

Pending approval as written

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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BOARD OF COMMISSIONERS BOARD MEETING

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WEDNESDAY
MARCH 11, 2026

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The Board met at 300 7th Street SW,
Tenth Floor, Washington, D.C. at 1:00 p.m. EDT,
Raymond Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner
ROSA BURBRIDGE, Commissioner
LEROY CLAY III, Commissioner
JAMES A. DICKERSON, Commissioner
RONNIE HARRIS, Commissioner
CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

STAFF PRESENT:

KEITH PETTIGREW, Executive Director
NICHOLE WIKLIFFE, Deputy Executive Director
AMY GLASSMAN, Senior Vice President and
General Counsel
SHENETTA HARDEMAN-JONES, OED MANAGER

COMMISSIONER(S) ABSENT:

JENNIFER REED, Commissioner

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

1:04 p.m.

CHAIRMAN SKINNER: Good afternoon. My name is Raymond Skinner and I'm Chair of the Board of the DC Housing Authority Board of Commissioners, and I'd like to call this meeting to order. This is the regular monthly meeting of the District of Columbia Housing Authority being held today, March 11, 2026. This meeting is being held via Zoom videoconferencing and some of the board members are here in person. And the time is now 1:04 p.m.

So the Board of Commissioners welcomes input on matters of concern and offers you, the public, today an opportunity to express your views during the public testimony portion of this meeting. However, we require that members of the public who attend our meetings abide by certain rules of the court to allow the Board to complete its business.

For this virtual meeting, DCHA asks that you remain muted until you are instructed to

1 speak. Members of the public cannot engage in any
2 disruptive conduct or loud threatening or abusive
3 language during our board meetings. This includes
4 any loud outbursts or shouting during time when
5 you have not been authorized to speak. Anyone who
6 violates these rules will be removed from this
7 virtual meeting. Serious or repeated violations
8 of the rules may result in your being barred from
9 speaking at future meetings.

10 However, we do appreciate your interest
11 in the matters before the Board today. And I want
12 to thank you in advance for abiding by these rules
13 of conduct.

14 For the record, let me say that, and I
15 mentioned this in the last meeting, that I want
16 to acknowledge that we are now operating under DC
17 Law L26-0080, otherwise known as the RENTAL Act.
18 And you may recall, this law permits current board
19 members to continue on the Board until they are
20 either replaced or reappointed by the Mayor and
21 Council.

22 So over the next few months, you may see

1 some changes to the Board as the Mayor sends
2 nominees to the Council and the Council does
3 confirmation for those new or reappointed
4 nominees. So we'll have to stay tuned.

5 But as of today, we have nine board
6 members, eight voting members. Commissioner Clay,
7 who represents the Office of the Chief Financial
8 Officer, does not have a vote. So there are eight
9 voting members. And to constitute a quorum, we
10 need five. Okay. So at this time, I'll ask for
11 a roll call vote to determine if we have a quorum.

12 MS. HARDEMAN-JONES: Sure. Denise
13 Blackson?

14 COMMISSIONER BLACKSON: Present.

15 MS. HARDEMAN-JONES: Thank you. Rosa
16 Burbridge? Leroy Clay?

17 COMMISSIONER CLAY: Present.

18 MS. HARDEMAN-JONES: James Dickerson?

19 COMMISSIONER DICKERSON: Present.

20 MS. HARDEMAN-JONES: Thank you. Ronnie
21 Harris?

22 COMMISSIONER HARRIS: Present.

1 MS. HARDEMAN-JONES: Thank you. Chris
2 Murphy?

3 COMMISSIONER MURPHY: Present.

4 MS. HARDEMAN-JONES: Thank you. Jennifer
5 Reed? Theresa Silla?

6 COMMISSIONER SILLA: Present.

7 MS. HARDEMAN-JONES: And Chairman
8 Raymond Skinner?

9 CHAIRMAN SKINNER: I'm here.

10 MS. HARDEMAN-JONES: You have a quorum.

11 CHAIRMAN SKINNER: Okay. Thank you. So
12 at this time, I'd like the commissioners to
13 consider the minutes of the February 11, 2026
14 Board Meeting. Are there any additions or
15 corrections to the minutes? If there are none,
16 I'll entertain a motion to approve the minutes.

17 COMMISSIONER SILLA: I'll motion.

18 (Laughter.)

19 CHAIRMAN SKINNER: Is there a second?

20 PARTICIPANT: Second.

21 CHAIRMAN SKINNER: All in favor, say aye.

22 (Chorus of aye.)

1 CHAIRMAN SKINNER: Any opposed? Okay.
2 The minutes stand approved as presented. Next,
3 we're going to go to the Executive Director's
4 report. So, Keith Pettigrew, our executive
5 director.

6 MR. PETTIGREW: You threw me off a little
7 bit there, Mr. Chairman. You didn't give me my
8 moment of silence, but that's okay. All right.
9 So utilization, public housing size is up to 86.9.
10 And then there are probably going to be some
11 questions about some units coming offline during
12 the meeting. And that's why I prepped Carolyn to
13 be able to respond to the commissioner's questions
14 about the units coming offline and where they are
15 in the process in terms of whether or not they're
16 tied to the IRB project or whether they're tied
17 to any kind of repositioning project and that kind
18 of stuff, just so you guys understand when they
19 come offline, where are they going? They're just
20 not sitting, just to be sitting.

21 So, obviously, the voucher program,
22 we're at 103 percent now. So we only have about

1 125 vouchers left on the street, and that will be
2 it. After that, we're not going to be able to
3 lease up anymore. We don't have the funding
4 capacity, and we'll be looking for the attrition
5 to bring us back down to 100 percent or below at
6 that particular time. And over the course of the
7 year, it's about a 5 percent attrition rate that
8 we've been seeing over the last couple of years.
9 So we can expect it to be somewhere between like
10 13.8, somewhere like 13.8 or 13.9.

11 Now I will say this, that the per unit
12 cost for units in DC is going up. Every time the
13 per unit cost goes up, that means we expend more
14 money for vouchers on units.

15 CHAIRMAN SKINNER: That means we can
16 lease less.

17 MR. PETTIGREW: We can lease less, yes,
18 but also that means our expenses get higher. And
19 so, we're always looking for ways to increase
20 funding, which is what I'm going to pivot into
21 right now, if you guys don't mind.

22 I want to talk a little bit about -- over

1 the last couple of months, HUD has been sending
2 out notices to all of the public housing
3 authorities around the country, recommending
4 certain cost cutting measures, informing people
5 that they're probably going to receive less money
6 with their budgets. And some mandates as to what
7 we should be doing as agencies in order to be able
8 to embrace the new administration's position on
9 how housing authorities should operate from a
10 funding standpoint.

11 And so, as you all know, in late
12 December, I received a letter from Assistant
13 Secretary Hobbs. It indicated that our per unit
14 cost was going up 4 percent, but that we're not
15 going to receive any inflation factor, which is
16 sort of additional funding based on where you are
17 at the level of lease up and utilization. And so,
18 obviously, that was a shock to the system, because
19 last year that was \$40 million that they gave us
20 in addition, based on the lease up that we did for
21 '24.

22 And we did better at '25. And we were

1 expecting to get an inflation factor, and we got
2 to zero. So now we have to start managing our
3 budget much tighter now. And so, also they sent
4 out -- I think I sent you all two separate notices.
5 One was a work requirement recommendation, where
6 they're looking at making folks start working, and
7 showing that they're working at least 40 hours a
8 week now.

9 It's not mandated yet, and we're moved
10 to work right now. But I would be surprised if
11 they make that a mandate at some point, given the
12 direction of all of the other things that have
13 been going on. I just want to make sure that we're
14 aware of that. Also, there was a notice that came
15 out about the offsetting of reserves.

16 Now, if you recall, I know Chairman
17 Skinner recalls, when we first started in November
18 of 2023, HUD came in, all of the big ways, and
19 said, hey, you got 97 million in reserves. Spend
20 it, or we're going to take it.

21 And so, over the two years, we haven't
22 spent it all, but we spent a lot of it getting the

1 utilization up on both the public housing side,
2 attorney units, as well as the voucher side. And
3 so here we are now at 100 percent utilization on
4 the voucher side. And so now, they're starting
5 to offset budgets, ACBP budgets around the
6 country, because of the reserves.

7 So, ironically, we're in a -- I don't
8 want to say we're in a decent space, because our
9 reserves have gotten to the point where -- I mean,
10 they're probably not going to offset ours. But
11 there are other housing authorities that have
12 large reserves. Their budgets are going to be cut
13 because they have large reserves, because HUD's
14 going to force them to spend that money now, just
15 so you all know. And so --

16 CHAIRMAN SKINNER: So when you say
17 offset, what you mean is they're going to --
18 whatever that amount of reserves you have, they
19 will deduct that from our budget?

20 MR. PETTIGREW: Reduce your budget.

21 CHAIRMAN SKINNER: Okay.

22 MR. PETTIGREW: Reduce, yes. And we

1 still haven't received our budget yet, and we're
2 probably not going to see it probably until around
3 May. I did get a letter --

4 CHAIRMAN SKINNER: And that's a calendar
5 year budget, right?

6 MR. PETTIGREW: Yes.

7 CHAIRMAN SKINNER: Okay.

8 MR. PETTIGREW: Now, I did get a letter
9 indicating that be prepared for 1 percent
10 proration of our ACBP budget. Which means that
11 we would not get 100 percent. We'd get 99 percent.
12 And just on average, when we costed it out earlier
13 in the year, actually late last year, we were
14 estimating somewhere around 320 -- was it \$320
15 million? \$323 million, right?

16 Take 1 percent off that. So it was
17 probably going to be somewhere around \$300 million
18 -- \$320 million that we would get as opposed to
19 our 323 in addition to the fact that we didn't get
20 an inflation factor increase, although HUD forced
21 us to spend the money to increase expenses because
22 they wanted the utilization to be up.

1 So that's sort of where we are.
2 Obviously we're going to be managing the budget
3 now very tightly. We don't have a lot of wiggle
4 room for anything. And so we're going to be
5 looking at some of the recommendations that HUD
6 sent over in terms of cost cutting measures,
7 because the reality is there's a lot of
8 uncertainty out there too. We don't know what
9 they're going to do next, or what's going to happen
10 next. And not having received our budget yet,
11 we're still sort of driving in the dark a little
12 bit. So that's where we are. Any questions?

13 COMMISSIONER MURPHY: I have a question
14 on a different topic, but I wanted to make sure.

15 MR. PETTIGREW: Okay. Well.

16 COMMISSIONER MURPHY: It's none of
17 anybody else's.

18 MR. PETTIGREW: I'm going to take
19 questions on that. I'm going to take questions
20 on that.

21 COMMISSIONER MURPHY: Should we switch
22 topics?

1 MR. PETTIGREW: Yeah.

2 CHAIRMAN SKINNER: Well, I wanted to let
3 the director finish his report.

4 MR. PETTIGREW: I'm done. I'm done.

5 CHAIRMAN SKINNER: Oh, you're done?

6 MR. PETTIGREW: Yeah.

7 CHAIRMAN SKINNER: Okay. All right then.

8 COMMISSIONER MURPHY: Okay. I have four,
9 I think, relatively quick questions. One, and you
10 alluded to this, I did notice we've taken, I think,
11 129 units offline, and I just wanted to understand
12 where they were. I'm assuming that's in
13 preparation for some kind of a renovation.

14 COMMISSIONER SILLA: Yeah, those units
15 that were recently taken offline are based on a
16 demolition disposition approval that happened in
17 the month of February.

18 COMMISSIONER MURPHY: And to which
19 property is it?

20 COMMISSIONER SILLA: Hopkins and Benning
21 Terrace.

22 COMMISSIONER MURPHY: Okay. Great. All

1 right. Terrific, thanks. Any update on when we
2 will launch the property specific wait lists?

3 MS. WICKLIFFE: I think we're waiting on
4 the plan to be approved, right? For the MN plan.
5 It's going to be approved.

6 COMMISSIONER MURPHY: Okay. Great. I
7 just noticed I wanted to call out and appreciate
8 the PHA wait list is less than 700. It hasn't
9 probably been there in decades, so I think that's
10 worth acknowledging.

11 On capital, it's not a big deal, but I
12 think maybe there was a little bit of a mistake
13 in the capital construction chart that was just
14 fixed for next month. It referenced a \$10 million
15 approval and a \$5 million approval, but in the
16 chart it's still stuck at 10 million. So, just
17 next month -- I'm mostly focused on making sure
18 that we're spending our capital dollars, which it
19 looks like we are. And frankly, I want us to get
20 credit for -- I think we're actually spending more
21 than the chart indicates.

22 MS. WICKLIFFE: Yeah. And actually

1 before the meeting I saw that.

2 COMMISSIONER MURPHY: You saw that too?

3 MS. WICKLIFFE: The beginning is on. So
4 he sent a revised one, so I'm not sure if it'll
5 update in this one or the next month.

6 COMMISSIONER MURPHY: That'd be great.
7 Yeah. And if the new submission for the March one
8 is in there, that'll take it up even more. So
9 that's great. And then the last question actually
10 is maybe more of your opinion, is in the Langston
11 Additions, the comments about Langston Additions.
12 It was a great update and it's great progress. It
13 called out something we haven't talked about in a
14 while, which is the Council requiring us to
15 approve some of our construction contracts. And
16 I just wanted to ask, is that -- like, to what
17 extent has that problematically slowed us down on
18 things?

