Zoom. Information regarding viewing or participating in the meeting live can be found at www.dchousing.org.

We are adjourned and the time is 2:52 p.m.

(Whereupon, the above-entitled matter went off the record at 2:52 p.m.)

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