1 FINAL

2 THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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4 THE DISTRICT OF COLUMBIA HOUSING STABILIZATION AND REFORM BOARD MEETING

5 + + + + +

6 WEDNESDAY

7 APRIL 8, 2026

8 + + + + +

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

10 Raymond Skinner, Board Chair, presiding.

11 COMMISSIONERS PRESENT:

12 RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner

13 ROSA BURBRIDGE, Commissioner
LEROY CLAY III, Commissioner

14 JAMES A. DICKERSON, Commissioner
CHRISTOPHER MURPHY, Commissioner

15 JENNIFER REED, Commissioner
THERESA SILLA, Commissioner

16 STAFF PRESENT:

17 NICOLE WICKLIFFE, Deputy Executive Director

18 AMY GLASSMAN, Senior Vice President and General Counsel

19 SHENETTA M. HARDEMAN-JONES, Office of Executive Director Manager

20 ALETHEA MCNAIR, Chief of Staff
CAROLYN PUNTER, Senior Vice President for

21 Property Management Operations
GENE SUMMERVILLE, Senior Vice President,

22 Office of Administrative Services

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

(1:01 p.m.)

CHAIRMAN SKINNER: Good afternoon. My name is Raymond Skinner, and I'm chairman of the Board of Commissioners with D.C. Housing Authority, and I'd like to call this meeting to order. This is a regular monthly meeting of the District of Columbia Housing Authority. It's being held today, April the 8th, 2026. This meeting is being held via Zoom video conferencing, and some of the board members are here in person.

At this time, I would like to ask for a moment of silence to allow for personal reflections.

(Moment of silence.)

CHAIRMAN SKINNER: Thank you. The Board of Commissioners welcomes public input on issues or concerns and offers you today an opportunity to express your views during the public testimony portion of this meeting. However, we require that members of the public

1 who attend our meetings abide by certain rules
2 of decorum to allow the board to complete its
3 business.
4 For this virtual meeting, DCHA asks
5 that you remain muted until you are instructed
6 to speak. We do appreciate your interest in the
7 matter before us today, and I want to thank you
8 in advance for abiding by these rules of
9 conduct.
10 For the record, I want to acknowledge
11 that we are operating today under D.C. law L26-
12 0080, otherwise known as the Rental Act. I
13 would also note that we are still in sort of a
14 transition before we can fully comply with the
15 act, and we will have some new board members
16 appointed or some of our current board members
17 reappointed over the next couple of months. So,
18 meanwhile, as of today, we have eight members on
19 the commission, seven voting members, but the
20 law says that five voting members will
21 constitute a quorum.
22 So, at this time, I would ask for a

roll call vote to determine if we have a quorum.

MS. HARDEMAN-JONES: Sure. Denise Blackson?

COMMISSIONER BLACKSON: Present.

MS. HARDEMAN-JONES: Thank you. Rosa Burbridge? Star six to unmute. I can come back. Leroy Clay?

COMMISSIONER CLAY: Present.

MS. HARDEMAN-JONES: Jim Dickerson?

COMMISSIONER DICKERSON: Present.

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

COMMISSIONER MURPHY: Present.

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

COMMISSIONER SILLA: Present.

MS. HARDEMAN-JONES: Thank you. I'm going to go back to Rosa Burbridge. Then Chairman Raymond Skinner?

CHAIRMAN SKINNER: Here.

MS. HARDEMAN-JONES: We have a quorum.

CHAIRMAN SKINNER: So, at this time,

I'd like the commissioners to consider the minutes of the March 11th, 2026 board meeting. Are there any additions or corrections to the minutes? Hearing none, I'll ask for a motion to approve the minutes for March 20 -- I'm sorry -- March 11th, 2026.

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: Second? Second. All in favor, say aye.

(Chorus of aye.)

CHAIRMAN SKINNER: Any opposed? Okay. The minutes stand approved as presented. Next, we're going to have the executive director's report, and today we're going to have Deputy Executive Director Nicole Wickliffe.

MS. WICKLIFFE: Thank you, Chairman. All right. So, again, in the executive summary, we put the same information, update their occupancy. So on the property management side, our occupancy stays around the same. Just to point to some of that, our leased units have slightly decreased, but many of our vacant units

now are being held to be rehabbed, either their IRB, which are some of the bond properties that are going offline that we will not fill at this time as we get those units rehabbed. So when you start seeing the change in those numbers, that's due to that going offline.

Also, on our property management operation side, every month, Commissioner Blackson holds a block by block. It's well attended for our resident councils, the staff. So thank you, Commissioner Blackson and all our resident leaders that come and to the DCHA staff. At that time, we hear from our resident councils, who hear from the residents that tell them anything that we need to know or questions to our team. And, also, it allows the team to present some information out. So last month, Carolyn, the director of property management operations, did a great job of talking through work orders.

So, again, I'd just like to thank Commissioner Blackson, Commissioner Silla was

also there, and our resident council leaders and staff for attending those monthly block by blocks to stay interactive and understand what's going on at the properties.

I'm going to talk a little bit about our IRB first tranche properties, so our bond properties, our first set of nine properties. We're glad to say there's meetings already scheduled for the individual properties happening over this month of April. So notices, if they haven't gone out, I believe they've gone out to many of those residents. We're happy to say that many of our development consultant teams are now on board for the first tranche, so these meetings are going to be meetings to introduce those individuals. We'll also hear from the residents, so this is the time that you let us know what you want to see at your property, some needs. And then together, as a team, we'll start figuring out what the final scope of work will be.

In addition, I know we've talked about

1 some of the Section 18 properties that have
2 approval. Those meetings are not yet set for
3 some of those properties. We're hopefully going
4 to get to those in the next month or two, but
5 our team will reach out to at least resident
6 councils and at the block by block, talk about
7 those.
8 Those, we're not ready to talk through
9 yet. It was over a year ago that we submitted
10 those applications that took HUD a little time,
11 so, as we know, market conditions, funding
12 levels coming from HUD, many of those items have
13 changed. So we have to just go back, not to the
14 drawing board, but just go back and start
15 looking at numbers to understand what we can do
16 and timelines on those properties. But we are
17 definitely continuing, pushing forward on those,
18 and we'll be having resident meetings on those
19 in the next coming months.
20 For our second tranche of IRB
21 properties, very similar. We'll be starting on
22 those slightly after we start probably

1 construction on the IRB first set of tranche.
2 So probably toward the end of the year, end of
3 calendar year '26, we should start having
4 meetings with those set of properties, too, and
5 just brainstorming. So start thinking through,
6 of course, for those residents of those
7 properties, what you want to see at your
8 properties.
9 CHAIRMAN SKINNER: Nicole, so for, I
10 think, especially the first group, could you
11 just name what those properties are, if you have
12 them listed?
13 MS. WICKLIFFE: Yes. I should have
14 them memorized, so somebody might have to help
15 me out here. They're in here. Jump in for me,
16 Erin, go ahead.
17 MS. WILSON: Claridge, Sibley, Syphax
18 Gardens, James Creek, James Apartments, Lincoln
19 Heights, Hopkins, and Fort Lincoln.
20 MS. WICKLIFFE: And, also, just to add,
21 Judiciary is not an IRB, but they are one
22 property that we're also working on as well. It

1 was in the second tranche of IRB, but we feel
2 like those will be able to go bonds and credits.
3 But that's also one that we're working on, but
4 you may not see that in the IRB tranche.
5 Thank you, you all. And I had them
6 here, but I just couldn't find them.
7 All right. Also, some great news.
8 Every year, we have to report to HUD on Section
9 3 figures. So our coordinator, Sarah Black, put
10 some figures together, which was great, which we
11 submitted to HUD, and these are her words,
12 quoted, glad to see that Section 3 efforts from
13 last year to date have resulted in increased
14 resident participation across multiple contracts
15 with contractors successfully engaging and
16 hiring Section 3 workers and, also, we have
17 exceeded the labor hours.
18 So just to say, you know, we don't
19 report as much. I saw in the board book that we
20 may not report that. We haven't highlighted
21 that, but that's huge to say that our Section 3
22 participation is definitely working. We've

1 hired many residents. Labor hours are up. So
2 thank you to that team for reporting on that.
3 CHAIRMAN SKINNER: So, Nicole, what
4 about resident-owned businesses? I know that's
5 come up at a couple of meetings.
6 MS. WICKLIFFE: And that falls into the
7 Section 3, as well.
8 CHAIRMAN SKINNER: Right.
9 MS. WICKLIFFE: So Section 3 resident-
10 owned businesses, hiring of residents, and so on
11 and so forth. So all of that falls into that
12 category.
13 CHAIRMAN SKINNER: But all that's good.
14 MS. WICKLIFFE: Yes. Everything is up.
15 Everything is up, increased.
16 CHAIRMAN SKINNER: Okay.
17 MS. WICKLIFFE: With the IRBs coming on
18 board and more opportunities coming for these
19 contractors to be working, it should do nothing
20 but increase.
21 Also, I'm glad to say I saw the OPAC
22 team put out yesterday on our DCHA website that

1 now we have some materials on there for public
2 housing voucher and how you will sign up for
3 RentCafe. So the guides are up there.
4 Hopefully, we'll have some videos to come, but
5 that is now on our website. And we'll be
6 continuously adding different type of materials,
7 training videos, to our website. So thank you
8 to Alison and team on that.
9 On the voucher side of the house, we
10 have posted the proposed regulations for the
11 local rent supplement program, so those are out
12 there. Of course, you have 30 days from the
13 time posted. We've shared with DHS. DHS has
14 shared with other partners. But, mainly, a lot
15 of this is coming from either regulation changes
16 or from the roundtables that happen amongst all
17 the partners, DCHA, DHS, our advocacy groups,
18 and other local providers. I'm hearing from
19 them to reduce the timeline, take out some of
20 the details that the federal program requires
21 but local doesn't. So please review that. Get
22 your comments into us. And, again, that is

1 posted, the local rent supplement program
2 proposed regulations.
3 Also, just to add, as you know, we're
4 starting to look and prepare for our fiscal year
5 '27 budget. We saw some stuff come out from
6 different advocacy groups about '27 also being a
7 rough year in cuts from HUD. That is out there.
8 Again, it's all proposed, so it has to get to
9 Congress. But we learned this year, we got hit
10 pretty hard with that December letter that said
11 we would not be getting any increases to our
12 budget and also a one-percent reduction to the
13 budget, although we have fully leased up, worked
14 on property units to get them back online. So
15 we will be preparing to start working on our
16 fiscal year '27 budgets and just also just
17 continuing to work through fiscal year '26 with
18 those big changes that came from HUD that did
19 not include any additional funding.
20 However, our grants director is looking
21 at many grant opportunities. We did put in for
22 the Jobs Plus Grant, which, again, helps

1 residents for jobs. We haven't heard back from
2 HUD yet; we're hoping May or June. But we're
3 just going to continue to look at grant
4 opportunities, put our applications in, and help
5 pick up in that area for residents,
6 construction, and whatever we need, for the
7 authority that we're seeing taken away from the
8 HUD cuts.
9 Oh, 702 office, just a quick update on
10 that. We will be opening that office back for
11 appointments around April 20th. Staff will be
12 back next week, so thank you for the patience.
13 But that office will be back in service on the
14 20th to the public.
15 CHAIRMAN SKINNER: And it's going to be
16 a little different from what it was.
17 MS. WICKLIFFE: It is going to be a
18 little different, so the Shenetta and team,
19 thank you, all. They have looked to make our
20 second floor more open space to allow for walk-
21 ins and customers and clients to be able to sit
22 down and have more meeting areas. We moved