19 I remember when the Council wanted to add
20 this requirement, we said to them, this is going
21 to have an impact on how quickly we can move. And
22 they sort of said, we don't care. And we said,

1 okay, you're the Council. But I just want to ask
2 the question, maybe just to acknowledge that it is
3 in fact slowing us down some.

4 MS. WICKLIFFE: So I have to defer that
5 one to Daniel, but I'm not sure if on the
6 construction side. But yeah, definitely, a lot of
7 times when you're going out and you're doing the
8 construction and then the notice to proceed, it's
9 timing on either RAD reposition or closings like
10 that. So you're not deploying those dollars
11 immediately. But we can get back to you in offline
12 on that one to answer that question.

13 COMMISSIONER MURPHY: It would just be
14 good to understand where. And if it is, we should
15 tell the Council. Like, it's okay -- you can
16 choose to keep doing this. But I just want them
17 to understand there are consequences of what they
18 did.

19 COMMISSIONER DICKERSON: Well, along
20 those lines, I guess in our testimony at the
21 Council, to me these are items that need to be
22 raised consistently. Because it will slow

1 everything down. It will cost more money. We are
2 obviously very typical time budgets, and it's
3 going to get worse. It's not going to get better.

4 COMMISSIONER MURPHY: Yeah. So I don't
5 want to put words in your mouth, and I don't want
6 to make a big deal of something if it's not a big
7 deal. But if it is, in fact, happening, I just
8 think we should call it out.

9 MS. WICKLIFFE: We'll get with the team
10 and just --

11 COMMISSIONER MURPHY: Thank you. That
12 was it. Thank you.

13 CHAIRMAN SKINNER: Okay. Director, you
14 didn't mention any of our crime statistics in your
15 report. But Chief Reese came in prior to the
16 meeting and gave us his annual report for, I guess
17 this is calendar year 2025. And it shows that
18 overall crime in public housing has been reduced
19 by 18.75 percent. That's for calendar year 2025.
20 So I just want to acknowledge that the Chief and
21 his team are doing a really good job. And
22 hopefully that will continue as we move forward.

1 MR. PETTIGREW: He's doing a good job of
2 self-promoting.

3 CHAIRMAN SKINNER: Self-promoting.

4 (Laughter.)

5 MR. PETTIGREW: But Honestly, Mr.
6 Chairman, I know I don't touch on that because I
7 know the Chief likes to keep certain things quiet
8 because sometimes the investigations they have
9 going on, so. But that's well stated.

10 CHAIRMAN SKINNER: Yeah, but that's a
11 very general statement.

12 MR. PETTIGREW: Yeah, it is.

13 CHAIRMAN SKINNER: Crime is down, and
14 that's something we want folks to know.

15 MR. PETTIGREW: Yes. Fair enough.

16 COMMISSIONER DICKERSON: I would like to
17 acknowledge that we've got several really very
18 good pieces of literature that the Agency has put
19 out. And it's very helpful, I think, for public
20 awareness. If we could -- and I think telling our
21 story and highlighting things that don't get
22 highlighted very often is very, very important as

1 well as dealing with all the problems we have to
2 deal with. So congratulations to the staff for
3 these good pieces of information that you're
4 putting out.

5 CHAIRMAN SKINNER: Okay. Next item on
6 the agenda is public testimony. So again, each
7 person to testify has three minutes to testify, to
8 talk about whatever issues are on your mind. And
9 we always start with our public housing residents.
10 And then from there, we'll go into general public
11 comments or testimony.

12 MS. HARDEMAN-JONES: Perfect. So first
13 we had Gladys Hill. And it's, star six, to unmute
14 yourself. Gladys Hill? I'm going to move forward.
15 Next we have Melanie Cooper. Perfect, we see that
16 you accepted our promotion request. Ms. Cooper,
17 are you there? Star six to unmute yourself.

18 MS. COOPER: Hello.

19 MS. HARDEMAN-JONES: Yes, we can hear
20 you.

21 MS. COOPER: Oh my gosh. Okay. Hello,
22 good afternoon, commissioners. My name is Melody

1 Cooper. I am a lifelong Washingtonian, a creative
2 resident of Ward 8, and recently an empty nester.
3 I raised my children in this city, and now my
4 children are independent, and I'm trying to secure
5 my own future. I'm here today because DC Housing
6 Authority's broken processes are turning my
7 transition into a crisis.

8 Okay. Now, I was issued an emergency
9 transfer voucher, and during the orientation
10 meeting, they said that you cannot leave without
11 the 30-day intent to vacate form. My landlord
12 refuses to sign it. In order for her to sign it,
13 she wanted to include my children's names on the
14 form, even though they've been moved out.

15 I've been back and forth down at Housing
16 Authority since like September of 2025. I haven't
17 really been able to speak to my Housing Authority
18 specialists until February of 2026. Every time I
19 come down there, I hear something in reference to
20 budget cuts, or you only get one extension per
21 year. I've emailed people, I've called, and I
22 don't really seem to get like a really good answer

1 about anything. I haven't been given any type of
2 documentation in reference to any type of follow-
3 up.

4 With the help of Robin McKinney, the
5 other director of constituent services of Ward 8,
6 I started to get more answers in reference to --
7 they put in the system that they issued me another
8 voucher, and then it kind of got stuck at the
9 briefing department. And that's pretty much all
10 I got.

11 Earlier, there was a seven-month
12 inspection gap from the initial inspection versus
13 the follow-up inspection. It was like seven
14 entire months in which I lived in deplorable
15 conditions. I'm being harassed. My back door has
16 been damaged. My mental health -- I've been
17 stressed out just dealing with this entire
18 situation. And I literally don't get any -- no
19 type of, like, information. I was given the wrong
20 information, then my voucher expired.

21 I was actually approved for an apartment
22 in September. I tried to come down there to get

1 any type of help about a walk around it or
2 anything. They told me that I needed a 30-day
3 thing to vacate or whatever. And then that expired
4 and I missed out, so I am still here. And I would
5 just like some type of follow-up.

6 CHAIRMAN SKINNER: Okay. Thank you, Ms.
7 Cooper. We will make sure that the staff follows
8 up directly with you.

9 MS. COOPER: Okay.

10 MS. HARDEMAN-JONES: Next we have Kenneth
11 Council. Kenneth Council, we've sent you a
12 promotion request. Star six to unmute yourself so
13 you can start your testimony.

14 MR. COUNCIL: Good afternoon, everyone.

15 CHAIRMAN SKINNER: Good afternoon, Mr.
16 Council.

17 MR. COUNCIL: I'm very appalled to see
18 that you all have yet to do things that I've asked
19 you all about and for. You're still covering up
20 a lot of things, but I'll give you something to
21 add to the list. There's nepotism in the agency.
22 It's so horrible until they're hiring their loved

1 ones, friends, and family members. And once you
2 get them in the door, they don't even want to work.
3 Factual, they're being punched in when they're not
4 even nowhere on the site. They get late and they
5 leave early. Amy will be soon doing what she
6 should be doing, litigation. There are going to
7 be a lot of lawsuits.

8 What I found so appalling a couple of
9 weeks ago at Robert White's hearing was to have
10 your director over voucher to be so rude. And
11 nobody said anything. Nobody's done anything.
12 He's still sitting there today. But you all want
13 to sit here and talk people that want to make sure
14 that the agency is treated right.

15 You all are turning your head. You're
16 talking about funding and money. Put it back.
17 The commissioners, you all sit there and you all
18 a lot of stuff you all do not know. That they are
19 not telling you, and it's embarrassing when it has
20 to come to the public in the paper and then someone
21 wants to cover it up. You all got to pull it
22 together. Put the money back and do right.

1 Nepotism exists, but if you want to put your family
2 members into work, make them work. And stop
3 intimidating the ones that have integrity. You
4 all are fine people that have integrity. You're
5 taunting people. You got people afraid to even
6 open their mouths.

7 And again, I'm still trying to reach out
8 to the person that's over audit. And no one will
9 give me contact information to talk to him. There
10 are things that we need done. President of the
11 Citywide Advisory Board, we want to meet with you
12 all because we want to find out just what you are
13 telling the residents that you've got bonds to.
14 You're lying to them and they're not even taking
15 people's rent. They're being taunted and put out
16 on the street when they do have their rent to be
17 paid up. You all won't take their rent. You want
18 your unit.

19 So whatever you all are telling in these
20 rooms, stop lying. And you're not going live in
21 your meetings because you don't have a quorum.
22 It's designed that way so the public won't see it.

1 Stop playing with people's lives. Thank you.

2 CHAIRMAN SKINNER: Thank you, Mr.
3 Council.

4 MS. HARDEMAN-JONES: Next we have Chris
5 Autumn (phonetic). Chris Autumn? We're going to
6 move forward. Next we have Paulette Matthews.

7 MS. MATTHEWS: I'm here. I'm here. How
8 you all doing today?

9 CHAIRMAN SKINNER: Okay --

10 MS. MATTHEWS: This is Paulette Matthews,
11 a former resident of Barry Farms. And so I'm going
12 to start right there at Barry Farms. I'm going
13 to talk about you all giving some updates. Just
14 have that in your mind and don't let me get off
15 and say my time is up without having a discussion
16 of the updates.

17 So here at Keller Miller, this is where
18 I'm at right now. From day one, when I moved up
19 here, I felt as though there was like segregation,
20 discrimination, where we have two properties on
21 one blueprint. And to me, that don't sit well
22 with me at all. I don't like the idea of it. Not

1 one bit.

2 So here we are with a laundry room issue.
3 Before I got here, because I've advocated for a
4 long time, there was supposed to be a laundry room
5 here. When I got here, there was supposed to be
6 a laundry room here. The rec has been renovated,
7 and thank you so very much about that. But same
8 time, whole time, there's no laundry facility.

9 Across from the community room, they were
10 working on the building across, which is supposed
11 to be the laundry room. But I don't know. Maybe
12 construction workers, certain ones, don't work in
13 the winter. But the job is inside. So I don't
14 see really where the weather elements should make
15 any difference, no more than you trying to get to
16 the destination. But if you can get to the
17 destination, then you can work inside.

18 So here we have laundry rooms on every
19 floor. It's no longer the senior building, they
20 say. It's the high rec. Okay. And we got to
21 figure out a way where these residents can
22 actually -- because they was using it, and here

1 lately I've been bombarded about this laundry room
2 situation and parking. That we can find a way,
3 because DCHA has not provided one, and it's been
4 a long time coming. That they can at least have
5 one floor that the residents go to. Like, you
6 come in, you show your ID, you sign, you go to one
7 floor.

8 Chief Reese, you all just gave them like
9 a good, you know, I don't know what they're talking
10 about right there, but that's another subject.
11 Ain't nobody there to talk about that. So I'm
12 going to leave that one alone. But we have to
13 figure out a better way of how we're doing things
14 and stop making things so difficult for people to
15 have to just live their lives, where they live,
16 you know.

17 People want to come and visit their
18 relatives or whatever, but you're subject to get
19 a \$250 ticket, or you back and forth looking out
20 the window. That's not a visit. But yet DCHA can
21 give contractors 20 passes to park. And I got to
22 tell them to get off the ground, because there's

1 parking spaces out there, and they shouldn't be
2 losing the ground, period.

3 The police officer tells me, he gets out
4 of his car and tells me, what do you mean, the
5 dirt? Oh, it's dirt because you won't let no grass
6 grow there. It's a parking space. Sir, can you
7 move your car? But then the residents should be
8 able -- like I said, even Ms. Hightower was here.
9 It ain't hard to do. Laminate some passes. Put
10 the address on them. When our visitors come to
11 visit us, we give them the pass. They put it in
12 the window. And we got to remember to retrieve
13 it when they leave so they won't take it to North
14 Carolina, nowhere.

15 But it's a way that we can do all of this
16 stuff and have it to be a better summer than what
17 it is, because it's already crazy with the police.
18 I don't know what number was called or what was
19 said on yesterday when I was coming back home, but
20 it was so many police coming this way.

21 So I thought, darn, I don't know what's
22 going on. Is it even safe for me to go in there?

1 And when I got in here, they got -- they were
2 throwing all the cops -- I mean, I'm talking about
3 there was a whole lot of them. And you know what?
4 They came to intimidate, not to do nothing else.
5 So that number would be good, hoping nothing will
6 happen this spring and summer, but we know it's
7 getting ready to be spring and summer. Hopefully
8 they will respond to something like that as
9 quickly as they came for nothing.

10 Also, the FBI. My birthday was the 27th,
11 and on the 28th my kids took me to the Cheesecake
12 Factory. I'm coming in my back door, I decide to
13 walk out my front door --

14 MS. HARDEMAN-JONES: Ms. Mathews --

15 MS. MATTHEWS: -- there was an FBI agent
16 outside. And --

17 MS. HARDEMAN-JONES: Ms. Matthews --

18 MS. MATTHEWS: And my time might be up -

19 -

20 MS. HARDEMAN-JONES: Yeah.

21 CHAIRMAN SKINNER: Please, I want to have
22 a chance to give you an update on that --

1 MS. MATTHEWS: I don't care if my time
2 is up or not. I want somebody to address these
3 concerns that I have. I'm not making statements,
4 okay?

5 CHAIRMAN SKINNER: Okay. But we can't -
6 -

7 MS. MATTHEWS: Because that's how it
8 always winds up at the end. I'm not making a
9 statement. I want somebody to address it, minutes
10 up or not.

11 CHAIRMAN SKINNER: Okay. We can't
12 address it here at this board meeting. We have
13 to follow up and address it. But I want to give
14 the staff an opportunity to give you the update
15 on Barry Farms that you requested. So can we do
16 that?

17 MS. MATTHEWS: You're not going to do
18 that, because we going to have a meeting on the
19 21st. I guess I'll get my questions answered
20 there. But I can think about it --

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

1 MS. MATTHEWS: I'm listening.

2 MS. HARDEMAN-JONES: She said -- oh,
3 she's listening. Go ahead. Barry Farm update, I
4 guess, real quick.

5 MS. MILLER: Sure. Sheila Miller. Barry
6 Farm, and actually I was going to give a brief
7 update with the upcoming resolution. As you know,
8 Ms. Matthews, we have one building already
9 delivered. We have two buildings under
10 construction now. The Edmonson, 138 units,
11 scheduled to come online later this year. And
12 commencement has started on the rental flats,
13 which I know you've been pretty anxious about.
14 That is starting construction this month.

15 So unfortunately, it's going to take a
16 little time. It takes about 18 to 24 months to
17 complete construction. But that is slated to come
18 online first. And then followed by that, we're
19 working on financing for the next two buildings.
20 So we're making a lot of progress.

21 MS. MATTHEWS: I saw Maya at Edmonson.
22 She saw me at the --

1 MS. MILLER: Okay. All right. Thank
2 you.

3 CHAIRMAN SKINNER: Thank you, Sheila.

4 COMMISSIONER MURPHY: Can I ask a
5 question?

6 CHAIRMAN SKINNER: Yeah.

7 COMMISSIONER MURPHY: Just I want to --
8 the person who commented previously about sort of
9 suggesting that he was aware of information of
10 impropriety, I just want to make sure I believe
11 there's an email address that that should be
12 reported to, right? Is it
13 complaint@dchousing.org? How does one file a
14 complaint with the auditor?

15 MS. GLASSMAN: I'm going to actually say
16 the auditor is sitting right here. Oh, yeah. So
17 Randy is sitting right there. So you have a fraud
18 complaint line. Do you want to know the number
19 off the top of your head? Because I do not.

20 MR. PETTIGREW: I do not.

21 MS. GLASSMAN: Okay. There is a --

22 COMMISSIONER MURPHY: There is one.

1 MS. GLASSMAN: There is a fraud complaint
2 email and phone number that is on our website.

3 CHAIRMAN SKINNER: Yes, someone can put
4 it in the chat maybe, or --

5 MS. GLASSMAN: Yeah. I mean, we can --

6 MS. WICKLIFFE: Okay. But it was for
7 someone else. So just put it in the chat if you
8 could, the audit compliance email address and the
9 phone number if you have that.

10 CHAIRMAN SKINNER: Yeah. But there's a
11 hotline for it.

12 MR. PETTIGREW: We have a fraud hotline
13 and a general line.

14 COMMISSIONER MURPHY: And I just want to
15 make sure that's out there. It's sort of not
16 particularly helpful for someone to call in and
17 claim they have credible information and then hang
18 up without reporting that to the right way.

19 MS. GLASSMAN: Right. Because we have
20 received no complaints about --

21 COMMISSIONER MURPHY: Yeah. And if
22 there's anyone out there that has any knowledge of

1 any credible knowledge or credible information, we
2 want to know about it. And no one here is
3 particularly interested in sweeping anything under
4 the rug. So report it to the right authorities
5 who can investigate it, and we'll make sure that
6 happens.

7 MR. PETTIGREW: We checked the line
8 before I came up to the meeting, and there were
9 no calls.

10 COMMISSIONER MURPHY: There were. Okay.
11 All right.

12 MS. GLASSMAN: And you check it every
13 day. I understand --

14 (Simultaneous speaking.)

15 MS. MILLER: I did want to appreciate the
16 flag that there were no new complaints. I think
17 the caller was also specifying that they had a
18 history of complaints. Is there -- I'm assuming
19 previously-received complaints have already been
20 flushed out, investigated, and addressed, or do
21 you have ongoing complaints that are still open
22 that you're also responsible for?

1 MR. PETTIGREW: To my understanding, not
2 anything received through these lines. In fact,
3 at the oversight meeting the other day, I asked
4 the team to check the line at about 1:00 that
5 afternoon, and we still hadn't had anything.

6 MS. MILLER: Okay.

7 MR. PETTIGREW: And then I testified that
8 night.

9 COMMISSIONER MURPHY: I would just say
10 in the future if anyone wants to participate in
11 our board meeting and say that, the first question
12 we're going to ask them is have you reported it
13 to the ways that we've asked. And if not, we just
14 have to assume there's no there. Okay. Thank
15 you.

16 CHAIRMAN SKINNER: All right. Next.

17 MS. HARDEMAN-JONES: Next we have Donna
18 Townes. Ms. Townes, I see that we've sent you a
19 promotion request. Star six to unmute yourself.

20 MS. TOWNES: Unmute.

21 MS. HARDEMAN-JONES: Perfect. You have
22 three minutes.

1 MS. TOWNES: Hello, everyone.

2 CHAIRMAN SKINNER: Hi, Ms. Townes.

3 MS. TOWNES: Happy New Year.

4 CHAIRMAN SKINNER: Same to you.

5 MS. TOWNES: My name is Donna Townes.
6 I'm a former resident of Park Morton, and I have
7 a very serious problem. I just want a resolution
8 for the unlawful disposal of my property.
9 Although my rent was paid, I was re-certified. I
10 was willing to open my doors to get repairs done.
11 I was deceived by the Park Morton manager, Ms.
12 Belly Diallo. She said one thing, and she did
13 another.

14 It is no way I would have signed that
15 lease on May 30th had I known. She -- and I think
16 it was a premeditated disposal of my property,
17 because once all those -- the ATP people, ATP
18 people were there at Park Morton centering
19 person's property to center the room. I asked,
20 and as Ms. Diallo says, numerous times, numerous
21 times, can you have them to come to my property -
22 - to my unit, to center my things? She denied me.

1 Outright denied me. But then the day before May
2 31st, she had me sign this lease.

3 On May 31st, I was removed from my
4 property by police, and only time I went back into
5 my property was when the police knocked back on
6 my door. After I was removed, to get my
7 pocketbook, they took me back outside, took me out
8 of the building, took me onto the courtyard, the
9 618, 620, 614, 615 courtyard. All you had to do
10 was get that courtyard finished, and you all would
11 see exactly all that happened that day.

12 So during the meeting, the initial
13 meeting with Director Pettigrew and staff, there
14 was a whole lot of going around and around, around
15 and around. It was a total fabrication. What? I
16 couldn't speak, but I'm willing to speak, and I
17 need a resolution, because then -- so that, I need
18 a resolution to that.

19 Then also, that Park Morton resident
20 ledger got altered. And there are charges on that
21 final -- on that resident ledger that needs to be
22 corrected. So I can't speak too much right now,

1 but your group, Director Pettigrew, all the
2 persons that were in this initial meeting -- Ms.
3 Eve did the right thing in reversing those
4 charges, but then whoever put the additional
5 charges onto that account. But I don't even know
6 what's going on, but there's a whole lot at stake
7 within everything, and I need the opportunity to
8 bring to light to all the persons in which I'm
9 speaking to right now --

10 CHAIRMAN SKINNER: Okay. Ms. Townes --
11 Ms. Townes, we did --

12 MS. TOWNES: I look forward to meeting
13 at a later date.

14 CHAIRMAN SKINNER: Okay. Ms. Townes, you
15 said you're ready to talk and ready to meet, and
16 Mr. Pettigrew is ready to meet with you. In fact,
17 he and I talked before this meeting when I saw
18 your name on the list. He said he's been trying
19 to get in contact with you. His assistant, Carla
20 Hernandez, has been calling you, trying to find a
21 time when you're available, and you keep saying
22 that you can't make the times that he requests,

1 so we'll keep trying. Carla's going to call you
2 today, after this meeting, and try to find a time
3 that you can get together and meet with Director
4 Pettigrew.

5 MS. TOWNES: Right. I thank you all.
6 But at those dates, I have health issues --

7 CHAIRMAN SKINNER: Okay. We understand.

8 MS. TOWNES: I don't want to have a small
9 meeting with my health issues.

10 CHAIRMAN SKINNER: Okay. We understand.
11 But you just -- we have to find a date that works
12 for you, and we'll keep trying.

13 MS. HARDEMAN-JONES: Thank you. Next,
14 we have Shante High. Ms. High, we have sent you
15 a promotion request. If you're having difficulty,
16 star six to unmute yourself. I see that you're
17 on.

18 MS. HIGH: Can you hear me? Hello.

19 MS. HARDEMAN-JONES: We can. We can.

20 MS. HIGH: Okay. Thank you very much.
21 Psalm 34:13, keep your tongue from evil and your
22 lips from telling lies. Hello, everyone. I'm

1 Lady Reverend Dr. Shante High, retired two-term
2 president of the Council at Park Morton. I want
3 to offer a few remarks about the changes on the
4 Board of Commissioners and what those mean for the
5 people you serve. For years, residents have been
6 told that this agency supports self-sufficiency,
7 economic mobility, and pathways to home ownership,
8 but the reality on the ground tells a very
9 different story.

10 Every commissioner who has not actively
11 supported residents' growth, prosperity, and long-
12 term stability, whether those residents are
13 disabled, elderly, working families, or veterans,
14 has contributed to a system that keeps people
15 stagnant instead of helping them move forward.
16 Across this country, many states recognize that
17 disabled residents, seniors, and veterans have
18 guaranteed income through disability benefits,
19 pension, Social Security, and veterans' benefits.
20 Those states support these residents in becoming
21 homeowners because they understand that stability
22 is a foundation for dignity.

1 Yet here in the District, DCHA has
2 repeatedly claimed to support these same goals
3 while failing to create real, accessible pathways
4 for residents to achieve them. We have also seen
5 very little movement in supporting resident-owned
6 businesses. Residents with skills,
7 certifications, and entrepreneurial drive are
8 still being overlooked for contracting
9 opportunities that could strengthen both families
10 and communities. When an agency says it believes
11 in resident empowerment but does not invest in
12 resident-led economic development, that is a
13 contradiction that cannot be ignored.

14 As this board undergoes transition, I
15 urge you to take an honest look at the gap between
16 what DCHA says and what it does. Residents deserve
17 commissioners who are not just committed to
18 maintaining the housing but to building futures.
19 Futures where home ownership, business ownership,
20 and economic independence are real possibilities,
21 not empty talking points. And this last point
22 here, as I close, and I want to thank you for your

1 time for this opportunity to speak today. I just
2 want to say this whole board needs to be turned
3 over. End of story. Thank you. I am Lady
4 Reverend Dr. Shante High.

5 CHAIRMAN SKINNER: Thank you.

6 MS. HARDEMAN-JONES: Thank you. So that
7 concludes our resident testimony. Now we'll move
8 forward with our non-resident comments. First we
9 have William Jordan. William Jordan?

10 MR. JORDAN: Yes. Can you hear me?

11 CHAIRMAN SKINNER: Yes.

12 MS. HARDEMAN-JONES: We can. You have
13 three minutes.

14 MR. JORDAN: All right. Good afternoon.

15 CHAIRMAN SKINNER: Good afternoon.

16 MR. JORDAN: First, I wanted to say
17 something about the 2026 Awards Excellence dinner
18 for apartment in Phase 1 from Urban Land
19 Institute. I want to request, really demand that
20 the agency buy two tables for Park Morton
21 residents to attend that event and also to
22 publicly acknowledge that one of the reasons that

1 the Phase 2 went forward -- I mean Phase 1 went
2 forward the way it did is that it was the advocacy
3 of the residents that moved Phase 1 up from the
4 third phase to the first phase, two, that the
5 residents advocated, and working with the board
6 chair at the time, secured \$15 million that got
7 that phase going and moving forward.

8 Also to issue an apology for the
9 mismanagement of the human capital program which
10 instead of focusing on the goals of new
11 communities instead focused on displacing
12 residents or facilitating the displacement of
13 residents, and for the Board to recommit to 1922
14 resolution as well as the fundamental goals of new
15 communities.

16 And just for a reminder, fundamental
17 goals of the new community is to preserve and
18 expand affordable housing. But also to improve
19 the economic integration into the Park View-
20 Petworth community, employment opportunities for
21 residents, enhanced opportunities in general for
22 the strengthening of residents, and reducing crime

1 and so on.

2 Also, there were several requirements
3 under 2219 which have not been fulfilled,
4 including a plan for meeting those requirements.
5 And then finally for Park Morton Phase 2, I wanted
6 to ask that Dantes Partners either be replaced or
7 restricted as the developer lead on Phase 2.