1 staff around slightly to other floors, so that
2 second floor can really be purposed to serve the
3 public that's coming in.
4 COMMISSIONER SILLA: So will this
5 resolve -- because, at one point, we were
6 getting feedback that people were lining up
7 outside in the cold, and especially people
8 experiencing homelessness were coming to process
9 their LRSP vouchers. That was a really big
10 challenge, so this is actually an effort to
11 accommodate people inside?
12 MS. WICKLIFFE: It is, and we still
13 have capacity. You know, you can still only
14 have so many people in the building.
15 MS. HARDEMAN-JONES: Yes. So the way
16 it was designed initially, we were having eight
17 sections that people could come in that have
18 appointments to have that one-on-one. With this
19 time, we've been able to kind of modify that,
20 and we are now increasing it to 26. So we
21 should not have people outside in line. They
22 should have their appointment, their time, and

1 they should be seeing their specialist at that
2 point in time.
3 COMMISSIONER SILLA: Okay. And that's
4 a huge increase to go from eight slots to, like,
5 being able to accommodate 26, so very
6 appreciative of that update. Thank you.
7 MS. WICKLIFFE: That's all I have.
8 CHAIRMAN SKINNER: Any questions? Any
9 of the commissioners online, any questions for
10 the ED? Commissioner Murphy?
11 COMMISSIONER MURPHY: You know me. I
12 have a couple quick ones. First of all, the
13 monthly update was really strong, and I just
14 really want to thank the team. And in
15 particular, I thought the capital projects
16 section, which is where I was mostly focused,
17 was just really thorough, and I want to
18 appreciate the staff for that.
19 There was a mention of, for the nine
20 IRB projects, that I think seven of them had met
21 the obsolescence requirement, and I wondered if
22 it was still seven or if we've been able to make

1 any progress on the other two.
2 MS. WILSON: Sure. Erin Wilson with
3 the development department. So there's two out
4 of the first nine that have disposition
5 approvals. Are you talking about all 18?
6 COMMISSIONER MURPHY: No, I'm just
7 talking about the first nine, and I was really
8 just talking about, yeah, the book referred to
9 seven having met the obsolescence requirement.
10 I just wondered if the other two --
11 MS. WICKLIFFE: I think, Commissioner
12 Murphy, it's two sets. So the nine IRB we put
13 in RAD applications, there were at least two out
14 of those nine that we had already put Section 18
15 applications in have approval.
16 COMMISSIONER MURPHY: Okay.
17 MS. WICKLIFFE: So, generally, when
18 that happens, HUD will to allow us to keep both.
19 We weigh the options to see which one is going
20 to net the most revenue for the property to
21 allow us to do more. So we're still looking at
22 that, but, most likely, we'll push forward on

1 the RAD route versus the obsolescence ones on
2 the two that are a part of the first tranche
3 IRB.
4 COMMISSIONER MURPHY: Okay. So it
5 might be worth somebody taking a look at that
6 language. It might just need a little bit of an
7 update then. I'm wondering if it's a little
8 dated because what you said makes sense, Nicole.
9 I just think that's a little different than what
10 was in the report.
11 MS. WICKLIFFE: Okay.
12 COMMISSIONER MURPHY: Two more
13 quickies. I saw that the Zoning Commission was
14 being asked to approve the extension on
15 Kenilworth in late March. I don't know if they
16 took a vote on that, or did they give you any
17 sense of whether that PUD is going to be
18 extended?
19 MS. WICKLIFFE: Yes, that was approved.
20 COMMISSIONER MURPHY: That's great.
21 Congrats. And then the last one is just a thank
22 you. I noted that the continued work on the

1 MELVO properties and breaking them out into sort
2 of the EVO and the M&L cluster, and it just was
3 great to see that you guys have stayed focused
4 on trying to find a way forward there.
5 So thank you. That's all for me.
6 CHAIRMAN SKINNER: Any other questions
7 from any of the commissioners who are virtual?
8 I can't see all of you, but I don't see any.
9 COMMISSIONER BLACKSON: No other
10 questions. This is Commissioner Blackson. I
11 just want to commend on being able to see 26
12 residents versus the 8 at the ACBP program.
13 CHAIRMAN SKINNER: Yes, that's huge.
14 Okay. Thank you, Nicole. We'll hear from you a
15 little later again, but we want to move on to
16 our next agenda item, which is public testimony.
17 And as usual, we will start with residents, and
18 each person has three minutes to provide their
19 testimony. And you can talk about the
20 resolutions or any other issues or concerns you
21 have with DCHA.
22 MS. HARDEMAN-JONES: Okay. First, we

1 have Lakia Abdul-Rahman, and I hope I'm saying
2 that correctly, or Rahamen, but Lakia?
3 Okay. I'm going to move forward.
4 Next, we have Paulette Matthews. Ms. Matthews,
5 we see that you're on. We're sending you a
6 promotion request. Star six to unmute yourself
7 once you accept that request.
8 MS. MATTHEWS: Hello, everybody. How
9 you all doing?
10 CHAIRMAN SKINNER: Yes. Hi, Ms.
11 Matthews.
12 MS. MATTHEWS: Can you all hear me?
13 CHAIRMAN SKINNER: We can.
14 MS. MATTHEWS: Okay. First of all, I
15 would like to request that we get our five
16 minutes back, and I'm going to be jumping off
17 the wall like a ping-pong ball because I got so
18 many things that I want to say but not enough
19 time.
20 I want to first thank the DCHA staff
21 for coming out to a meeting that I had for the
22 residents to be able to talk to the DCHA staff.

1 And a lot of people got things accomplished, and
2 they're working with them. So I want to say
3 thank you guys for coming out and the fact that
4 you came out on a Saturday.
5 And then, for a while, just a block by
6 block, it was kind of similar to that, but not
7 as detailed as Ms. Blackson's beat, but I kind
8 of got the idea from her and because the
9 residents are forever asking questions and I
10 can't answer them all. And I'm thankful to be
11 able to have people's numbers that I can call
12 and talk to them directly.
13 Keith, I'm going to miss you, but I'm
14 going to see you before you leave.
15 I want to talk about the laundry area.
16 And we've already discussed it, and they're
17 already working on it, but it's just now they
18 have to get permits or the money or whatever.
19 But I recall, because I'm a member of Empower
20 DC, and I was advocating to come around all the
21 properties before I actually moved over here.
22 So the people that promised something

1 for a minute and it hasn't taken place, I'm just
2 trying to figure out why they always hold our
3 foot to the fire 30 days, 60 days, or 90 days to
4 do something required to give to you all. But
5 DCHA, so they say, can take a long period of
6 time to do things.
7 And then there's another issue with me
8 as far as when the workers come out to check the
9 property or whatever, I mean come out to do the
10 work, nobody checks behind them. And I just
11 recently had a headache behind that, but it's
12 been resolved. Thank you, Ms. Davis and all the
13 other staff that helped me out along the way.
14 Then there's the illegal dumping. Okay.
15 Pretty much the people who have these side jobs,
16 they know when DCHA closes, and I know that they
17 go around to all different kinds of properties
18 through public housing just dropping all this
19 stuff. But it's sad because all these years
20 they got signs behind it, but they don't have
21 enough staff to monitor that part. So they get
22 away with what they get away with all the time.

And that doesn't make sense because it overflows our trash cans.

And there's so much more I want to say, but I don't have enough time to say it. So I'm just going to stop right there, but I hope that they can get the washers and dryers permit, which they're working on.

There was also such a thing as an alley project that I don't understand what happened to that. I mean, I guess it went out the window or somebody dropped the ball. But I know I had reached out to a Ward 1 council person because it's been, like, hits and runs since I've been here, they fly through here like it's a street. I was asking about temporary speed bumps, so they can slow it down some. We do have kids in the alleys, and something needs to be done for our public safety, as well. I can't touch public safety right now because I don't have enough time, I don't think.

CHAIRMAN SKINNER: Thank you, Ms. Matthews.

1 MS. MATTHEWS: And I want to update on
2 Barry Farm. Even though I haven't talked to
3 Maya in a minute, but I know she's going to
4 start sending out letters. They used to send
5 letters. They stopped. They used to have
6 meetings for the former residents and they
7 stopped, but she told me that she's going to get
8 something together.
9 CHAIRMAN SKINNER: Okay. We'll make
10 sure that we follow up and the staff will be
11 involved. Ms. Matthews, you know how to reach
12 us. I mean, I know you're not afraid to call
13 people. Thank you. Thank you so much.
14 MS. HARDEMAN-JONES: So, next, we have
15 Teresa Johnson. Teresa Johnson? Okay. I'm
16 going to move forward. Next, we have Aquarius
17 Vann-Ghasri. And as a reminder, it's star 6 to
18 unmute. We do have some that have called in.
19 Aquarius Vann-Ghasri?
20 Let me go back to Teresa Johnson. Okay.
21 I'm going to move forward. Ken Council. Ken
22 Council, star 6 to unmute yourself.

1 MR. COUNCIL: Can you hear me?
2 MS. HARDEMAN-JONES: We can.
3 CHAIRMAN SKINNER: Yes, yes. Thank
4 you.
5 MR. COUNCIL: Good afternoon. I'm
6 hoping everyone that's listening and in the
7 room, we need to go into receivership because
8 the things that are happening now. The ED's
9 getting ready to leave. There's funding that's
10 missing. You all have been pushing back on
11 having a forensic audit being done. This is
12 crazy.
13 Last time, I asked for someone to get
14 me in touch with the new interim person. That
15 has not happened yet. I've asked you all to get
16 with the city-wide advisory board that's up and
17 running for us to go over what you all are
18 putting out on the properties, talking to the
19 residents of what you're going to do. The
20 funding of these nine sites that you're trying -
21 - do you have funding in hand, that's literally
22 in the bucket, before you start moving these

1 residents out?
2 This is absolutely crazy. Even with
3 the election coming up, Hammere Gebreyes, and
4 I'm quite sure general counsel, which is Amy.
5 Whoever it is that's over the voting thing, the
6 way that you all have done, you're saying that
7 you can't come back unless you have nine months
8 or nine years away from the board? What agency
9 has that? Even the mayor's office doesn't even
10 have that, a person to stay away before they can
11 come back. So I don't know what type of game
12 you all are playing, but 24 CFR does not state
13 that, does not have that, does not follow that.
14 The board is voted twice. Two times. The mayor
15 appoints, and you're voted in by your peers.
16 Nine years apart, that's absolutely ludicrous,
17 so you all need to fix that.
18 But I need you to check 24 CFR. It's
19 not in there for that to go that way. But on a
20 good note, I had an issue in my own unit and an
21 excellent job has been done. The agency that
22 came in my house and did everything properly was

1 very accommodating. His name is Alex, and he's
2 a mediator for mold and lead. They did an
3 exceptional job. I'm quite sure you're shocked
4 that I got something good to say, but I'm fair.
5 He did an exceptional job. I'm very pleased.
6 Thank you.
7 MS. HARDEMAN-JONES: Thank you.
8 CHAIRMAN SKINNER: Thank you, Mr.
9 Council.
10 MS. GLASSMAN: If I could just say, so
11 with respect to the resident council elections,
12 the city council placed in the D.C. Code
13 applicable to the housing authority a
14 restriction that says that if you've been on our
15 board for more than nine years you cannot be on
16 our board any longer. So that applies to all of
17 our board members, including our elected
18 resident board members. It's D.C. Code. It's
19 not the 24 CFR, Mr. Council. So it applies to
20 the resident election, but it also applies to
21 all of our other non-elected board members, as
22 well.