8 When they testified for the RENTAL Act,
9 they advocated for not meeting resident community
10 benefits as necessary for moving forward. So if
11 someone is not committed to those things, why
12 would we have them in charge? Their poor
13 management of Benning Park project as well as
14 their poor management at Urban Village.

15 Then finally for the 270 million credit
16 line, we need to require public monthly reports on
17 the spending of that money, that Park Morton Phase
18 2 be added, and that the board of commissioners
19 add a section 3 plan for requirement to that
20 resolution with commission oversight. Thank you.

21 CHAIRMAN SKINNER: Thank you. Mr.
22 Jordan, you mentioned the Urban Land Institute

1 having some kind of event. I was not aware of
2 that.

3 MR. JORDAN: Yeah, that was the Park
4 Morton Phase 1 where we were nominated for an
5 excellence award to be given out at a dinner in
6 April 28th for the project.

7 CHAIRMAN SKINNER: Okay.

8 MS. MILLER: The Park Morton project
9 hasn't received an award yet, but they're a
10 nominee as their finalist for Urban Land Institute
11 Project Excellence Award. And it's based on
12 design. The award ceremony is -- they'll announce
13 the awarding on April 28th.

14 CHAIRMAN SKINNER: But if we win, I mean
15 if we're going to win, they'll let us know
16 beforehand. So we will be there on April 28th.

17 MS. MILLER: Yes.

18 CHAIRMAN SKINNER: So when we find out,
19 and if we do win, which I think we probably will,
20 we should. I don't have a problem with getting a
21 table and inviting Park Morton residents to the
22 event.

1 MS. MILLER: We'll make that happen.

2 CHAIRMAN SKINNER: Okay. Thank you, Mr.
3 Jordan, for bringing that to our attention.

4 MS. HARDEMAN-JONES: Next we have Daniel
5 Lee.

6 MS. WILLIAMS: Hello.

7 MS. HARDEMAN-JONES: Yes. You have three
8 minutes.

9 MS. WILLIAMS: Daniel Lee is my daughter.
10 My name is LaShaun Williams.

11 MS. HARDEMAN-JONES: Okay.

12 MS. WILLIAMS: I've been a client of DCHA
13 for over 20 years. My standpoint is the
14 recertification process. So as of this month, I
15 have been terminated from the program. At April
16 2025, I have been putting in my recertification
17 application to various specialists and also to
18 hprecertification.org.

19 One specialist told me that she received
20 it, but my application has not as of now been
21 processed. I've been down to 703 8th Street
22 multiple times. No one told me that I should have

1 asked for a hearing until recently when I found
2 out that this month will be the last month that
3 you all will be paying your portion of my rent. I
4 requested a hearing. I did receive one, but it's
5 not until June of this year. I have no place to
6 go.

7 Next month, I will have to be responsible
8 for my whole rent which I am not able to pay. And
9 I want to know -- I've talked to so many different
10 people. I even emailed Mr. Shaw. I haven't
11 received anything from him. I keep receiving
12 different emails from different -- well, I'm not
13 receiving them actually. I just recently received
14 one from Ms. Green. She cc'd me in an email that
15 she talked to Ms. Chastity (phonetic) to do my
16 recertification.

17 She blatantly said that her
18 certification is late. She was not going to do
19 it. But my certification has been in there since
20 April of 2025. And it's been in there multiple -
21 - through multiple avenues, different people. Ms.
22 McCoy, Ms. Parrish, some other people. I can't

1 remember their names. But I talked to Ms. Diggs
2 who informed Ms. Valencia that she would redo my
3 application and reinstate me, but did not happen.
4 So I don't know where else to go, what else to do,
5 or who else to talk to.

6 CHAIRMAN SKINNER: Okay. Thank you, Ms.
7 Lee. Mr. Shaw is sitting right here. I'm looking
8 at him, and he will follow up directly with you.

9 MR. SHAW: Good afternoon. How are you?

10 MS. WILLIAMS: Hi, Mr. Shaw.

11 MR. SHAW: Yeah. As of yesterday, your
12 paperwork was received and is being processed.
13 Ms. Diggs will be emailing you with notes now.

14 MS. WILLIAMS: Thank you so much.

15 CHAIRMAN SKINNER: Okay.

16 MS. WILLIAMS: So I don't have to worry
17 about the hearing or should I still -- I still
18 should go?

19 MR. SHAW: No, it's not necessary. It
20 will be in process as of yesterday. She will be
21 updating you today or tomorrow.

22 MS. WILLIAMS: All right. I appreciate

1 that so much. Thank you.

2 MS. HARDEMAN-JONES: Okay. Next we have
3 -- actually our final panelist today is going to
4 be Daniel Del Pielago. Daniel, I believe we sent
5 you a promotion request.

6 MR. DEL PIELAGO: Yes, good afternoon.

7 MS. HARDEMAN-JONES: Okay. Good
8 afternoon.

9 CHAIRMAN SKINNER: Hey, good afternoon,
10 Daniel.

11 MR. DEL PIELAGO: I would be remiss if I
12 didn't take just a second to lift up the name of
13 Leonard Watson who worked with the Housing
14 Authority in the past, was an advocate for public
15 housing residents. He recently passed and I
16 actually just found out today, so I wanted to make
17 sure to lift up his name at this meeting as I know
18 many staff know him, worked with him in the past.

19 I just wanted to follow up, aside from
20 that, on the oversight hearing and just uplift
21 some of the main themes that we heard. Not to
22 rehash them, but just to ensure that they are

1 addressed and followed up on.

2 One of the major themes that we heard
3 from many of the folks that testified was the lack
4 of communication in many avenues around
5 development updates on what's happening as far as
6 communications on vouchers and the processing of
7 them. So I think that was important to lift up.

8 I think the other piece, specifically
9 around development, is there are many properties
10 that appear, at least, to be languishing and not
11 much happening. I know in the oversight responses
12 there were some updates, so I really hope that
13 those are communicated to the affected residents
14 to provide some updates on what is happening and,
15 in fact, what is not happening.

16 And then I think the other big piece that
17 we heard -- and I want to thank Mr. Shaw for the
18 meetings we hold with him and the help he provides
19 to voucher tenants. But I think one of the major
20 things we heard at that meeting was the issues of
21 people just not being processed in time and that
22 puts their vouchers in jeopardy and their housing,

1 of course, in jeopardy.

2 And I know that that is a work in
3 progress, but just wanted to lift that up as we
4 continue to hear that and hope that there can be
5 some resolution. I know Mr. Pettigrew said now
6 that you all are leased up, there should really
7 be more focus on the other day-to-day stuff. So
8 we hope that we see some improvement this year.
9 Thank you for this time, and we'll see you next
10 month.

11 CHAIRMAN SKINNER: Okay. Thank you.

12 MS. HARDEMAN-JONES: Chairman, that
13 concludes your testimony for today.

14 CHAIRMAN SKINNER: Okay. Again, I want
15 to thank all of you who came forward today and
16 provided testimony at this meeting. This is your
17 opportunity to talk directly to the commissioners.

18 In terms of some of the issues that have
19 brought up, you know, we as commissioners
20 oftentimes are not able to directly respond to
21 your concerns or requests, but we have staff
22 people sitting around this table all around the

1 room who will, in fact, follow up. And each month
2 at the end of the board meeting, we do get a matrix
3 from the staff which shows all of the testimony
4 and the issues that were brought up and what the
5 staff has done in terms of following up. So again,
6 I just want to thank you for taking the time to
7 provide testimony today.

8 Okay. Next, we're going to go on to our
9 committee reports. And I'm going to start with
10 the Committee on Operations and Administrative
11 Services. And as part of that report, we're going
12 to talk about Resolution 26-05.

13 COMMISSIONER SILLA: Absolutely. So I
14 think I need to introduce myself. I am
15 Commissioner Silla. I am the Acting Chair of the
16 Committee on Operations and Administrative
17 Services. There is a piece of the discussions
18 that we were having in committees that actually
19 relates directly to the feedback that we've been
20 hearing from residents, so I did want to
21 acknowledge that before pivoting to the
22 resolution.

1 So I want to make sure, like, we can't
2 do anything about the specifics of a concern,
3 right? That that needs to be followed up by staff.
4 But we do use what we are hearing to work with the
5 executive team and better understand trends. And
6 so, we do ask for the latest data on work orders
7 and how they are going, because we did hear a lot
8 of concerns about work orders and maintenance and
9 the follow-up.

10 Similarly, we got a lot of complaints
11 about inspections, and so we are digging into that
12 as a committee. What we have seen is the trend
13 lines are improving, so we don't see the same kinds
14 of issues that any one particular person might be
15 struggling with. So I do want to reassure people
16 that we are using the information that we hear,
17 even if we are not able to directly address
18 concerns.

19 And kindly, the team, I think, is also
20 helping us understand what these major areas of
21 complaints are. So I just wanted to reassure
22 people, you know, we are listening and taking this

1 to our committee meetings and making sure we're
2 looking at the data to see improvements in
3 customer service, especially because I think
4 that's what comes up.

5 All right. So Resolution 26-05. This
6 is related to the admin plan. We had a couple of
7 areas of inquiry that we identified. The team has
8 followed up to address every single area of
9 inquiry that the Committee had. We looked into
10 fair housing, guests, waiting lists, informal
11 reviews and hearings, and termination.

12 So I want our residents to know that we
13 understand these are areas that are important to
14 them, and we vetted it with the executive team.
15 And what we recommend to be advanced is based on
16 the reassurances and the feedback that they have
17 given us that they have done everything, their
18 level best, to accommodate the comments. And we
19 did look at the detail of the comments for the
20 areas that we identified as super critical to
21 residents based on what we hear.

22 So I just want to reassure everybody, we

1 do hear you, we understand your concerns, and we
2 are working with the team to do our level best to
3 address them, even though, you know, there may
4 continue to be issues.

5 CHAIRMAN SKINNER: And before we
6 continue, can I just ask Amy just to level set and
7 just make sure that everyone is clear on what this
8 does. What we are doing. Because, you know, we've
9 had several iterations of the admin plan, and
10 we've published it, republished it, so --

11 MS. GLASSMAN: He's shaking his head. So
12 this is a new admin plan. So I'll start there.

13 CHAIRMAN SKINNER: Okay.

14 MS. GLASSMAN: Okay. So, yeah, we have
15 been in sort of the emergency -- we've been in
16 sort of the emergency admin plan situation. In
17 2023, we revised the admin plan and adopted a new
18 one. We had been engaging with the advocates,
19 engaging with HUD, you know, to hear comments and
20 to, you know, and to sort of discuss them for, I
21 mean, honestly for the last few years. But had
22 not substantially revised the admin plan during

1 that period. We've really been just sort of living
2 along with these emergency revisions.

3 In the fall, we published on our website
4 for what I'll call a HUD public comment period, a
5 substantially updated admin plan for the voucher.
6 This is for the voucher program, I should also
7 emphasize. Not the public housing, for the
8 voucher program. And that admin plan really was,
9 I think, a thoughtful revision that took into
10 account the conversations that we've been having
11 for the last two years.

12 But also updated the plan to reflect
13 changes to HUD regulations, as well as procedural
14 issues that, you know, the team had seen as the
15 program has just been, you know, evolving in the
16 last two years. So we published the admin plan
17 on the website for public comment, for a HUD public
18 comment period for a 30-day period. That public
19 comment period ended in, I think it was published
20 November -- well, it was -- basically the public
21 comment period ended on December 15th. We had a
22 public hearing on November 18th.

1 We received over 300 comments on the
2 admin plan. We reviewed each and every one of
3 those 300 comments. We have a 90-some-odd page
4 document.

5 COMMISSIONER MURPHY: Ninety-nine.

6 MS. GLASSMAN: Ninety-nine. Thank you,
7 Commissioner Murphy.

8 COMMISSIONER MURPHY: I read it this
9 morning.

10 (Laughter.)

11 COMMISSIONER MURPHY: All 99.

12 MS. GLASSMAN: Oh, he did. He texted me
13 at 8:30 this morning saying, I've just been
14 through the admin plan. I have a couple of
15 questions. So, no. So we have a 99-page document
16 that responds really to each and every one of them.
17 So we really tried to be thoughtful, and we really
18 reviewed, you know, each of those comments with an
19 approach where we, you know, we have to be
20 consistent with HUD rules, right? And with our
21 NCW plan. And we want to be consistent and
22 transparent in terms of our policies, and we want

1 to offer stability and transparency to our
2 participants, to our landlords, to the public.

3 But, you know, we made a number of
4 revisions after that comment period to the admin
5 plan. We said no to some of the comments that we
6 didn't think we could accept. But so the admin
7 plan that we're asking the Board to adopt today
8 really reflects the 99 pages of comments reviewed,
9 and we're asking the Board to approve it as
10 emergency and proposed regulations.

11 So what will happen now is it will be
12 transmitted to the DC Office of Documents. Once
13 they publish it, it would go out for another 30-
14 day public comment period, once it's published.
15 And then we would get comments potentially on
16 that, and then we would come back to the Board to
17 ask for a final adoption of regulations.

18 I do want to note, because I believe
19 Commissioner Silla asked me to, and she didn't say
20 so in her comments, that this does include a
21 homeless preference, right? So I just want to --
22 okay. So unless you want to talk about it.

1 Okay. So that was because a lot of what
2 we were doing with the admin plan, and, you know,
3 it's very long, right? But a lot of it is tweaking
4 things here and there, you know, do what, five
5 days or six days for this. But it does -- that
6 is one of the few sort of, I'll say sort of new,
7 wholesale new things that is in this.

8 And there's really two homeless
9 preferences that are in here. One is that up to
10 25 percent of applicants drawn from the waiting
11 list each year would be applicant families who are
12 essentially currently using the HMIS system, who
13 are sort of currently in the HMIS system, which
14 is DC's continuum of care. But there are also
15 people who are currently on our HCV wait list. So
16 we would not be -- we would essentially be honoring
17 the current HCV wait list, but saying, like, if
18 you're on our current wait list and you're
19 currently interfacing with HMIS, you get 25
20 percent off, you get a bump up each time we do a
21 draw on the wait list. So that's one preference.

22 The second one is that we have current

1 emergency housing voucher families, and HUD is not
2 providing new funds for that program. And so we
3 created a preference that would allow us to
4 transition those families to regular federal
5 vouchers as they become available so that we don't
6 lose them -- so that we can continue to subsidize
7 them so we don't lose them from the program. So
8 those are the two pieces.

9 CHAIRMAN SKINNER: So, again, to be
10 absolutely clear, what we're doing here just
11 pertains to the federal voucher program.

12 MS. GLASSMAN: Correct.

13 CHAIRMAN SKINNER: So all of the local
14 vouchers, LRSP and all of that, that's on a
15 different track.

16 MS. GLASSMAN: Well, so -- well, I mean,
17 now you're getting complicated. But no, so the
18 admin plan does apply to the local vouchers,
19 except where the local vouchers have some
20 differences. So it's the same except where it's
21 different.

22 CHAIRMAN SKINNER: Okay.

1 MS. GLASSMAN: Just to make it more
2 confusing.

3 COMMISSIONER SILLA: The audience, Amy,
4 that I would love to uplift the homeless
5 preference and the inclusion into the admin plan
6 is at ICH board meetings. I didn't think that,
7 you know, you all have heard me.

8 MS. GLASSMAN: I'm sorry. I thought I
9 was directed to make sure I mentioned that --

10 COMMISSIONER SILLA: No, no. I greatly
11 appreciate you doing it because I don't know that
12 the board would tolerate me --

13 COMMISSIONER MURPHY: We're happy that
14 you're happy.

15 COMMISSIONER SILLA: But I definitely
16 want to amplify this to the ICH, especially at our
17 full Council meeting. I think this is something
18 that people will greatly appreciate and, you know,
19 have been looking for.

20 CHAIRMAN SKINNER: Yeah. And I want to
21 say, on my behalf, and I think I can speak for the
22 full board, is I just really appreciate the level

1 of effort and work that the staff, plus our general
2 counsel, Amy, and the staff have put in to this
3 work. I mean, again, she talked about it's been
4 two, three years we've been going back and forth
5 with the advocates, with the homeless committee,
6 and so forth. And, you know, the staff has just
7 really worked very hard to try to accommodate as
8 many of the issues as we could. And so, again, I
9 just -- again, on behalf of the Board, I want to
10 say we appreciate what you've been doing and have
11 done and that will do in the future. Thank you.

12 COMMISSIONER MURPHY: Can I add, I want
13 to associate myself with those remarks because I
14 really appreciate how hard and arduous this
15 process was. And thank you and the team. I also,
16 in many cases, I saw you accepting the comments
17 that we got, and I really appreciate that as well.
18 I also want to call it, I think advocates were
19 doing what advocates are supposed to do, is that
20 in many cases, they asked us to sort of push the
21 boundaries and things. And I think where it felt
22 reasonable to do that, that seemed like that was

1 honored. And where we just couldn't see -- get
2 to the same place, we have to respectfully say we
3 couldn't.

4 I saw a number of places that we were
5 responding to HUD feedback, making sure we were
6 aligned with HUD requirements. I saw some things
7 about shortening timelines, which made sense to me
8 in terms of making sure that we have the ability
9 to -- we don't have vouchers sort of stuck in
10 limbo, and that's denying other people to have
11 those vouchers if they're not going to be used.

12 So I understand why there were some
13 places that we couldn't get to yes with the
14 advocates. I appreciate their input and their
15 feedback, and always encourage them to share their
16 views, but I was comfortable with where I saw us
17 saying we just can't be with you on this one. It
18 made sense to me why. Thank you.

19 CHAIRMAN SKINNER: So with that said, I'm
20 going to entertain a motion to approve Resolution
21 26-05, to authorize approval of publication of the
22 DC Housing Authority's administrative plan.

1 COMMISSIONER DICKERSON: Second.

2 (Laughter.)

3 CHAIRMAN SKINNER: Is there a second?

4 COMMISSIONER SILLA: Second.

5 CHAIRMAN SKINNER: Let's have a roll call
6 vote on the resolution.

7 MS. HARDEMAN-JONES: Chris Murphy?

8 COMMISSIONER MURPHY: Yes.

9 MS. HARDEMAN-JONES: Thank you. I
10 understand Rosa Burbridge is online. Rosa
11 Burbridge? Star six to unmute yourself. I see
12 you. I can come back to you.

13 COMMISSIONER BURBRIDGE: Okay. I'm here.
14 And it takes forever. I'm so sorry. I just wanted
15 to say thank you for this echo going through --

16 MS. HARDEMAN-JONES: So I'm going to take
17 --

18 CHAIRMAN SKINNER: She said yes.

19 MS. HARDEMAN-JONES: So I'm taking it as
20 a yes.

21 COMMISSIONER BURBRIDGE: Yes.

22 MS. HARDEMAN-JONES: Theresa Silla?

1 COMMISSIONER SILLA: Yes.

2 COMMISSIONER MURPHY: Thank you. Denise
3 Blackson?

4 COMMISSIONER BLACKSON: Yes.

5 MS. HARDEMAN-JONES: Thank you. Ronnie
6 Harris?

7 COMMISSIONER HARRIS: Yes.

8 MS. HARDEMAN-JONES: Thank you. Jim
9 Dickerson?

10 COMMISSIONER DICKERSON: Yes.

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

13 CHAIRMAN SKINNER: Yes.

14 MS. HARDEMAN-JONES: Resolution is
15 approved.

16 CHAIRMAN SKINNER: Okay. Commissioner
17 Silla, are you finished with your report?

18 COMMISSIONER SILLA: I think we have at
19 least one other resolution. Did I -- no?

20 CHAIRMAN SKINNER: No.

21 COMMISSIONER SILLA: Okay. Then do you
22 want me to talk through the other issue areas that

1 we talked about, or do you want me to -- do you
2 want to just cover all the resolutions and we can
3 bring that up under commissioners --

4 CHAIRMAN SKINNER: You can tackle them.
5 Quickly.

6 COMMISSIONER SILLA: Okay. So, yes. We
7 focused in on work orders. We were very delighted
8 by the progress that was noted, especially given
9 that the progress that we saw was during the
10 holidays. And so we are working with Carolyn
11 Kornegay Punter to make sure. We are also
12 uplifting the wonderful trends to the block-by-
13 block and getting the resident leaders engaged in
14 that data because that was something that they had
15 identified as a serious concern.

16 Same with inspections. There were
17 questions about clarifying the kinds of
18 inspections, the types of inspections. So we are
19 working diligently to make sure that we are
20 uplifting the good news and making the
21 distinctions. Similarly with HCVP, we looked into
22 a number of different areas, both in the back of

1 the board book, the details also in our committee
2 presentations.

3 And last but not least, housing
4 specialists were something that was flagged as a
5 concern. And so we are working diligently with
6 Anton Shaw to make sure that we are better
7 understanding the work of the housing specialists
8 and their response times. So to the best of our
9 ability, we're trying to track the data and make
10 sure all of the trends are moving in the right
11 direction. Things are encouraging thus far. So
12 we're trying to bridge that divide and also ensure
13 our resident leaders stay abreast of these
14 wonderful updates.

15 CHAIRMAN SKINNER: And again, I think all
16 the things that you mentioned are issues that were
17 brought up in one way or another in the oversight
18 hearing. So I'm glad to see the Committee is
19 following up and working with the staff on those
20 issues.

21 COMMISSIONER SILLA: Absolutely. We're
22 paying attention.

1 CHAIRMAN SKINNER: Thank you.

2 COMMISSIONER SILLA: Yeah.

3 CHAIRMAN SKINNER: Okay. Next, we're
4 going to go to the Committee on Capital Projects.
5 Commissioner Murphy is the chair of that
6 committee.

7 COMMISSIONER MURPHY: Okay. I'm Chris
8 Murphy. I will go in reverse order of what we
9 talked about. The last one is we'll deal with the
10 resolution. First thing is, consistent with
11 conversations we've had at the Board level and
12 prior conversations we've had in our committee, we
13 got an update from the team per our request about
14 Greenleaf. The staff has made some
15 recommendations about steps to sort of try to get
16 that resolved. And they are implementing those
17 steps and we appreciate it, and we'll look forward
18 to hearing back how that progress goes.

19 We also got a good update on the IRB
20 project, which is the bond funded rehabilitation
21 projects. And the staff is really, really
22 starting to dig into the details and developed a

1 very detailed timeline about. For each particular
2 project, we've got developers now selected for all
3 those projects and they are moving forward a pace.
4 So we thank the team for their good work on that.

5 And then the last one is Barry Farm,
6 which I'm turning it over to Erin Sheila. Sheila,
7 great, who's going to cover that. Barry Farm will
8 be very familiar to us. We have approved
9 previously, probably, I don't know, maybe ten
10 resolutions to date in various -- for one thing
11 or another. This latest project will be a
12 resolution that we're being asked to support
13 today. It relates to infrastructure money that
14 the DC Council has appropriated and is now lost,
15 so the dollars are there to support some of the
16 infrastructure, a portion of the infrastructure,
17 on the overall site.

18 And so this is yet another -- we've done
19 this, I think, one or two times already as we've
20 kind of worked through these phases. This is the
21 latest phase, \$16.2 million. We're being asked to
22 authorize the staff to enter into an MOU with

1 DMPED, with the city, so that we can access the
2 dollars and begin to build out the infrastructure
3 that is needed for future phases of the work. So
4 I'm going to turn it over to Sheila to walk us
5 through the specifics.

6 MS. MILLER: Sure --

7 CHAIRMAN SKINNER: Just to provide a
8 little context, so Barry Farms is part of what was
9 called the New Communities Initiative.

10 MS. MILLER: It's part of the New
11 Communities Initiative.

12 CHAIRMAN SKINNER: And this is an
13 initiative that was undertaken by the Office of
14 the Deputy Mayor --

15 MS. MILLER: Correct.

16 CHAIRMAN SKINNER: -- on the economic
17 development plan.

18 COMMISSIONER MURPHY: For your council,
19 DC -- well the DC Council. I mean, DC Council
20 started New Communities 15-plus years ago.

21 CHAIRMAN SKINNER: It's been a while ago,
22 right. And as part of that, the city, through the

1 Mayor and Council, agreed to provide primarily
2 infrastructure funding for a number of the public
3 housing sites that were part of this initial New
4 Communities Initiative, and Barry Farms was one of
5 those. And as Commissioner Murphy alluded to,
6 over the last several years, we've had several
7 iterations of funding for Barry Farm to fund
8 various phases of the infrastructure, putting in
9 new water, sewer, streets, and so forth.

10 COMMISSIONER MURPHY: As well as
11 buildings.

12 CHAIRMAN SKINNER: As well as the
13 playground and recreation center, all of that.

14 COMMISSIONER MURPHY: Asberry and the
15 Edmonson, yes, yes.

16 CHAIRMAN SKINNER: So anyway, but that
17 is context of that.

18 MS. MILLER: Great. Thank you for that
19 context. And I'll provide more additional
20 context. So, as Commissioner Murphy stated, with
21 this resolution we're asking for a pool of \$16.2
22 million for infrastructure dollars to fund -- from

1 DMPED for us to enter into an MOU with DMPED for
2 the flow of those funds to the project to go
3 towards the continued infrastructure work on the
4 site.

5 That would bring our total commitment.
6 So far we've committed \$45.7 million to date. So
7 with this approval, that'll bring the total
8 commitment to almost \$62 million. We're almost
9 done with the infrastructure. Not quite, but
10 we're getting there. Also just wanted to provide
11 a little bit of context in terms of the progress
12 we're making at Barry Farms. I touched on it a
13 little bit, but I want to dig a little deeper.
14 So, as you all know, one building has already been
15 delivered, the Asberry, that's 108 units.

16 CHAIRMAN SKINNER: Is it fully occupied?

17 MS. MILLER: It is fully occupied, yes.
18 Under construction currently, we have two
19 projects, two buildings, which total 329 units.
20 And between the two, it will contain 92
21 replacement units. So if you bring that, what's
22 been delivered to date and what's under

1 construction, that's 437 units out of 900 that
2 need to be delivered. So we're almost halfway
3 there, almost.

4 So I wanted to provide that context
5 because I know everyone is pretty -- it's been a
6 long time and we're anxious to get this project
7 moving and having folks return, and so we're
8 getting there. And POA is also working on the
9 next set of buildings, Buildings 3 and 4, which
10 will contain another 200-some-odd units. You'll
11 probably see that later this year, beginning of
12 next year. They're working out the financing
13 structure.