1 So that is the source of that
2 restriction. It is not something that I came up
3 with or that Hammere came up with or that anyone
4 in this room is sort of arbitrarily placing in
5 the election procedures. So I did want to say
6 that.
7 But then the second piece is, I think
8 at the last board meeting we provided the
9 contact information for our interim auditor. I
10 don't know if you've reached out to him, but you
11 are welcome to do so if you want to meet with
12 him. As of last time, as of the last meeting,
13 he had not received any outreach from you. And
14 he's in the room now, I'm looking over at him.
15 Randy, I don't know if you've received any more
16 outreach, but okay.
17 COMMISSIONER SILLA: We all know
18 Kenneth Council's information, right? Can you
19 also proactively reach out to him and get
20 specifics and details, just so we are also doing
21 our part to say, we've reached out, we didn't
22 get the specifics. Like, because, Mr. Council,

1 we do -- like, I'm not sure what else we can do
2 to facilitate and support a better understanding
3 of the nefarious activities that you are
4 alleging. But at some point, please do that due
5 diligence. At some point, Mr. Council, you stop
6 being a reliable source of testimony here.
7 And so we are taking you seriously. We
8 want to take you seriously, but you need to help
9 us with that.
10 MR. COUNCIL: So are you telling me
11 what I'm saying, I need to give you proof, or
12 you saying what I'm saying is a lie?
13 COMMISSIONER SILLA: No. We're saying
14 we need specifics, Mr. Council. You are talking
15 in very general terms, and we are trying to
16 connect you with the person that is going to get
17 the specifics and look into the cases that you
18 are saying are nefarious. Does that make sense?
19 MR. COUNCIL: Gladly, gladly.
20 COMMISSIONER SILLA: Perfect.
21 CHAIRMAN SKINNER: Okay. So we'll have
22 Randy reach out to you, Mr. Council. Okay.

1 Thank you.
2 MS. HARDEMAN-JONES: Next, we have
3 Patricia Malloy.
4 MS. MALLOY: Good afternoon, everyone.
5 Can you hear me?
6 MS. HARDEMAN-JONES: We can.
7 CHAIRMAN SKINNER: Yes, Ms. Malloy, we
8 can hear you.
9 MS. MALLOY: Good afternoon, STAR
10 Board. My name is Patricia Malloy. Today, I'm
11 here to speak a little about trust. When
12 Director Pettigrew became director, residents
13 had a little more trust in the agency. Now he
14 has resigned to go to the Chicago Housing
15 Authority. Now I feel that we have to start all
16 over again.
17 We have been let down so many times by
18 various directors. A three-year recovery plan
19 was put in play. Was this only a smokescreen?
20 Commissioners, DCHA residents and voucher
21 holders should have a say-so and give input on
22 selecting the next DCHA director. DCHA STAR

1 Board, this is our lives you are playing with.
2 Do you really care about making living
3 conditions better for public housing and voucher
4 recipients?
5 Chairman Skinner, you sent out an email
6 on Facebook saying the Board of Commissioners
7 was scheduling a special meeting in the coming
8 days to review both short and long-term for the
9 agency leadership. Did that happen?
10 Right now, the faith among a lot of
11 residents, which we do have meetings with
12 Empower DC and other organizations, the
13 residents have no trust in the STAR Board. I
14 would like to thank Director Shaw for assisting
15 and facilitating our voucher holding meetings
16 with Empower DC. And I would also like to thank
17 Carolyn Punter. She's amazing. Continue to do
18 what you're doing. I really appreciate you and
19 the residents of Lincoln Heights appreciate you,
20 as well.
21 Lincoln Heights is one of the nine
22 properties that's scheduled to be redeveloped or

1 whatever. Right now, I have no faith that
2 that's going to happen. Thank you.
3 CHAIRMAN SKINNER: Thank you, Ms.
4 Malloy. Let me just say a couple of things.
5 First of all, with regard to the special meeting
6 you referenced, that meeting was canceled. And
7 the purpose of the meeting, as indicated in the
8 resolution, was to talk about the next steps to
9 replace Director Pettigrew, who, as you
10 mentioned, is now leaving. So that meeting did
11 not happen. But we will take that up at today's
12 meeting, the issue of an interim replacement for
13 Director Pettigrew.
14 Secondly, I think, even though Director
15 Pettigrew is leaving, as you know, our deputy,
16 who you heard from earlier, Nicole Wickliffe,
17 has been with the agency since Director
18 Pettigrew came, and he hired her as deputy. So
19 she's been here for two-and-a-half years and has
20 been intricately involved in all of the work
21 that has been done over that time.
22 So I don't have any concerns about

1 continuity and our ability to continue moving
2 forward. We've made a lot of progress over
3 these last two-and-a-half years, and I think we
4 will certainly continue to do that.
5 MS. HARDEMAN-JONES: Next, I understand
6 that we have -- Teresa Johnson is online. We're
7 sending you a promotion request. Please accept
8 and star 6 to unmute, so you can begin your
9 testimony.
10 MS. JOHNSON: Okay. Good afternoon.
11 Can you hear me?
12 MS. HARDEMAN-JONES: Good afternoon.
13 We can hear you. You have three minutes, Ms.
14 Johnson.
15 MS. JOHNSON: All right. Thank you.
16 I apologize for being late coming in, I couldn't
17 get online but I am here now. My name is Teresa
18 Johnson. I am a resident of the Kenilworth Park
19 project by DCHA. I just wanted to come on board
20 -- I have been waiting since February of 2024,
21 for someone to come in and do repairs on my home
22 so that I can have a major surgery, which is the

1 upper and lower surgery for my neck down to my
2 spine. And they were promising to put me into a
3 hotel while they do the repairs. February 2024,
4 that went into June 2025; they never came. As
5 of the present time, nothing has been done.
6 I've had to keep postponing my it, I've been
7 going up and down the steps. I'm on nerve
8 medication, pain medication, also I have cardiac
9 asthma. And as far as them coming in doing my
10 floors, my floors that are sinking right there,
11 sinking in, and then they have to put in rails
12 and adjustables and everything.
13 And so after my surgery -- I had
14 postponed the surgery numerous times and my
15 doctor sent them medical documentation showing
16 how instrumental this is for me to have this
17 surgery. Because I'm bed-ridden for many
18 months. The department -- the building
19 inspections, they came out and they did only a
20 few, the young lady came out and I had some rain
21 come in, water that damaged the ceiling in my
22 laundry room. Water flooded down from my

bathroom down to the laundry room. Then on February of this year, after the snow water damage, my bedroom had a big old puddle. But that floor there was already having problems with the wood they put down in 2018, which I've been complaining about.

So here and now, I'm still sitting, waiting on repairs. Waiting to have my surgery. They come in, they told me they'll take care of the floors, everything, in February. I wait a few weeks, it's been a couple years now. I've been sitting and waiting and had legal counsel for the elderly come in and I thought they would assist me. I didn't get any results from them, so the only thing I got from them, they made me use my housing choice voucher. Still haven't done anything as far as the repairs. So as of today, I've put my surgery off now, they haven't given me an appointment, I haven't had my medication in months, I've been bed-ridden for some days. A lady is doing my chores, they work started. They came in saying they would do some

1 work -- but one floor? I just need assistance
2 coming in and --
3 CHAIRMAN SKINNER: Thank you, Ms.
4 Johnson.
5 MS. HARDEMAN-JONES: So Ms. Johnson.
6 Ms. Johnson. Ms. Johnson.
7 CHAIRMAN SKINNER: We will have someone
8 follow up with you directly in the next couple
9 of days from the property management section,
10 and we will be sure to follow-up and make sure
11 somebody talks to you to find out exactly what's
12 going on.
13 Okay. And I'm also going to go back to
14 Aquarius Vann-Ghasri. Aquarius Vann-Ghasri?
15 Okay. I'm going to move forward. Linda Brown?
16 Okay. That's Aquarius. Let's go back
17 to Aquarius Vann-Ghasri. I'm sorry. Aquarius
18 Vann-Ghasri?
19 MS. VANN-GHASRI: Okay. Well, first
20 and foremost, I am a former commissioner of 17
21 years being elected; I've asked every chairman
22 including Chairman Skinner, I am to be

1 announced, former Commissioner Vann-Ghasri. Ken
2 Council is to be former Commissioner Ken
3 Council. That's respect. Now when I go up to
4 the hill on Capitol Hill, they're not calling
5 those past senators and congressionals, so it's
6 fine with you all. I just want you to
7 understand that. A lot of times I don't even
8 come on because I done said, I am to be called
9 former Commissioner Vann-Ghasri.
10 Now from there, let me say this,
11 because I'm out in the public talking. It's an
12 insult to me when you are still acting like
13 we're behind bars. Bring your board meetings
14 back to the community. Anytime the City Council
15 did it during COVID, it was open to the public.
16 I am the Commissioner who signed off for you to
17 be in the building at SW. It is understood, if
18 David Gilmore, the receiver, had a good plan.
19 And if the resident council who wants
20 to be famous and get $200 and some food, then we
21 got to stop that. And then you get leaders --
22 they're not being trained right. Because Ken

1 Council, former Commissioner Council,
2 Commissioner Watson, Commissioner Vann-Ghasri,
3 Commissioner Bond -- we are livid. It's an
4 insult that none of you all calls us to be doing
5 the workshop to tell you what was wrong and what
6 was right. It's an insult. I just came back
7 from Morocco, and when I saw how those people
8 act in Morocco, I was in awe in comparison to
9 here. You all need to stop. One thing I'll say
10 about Director Pettigrew, every resident,
11 council, present or dead, he gave all you all
12 what you wanted.
13 I can't say nothing about Lincoln
14 Heights -- Pat Malloy, and I'm going to give
15 her her props, Commissioner Malloy, because she
16 was an ANC Commissioner. It's fine with us in
17 how we announce each other. And I mean it,
18 because I will go to the press and tell the
19 press how you all treat us. Now first of all,
20 this is how it's going to go. Nicole,
21 congratulations. Do not make the mistake that
22 we made in the past. The moment they make you

1 the interim director, the first thing you do is
2 you meet with the ANC, the former leaders that
3 ran these properties. And it's an insult to me
4 when you say, I'm going to run a million-dollar
5 grant to Potomac Gardens. And I got rid of them
6 because I told Ms. Jones, if you get this grant
7 and you get these properties, you're going to
8 harm residents. And when she couldn't hire
9 residents, I got rid of them because I can't be
10 bought with a piece of food.
11 And I'm tired of hearing your
12 leadership say, I, I, I. This is we. We the
13 leadership wanted the committee, it was a
14 special committee, and it was under my
15 leadership. Nobody knows nothing. Because you
16 know what you all refuse to do? Put the truth
17 on you, too. When you know how we are, the STAR
18 board, I'm going to say what I'll say about you
19 all: you all have done what you were mandated to
20 do and you have done a good job. Because you
21 all had a mission: that mission is you all are
22 appointed by the mayor. And when you are an

appointee, you follow that mission and you give advice and you've done a good job.

So I'll be throwing stones at a STAR Board that's been a STAR Board this long. You aren't outside protesting, and I mean it. Now educate us and educate us right. Let's start with 18-year-olds with these providers who are on site. And stop playing games, one minute you like somebody because they are doing what you want them to do and the next they don't. I've been targeted ever since I've been on that board. And I'm finished, thank you very much.

CHAIRMAN SKINNER: Thank you, former Commissioner Vann-Ghasri.

MS. HARDEMAN-JONES: Next, we have -- I'm going back to Linda Brown. Linda Brown? Okay. I'm going to move forward. Janice Brooks. Janice Brooks, we see you. We are sending you a promotion request. Please accept and star 6 to unmute yourself, so you can begin your testimony.