14 CHAIRMAN SKINNER: So I don't know if you
15 have this level of detail, but can you tell us how
16 many people have moved back -- have returned, that
17 are in the Asberry?

18 MS. MILLER: Yeah. So for the Asberry,
19 approximately 10 percent, roughly. Now, keep in
20 mind -- there are a couple of things to keep in
21 mind. One, it's 108 units. Two, it was 55-plus
22 preference. I don't want to say age restricted

1 or senior, but a 55-plus preference. And
2 secondly, there are future buildings and phases.
3 And so a number of residents are waiting for the
4 future buildings. Namely, you've heard Ms.
5 Matthews. Every month she talks about rental
6 flats.

7 Rental flats will have like three, four,
8 five bedroom units. So there are a lot of folks
9 waiting for that as well. So they're waiting for
10 the future phases, and so hopefully we'll see more
11 folks returning. But we're continuing -- we're
12 about to commence the outreach for the Edmonson.

13 CHAIRMAN SKINNER: I was going to ask you
14 about that. Okay. Go ahead.

15 MS. MILLER: Yeah, we're about to start.
16 The Edmonson is scheduled to come online later
17 this year in December -- November, December. And
18 so we are working through the process internally
19 for lease up, and then we'll start to do that
20 outreach with the residents, like, starting next
21 month. And we're going to keep reaching out to
22 them. We're going to target three, four times,

1 as many times as we can to garner interest and get
2 them back, get them back to Edmonson.

3 CHAIRMAN SKINNER: Theresa?

4 COMMISSIONER SILLA: My apologies if I'm
5 having a brain fart moment. But are the returning
6 citizens returning to the replacement units? Am
7 I making the wrong comment here?

8 MS. MILLER: Yes, most of them are
9 returning into the replacement units. There are
10 some that have vouchers. And those that have
11 vouchers, they can move into a tax credit unit if
12 they wish. But most of those that have returned
13 have moved into a replacement unit.

14 COMMISSIONER SILLA: Okay. And so when
15 you said that there were 97 replacement units, but
16 that there were more total units, that means we
17 will be pulling from the public housing wait list
18 to accommodate more people, or --

19 MS. MILLER: We're first going to focus
20 on the relocated residents --

21 COMMISSIONER SILLA: Okay. Just in case
22 we get more than the 97 --

1 MS. MILLER: Right. If there's something
2 left over, then we can talk about next steps. But
3 our main priority is giving the relocated folks an
4 opportunity to move back.

5 COMMISSIONER SILLA: Perfect. Thank you.

6 COMMISSIONER DICKERSON: So I just --

7 CHAIRMAN SKINNER: Sorry. Commissioner
8 Dickerson, did you have a question? Okay. Go
9 ahead.

10 COMMISSIONER DICKERSON: So I was just
11 going to say, this is Resolution 26-06. The
12 Committee considered it and was supportive of
13 bringing it to the Board to ask for your support.

14 CHAIRMAN SKINNER: Okay. So can we get
15 a motion to approve Resolution 26-06?

16 COMMISSIONER DICKERSON: So moved. I
17 will move and Commissioner Silla will second.

18 COMMISSIONER SILLA: Second.

19 CHAIRMAN SKINNER: All right. Roll call
20 vote?

21 MS. HARDEMAN-JONES: Denise Blackson?

22 COMMISSIONER BLACKSON: Yes.

1 MS. HARDEMAN-JONES: Thank you. Ronnie
2 Harris?

3 COMMISSIONER HARRIS: Yes.

4 MS. HARDEMAN-JONES: Thank you. Jim
5 Dickerson?

6 COMMISSIONER DICKERSON: Yes.

7 MS. HARDEMAN-JONES: Thank you. Chris
8 Murphy?

9 COMMISSIONER MURPHY: Yes.

10 MS. HARDEMAN-JONES: Thank you. Rosa
11 Burbridge? Star six to unmute yourself,
12 Commissioner Burbridge. I'll come back. Theresa
13 Silla?

14 COMMISSIONER SILLA: Yes.

15 MS. HARDEMAN-JONES: Thank you. Rosa
16 Burbridge, are you able to unmute yourself? So,
17 Chairman Raymond Skinner?

18 CHAIRMAN SKINNER: Yes.

19 MS. HARDEMAN-JONES: That's six yeses.
20 The resolution is approved.

21 COMMISSIONER BURBRIDGE: Yes. I'm sorry.

22 MS. HARDEMAN-JONES: Seven. Thank you.

1 CHAIRMAN SKINNER: Seven. Okay. Thank
2 you, Rosa.

3 COMMISSIONER BURBRIDGE: Thank you for
4 being patient with me.

5 COMMISSIONER MURPHY: And that completes
6 the report of the committee.

7 CHAIRMAN SKINNER: Okay. So you're going
8 to talk about Resolution 26-07, the line of
9 credit. Is that --

10 COMMISSIONER MURPHY: Okay. Sorry. I
11 mean, yeah. So I think John is going to talk about
12 this one, but I think folks know -- one of the
13 things we've tried to do is identify projects that
14 should probably not be on the operating budget.
15 And have come up with a mechanism to -- how do we
16 fund those using different dollars? And the team
17 has come up with a creative solution that I think
18 John Settles is going to present and walk us
19 through. What we're being asked to support and
20 what the use of the funding will be for the line
21 of credit, and most importantly, how we're going
22 to pay it back.

1 Because one of the questions that we've
2 had before is there is some risk here and we just
3 want to make sure that that risk is appropriately
4 mitigated. And we've had some conversations about
5 it and I think we'll welcome the conversation, but
6 my sense is that folks are comfortable with moving
7 forward.

8 MR. SETTLES: Chris, thanks for that
9 segue. Good afternoon, everybody.

10 CHAIRMAN SKINNER: Good afternoon, John.

11 MR. SETTLES: So, as Chris said,
12 basically, there are three main --

13 CHAIRMAN SKINNER: So, John, before you
14 get into the substance, introduce yourself. Who
15 are you, why are you doing this.

16 MR. SETTLES: Okay. I'm so excited I'm
17 moving forward. Chairman, thanks for bringing me
18 back in. I'm John Settles and I am an advisor in
19 the office of the Executive Director. And back
20 to the line of credit, so there are really three
21 primary objectives with the line of credit. The
22 first, as Commissioner Murphy said, is to offload

1 expenses that are not related to the HAP or public
2 housing side of the house, especially with the
3 funding cuts.

4 We know that previously, HAP funding has
5 been used to support public housing and others.
6 And so a lot of our development activities and
7 other related stuff obviously needs some funding,
8 and so we're trying to offload expenses that are
9 not related to those.

10 Number two, strategic funding for
11 activities like solar. I want to really stop and
12 flag solar because we've got a good opportunity to
13 not only be more environmentally friendly, but to
14 create revenue and to save on operational
15 expenses. As everybody knows, utility expenses
16 have been rising exponentially. And there is a
17 time crunch, because with the Big Bill that was
18 passed this summer, the investment tax credit will
19 sunset this summer.

20 And so we've got a range of solar
21 projects where we can actually get a 30 percent
22 investment tax credit, which is 30 percent

1 discount off the cost of the solar design and
2 install. But we've got to move expeditiously with
3 the design and permitting because in order to take
4 advantage of that, we have to start and complete
5 at least 5 percent of the work in order to take
6 advantage of the credit.

7 And so right now, there's about roughly
8 \$5 million, \$6 million in projects. So that 30
9 percent represents between \$1.5 million and \$2
10 million. So we want to be able to take advantage
11 of that, and we want to take advantage of other
12 activities that support the RAD conversions
13 because obviously, as we convert properties to
14 Section 18 or RAD Section 18 blends, that's going
15 to bring in new dollars and it's going to increase
16 the revenues from the properties.

17 And then the third rationale is to just
18 create a cushion, access to funds for unexpected
19 expenses and shortfalls, because with all the
20 unknowns with the federal funding and everything
21 else, we want to make sure that obviously there's
22 availability there for that.

1 So these are really the three main
2 drivers of this line. A lot of housing
3 authorities, a lot of businesses right now with
4 all the uncertainty. And it's been uncertain
5 economic environment with tariffs and everything
6 else, and now with the oil situation. It's just
7 really prudent to have some cushion and some
8 stability there. So those are really the three
9 main drivers of the resolution.

10 CHAIRMAN SKINNER: Questions from the
11 Board?

12 COMMISSIONER MURPHY: John, do you have
13 the doc that you can just show and just very
14 quickly walk folks through, just to make sure they
15 see how the numbers work together?

16 MR. SETTLES: Yeah. Hold on, let me pull
17 that up.

18 COMMISSIONER MURPHY: I think one of the
19 things that was important that allowed me to feel
20 better and to have a helpful understanding is that
21 we will not be drawing all \$70 million -- it is
22 highly unlikely we would ever draw all \$70 million

1 down at once. There's a rolling drawdown and
2 there's a rolling repayment.

3 MR. SETTLES: Correct. And so we're
4 strategically doing the drawdowns to save on
5 interest, and like we said in that third bullet
6 point, to create that cushion. So as you see,
7 I've kind of laid it out in six months, increments
8 over the first 18 months. So in the first six
9 months, we're proposing --

10 COMMISSIONER MURPHY: Can you make that
11 a little bit bigger?

12 COMMISSIONER SILLA: Can you zoom in?

13 COMMISSIONER MURPHY: Yeah, zoom in a
14 little bit. Bottom right, yeah.

15 MR. SETTLES: Thought you all had better
16 eyes than me.

17 (Laughter.)

18 MR. SETTLES: So as you see, we're
19 incrementally drawing down. So in the first six
20 months, we're only looking at drawing down 19.75.
21 In the next six months, an additional drawdown of
22 14.95, but we're anticipating paying back 7.5.

1 And then in the 12- to 18-month period, another
2 10. So the most we're right now projecting we'll
3 need to draw down is about 45.3, which leaves 24.7
4 for that contingency that I mentioned.

5 And obviously, as you see, the interest
6 rate is substantially below market. Right now,
7 we're looking at 4.28 percent. Those of you that
8 may be shopping for a mortgage or you're following
9 current mortgage rates or even the rates on the
10 industrial revenue bonds, most money right now is
11 in the 6 percent range. So it's below market, and
12 we're strategically utilizing it so we manage the
13 interest rate expense. So that way, we have a
14 cushion to be able to handle that.

15 And just briefly, which is not on here,
16 we have a couple of repayment strategies,
17 especially with the payments and the line of
18 credit. We are soon to have a couple of
19 transactions that will close that will bring in
20 revenue that can be dedicated to this interest
21 expense.

22 One of those is the sale of two scatter

1 site properties under DC Housing Enterprises.
2 DCHA is owed about \$850,000 in purchase money
3 loans on those two properties. That does not
4 include any accrued interest nor any reimbursement
5 for staff time on that. So as you can see, that
6 850 will more than cover the first six months and
7 a big chunk of the 12-month revenue piece here.

8 We're looking to close a judiciary house,
9 that low income housing tax credit transaction.
10 DCAT will be sharing the developer fee for that.
11 So we're anticipating that DCHA will get about
12 \$1.7 million from that transaction. So we pretty
13 much are almost between those two. When we get
14 those, we'll be able to cover the interest
15 payments on that.

16 And that doesn't even include the revenue
17 that we'll generate from the solar renewable
18 energy credits, which we're estimating to be
19 somewhere between \$650,000 to \$1 million,
20 depending on how many we can get permitted and
21 approved. And on top of the solar renewable energy
22 credit revenue, we also will be saving on energy

1 savings. And we've estimated that the energy
2 savings will be \$300,000 to \$700,000, depending on
3 how many solar installations we can get done.

4 And those energy savings, as we know, are
5 going to grow exponentially because the last
6 couple of years, the utility rates have been going
7 up double digits. So as the rates continue to go
8 up, that solar energy will fix some of that
9 problem. Obviously, they won't generate enough
10 energy for all the properties, but the portion we
11 will be generating, we won't be paying utility
12 bills on. So we get the dual benefit and savings
13 of those.

14 And then the repayment of the principal
15 will come from the closing and the re-syndication
16 on the various properties that are in the
17 development pipeline. And once again, there's
18 just a small number that will be required, so
19 you'll see we have kind of the principal
20 repayments down here in this schedule line. So I
21 know I'm giving you a lot of information. Let me
22 stop there and see if there's any questions about

1 this.

2 COMMISSIONER CLAY: I do have a question.
3 Do we have a -- is there a requirement for draws
4 for it to be approved either by the Board or a
5 subcommittee?

6 MS. GLASSMAN: In the resolution, we were
7 proposing that OFM would create a process whereby
8 the Executive Director would have to approve all
9 draws. We did not have the Board -- I mean, we
10 were going to create the process. We did not have
11 the Board as part of that. But I mean, the
12 proposal at least was that it would be sort of a,
13 you know, OFM and the ED would have to sign off
14 on everything.

15 COMMISSIONER CLAY: Okay.

16 COMMISSIONER MURPHY: So maybe you and I
17 are thinking along those lines. I mean, I think
18 what I'd ask is I think that's fine, because I
19 want to give you guys the flexibility. You may
20 need to close on a certain date or you may need
21 to sign on the dotted line. But I think it's --
22 I feel -- I'm not somebody who likes credit, so

1 this makes me a little nervous. I'm on board with
2 it, but I'm just a little anxious.