MS. BROOKS: Good afternoon. This is

1 Janice Brooks with Capitol Gateway Senior
2 Residence. I am very happy to be able to give a
3 brief testimony. I've heard many good remarks
4 about Mr. Pettigrew, and I'm sorry I have not
5 had the opportunity to meet him as a tenant
6 association representative here at Capitol
7 Gateway. But my major concern now in going
8 forward is that you all find someone and have
9 someone and hopefully the present deputy will,
10 you know, be able to stay for the long term and
11 show compassion. D.C. Housing Authority and
12 management teams, get them organized with their
13 files.
14 We had a major issue here at Capitol
15 Gateway. I have a 94-year-old mom that lives in
16 this building who has been living here quite a
17 while. She's still in her good mind, a very
18 organized woman. And she was paying her rent on
19 a regular basis. The rent increased back in
20 2024. However, she was not notified until 2025.
21 And then, once she was notified that her rent
22 went up, she did pay the new amount. However, a

1 few months later, she received a notice saying
2 that she owed over $1,500 in back rent, and that
3 became an unnecessary stress on my 94-year-old
4 mom.
5 So we worked on that, we sent proper
6 emails, paper trails. With that, the issue to
7 me came in because D.C. Housing and the
8 management on staff here. The communications
9 with the clients, the residents, and the tenancy
10 in the building -- not good. And so I think you
11 all need, from the top down, to work on better
12 filing systems between D.C. Housing and the
13 management. That would cut down on the stress,
14 not just with 94-year-olds, but the majority of
15 the seniors here in this building. Thank you so
16 much. Keep up your good work and God bless you.
17 CHAIRMAN SKINNER: Thank you.
18 MS. HARDEMAN-JONES: Next, we have
19 Deatrice Belt. Deatrice Belt? Okay. I'm going
20 to move forward. Next, we have Karen Settles.
21 Ms. Settles, we're sending you a promotion
22 request. Please accept and star 6 to unmute to

1 begin your three-minute testimony.
2 MS. SETTLES: Hello?
3 MS. HARDEMAN-JONES: We can hear you
4 now.
5 MS. SETTLES: Okay. Thank you. Good
6 afternoon, everyone. I want to start off by
7 thanking Keith Pettigrew for the time he spent
8 here and the efforts that he made to make us
9 better. And one of those efforts that I'm very
10 proud to speak about is his recognition of the
11 necessity for public housing communities to be
12 in a healing mode. He actually sponsored,
13 through the D.C. Housing Authority, a series of
14 healing, I would say celebrations, for residents
15 all over the city in public housing, or as much
16 as they could in public housing. That made a
17 big difference because it's a lot of healing
18 that has to go on, and it still remains. We
19 still have to keep it going.
20 But I wanted to say that, and I also
21 wanted to thank Ms. Nicole. I wanted to thank
22 Denise Blackson. I want to thank Mr. Council.

1 I want to thank all of you for the hard work
2 that I know you all do.
3 But I want to also bring to your
4 attention that we are in the same gray area that
5 we started with in 1995 with the receivership.
6 Make no mistake, not a board of commissions and
7 not a STAR Board particularly has made a
8 difference. You all may see a difference, but
9 the residents of public housing have seen more
10 deterioration than ever. Promises and
11 deterioration and misinformation.
12 I say this in this spirit because the
13 truth is that transparency for us is life for
14 public housing residents. The very formation of
15 the STAR Board was a deception to the residents
16 of public housing because of our lack of input.
17 We have a commissioner who is a resident
18 commissioner who sat on that board, and the way
19 that she reaches her constituency has had to be
20 created by herself. She's done a good job with
21 the block by block, but it needs to be broader.
22 We are outnumbered with votes. Any

1 advocacy on the board itself does not allow
2 residents to have any say. And I'm going to
3 stop right here to say one thing. As an
4 elected, almost 30-year commissioner, ANC
5 commissioner for my community and beyond, has
6 given me the opportunity to know how far a
7 neighborhood goes and what a community means.
8 We need to be able to share those things and be
9 honored for that work. That work never would be
10 in vain to me. But I want to remember, I want
11 to remind all of you, you could be, but for the
12 grace of God, you could be where we are. And
13 how would you like not to know what's going on?
14 You all were kind enough to make sure that I got
15 the bylaws for the STAR Board. But beyond that,
16 there is no sense that's made up because you
17 don't have resident input. We are the
18 recipients of whatever decisions you make. That
19 has to be honored first. And I say to you, the
20 STAR Board got me really confused. Rules have
21 been changed. We don't know whether they've
22 been changed in a closed session, an open

1 session, or I know it wasn't in an open session
2 because I would acknowledge us. But all of
3 these things as we go along.
4 I also want to congratulate Nicole
5 particularly because she's kept up with the
6 flow, so we won't be starting from the
7 beginning. But she's taken on a monster, make
8 no mistake. This is a monster because nobody is
9 admitting that we are not moving that
10 thermometer anywhere. We're not because you are
11 not coming to the ground. You can't avoid it.
12 Being on these properties and seeing how the
13 suffering is going on, and not only that, but
14 having a vision for us beyond our own vision.
15 You all have a typical responsibility.
16 You can't represent people that you're not
17 amongst. We don't have enough residents on the
18 board, and then you all come up with some nine-
19 year plan. I don't know who concocted it. It
20 makes absolutely no sense. Residents need to
21 have it removed immediately, and we need to
22 recognize that the federal laws in 964 override

1 local laws when they are not in the spirit and
2 in the interest of the people. 964 means a lot.
3 I think -- I recommended you all study it a
4 little better, study it a little better so that
5 you can come to some common ground with
6 residents. Resident leadership is not paid
7 attention to. These people who are putting all
8 this effort in, we don't need to have a bucket
9 with our whole name. We need to be able to work
10 productively together, whether we agree or not.
11 But we need to see some movement.
12 And, right now, we're at the point with
13 the leaving of a director who had the greatest
14 of intentions to do a good job -- he still took
15 on a monster. And now he's leaving, and we're
16 still in the same place we was in when he came
17 here. Only two years? Really? Two years.
18 That says nothing for the STAR Board.
19 If Keith Pettigrew feels, so did the
20 STAR Board that was supposed to be put in place
21 to make it better. You have not made it better.
22 You're still at that table doing boardroom

1 decisions, and I want you all to be accountable
2 for it. Residents are still being evicted.
3 This is suffering in its first degree. We might
4 as well be in a third-world country.
5 Please, please consider what I'm saying
6 and come on the ground and be with us and
7 understand it ain't just the conditions. It's
8 also the condition and the mindset of our
9 people. I don't like people talking about mental
10 health, but what choice do we have but to have
11 some issues like that? What choice? The threat
12 of an eviction is worse than being homeless or
13 without homes. Please, Lord, hear me.
14 CHAIRMAN SKINNER: Thank you, Ms.
15 Settles. We do hear you. Thank you so much.
16 MS. HARDEMAN-JONES: Next, we have
17 Donna Townes. Donna Townes, we just sent you a
18 promotion request. Please accept and star 6 to
19 unmute so we can hear your three-minute
20 testimony. Ms. Townes.
21 MS. TOWNES: Hello.
22 MS. HARDEMAN-JONES: Yes, we can hear

1 you.

2 CHAIRMAN SKINNER: Hi, Ms. Townes.

3 MS. TOWNES: Hello. How's everyone

4 doing today? Hello, everyone.

5 CHAIRMAN SKINNER: Hello.

6 MS. TOWNES: Hi. My name is Donna

7 Townes, and I know you all know who I am because

8 I have been testifying numerous times on these

9 Board of Commissioner meetings.

10 I'm very disappointed in the fact that

11 Director Pettigrew is leaving the agency. And I

12 say that to say because, although I have been on

13 these meetings many, many times well before he

14 became DCHA Director, I wasn't heard. But he

15 heard, I had an initial meeting with him, and I

16 also had a follow-up meeting with his staff.

17 And I thought the meeting went well, but I was

18 so emotional. I was just very much emotional

19 for all I've gone through, which is the disposal

20 of my property. In order for persons to remove,

21 and this is during the time period of lead

22 abatement. But in order for persons to remove

1 persons' property and dispose of them is if they
2 abandon their property. I didn't do that.
3 On May 30th, 2019, I signed this lease,
4 I was promised my property was going to go
5 upstairs, half was going to go upstairs, half
6 was going to stay downstairs, so that the
7 repairs, the mold repairs, the kitchen sink
8 repairs, all of those things can be fixed. And
9 I trusted this housing manager to do what she
10 said. But, instead, she had me removed from the
11 property, claiming I was about to commit
12 suicide.
13 I know you all heard this a million
14 times, but I'm just saying who does that? All
15 of my tenant obligations were met. I was re-
16 certified. I paid my rent. I was going to open
17 my doors up to maintenance to come and do
18 everything. But for the lead abatement, the
19 killer is that they didn't do any lead abatement
20 in my apartment.
21 During the time period of June 1st,
22 June 1st was the last time I was in that

1 apartment. It was nothing in there. They
2 disposed of everything. It was a little bit of
3 something-something, but not really very much.
4 But for that period of time following, the week
5 after that, that's when they were supposed to do
6 the lead abatement in my apartment, to paint the
7 walls, do whatever they do with lead abatement.
8 Lead abatement is the lessening, the
9 removal, of the lead. But, instead, guess what
10 happened? Although my rent was paid, I was re-
11 certified, I've done all my tenant obligations,
12 employee obligations were not met. She didn't
13 do her -- this apartment manager, Ms. Betty, did
14 not do her job. What she did was have my
15 property disposed of over the balcony. Who does
16 that? That was an abatement of my personal
17 property in which I paid my rent to for security
18 and a place to lay my head at night and the
19 safety and the protection of my unit.
20 I'm disappointed, and I look forward to
21 hearing from someone in the near future before
22 Director Pettigrew has departed the agency. But

1 I've said this a million times. It's like I'm
2 not being heard. I'm not being heard. I'm not
3 being heard.
4 CHAIRMAN SKINNER: Ms. Townes --
5 MS. TOWNES: I want to be heard. I
6 think you hear me.
7 CHAIRMAN SKINNER: We hear you, Ms.
8 Townes. I understand that you recently met with
9 the staff. And I thought that --
10 MS. TOWNES: And I'm thankful for that.
11 I'm thankful for that.
12 CHAIRMAN SKINNER: Okay. So we will
13 continue to meet with you, but we may not be
14 able to do everything that you want. So you
15 have to understand that.
16 MS. HARDEMAN-JONES: All right. So,
17 next, we're going to move on to Angela Martin.
18 Angela Martin.
19 Okay. We're going to move on to our
20 non-resident public testimony. First, we have
21 Ayesha Hudson. Ms. Hudson, we see that you're
22 on. We're sending you a promotion request.

1 Please accept. Star 6 to unmute yourself, so
2 you can begin your three-minute testimony.
3 MS. HUDSON: Good afternoon,
4 Commissioners, and thank you for the opportunity
5 to speak. My name is Ayesha Hudson, owner and
6 property manager of 4540 Benning Road Southeast,
7 a 13-unit modern rehab building in Ward 7. I'm
8 here today with tenants and with written letters
9 from residents who are deeply concerned about
10 their safety. I'm requesting your support in
11 approving our right to house a police officer
12 on-site, as expressly permitted under HUD's
13 modern rehabilitation guidelines 24 CFR Section
14 5.661. This regulation clearly allows owners to
15 house resident managers, maintenance personnel,
16 and security staff, including police officers,
17 when it is necessary for the safe and effective
18 operation of the property.
19 This is not an unusual request. In
20 fact, a police officer lived on-site for nearly
21 the entire 30-plus years the previous owner
22 managed the building with DCHA's full knowledge

1 and approval. Yet, today, despite higher crime,
2 greater resident fear, and the clear HUD
3 authorization, D.C. Housing Authority has
4 refused our request, citing only a programmatic
5 decision.
6 As a long-time housing provider for
7 over 26 years, we have renewed our commitment to
8 affordable housing when we acquired this
9 building on May 1st, 2024, agreeing to maintain
10 its HUD contract and keep rents at 30 percent or
11 less of tenant income. That commitment limits
12 our rental revenue and makes it financially
13 impossible to fund private security. The on-
14 site officer is the only viable HUD-approved
15 safety tool available to us.
16 Let me explain why this request is
17 necessary. Since acquiring the building, we
18 have installed a new access control and security
19 camera system, enrolled in the MPD private
20 security camera program, as well as requested
21 special attention. MPD has contacted us
22 multiple times about incidents at or near the

1 property. Since May 1st, 2024, they have
2 responded to over 40 calls for service at or
3 immediately around the building, with at least -
4 - of those calls being priority one or priority
5 two, and five involved or mentioned a firearm.
6 The MPD also recovered a gun on the property
7 that has been used in a crime.
8 Inside the building, residents continue
9 to experience excessive foot traffic, illegal
10 drug use in the hallways, and loitering. These
11 conditions undermine resident safety and quality
12 of life.
13 We have reported these concerns to D.C.
14 Housing Authority through emails, crime updates,
15 and a formal written request for permission to
16 house a police officer on site. DCHA has
17 acknowledged our safety issues, but has taken no
18 action to approve our request. This lack of
19 response is not just frustrating, it hinders our
20 ability to manage the property, protect tenants,
21 and preserve the building as a stable affordable
22 asset. What should be an attractive community-

1 anchored property is at risk of becoming a
2 neighborhood blight because residents do not
3 feel safe.
4 Commissioners, D.C. Housing Authority
5 has a lawful HUD-authorized tool at its disposal
6 to deter crime and stabilize this building. The
7 agency used the tool for decades under the
8 previous owner. It is unfair and harmful for
9 residents that D.C. Housing Authority now
10 chooses not to use it. I'm appealing to you
11 today for the approval of under 24 CFR Section
12 5.661, I'm appealing to you all to approve our
13 request. Our residents deserve safety, our
14 operations deserve clarity, and the District
15 deserves consistent transparent enforcement of
16 D.C. Housing Authority's own policies and
17 practices. Thank you for the time and attention
18 today.
19 CHAIRMAN SKINNER: Thank you, Ms.
20 Hudson. Okay. This is the first that, I'm
21 sure, the Board is hearing about this, so I
22 don't know who on our staff you've talked to,

1 but we'll have staff follow-up with you and get
2 all the facts and see what we can do in terms of
3 your situation.
4 MS. HARDEMAN-JONES: Next, we have
5 William Jordan.
6 MR. JORDAN: Good afternoon. I hope
7 everybody is doing well.
8 CHAIRMAN SKINNER: Good afternoon.
9 MR. JORDAN: My name is William Jordan.
10 I want to first thank Shonta High for allowing
11 me to work with her and the resident council
12 over the years.
13 I wanted to address a few things,
14 particularly with Director Pettigrew leaving.
15 When Mr. Pettigrew arrived, I came to the Board
16 and I asked that we use the opportunity to
17 really make this a resident-focused agency, that
18 we focus our energy on resident involvement,
19 infrastructure, equity, and all of those things.
20 I suggested that because we had just been
21 through a series of changes at the Board, board
22 director level. That constant turnover made it

1 almost impossible for the Resident Council at
2 Park Morton to be legitimate partners and to
3 work on the redevelopment process.
4 So we came up and made suggestions that
5 this occur. We were told wait, be patient,
6 we're going to work on reforming this board,
7 give us some time, blah, blah, blah. And as
8 soon as we get your feet, boom, transition
9 again. You didn't hear, you didn't learn the
10 lesson.
11 So we're turning back and we're going
12 to see one more time. Use this opportunity to
13 make the residents full equity partners. That
14 means resident councils in place at all the
15 properties, that residents have the power to
16 participate in their own redevelopment process,
17 that we move away from what I call bricks,
18 sticks, and chattel where we're just moving
19 things around, to partnerships, real, solid
20 partnerships where residents have
21 responsibilities for their own lives and moving
22 forward.

1 And the reason we look at it this way,
2 I'm going to give a few examples. When working
3 with Ms. High, one of the projects in the area
4 was the Hebrew Home Project. And we looked at
5 that project as a build first site alternative
6 because of all the things that were happening
7 with development. But guess what happened? We
8 found out that many residents who had vouchers,
9 who went to the project, the project had two-
10 bedroom units that could not pass a voucher
11 inspection. So we had a project that was
12 totally subsidized by the city, building units
13 that couldn't pass a voucher inspection.
14 You heard the lady talking about lead
15 abatement. It wasn't a lead abatement. It was
16 interim controls that were only supposed to last
17 one year, and residents stayed on that property
18 two years longer.
19 So there's a lot of details, there's a
20 lot that we've learned, there's a lot that we
21 know, there's a lot that residents know. But you
22 refuse to tap it and then repeat this expert

1 top-down approach. Please, do not do that
2 moving forward. Please, use residents as full
3 partners. And thank you.
4 CHAIRMAN SKINNER: Thank you, Mr.
5 Jordan.
6 MS. HARDEMAN-JONES: Next, we have
7 Daniel del Pielago. Daniel, we sent you a
8 promotion request.
9 MR. DEL PIELAGO: Good afternoon. Good
10 afternoon, everyone. My name is Daniel del
11 Pielago. I work with Empower DC.
12 I wanted to share, Ms. Malloy alluded
13 to it, but we did have a conversation regarding
14 the departure of Mr. Pettigrew. I do want to
15 share that, in June of this past year, I
16 received a call from a colleague in Chicago who
17 was inquiring about who Keith Pettigrew was and
18 how he was as the director of the D.C. Housing
19 Authority. And I was intrigued as to why they
20 were asking that question because, at the time,
21 we had not heard anything about Mr. Pettigrew's
22 plans to leave.

1 I didn't have, like, 100-percent proof
2 that this was something that was actually
3 happening, that he was vying for that position,
4 so I kept that under my hat. But come to find
5 out, it was true. So I'm very concerned that
6 for close to a year, Mr. Pettigrew was planning
7 to leave and had not shared any of those plans
8 with the board, his staff, and, most
9 importantly, the tenants that he said he was
10 going to help out by improving the agency. I
11 guess that is something of the past now, so we
12 will leave it alone. And, of course, as public
13 housing residents have done for many a cycle
14 now, just have to move ahead.
15 I think what we heard at a recent
16 meeting with public housing leaders is that we
17 want to ensure that a new director is tied to at
18 least a four-year contract, that we want to make
19 sure that any plans that they have to leave,
20 apparently somewhere else, or just, you know,
21 abandon their position is communicated in a
22 timely manner to this board and to the staff and

1 then to the clients of the D.C. Housing
2 Authority because they are owed that, and it
3 causes so much stress when this type of change
4 happens.
5 Not lastly, because we probably have
6 some more thoughts, but I think it will be very
7 important for the citywide advisory board and
8 resident council leaders and tenants in general
9 to be involved at least in vetting any new folks
10 who are being considered for the director
11 position, and we'd like to see something
12 written. Any new director should write an essay
13 of sorts as to why they want to serve here and
14 what they can provide and have that shared with
15 tenants, or clients, rather, of DCHA.
16 Thank you for your time. I look
17 forward to talking next month.
18 CHAIRMAN SKINNER: Okay. Thank you,
19 Dan.
20 MS. HARDEMAN-JONES: Next, we have
21 Rebecca Aduclasse. Hopefully, I'm saying your
22 last name correctly. Rebecca Aduclasse. We're

1 sending a promotion request. Please accept.
2 Star 6 to unmute yourself, to begin your three-
3 minute testimony. Rebecca Aduclasse.
4 Okay. Chairman, that concludes today's
5 testimony.
6 CHAIRMAN SKINNER: Okay. Again, I want
7 to thank all of those who took the time to
8 provide testimony today. There are several of
9 you that we need to follow-up on and the staff
10 to follow-up on those issues.
11 So moving on to the agenda, next is
12 Resolution 26-08, which is to appoint an interim
13 executive director of the D.C. Housing
14 Authority. And this is to appoint Nicole
15 Wickliffe, who is currently the deputy, as the
16 interim executive director for DCHA.
17 You've heard from her earlier today.
18 You've heard a little bit about her from some of
19 the people providing testimony, but let me say
20 that Nicole, again, has been with us since Keith
21 came, two and a half years. She's been
22 intricately involved in all of the things that

1 we've done over that time frame. The three-year
2 recovery plan, of course, she was, again, very
3 much involved in framing that and actually
4 leading the staff through putting in the various
5 goals and objectives and then holding the staff
6 accountable for meeting those objectives. And
7 you saw recently in the two-year recitation of
8 that plan, all of the progress that is made over
9 that time period.
10 But Nicole is an experienced housing
11 authority executive. She is committed. She's
12 dedicated. She has, I think, everything that we
13 need to continue the momentum that we've gotten
14 so far. And I think Nicole will do an excellent
15 job in the interim and possibly even in the long
16 term.
17 So I just want to put on the record
18 that I am supportive of Nicole becoming the
19 interim executive director. And I think, again,
20 she has all of the qualities that we need, and I
21 firmly believe that she is the best person to
22 lead us forward, at least in the short term and

1 possibly even in the long term.
2 So with that, I'm just going to give an
3 opportunity for other commissioners to say a
4 little bit.
5 COMMISSIONER SILLA: Yes. I'm assuming
6 you'll start in the room?
7 CHAIRMAN SKINNER: Yes. And then we
8 can go online.
9 COMMISSIONER SILLA: And then we can go
10 online because I see Commissioner Reed also has
11 her hand up, yes. I'm very excited and pleased
12 that Nicole is willing to serve as interim. I'm
13 very appreciative of all of the work, and it
14 feels awkward to talk about you in the third
15 person while you are right there. But I am
16 deeply, deeply grateful for your role on the
17 team thus far. I was always really impressed
18 with both the level of detail and understanding
19 that you have of the operations.
20 And, you know, I get an opportunity to
21 participate in several committees. And so I can
22 see a little bit of the breadth of knowledge

1 that you have, so I'm always so impressed that
2 you are navigating all of that information at
3 the depth that you are navigating that
4 information. And I really appreciate how you
5 are able to pull up and help us critically
6 engage at the highest level so that we're not in
7 the day-to-day of operations but can instead be
8 focused on supporting and guiding the ship.
9 So I'm really pleased. I have other
10 aspirations for you, as well. So this was a
11 wonderful first start.
12 CHAIRMAN SKINNER: Okay. Commissioner
13 Reed.
14 COMMISSIONER REED: Thank you. I just
15 also wanted to express my support for Nicole
16 today and also thank you so much for stepping up
17 in this interim role. As the Chair and
18 Commissioner Silla have said, we've gotten the
19 chance to work with you for many years now.
20 You're in everything. You're very knowledgeable
21 about all the operations and systems in the
22 agency. You know the residents. You know D.C.