3 And I think what would be really helpful
4 is if, John and OFM going forward, if we vary from
5 these numbers and timelines, if we draw down more
6 or we don't pay off what we think we're going to
7 pay off on the timelines here, any, like, more
8 than \$5 -- like I really want the Board to know
9 about it so we have a very early warning that,
10 like, something's off. Because what I really
11 don't want to get to a moment is where all of a
12 sudden it's a Big Bill and it's a surprise Board,
13 we didn't tell you. I'm never saying -- I'm not
14 saying you wouldn't do that anyway, but I just
15 want to say it out loud because I think it's
16 important that we're all on the same page.

17 MR. PETTIGREW: And I understand the
18 concern. As a matter of fact, so we should be
19 communicating with, especially with the
20 subcommittee, on a regular basis with regards to
21 that. And then provide the numbers. Just like
22 you did when we did the emergency procurements and

1 you were like, Keith, I want to see every line. I
2 want to see every dot.

3 COMMISSIONER CLAY: Yes, I was.

4 MR. PETTIGREW: So it's similar. Similar
5 monitoring.

6 COMMISSIONER CLAY: That'd be great.

7 MS. GLASSMAN: The other thing to note
8 is that the Board does approve contracts over 250.
9 So you would be --

10 COMMISSIONER MURPHY: In that sense, we
11 would see it.

12 MS. GLASSMAN: -- so in that sense, you
13 would be seeing it.

14 COMMISSIONER MURPHY: Yeah, I hear you.
15 And then also have it rolled up.

16 MS. GLASSMAN: Right. Exactly. So --

17 COMMISSIONER MURPHY: Because the
18 revenue, we wouldn't see the revenue come in.

19 MS. GLASSMAN: Right. But it would be.

20 COMMISSIONER SILLA: It was so helpful
21 to have those tables when we were talking about
22 the -- yes. So if you can commit to that.

1 Regardless of the fact that we would see the
2 contracts at 250, I would really appreciate that.

3 MR. PETTIGREW: This is too critical and
4 too important. We ought to be watching it.

5 COMMISSIONER SILLA: Fantastic.

6 MR. PETTIGREW: I don't need you guys
7 running me out of here.

8 COMMISSIONER DICKERSON: We don't want
9 that.

10 COMMISSIONER SILLA: No, not at all.

11 COMMISSIONER DICKERSON: I want to also
12 add another side, balance it. We're entering into
13 a time where money is tight and they're taking
14 away money for this. Yeah. And we estimate break
15 to that straw in some ways. And I think we can
16 always back out and get afraid. But I think we're
17 also going to take some risk if we're going to
18 keep doing our mission and really reach, you know,
19 stretch. So I think that's a balance that we have
20 to strike and be willing to strike, which I see
21 us doing here with due diligence and all the rest.
22 But please, let's don't get so worried that we

1 can't take a risk or we can't stretch out and keep
2 doing our mission.

3 COMMISSIONER CLAY: Yeah. That's
4 awesome.

5 CHAIRMAN SKINNER: Any other comments?
6 Any of the commissioners who are online have any
7 comments? I can't see -- I don't see any hands
8 raised. There's a commissioner who's not online.

9 (Laughter.)

10 COMMISSIONER CLAY: I didn't hear John
11 note this also, but I think something else that's
12 good that we should note is the interest rate.
13 This is a very strong interest rate. It is, I
14 think, better than what we're seeing right now.
15 And so I think that should also be commended. And
16 it's good to jump on this with this interest rate.

17 COMMISSIONER MURPHY: And OFM has stress-
18 tested this. I mean, they've reviewed it and feel
19 the numbers work.

20 CHAIRMAN SKINNER: Yeah. So for all of
21 the reasons that have been mentioned, I want to
22 support this. I think it's the right thing to do,

1 you know, given where we are in terms of all the
2 different projects that we're trying to bring
3 online. And, again, the fact that we don't know
4 what ultimately our budget is going to be, but we
5 need to continue moving forward and not have any
6 gaps in terms of timing for these projects.

7 So I think, again, it's the right thing
8 to do. So I'm going to support this -- the
9 resolution. Any other comments or questions? If
10 there are none, then I'll entertain a motion to
11 approve Resolution 26-07, authorizing obtaining a
12 \$70 million line of credit with KeyBank.

13 COMMISSIONER MURPHY: So moved.

14 CHAIRMAN SKINNER: Second?

15 COMMISSIONER DICKERSON: Second.

16 CHAIRMAN SKINNER: Okay. Any other
17 further discussion? If not, we'll have a roll
18 call vote.

19 MS. HARDEMAN-JONES: Sure. Commissioner
20 Ronnie Harris?

21 COMMISSIONER HARRIS: Yes.

22 MS. HARDEMAN-JONES: Thank you.

1 Commissioner Theresa Silla?

2 COMMISSIONER SILLA: Yes.

3 MS. HARDEMAN-JONES: Thank you.
4 Commissioner Rosa Burbridge?

5 CHAIRMAN SKINNER: She said bear with
6 her. She's off mute. Rosa, you there? I thought
7 we heard you.

8 MS. HARDEMAN-JONES: I'll come back.
9 Commissioner Chris Murphy?

10 COMMISSIONER MURPHY: Yes.

11 MS. HARDEMAN-JONES: Commissioner Jim
12 Dickerson?

13 COMMISSIONER DICKERSON: Yes.

14 MS. HARDEMAN-JONES: Commissioner Denise
15 Blackson?

16 COMMISSIONER BLACKSON: Yes.

17 MS. HARDEMAN-JONES: Thank you. And back
18 to Commissioner Rosa Burbridge? And Chairman
19 Raymond Skinner?

20 CHAIRMAN SKINNER: Yes.

21 MS. HARDEMAN-JONES: The resolution is
22 approved.

1 CHAIRMAN SKINNER: Okay. Thank you.
2 Commissioner Murphy, are you finished with your
3 report?

4 COMMISSIONER MURPHY: I am indeed.

5 CHAIRMAN SKINNER: Okay. Next is the
6 Committee on Budget, Audit, and Finance.

7 COMMISSIONER CLAY: Okay. All right. So
8 thank you. First, I think before we get into
9 report, one of the things, we met the new CFO, Mr.
10 Jim Blander (phonetic) and he's in the role thus
11 today, so it's good to have you on the team and
12 welcome aboard. So we had an opportunity to meet.
13 I'm sorry, we didn't talk about this in advance,
14 but if it's appropriate, would you like to say
15 something?

16 MR. BLANDER: Sure. I'd like to thank
17 you all for bringing me on, and especially the
18 Executive Director. I met a lot of the staff that
19 I'm working with, and they're all great to work
20 with already. So I look forward to bringing this
21 agency forward like we're planning to do. I come
22 from Philadelphia. I worked in Philadelphia

1 Housing Authority for about five years, Camden
2 Housing Authority, and some other economic
3 development work. I have three children, both in
4 their 20s. They're all done school, so now I can
5 spend more time with them. Thank you.

6 COMMISSIONER CLAY: All right. Well,
7 thank you. Thank you. And welcome aboard. As
8 he noted, he does come to us with a great deal of
9 experience, and so we're very happy to have you
10 on the team. Also, I think that we've already --
11 I think Randy was at our oversight hearing. So
12 everyone had a chance to see Randy. This is our
13 first time getting to meet him in person, so it's
14 good to see you.

15 So in the meeting, we had an update for
16 the Office of Audit and Compliance. Particularly
17 just a lot of updates on some of the investigations
18 and status of audits, and they continue to move
19 forward. The team has been doing well. They also
20 did an update on the inspections as well. For the
21 OFM, we primarily heard about where we are
22 financially, but also had a follow-up in terms of

1 addressing the 20 audit issues that were raised in
2 the last year financial statement audit, and we
3 had some discussion about where we are on some of
4 those items.

5 One of the things in that discussion we
6 talked about is kind of even as some things closed,
7 some things may have closed late last fiscal year
8 or are still being closed this fiscal year, and
9 what that impact might be for the '25 audits. Some
10 of those items may still show up as being open,
11 or some of those items may still have an impact
12 on the financial statements.

13 So we are working with them to make sure
14 that we try and address those issues as quickly
15 as possible with the understanding that we're also
16 tracking what may show up as a finding again. And
17 if it does show up on a finding again, will we
18 still be able to note, or we should hopefully be
19 able to note for almost all of them that subsequent
20 to the audit, most of them have been closed. I
21 think we have two or three items that would close
22 subsequent to the issuance of the financial

1 statement audit. Something else --

2 COMMISSIONER MURPHY: I think it might
3 have been more than that.

4 COMMISSIONER CLAY: Was it more than
5 that? I'm sorry. Okay.

6 COMMISSIONER MURPHY: Yeah, I think it
7 was like 9 -- I think it was maybe like 11 and 9
8 or so. I think 11.

9 COMMISSIONER CLAY: Well, no. I mean
10 after June '26. So after the -- I'm talking about
11 things that will close after June '26.

12 COMMISSIONER MURPHY: Sorry. Yeah, they
13 won't formally be closed --

14 COMMISSIONER CLAY: Right.

15 COMMISSIONER MURPHY: -- but we will have
16 -- the team will have done the work that we expect
17 will result in them being closed. Am I following
18 you?

19 COMMISSIONER CLAY: So there will be some
20 items that they've done the work and they've
21 closed them subsequent to the end of the year, but
22 prior to the issuance of the financial statements.

1 So there's those, but then there were like --

2 COMMISSIONER MURPHY: I didn't think they
3 could close them until --

4 COMMISSIONER CLAY: When I say closed, I
5 mean they've implemented it and we can say that
6 we've completed it. However, it won't be
7 reflected in the audit.

8 COMMISSIONER MURPHY: Yes. That word
9 closed gets us in trouble sometimes. I don't --
10 especially with the Council. I don't want the
11 Council -- we will have done the work that we
12 expect would result in them being closed, but
13 there will not be a process --

14 COMMISSIONER CLAY: Right. It might not
15 be reflected in the -- yes.

16 COMMISSIONER MURPHY: Yeah.

17 COMMISSIONER CLAY: But then there were
18 a couple of items that I think close around
19 September of '26, and those will -- even at that
20 point, we would still not be able to say that we
21 haven't put things in place. So those items will
22 remain open.

1 We also had some discussion. I think the
2 team is looking into -- we're in the phase of the
3 audit now, but we're also looking into certain
4 items that need to be adjusted or perhaps written
5 off. Whether or not we can write it off in '25
6 or since '24 was -- we received a disclaimer of
7 opinion, if we can write it off in '24. That way
8 we have a clean '25 in the audit. So there are a
9 lot of things that we're looking at to try and
10 address all of these issues and have it reflected
11 as soon as possible. And so that's it, unless
12 anyone has any questions.

13 CHAIRMAN SKINNER: Okay. Thank you.
14 Commissioner Clay. So next we'll have the
15 Resident Services Committee. Commissioner
16 Blackson.

17 COMMISSIONER BLACKSON: Good afternoon,
18 everyone.

19 CHAIRMAN SKINNER: Hi, Commissioner
20 Blackson.

21 COMMISSIONER BLACKSON: Hi. The Resident
22 Service Committee, the last meeting, we were

1 focused on public safety. That was one of the
2 main concerns during that actual meeting. So we
3 had the private security company, CSI, attend that
4 meeting, because that was of high concern for
5 residents across multiple properties that they
6 actually patrol. So we had a lot of focus on them
7 and the Office of Public Safety addressing
8 concern, as well as members from the Citywide
9 Advisory Board being able to attend that committee
10 meeting.

11 And Commissioner Silla also was in
12 attendance. So we get a lot of concerns for
13 residents on the private security contractors. So
14 we had Ms. Briggs from CSI attend and Sergeant
15 Blake, who assured us the concerns that the
16 residents had will be addressed in a different
17 manner, and that they can always report them to
18 the actual guard that's on duty or one of us here
19 at DCHA.

20 But this committee only meets four times
21 a year. And although we do that, we have a monthly
22 meeting, which is called the block-by-block, which

1 is an initiative under the Committee on Resident
2 Services, where we get a lot of feedback from
3 residents, resident leaders, and an educational
4 session, as well as a direct session with the
5 Directorate and his team.

6 So last month, we had the pleasure of
7 Councilmember Allen actually attending and
8 sharing. I know the budget is a big, you know, a
9 big thing going on right now, and everybody's
10 concerned with the budget, a lot of budget cuts.
11 And Councilmember Allen also shared in what some
12 of the resident leaders concerned on the budget
13 and what's happening at this time.

14 So if you ever want to attend the block-
15 by-block, the next one is next Thursday on March
16 19th, or you have any input for the Committee on
17 Resident Services, you can also contact me
18 directly. And the next committee meeting is on
19 April the 29th.

20 I wanted to share that we've had many
21 chat & chews, with six under this Committee on
22 Resident Services. The Resident Service Committee

1 do a lot of resident engagement directly with the
2 residents and resident leaders. So just want to
3 put that up on the radar. Commissioner Silla, is
4 there anything else you want to share with us?