1 And so we're just very thrilled to have
2 you step into this role, and we look forward to
3 working with you. Thank you.
4 CHAIRMAN SKINNER: Commissioner Murphy.
5 COMMISSIONER MURPHY: I just wanted to
6 say I wish we had more time today to sing your
7 praises even more, Nicole. So I would just very
8 briefly say how lucky we are to have you, and
9 I'm so grateful that you're stepping into this
10 role. We're going to be in good hands. Thank
11 you.
12 CHAIRMAN SKINNER: Commissioner
13 Blackson.
14 COMMISSIONER BLACKSON: I'd like to
15 express my gratitude for having you here,
16 Nicole. You're very informative and very
17 knowledgeable, and I've had the pleasure of
18 being on several committees with you, as well as
19 in meetings with residents and different events
20 that you've attended. And I think you would be
21 great for the job.
22 CHAIRMAN SKINNER: Okay. Commissioner

1 Dickerson.

2 COMMISSIONER DICKERSON: Yes. I want

3 to, I don't know, second or third or fifth or

4 sixth or tenth those emotions and motions. And

5 I know we know that Nicole has been -- she's

6 the one behind the scenes often who make things

7 happen. And people come with all kinds of

8 problems, all kinds of issues, and she's very,

9 very good.

10 And I just think we've been extremely

11 blessed to have her here, and I hope that we can

12 keep her on, as well. So I want to just give

13 her my support, and I just want to vote yes in a

14 deep way for her continuing here and taking this

15 role on for us at this critical point. So I

16 think we're very fortunate to have her at this

17 moment.

18 CHAIRMAN SKINNER: Any other

19 commissioners? Commissioner Clay.

20 COMMISSIONER CLAY: I'll just echo what

21 everyone else says. I can't help it. What

22 comes to mind is a scripture in the Book of

1 Esther when Mordecai, who's her uncle, says who
2 knows whether or not you're here for such a time
3 as this. And when I hear about everything
4 that's happening, I do have this feeling that
5 you're the perfect person for this time and for
6 this moment, given the challenges that are here.
7 We've seen how you have taken a deep
8 dive into issues and sought to address every
9 issue with the utmost knowledge and
10 professionalism, and I think that's what we
11 need. And so really happy to have you in this
12 role at this time.
13 CHAIRMAN SKINNER: Okay. With that --
14 COMMISSIONER BURBRIDGE: Commissioner
15 Burbridge.
16 CHAIRMAN SKINNER: Okay. I can't see
17 you, Commissioner Burbridge.
18 COMMISSIONER BURBRIDGE: My people
19 perish from lack of knowledge. Thank you
20 because now we know the suffering will end. I
21 appreciate everything you do, you're going to
22 do, and you have done. Thank you.

1 CHAIRMAN SKINNER: Thank you. So with
2 that, I'm going to ask for a motion to approve
3 Resolution 26-08 to appoint Nicole Wickliffe as
4 the interim executive director of DCHA.
5 COMMISSIONER SILLA: Motion
6 CHAIRMAN SKINNER: Second?
7 COMMISSIONER MURPHY: Second.
8 CHAIRMAN SKINNER: Any further
9 discussion? Hearing none, take a roll call
10 vote.
11 MS. HARDEMAN-JONES: Sure. Commissioner
12 Denise Blackson?
13 COMMISSIONER BLACKSON: Yes.
14 MS. HARDEMAN-JONES: Thank you.
15 Commissioner Chris Murphy?
16 COMMISSIONER MURPHY: Yes.
17 MS. HARDEMAN-JONES: Thank you.
18 Commissioner Rosa Burbridge?
19 COMMISSIONER BURBRIDGE: Yes.
20 MS. HARDEMAN-JONES: Thank you.
21 Commissioner Jennifer Reed?
22 COMMISSIONER REED: Yes.

1 MS. HARDEMAN-JONES: Thank you.
2 Commissioner Teresa Silla?
3 COMMISSIONER SILLA: Yes.
4 MS. HARDEMAN-JONES: Thank you.
5 Commissioner Jim Dickerson?
6 COMMISSIONER DICKERSON: Yes.
7 MS. HARDEMAN-JONES: Thank you. And
8 Chairman Skinner?
9 CHAIRMAN SKINNER: Yes.
10 MS. HARDEMAN-JONES: The resolution is
11 approved.
12 CHAIRMAN SKINNER: Congratulations. We
13 absolutely look forward to continuing to work
14 with you because we have been working with you
15 these last two and a half years.
16 MS. WICKLIFFE: Thank you, all.
17 CHAIRMAN SKINNER: All right. Moving
18 on, then we're going to move to committee
19 reports and start with the Committee on
20 Operations and Administrative Services.
21 MS. HARDEMAN-JONES: And if I'm
22 recalling correctly, it's resolutions first and

1 then everything else that we did on the
2 committee. Okay. Because we do a lot. All
3 right. I believe the first resolution is the
4 resolution on Nix.
5 CHAIRMAN SKINNER: This is for Nix
6 Development, and this is to, I guess, amend the
7 existing agreement and add more money to Nix
8 Development, and they do the relocation planning
9 and move management services, and they're going
10 to be working on the bond projects.
11 COMMISSIONER SILLA: Yes, they are. And
12 I'm assuming Gene is going to be presenting.
13 Is she online?
14 CHAIRMAN SKINNER: Gene is on.
15 MS. SUMMERVILLE: Thank you, acting
16 board commissioners and board directors.
17 Presenting to you Resolution 26-09 to authorize
18 the increase of a cooperative agreement with Nix
19 Development for relocation planning and move
20 management services. Just to summarize, the
21 purpose of the resolution is to authorize the
22 executive director to approve a contract

1 modification to increase contract capacity for
2 the contract with Nix Development and for the
3 continuation of relocation planning and move
4 management services by $240,000, subject to the
5 availability of funding, as well.
6 So I will open the floor up to Carolyn
7 Punter, if she would like to provide some more
8 additional information around the background or
9 if the Board has any questions.
10 CHAIRMAN SKINNER: Carolyn. So Nix
11 Development is already on board and doing work,
12 so how are they doing? What have they been
13 doing, and how are they doing?
14 MS. PUNTER: So I'm Carolyn Punter,
15 Senior Vice President for Property Management
16 Operations. We've been working with Nix, I've
17 been working with Nix since I've been here for
18 almost a year. They're effective and efficient
19 as it relates to the move that we had for
20 emergencies, reasonable accommodations, and so
21 forth. So they will schedule the move, make
22 sure packing materials are delivered, and then

1 ensure that there's a smooth transition.
2 So as part of our committee
3 discussions, we did talk about the quality of
4 their services, and one of the things that was
5 really helpful to us to recognize is that Gene
6 and her team have a system that's already in
7 place for capturing feedback about contractors
8 and whether or not they're doing a good job,
9 both in real time as they are implementing
10 projects, as well as when there's a specific
11 solicitation. So we were also reassured of the
12 quality of the services that they are likely to
13 provide.
14 I think there was pricing details that
15 we had asked follow-up questions around, and I'm
16 very pleased about the level of detail and
17 response that we got from the team to help us
18 feel comfortable that the work is -- what is it?
19 Cost-reasonable? Cost-reasonable.
20 So Gene reassured us that there is an
21 analysis that the team does, that the D.C.
22 Housing Authority team does, and we had

requested for additional details around that. So thank you to the team for pulling all of that together and for communicating that in time for what I hope will be just a simple approval of this resolution.

CHAIRMAN SKINNER: Okay. So hearing that, I'll entertain a motion to approve Resolution 26-09 to increase the amount of the cooperative agreement with Nix Development.

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: Second?

COMMISSIONER BURBRIDGE: Second.

CHAIRMAN SKINNER: Any further discussion? Hearing none. We'll take a roll call vote.

MS. HARDEMAN-JONES: Sure. Jim Dickerson? You're muted, Commissioner.

COMMISSIONER DICKERSON: Yes, I'm sorry.

MS. HARDEMAN-JONES: Jennifer Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN-JONES: Thank you. Denise

Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you. Teresa Silla?

COMMISSIONER SILLA: Yes.

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

COMMISSIONER MURPHY: Yes.

MS. HARDEMAN-JONES: Thank you. Rosa Burbridge?

COMMISSIONER BURBRIDGE: Yes.

MS. HARDEMAN-JONES: Thank you. And Chairman Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution is approved.

CHAIRMAN SKINNER: Okay. So thank you.

We have, first of all, Resolution 26-10, which was to authorize a contract for Microsoft Office. It's going to be tabled, and we'll bring that back next month.

So then we can move to Resolution 26-11

1 to authorize execution of a contract for
2 landlord-tenant legal services.
3 COMMISSIONER SILLA: This, again, is
4 out of Gene's shop, so I'm assuming she will be
5 presenting. I think the main question that we
6 were asking from the committee's perspective was
7 why is this not an in-house function and, again,
8 reassurances that the scope of work and that the
9 pricing is appropriate.
10 We were very pleased with the
11 responses. D.C. law is complicated around and
12 requires specialty knowledge relative to
13 landlord-tenant supports. And then, again, that
14 question about whether they're providing quality
15 services was asked and discussed, and we also
16 reviewed their pricing information. So Gene.
17 MS. SUMMERVILLE: Thank you,
18 Commissioner Silla. Resolution 26-11 to
19 authorize the execution of a contract for
20 landlord-tenant legal services. The purpose of
21 this resolution is to authorize the executive
22 director to enter into a contract with Musolino

1 and Dessel for landlord-tenant legal services
2 for a one-year base term with four one-year
3 option periods for a potential total term of
4 five years in an annual amount not to exceed
5 $500,000, again, subject to the availability of
6 funding and active D.C. Council approval.
7 I will turn this over to Amy to provide
8 any specifics or to the board for any more
9 details that may be required.
10 MS. GLASSMAN: Yes. I mean, I'm happy
11 to answer any questions about legal counsel. I
12 mean, we find that, you know, that we do use the
13 landlord-tenant counsel for our public housing
14 sites, as well as anything else that is managed
15 by PMO. They handle lease terminations and
16 handle about 100 cases, you know, about, you
17 know, probably 100 cases a month or evaluate 100
18 cases a month. They're not always terminating
19 100.
20 CHAIRMAN SKINNER: So Commissioner
21 Murphy has a question.
22 COMMISSIONER MURPHY: Thank you. And

I'm just going to ask, who has been handling this work up until now? I just sort of look for a little bit of context.

MS. GLASSMAN: It's the same contractor. They have been a contractor with us for some.

COMMISSIONER MURPHY: Oh, I see. Okay. So they're a known commodity, and they're delivering high-quality services.

MS. GLASSMAN: Yes. We've been happy with our services.

COMMISSIONER MURPHY: Great. Terrific. Thank you.

CHAIRMAN SKINNER: Okay. Any other questions, discussion? Hearing none, the chair will entertain a motion to approve Resolution 26-11 to authorize execution of a contract for landlord-tenant legal services.

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: Is there a second? A second?

COMMISSIONER MURPHY: Second.

CHAIRMAN SKINNER: Any further discussion? Hearing none, we'll take a roll call vote on Resolution 26-11.

MS. HARDEMAN-JONES: Denise Blackson?

COMMISSIONER BLACKSON: Yes.

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

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Thank you. Rosa Burbridge?

COMMISSIONER BURBRIDGE: Yes.

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

COMMISSIONER MURPHY: Yes.