5 COMMISSIONER SILLA: Well, Chair, you
6 know --

7 CHAIRMAN SKINNER: Oh, Chair, that's me.
8 (Laughter.)

9 COMMISSIONER SILLA: Yeah. You know, one
10 of the comments that struck me and landed was the
11 feedback that one of the callers can't wait until
12 the Board turns over. And to me, I wonder if
13 that's a reflection of whether or not residents
14 feel like they have access to us. And that
15 reminded me that we haven't actually hosted any
16 kind of formal listening sessions. And we had
17 promised we were going to do those last year.

18 I wonder if there is an opportunity for
19 us to just partner with the Committee on Resident
20 Services, support Commissioner Blackson's
21 engagement, and make sure that other members of
22 the board are also represented at those chat &

1 chews. Especially because those chat & chews are
2 not just for public housing residents, but also
3 HCVP residents do show up.

4 The opportunities that I have had to join
5 and to listen to those have been a part of what
6 has informed the follow-up that we are doing at
7 the Committee on Operations and Administrative
8 Services. I'm losing all my words today. My
9 apologies. But it just strikes me that we are in
10 a new calendar year. I don't know if we want to
11 make the same promise that we will have star board
12 listening sessions or whatever our board
13 configuration and name is right now.

14 But I do think that supporting the chat
15 & chews might be a way for us to get out there and
16 engage with residents. So I just wanted to put
17 that out there and see if that might be something
18 that we could consider for this year.

19 CHAIRMAN SKINNER: Yes. The short answer
20 is yes. So a couple of things. One is the
21 Citywide Resident Advisory Board, which is in the
22 statute setting up DCHA. I guess we are supposed

1 to have I think at least quarterly opportunities
2 for that body to present directly to the Board.
3 We have not done that and I don't know how long.
4 I do remember going out and having some listening
5 sessions. That was a couple of years ago. So I
6 don't think we have had any of those since then.

7 But yes, I think the forum that is done
8 through the Resident Services Committee I think is
9 an opportunity for the Board as a whole to get out
10 and interact with, as you say, not only public
11 housing residents, but voucher holders and the
12 public at large really.

13 COMMISSIONER BLACKSON: Yes. We have had
14 the public at large as well as HCVP residents and
15 the public housing residents return those six chat
16 & chews that I listed under that committee. And
17 then we have a couple of actions -- I'm sorry.
18 Let me give a correction to the date on the next
19 committee meeting. It's April the 30th.

20 COMMISSIONER MURPHY: I was going to say
21 that also as the new board sort of takes shape, I
22 know it's a lot of work for staff, but I think I'd

1 be open to doing a version of what we did before
2 where we kind of went around in the evening so
3 that it was people that might be working in the
4 day, but would be able to --

5 CHAIRMAN SKINNER: Yes. So I actually
6 have been thinking about it, and I think I may
7 have mentioned it to Director Pettigrew about
8 trying to do something. And I was kind of waiting
9 until we had the Board term resolution --

10 COMMISSIONER MURPHY: Resolution of the
11 Board.

12 CHAIRMAN SKINNER: Yeah. New
13 commissioners possibly coming on the Board as the
14 law said the Mayor was supposed to have
15 transmitted her nominations by the end of the
16 calendar year, which would have been December.
17 That hasn't happened and we're just at the point
18 now where I think the Mayor has in fact submitted
19 some names to the Council that will be coming up
20 for hearings later this month.

21 So, you know, at this point -- and I'm
22 willing to just go with what we have and not wait

1 until it's any new -- right. We can go with what
2 we have, and this board can, you know, set a time
3 to go to that meeting.

4 COMMISSIONER SILLA: Thank you so much
5 for --

6 COMMISSIONER BLACKSON: Also, that these
7 meetings do take place in the evening when people
8 are back from work. They are from 6:00 p.m. to
9 8:00 p.m., and they have been in the --

10 (Simultaneous speaking.)

11 COMMISSIONER SILLA: And the block-by-
12 block is with the resident leaders. So that might
13 be an appropriate forum for convening the Citywide
14 leaders and engaging with them on --

15 CHAIRMAN SKINNER: But I think doing it
16 in the evening would be better, though. I mean
17 that's when we did the other listening sessions.
18 I mean you can call it block-by-block chat,
19 whatever you call it. The idea is we get together,
20 right?

21 COMMISSIONER MURPHY: Yeah. And if we
22 want to -- I mean, I so I really enjoyed the block-

1 by-block. I learned a lot. It was a listening
2 session. It would have been a little bit -- it
3 might have been felt better if like we had all
4 been there. So if we pick one and we are like
5 we're going to, you know, we'll have a critical
6 mass of us. I'd be willing to do that in the day.
7 It's a little trickier to go like each person goes
8 to one. It's probably not as helpful.

9 COMMISSIONER SILLA: It certainly builds
10 rapport with our resident leaders, that block-by-
11 block. But if the chat & chew works better for
12 everybody else, then yeah. Commissioner Blackson,
13 you're leading us.

14 COMMISSIONER BLACKSON: Yeah.

15 CHAIRMAN SKINNER: Okay.

16 COMMISSIONER BLACKSON: Thank you. I've
17 got feedback from residents asking when is the
18 next chat & chew since January. Thank you.

19 CHAIRMAN SKINNER: Okay. Thank you. Are
20 you finished, Commissioner Blackson?

21 COMMISSIONER BLACKSON: Yes. Thank you.

22 CHAIRMAN SKINNER: Okay. Again, thank

1 you for that report. So something that she
2 mentioned I just wanted to put a pin in because,
3 I mean I kind of know we had them, but never really
4 got much feedback. She talked about the private
5 contractors, CSI, I believe it's called. Yeah,
6 private security. Can you talk a little bit, Keith
7 or Nicole, about how that works? I guess -- I
8 don't remember if those contracts came. I guess
9 we did approve one of those contracts at some
10 point.

11 MS. WICKLIFFE: We had to increase it.
12 I mean they've been on board since before we got
13 here. I know that, except a few of the senior
14 developments and some other developments. I can't
15 recall if we had to come back to increase. I want
16 to say we have in the last few years, but we can
17 get back to you on that. But, yeah, that
18 contractor has been here for some time.

19 CHAIRMAN SKINNER: Okay. And what do
20 they do?

21 MS. WICKLIFFE: They handle the front
22 desk all security at several buildings. Clearage,

1 Horizon, Janes and some other ones. Judiciary,
2 Sibley. So they're sitting at the front desk
3 monitoring, checking individuals and just security
4 purposes 24/7 generally at these locations.

5 CHAIRMAN SKINNER: Okay. All right. I
6 might want to follow up and just get more detail
7 on that and how that's been working.

8 PARTICIPANT: Yeah, talk to the chief.

9 (Laughter.)

10 CHAIRMAN SKINNER: Okay. Good. Okay.
11 Next item on the agenda is commissioner's time.
12 Let me just say, so Commissioner Harris, this is
13 -- Commissioner Harris has decided that she needs
14 to step off the Board. So she has submitted her
15 resignation. So this will be her last meeting.
16 Are you on screen, Commissioner Harris? Can we
17 see you? She's got her camera off. She doesn't
18 want us to see her.

19 COMMISSIONER SILLA: She just unmuted.

20 COMMISSIONER HARRIS: No --

21 CHAIRMAN SKINNER: Oh, there she is. So
22 this is Commissioner Harris's last meeting. And

1 again, I just wanted to thank her and extend
2 appreciations on behalf of the Board for the work
3 that you've done.

4 So I think probably most folks would not
5 know this, but Commissioner Harris was a voucher
6 holder, and she transitioned to become a homeowner
7 through a program that DCHA has. And so that is
8 something that we want to uplift and promote and
9 try to do much more of. So she is a shining
10 example of what can happen in this space.

11 COMMISSIONER HARRIS: Nine years going
12 strong, homeowner.

13 COMMISSIONER DICKERSON: We're going to
14 really miss you. We really will. You bring a
15 perspective --

16 COMMISSIONER HARRIS: It was a very hard
17 decision, but I have some things dealing with
18 family, and I have to promote it, and it's taken
19 up a lot of my time. So I just thought to be able
20 to make sure that we have board members who can
21 give 1,000 percent, even though I try to give 100,
22 you know, it's best for me to step away. So that

1 way I can do what I need to do here, but I've got
2 to keep this house.

3 CHAIRMAN SKINNER: Okay. Yeah,
4 absolutely. That's top priority --

5 COMMISSIONER HARRIS: And like I said,
6 that voucher program, it was a great stepping
7 stone for me, and I definitely appreciate it. It
8 can be done. It can be successful. And for the
9 past several years, I've just been able to see a
10 better horizon for the program. So don't let
11 anyone tell any other residents that they can't do
12 it because they can.

13 COMMISSIONER SILLA: Commissioner
14 Harris, I just wanted to say how much we're going
15 to miss you on our committee. I've really --
16 you've been such a strong presence for
17 accountability, for transparency, for -- you know,
18 it's not just Commissioner Murphy that reads 99
19 pages of detailed comments. I want to recognize
20 Commissioner Harris and Commissioner Blackson,
21 especially because I don't have time to go through
22 99 pages. The perspective that they bring, the

1 lens that they bring, and their diligence in terms
2 of spotlighting and really digging into some of
3 those comments, I really appreciate and will miss
4 you. Thank you.

5 COMMISSIONER HARRIS: Thank you. I'm
6 definitely going to miss everyone, but I'll be
7 watching.

8 CHAIRMAN SKINNER: Please do.

9 COMMISSIONER HARRIS: I'll make sure I'm
10 keeping my eyes and making my comments as well,
11 and to be giving a testimony here or there.

12 CHAIRMAN SKINNER: All right. So while
13 we have a moment, can either Keith or Nicole, can
14 you talk a little bit about the homeownership
15 program and how that works?

16 MR. PETTIGREW: Man, not better than us.
17 Hey, that's the way CBP. You don't want me sitting
18 here screwing something up.

19 CHAIRMAN SKINNER: I'm talking at a high
20 level. I don't want the details.

21 MR. SHAW: Good afternoon, everyone.
22 High level, I can't go into details and

1 requirements, but we look for families who are
2 employed with consistent employment history.

3 CHAIRMAN SKINNER: And these are voucher
4 holders?

5 MR. SHAW: Voucher holders, right.
6 They're voucher holders. HUD does allow for,
7 which I think you all know, so forgive me if I
8 sound elementary. HUD does allow for that voucher
9 to be used towards the mortgage. So the families
10 have two staff members who work with the families
11 to assist them with educating them with the
12 budgetary requirements, also to help with the
13 budget so they know what to expect going forward.

14 Because homeownership comes along with a
15 lot of responsibilities. And a lot of people want
16 to get into homeownership, and they step into it,
17 and then they all of a sudden are faced with
18 utility bills that they didn't have before,
19 maintenance, and a whole lot of other things that
20 come along. So the staff works with the families
21 to get them educated. So we're still -- we're
22 always recruiting, so spread the word. We're

1 always recruiting for families, and they can
2 either contact me or they can contact their
3 housing specialist.

4 CHAIRMAN SKINNER: So how many people
5 have we been able to -- or families have we been
6 able to transition, say, in the last year or two?

7 MR. SHAW: I honestly can't give you that
8 number. This past year, 2026, I think we had eight.

9 MR. PETTIGREW: You mean 2025?

10 MR. SHAW: 2025.

11 MR. PETTIGREW: But there's some
12 information in the impact report.

13 MR. SHAW: Yes.

14 CHAIRMAN SKINNER: Okay.

15 MR. PETTIGREW: It touches on how many
16 homeowners over the last two years have --

17 CHAIRMAN SKINNER: Okay. All right,
18 great. All right. Commissioners, anything else?

19 COMMISSIONER SILLA: Related to housing,
20 Amy, can LRSP vouchers be utilized for
21 homeownership opportunities as well, or is it just
22 limited to HCVP?

1 MS. GLASSMAN: It's just the federal
2 vouchers.

3 COMMISSIONER SILLA: Okay.

4 MS. GLASSMAN: Yeah.

5 COMMISSIONER SILLA: I have a lot of
6 people in the Homeless Services Continuum of Care
7 that really would like to see that option.
8 Understanding that that's not possible unless
9 there are statutory or regulatory changes on the
10 local side is helpful to know. Okay.

11 CHAIRMAN SKINNER: Anything else? Okay.
12 Commissioners who are online, anything? Okay. So
13 I'm looking for my notes. The next meeting -- our
14 next meeting of the Board will be held on
15 Wednesday, April the 8th, 2026, starting at 1:00
16 p.m. And that's being held via Zoom. Information
17 regarding the meeting and signing up to
18 participate can be found on our website at
19 www.dchousing.org. If there's no other business to
20 come before the Board, I'll entertain a motion to
21 adjourn.

22 COMMISSIONER SILLA: Motion.

1 CHAIRMAN SKINNER: Second?

2 COMMISSIONER CLAY: Second.

3 CHAIRMAN SKINNER: All in favor, aye.

4 (Chorus of aye.)

5 CHAIRMAN SKINNER: Okay. The meeting is
6 adjourned at 3:04 p.m.

7 (Whereupon, the above-entitled matter
8 went off the record at 3:04 p.m.)

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C E R T I F I C A T E

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

Shresta Beleda