MS. HARDEMAN-JONES: Thank you. Jennifer Reed? Jennifer Reed? Okay. Teresa Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Thank you. Chairman Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: Thank you. The

1 resolution is approved.
2 CHAIRMAN SKINNER: Okay. Thank you.
3 So, Commissioner Silla, can you continue with
4 your committee report?
5 COMMISSIONER SILLA: So other updates
6 and other discussion items that we talked
7 through, we are, especially because of the
8 resolution on relocation, we did check in to
9 better understand the IRB demographics and what
10 we can expect in terms of relocation. Of
11 course, always top of my mind is do we have
12 enough units to accommodate the relocation
13 effort, and the team asked me to hold my horses
14 because the relocation contract support is to
15 determine exactly that. So we will have a
16 couple, probably a month or two before we have
17 significant updates on that front. So excited
18 to see, though, that there is progress in that
19 activity.
20 The other items that we looked at were
21 timely HAP payments. This was in response to
22 concerns that had been flagged to Council Member

1 Robert White, and it came up as part of the
2 public hearing that Commissioner Murphy and
3 myself attended. And so we were pleased to hear
4 that this is not a regular problem or issue and
5 that it is very specific to properties that are
6 turning over, the third-party properties that
7 are turning over from one property manager to
8 the next, where they might not be appropriately
9 communicating that that turnover needs to be
10 notified to the Housing Authority. And so, you
11 know, we're following up with the team to make
12 sure we understand the scope of that, how often
13 that kind of stuff happens, but we think it's
14 not quite the challenge that it came across as
15 at the public hearings.
16 Otherwise, we talked about 702 and the
17 process for relocation. That update was shared
18 as part of the executive director's updates.
19 And then, just rehabbing units, we are, you
20 know, wanting to make sure units are turning
21 over, wanting to make sure we understand whether
22 that will support the homeless preference,

1 whether that will support relocations. And so
2 that is an ongoing conversation with the team,
3 and it both impacts operations and
4 administrative services, as well as capital
5 projects. So that's a part of the conversation
6 that we're having.
7 CHAIRMAN SKINNER: So any questions for
8 the Operations Committee from other
9 commissioners? Hearing none, we'll move on to
10 the Capital Projects Committee. Commissioner
11 Murphy.
12 COMMISSIONER MURPHY: Okay. Should we
13 go ahead and start with the resolution about the
14 line of credit?
15 CHAIRMAN SKINNER: Yes. Why don't we
16 do that?
17 COMMISSIONER MURPHY: Okay. So this
18 resolution should look very familiar to folks.
19 It is very similar to a resolution that we
20 adopted just last month. It authorizes a
21 significant $70 million line of credit for the
22 Housing Authority to draw down on to cover pre-

development and related costs of at least six property enhancement projects.

Our outside counsel reviewed the resolution and asked us to adopt it again with some pretty modest tweaks, and I can just highlight for you what those are. I'll include just a clarification about our legal authority to create the line, extending the term of the line of credit from two to three years, and a modest change to the closing fee.

So just as a reminder, when we talked about this last month, it was made clear that the line will be paid back by funds generated by the projects themselves, so either things like the financial closing of the project or other income-generating mechanisms. So we are drawing down money to spend money in order to get money back to pay down the line of credit.

So one thing that we've had conversations with in the Capital Projects Committee is we have asked the team to make sure that on a monthly basis they update us on how

1 the funds are being drawn down, what projects
2 they're being dedicated to, progress on those
3 projects, and the timeline to pay down the line
4 of credit. So this is something that I know the
5 staff is watching very closely, but we, as a
6 board, also want to make sure we're watching it
7 very closely, just so we ensure that the funds
8 are there to pay down the line.
9 I was going to just ask real quick,
10 David -- I can't see if David Cortiella is in
11 the room, but if he or someone could just share
12 the initial six projects that the line is sort
13 of initially focused on, I just want to make
14 sure folks knew which of the six projects this
15 was going to fund initially. And then we'll see
16 if we can support others.
17 CHAIRMAN SKINNER: David's not here,
18 Chris, but John's here.
19 COMMISSIONER MURPHY: Oh, John is here.
20 Perfect.
21 MR. SETTLES: So it's the five MELVO
22 properties, 400M, and potentially some of the

1 nine IRBs.
2 COMMISSIONER MURPHY: Okay. So we're
3 already more than six.
4 MS. GLASSMAN: No, this is not the nine
5 IRBs.
6 MR. SETTLES: Yes. For the line of
7 credit --
8 MS. GLASSMAN: Yes. For this line of
9 credit.
10 MR. SETTLES: 400M and the five MELVO
11 are the first initial ones that we have
12 targeted.
13 CHAIRMAN SKINNER: So maybe, Amy, I'm
14 not sure, this says -- this is an updated
15 resolution, so I just want to be clear, is this
16 a new resolution? The other one goes away --
17 MS. GLASSMAN: It's a new resolution.
18 It's an updated resolution, but it essentially
19 would replace the last one. It just has some
20 clarifications that, as Commissioner Murphy
21 noticed, it adds some modest changes just to be
22 a little bit more clear about what we're doing.

1 COMMISSIONER MURPHY: So, Amy, does
2 this technically revoke the prior one and
3 supersede it, or do we need to do that
4 procedurally?
5 MS. GLASSMAN: We have drafted that it
6 -- I believe we have some language in here that
7 it replaces it. We have some very -- it amends,
8 restates, and replaces, so that's where we are.
9 So, formally, what we are doing, just
10 officially, yes. Just wanted to give you the
11 specific language so that we could be all on the
12 same page. Right.
13 But, ultimately, it is still the $70
14 million line of credit. It's just a three-year
15 term instead of two years, and then some modest
16 changes to the language in the resolution are
17 really the main changes here.
18 CHAIRMAN SKINNER: Okay. Any other
19 comments, questions? So I'll entertain a motion
20 to approve Resolution 26-12 on the --
21 (Simultaneous speaking.)
22 COMMISSIONER MURPHY: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER SILLA: Second.

CHAIRMAN SKINNER: Any further discussion? Hearing none, we have a roll call vote on Resolution 26-12.

MS. HARDEMAN-JONES: Sure. Theresa Silla?

COMMISSIONER SILLA: Yes.

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

COMMISSIONER MURPHY: Yes.

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

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Thank you. Denise Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you. Jennifer Reed, I believe, has left. Rosa Burbridge?

COMMISSIONER BURBRIDGE: Yes.

MS. HARDEMAN-JONES: Thank you. And

1 Chairman Skinner?
2 CHAIRMAN SKINNER: Yes.
3 MS. HARDEMAN-JONES: Thank you. The
4 resolution is approved.
5 CHAIRMAN SKINNER: Okay. Thank you.
6 So, Commissioner Murphy, any other report --
7 (Simultaneous speaking.)
8 COMMISSIONER MURPHY: Yes, I can just
9 give some very brief highlights of our most
10 recent meeting. We did get an update on the IRB
11 projects, very specifically the initial nine.
12 And some really encouraging news that eight of
13 the nine already have pre-development agreements
14 and have had kickoff meetings or are being
15 scheduled. So good progress is being made
16 there.
17 We talked about resident communication
18 and resident engagement in the design process,
19 and it sounds like there's robust work taking
20 place there. The advantage of doing these all
21 together is the team talked about the systems
22 they're building that are able to be applied to

each of the projects that we hope will be meeting the needs of the residents and the agency.

We also spent some time reviewing a number of Low-Income Housing Tax Credit-supported projects that the Housing Authority has some form of interest in and what the timeline over the next several years will be for those to be expiring. As folks know, those are typically 15-year projects, 15-year terms. And so I really appreciate the staff kind of staying ahead of this, so we don't end up behind the curve trying to solve a problem at the last minute. They're being very proactive about seeing when projects are going to be expiring in the next couple of years and what are the right projects that we need to be taking now in order to preserve the affordable aspect of the projects.

We also talked a little bit about a project at 400M that we're expecting to hear more about, and we spent a little time getting

1 an update on Greenleaf, which we're also
2 expecting an update on in future months at
3 future committee meetings. So a robust
4 discussion.
5 And then one thing I did just want to
6 highlight, it occurred to me after looking at
7 the prep materials, I've already communicated
8 this to Sheila Miller, but I do want to ask that
9 at our next committee meeting we get a briefing
10 on the capital spend portion of the board book
11 that sort of shows each of the fiscal year funds
12 that have been allocated by the D.C. Council and
13 how we are both obligating and ultimately
14 spending those dollars. So Sheila knows that's
15 coming.
16 And then so I think it would be helpful
17 to get that, as well as we haven't heard in a
18 while on the urgent needs campaign and I'm
19 guessing the committee might want to get a
20 little bit more detail on kind of which are the
21 latest projects. I know we got that update in
22 the board book about which of the projects that

1 are kind of wrapping up, but I think it would be
2 helpful to hear what's left and what's coming
3 next and what the funding is looking like sort
4 of a little bit more holistically.
5 So thanks in advance to the team.
6 We'll be looking forward to hearing from you
7 next month. That is all.
8 CHAIRMAN SKINNER: Thank you. Okay,
9 next we're going to move to the Resident
10 Services Committee, Commissioner Blackson?
11 COMMISSIONER BLACKSON: Good afternoon.
12 CHAIRMAN SKINNER: Good afternoon.
13 COMMISSIONER BLACKSON: Okay. The
14 Committee on Resident Services meets four times
15 a year. So one of the initiatives under the
16 Committee on Resident Services is the block-by-
17 block, which the last session was held on March
18 the 19th.
19 So since that session, the Committee on
20 Resident Services had a special meeting to
21 strategize on several key topics that was
22 discussed at the block-by-block with resident

leaders who are residents or bring the information and concerns from their residents to myself and DCHA staff, as well as Commissioner Silla, who was in attendance.

Some of the key topics were resident engagement, the new tenant laws. Commissioner Silla was very concerned with residents learning about these new laws and seeing ways that what can we do, as DCHA staff, or partner to assist with making sure residents are informed about these laws and on track.

We also talked about educational partnerships, the right to return, you know, relocation. We discussed a little bit about the resolution that was just approved, 26-09. Ball counts, pest control, vouchers, you know, funding for residents and different emergency maintenance calls and concerns. So those are some of the key topics that we had to discuss from block-by-block and the residents' concern.

And I just want to share about the last session at the block-by-block. You know, all of

1 this falls under the Committee on Resident
2 Services. We had excellent collaboration with
3 DCHA staff, as well as really good, positive
4 feedback from the resident leaders who were in
5 attendance. They expressed their gratitude for
6 getting that presentation from Carolyn and her
7 team and, you know, receiving literature that
8 was provided from the area managers and foreman.
9 A very pressing matter, we were glad that
10 Shavonne Davis was able to answer that and
11 Deputy Director Nicole for being able to have
12 very detailed and expert responses to the
13 leaders' questions.
14 And, you know, I definitely want to
15 thank the Office of Resident Services and their
16 team. I know I shared some of this in an email,
17 but Fashad Tyler, thank you for your information
18 on resident participation funds, and Mr. Spriggs
19 for sharing information to the leaders on the
20 summer youth employment and scholarship
21 opportunities.
22 And, you know, finally, although we're

1 in this together, I have to commend Commissioner
2 Silla for her input, her support. You know, it
3 is well received by the leaders, as well as
4 myself. And we just had a really great meeting,
5 and I just want everyone to know I thank them
6 and thank the resident leaders always because
7 without them there's no us, right? Thank the
8 resident leaders and the citywide advisory board
9 members who were in attendance.
10 And that's my report. The next meeting
11 -- oh, let me say, the next meeting is on April
12 30th, the committee meeting.
13 CHAIRMAN SKINNER: Okay. Any questions
14 for Commissioner Blackson?
15 COMMISSIONER SILLA: Can I just
16 reflect? Yes. Just real gratitude to you,
17 Commissioner Blackson, for leading the way in
18 this area, helping us make sure we're connected
19 to residents in a form other than this one. I
20 really appreciate meeting all of the current and
21 former resident commissioners and really hearing
22 what's happening. And I promised that we were

1 going to connect the dots and make sure that
2 what we are hearing from residents, that we will
3 be following up in our committee meetings, and
4 then making sure we are bringing presentations
5 to them based on the information that the
6 executive team is sharing with us.
7 And that first test with the work
8 orders went very well. And so I'm excited that
9 we're going to be going back with an update on
10 capital improvements and capital projects so
11 that this relationship can be one that is
12 strengthened from meeting to meeting.
13 I apologize in advance that I am out of
14 town and will not be joining the next block-by-
15 block, but I'm there in spirit. So thank you,
16 Commissioner Blackson, for leading the way.
17 CHAIRMAN SKINNER: Thank you. Okay.
18 Okay. Last but not least is committee budget
19 and finance and Commissioner Clay.
20 COMMISSIONER CLAY: Sure. So in our
21 last meeting, first, we had a conversation about
22 our presentation from the Office of Audit and

1 Compliance. One of the areas that we discussed
2 was related to the OFM observations and
3 allegations and kind of where we stand.
4 Of the issues that were raised, there
5 were, prior to the meeting, two items that were
6 outstanding. One of those items was closed, and
7 that was related to the stale dated checks
8 issued. At this point, through research, the
9 OFM has gotten the number down to about $267,000
10 worth of checks that they continue to research,
11 but they do have a plan to get through those.
12 And so that observation was closed, but there
13 will be a follow up, I think, in a year from the
14 OAC to see where that stands.
15 The one item that remains open is
16 related to the undistributed Davis-Bacon items.
17 What was found was that there is, I think the
18 initial allegation was that there was $137,000,
19 I believe was the amount. A hundred and sixty-
20 seven, thank you, that had been undistributed.
21 The actual amount, I think, in the account is
22 66,000. And there's a staff member, an OAS,

1 that knows or has documentation on where these
2 funds are supposed to go, so they're working on
3 taking care of that. So that would basically, I
4 think, close out that allegation.
5 Also, we heard from OFM regarding the
6 status of the audit. They're currently going
7 through the annual audit that is required
8 through the District legislation. That audit is
9 -- today is Wednesday. Friday is the deadline
10 for them to submit all the documents that have
11 been requested. As of last Friday, of the 500
12 documents that had been requested by the
13 auditors, I think 48 documents remained
14 outstanding.
15 Five hundred is a lot of documents in
16 an audit, but I will say when, you know, based
17 on last year's audit, the number of findings,
18 the opinion itself, the disclaimer, generally,
19 it would be considered a high-risk audit, which
20 means, if it's a high-risk audit, we're going to
21 audit more. And so that is, in large part, why
22 there are so many documents that have been

1 requested.

2 The initial deadline to submit all the

3 documents was March 31st, but Mr. Bland, the

4 CFO, and I met with the IG and with the auditors

5 to request an extension. And so they've given

6 us to this Friday, so the team is working

7 feverishly to make sure that they get those

8 documents in and, hopefully, we'll move the

9 needle on the audit opinion for this year.

10 CHAIRMAN SKINNER: I'm looking at

11 Randy. Do we have an update on where we are

12 with regard to meeting the Friday deadline?

13 COMMISSIONER BLACKSON: Oh, he's not

14 involved in that one.

15 MS. WICKLIFFE: We think we'll meet the

16 deadline.

17 CHAIRMAN SKINNER: Okay. Okay. Thank

18 you. Think. You're not sure.

19 COMMISSIONER BLACKSON: There's a lot

20 of items, so we're hoping that we can get

21 everything cleared out by Friday, any major

22 items. So they're continuously working, staffs

1 up there now going back and forth, and we have
2 BDO on, as well, assisting.
3 COMMISSIONER CLAY: So the issue with
4 some of those is that they're continuing to try
5 and reconcile all these items so that they can
6 submit them to the auditors. And there's been a
7 lot of back and forth with certain things. And
8 I will say I think that we found, even with the
9 auditors, there were some challenges in
10 information that was provided and some of the
11 feedback. So I think we've kind of moved
12 through those issues and just trying to get it
13 done. And that's all I have.
14 CHAIRMAN SKINNER: Is that it? Okay.
15 Any questions for Commissioner Clay? Okay.
16 Again, thank all of the commissioners.
17 So, you know, for the general public,
18 again, this is a volunteer board and part-time
19 board. So I really appreciate the time that the
20 commissioners take to go to these meetings and
21 to give feedback and so forth. I mean, it
22 really is a commitment of time and energy, and I

1 really appreciate all the work that you all do.
2 COMMISSIONER DICKERSON: And I might
3 say it's the same for you, Mr. Chairman. You do
4 a lot of work, and you do a lot of things that
5 nobody knows about, and you don't get thanked
6 enough.
7 CHAIRMAN SKINNER: Thank you,
8 Commissioners.
9 COMMISSIONER DICKERSON: You're doing a
10 great job, too.
11 CHAIRMAN SKINNER: Okay. So as we
12 mentioned, last meeting was Commissioner Ronnie
13 Harris's last meeting, and today I want to put
14 on the record Proclamation 26-01, which is to
15 recognize and honor Ronnie Harris for exemplary
16 service to the District of Columbia Housing
17 Authority. The proclamation has a number of
18 whereas clauses, which I'm not going to read,
19 but just to kind of summarize, whereas Ronnie
20 Harris, a native Washingtonian, dedicated mother
21 and leader, she's passionate about maintaining a
22 safe environment for families and children. She

1 attended the University of the District of
2 Columbia, moved through the ranks in health care
3 administration. She served as a tenants'
4 association for over three years, successfully
5 advocated for a transition from low-income
6 housing to housing choice voucher, and actually
7 she went from being a voucher holder through our
8 program and she achieved home ownership through
9 her determination, and she serves as an
10 inspiration for other participants who hope to
11 reach a home ownership goal.
12 And she was first appointed as
13 commissioner to DCHA Board of Commissioners, and
14 then reappointed, I'm sorry, first appointed in
15 January of '22 and then was reappointed as part
16 of STAR Board in December of 2022.
17 So with that, therefore, we proclaim
18 that the DCHA Board of Commissioners, through
19 adoption of this proclamation, recognizes Ronnie
20 T. Harris for her tireless dedication to service
21 and to sincerely thank her for her commitment to
22 a better quality of life for all residents of

1 DCHA. This is adopted by the Board of
2 Commissioners on this 8th of April, 2026, and
3 it's signed by Raymond Skinner, Chairperson, and
4 Keith Pettigrew, Executive Director and
5 Secretary.
6 Okay. Commissioner's time. So we can
7 go around. Commissioner Murphy, I see you're
8 unmuted, so did you have --
9 COMMISSIONER MURPHY: No. I was
10 getting ready to enthusiastically endorse the
11 resolution.
12 CHAIRMAN SKINNER: You don't have to
13 vote on that.
14 COMMISSIONER MURPHY: All right. Now,
15 it will pass unanimously.
16 COMMISSIONER SILLA: My only comment
17 was the same. We really missed Commissioner
18 Harris at the last committee meeting, so I'm
19 glad that we're able to do a proclamation to
20 honor her service. Thank you.
21 COMMISSIONER CLAY: Commissioner's
22 time?

1 CHAIRMAN SKINNER: Yes.
2 COMMISSIONER CLAY: So just a couple of
3 things. One, Director Wickliffe, when you spoke
4 about Section 3, an idea came to mind. And I
5 was wondering, do we have a book of businesses
6 or anywhere that we can see like a list of all
7 the businesses that are owned by residents, and
8 is there a way that we can, you know, people can
9 get that information and also potentially share
10 it? I think something like that long-term would
11 be helpful.
12 Also, since our last meeting, we had
13 our confirmation roundtables, and a couple of
14 things that came out of that I do want to kind
15 of share and be mindful of. One is Mr. Jordan,
16 he testified at the roundtable, and one of the
17 things he talked about was, you know, the board
18 and leadership being visionary. And he even
19 raised some ideas of things that we could do,
20 and I do want to make sure that that's something
21 that remains front of mind is how can we be and
22 transition to being more visionary as a board

1 going forward.
2 And, lastly, one of the things that I
3 raised was engaging more with some of our
4 employees, and this is really for the board. I
5 think it would be helpful if the board engaged
6 with the employees. I think that we are aware
7 and we know that there have been some challenges
8 that have been raised by some of the employees,
9 and I think it would be great if the board had
10 more of a presence with the people.
11 CHAIRMAN SKINNER: So I'm glad you
12 mentioned the word visionary because that's one
13 of the things that I've been thinking about, and
14 I think I even mentioned this to Nicole when we
15 were talking about her becoming the interim
16 director. What I'd like to do, and part of the
17 issue for me is just, you know, we're kind of in
18 this transition mode because we know that we'll
19 have a couple new directors coming on, and some
20 of us will be reappointed. So I was trying to
21 wait until we got the full complement of new
22 directors on board, but what I'd like to do is

1 have kind of a board retreat where we talk about
2 a strategic plan and a vision for the future.
3 You know, what do we want DCHA to look like in
4 five years, even ten years? What does that look
5 like and begin to think about and lay the plans
6 and framework for what things we have to do to
7 get to that vision, that future vision of what
8 the DCHA should look like.
9 So that's on my mind. That's been on
10 my agenda, and I'd like to move forward in that
11 regard.
12 COMMISSIONER SILLA: If there's an
13 opportunity, I also really appreciate learning
14 more about this vision and this opportunity for
15 us to think about that. I appreciate your call
16 for us to be engaging with more D.C. Housing
17 Authority staff or employees. I appreciate the
18 block-by-block and the opportunity, especially
19 with the PMO team, to be able to interact with
20 so many of the area managers, so many of the
21 other folks that are instrumental at PMO side of
22 the shop.

1 And I also feel like I get those same
2 opportunities at the Rebuilding Communities
3 events, which one of our resident callers
4 referenced, like the power of those events and
5 people coming together, the presence of Dr. Love
6 and his team, like that real focus on healing
7 and community. And I know we have budget woes,
8 but I'm really hopeful that we can, in some way,
9 shape or form, continue to pull together those
10 events. And I want to encourage all of us, as
11 commissioners, to recognize that these are
12 opportunities where we get to talk to staff one-
13 on-one. They come and they approach us.
14 I've heard so many accolades, as well,
15 in terms of the improvements that they are
16 seeing, the ways in which that they feel
17 supported by the executive team. And then, of
18 course, there are always complaints, as well,
19 that come up. So, you know, it's just a
20 wonderful opportunity. I wanted to amplify
21 that, as well.
22 CHAIRMAN SKINNER: All right. One

1 final thing. Karen Settles, who we heard from
2 before, sent a text, and she asked me to put
3 something on the record. And for the record,
4 Ms. Settles wants to thank you. Thank you to
5 Ms. Punter and Ms. Harvel for being so
6 hardworking and caring so much for the Stoddert
7 Terrace residents. So, again, thank you, Ms.
8 Settles, for that compliment to the staff.
9 Okay. If there's nothing else, then
10 the next Board of Commissioners meeting will be
11 held on Wednesday, May 13th, 2026, at 1 p.m. via
12 Zoom. Information regarding viewing or
13 participating in the meeting can be found at our
14 website, www.dchousing.org.
15 If there's nothing else, I'll entertain
16 a motion to adjourn. You don't want to leave?
17 (Simultaneous speaking.)
18 CHAIRMAN SKINNER: All in favor?
19 (Chorus of aye.)
20 CHAIRMAN SKINNER: The meeting is
21 adjourned at 3:05 p.m.
22 (Whereupon, the above-entitled matter

1 went off the record at 3:05 p.m.)
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13
14 C E R T I F I C A T E
15 This is to certify that the foregoing transcript
16 was duly recorded and accurately transcribed
17 under my direction; further, that said
18 transcript is a true and accurate record of the
19 proceedings; and that I am neither counsel for,
20 related to, nor employed by any of the parties
21 to this action in which this matter was taken;
22 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.

_____

Connor Banks