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THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

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WEDNESDAY
FEBRUARY 12, 2025

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The Board met via Video conference, at
1:00 p.m. EST, Raymond Skinner, Board Chair,
presiding.

COMMISSIONERS PRESENT:

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

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STAFF PRESENT:

ALETHEA MCNAIR, Board Liaison
NICOLE WICKLIFFE, Deputy Executive Director
AMY GLASSMAN, Senior Vice President and
General Counsel
GENE SUMMERVILLE, Senior Vice President,
Office of Administrative Services
HEATHER MUELLER, Chief Financial Officer
SHEILA MILLER, Director, Capital Programs
ANTON SHAW, Director, Housing Choice
Voucher Program
ALISON BURDO, Director, Public Affairs and
Communication
MICHAEL REESE, Chief of Police, Director of
Public Safety
HAMMERE GEBREYES, Director of External
Affairs & Senior Advisor
KEITH PETTIGREW, Executive Director
SHENETTA HARDEMAN-JONES, Office of
Executive Director Manager
MICHAEL BUCK, Vice President, Chief
Information Officer
NONA EATH, Senior Vice President, Property
Management Operations
JACKIE ZALDANA, Director of Capital
Construction and Design

COMMISSIONER(S) ABSENT:

KATRINA D. JONES, Commissioner
MELISSA LEE, Commissioner
CHRISTOPHER MURPHY, Commissioner
DENISE BLACKSON, Commissioner

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

1:05 p.m.

CHAIR SKINNER: Good afternoon, and welcome to our first meeting of 2025. And I hope everyone is staying safe and warm in this really nasty weather that we're having.

My name is Raymond Skinner, and I'm chairperson of the DCHS Stabilization and Reform Board, and I'd like to call this meeting to order. This is the regular monthly meeting of the District of Columbia Housing Authority being held today, February 12th, 2025. This meeting is being held via WebEx videoconferencing only today because of the inclement weather, and the time is now 1:05 p.m.

At this time, I'd like to ask for a moment of silence so that we can have time for personal reflection.

(Moment of silence.)

CHAIR SKINNER: Okay. Thank you so much. Today's meeting is our regular meeting,

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and we have invited members of the public to sign up to speak via our website or those who would just like to view the meeting can do so live via the DCHA website linked to Facebook Live.

The Board of Commissioners welcome constituents' input on matters of public concern 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 who attend our meetings abide by certain rules of the quorum to allow the Board to complete the business before it.

For this virtual meeting, DCHA asks that you remain muted until you are instructed to speak. Members of the public cannot engage in any disruptive conduct or loud, threatening, or abusive language during our board meetings. This includes any loud outbursts or shouting during times when you have not been invited to speak. Anyone who violates these rules will be removed from this virtual meeting immediately. Serious

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or repeated violations of the rules may result in your being barred from speaking at future board meetings. However, we do appreciate your interest in the business before us today, and I just want to thank you in advance for abiding by these rules of conduct.

At this time, I will ask for a roll call to determine if we have a quorum.

MS. HARDEMAN-JONES: Sure. Denise Blackson.

(No audible response.)

MS. HARDEMAN-JONES: Rosa Burbridge.

(No audible response.)

MS. HARDEMAN-JONES: Leroy Clay.

MR. CLAY: Present.

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

MR. DICKERSON: Present.

MS. HARDEMAN-JONES: Thank you. Ronnie Harris.

MS. HARRIS: Present.

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MS. HARDEMAN-JONES: Thank you.
Katrina Jones.

(No audible response.)

MS. HARDEMAN-JONES: Melissa Lee.

(No audible response.)

MS. HARDEMAN-JONES: Chris Murphy.

(No audible response.)

MS. HARDEMAN-JONES: Jennifer Reed.

MS. REED: Present.

MS. HARDEMAN-JONES: Thank you.
Theresa Silla.

(No audible response.)

MS. HARDEMAN-JONES: I see you, but
you're muted. I just want to make sure I get
your audible present.

MS. SILLA: Present.

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

CHAIR SKINNER: Present.

MS. HARDEMAN-JONES: You have a
quorum, Chairman.

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CHAIR SKINNER: Okay. Thank you.

The next item of business is approval of the minutes from previous meetings, and we actually have three previous meetings for which to approve the minutes, and I'm going to ask that we take these all at once. So we would be approving the minutes for the December 11th, 2024 Board of Commissioners annual meeting, the December 11th, 2024 regular Board of Commissioners meeting, and the January 27th, 2025 special Board of Commissioners meeting.

So there are three minutes that we need to approve, and, again, I'm going to ask that we just approve those all at once and, therefore, asking for a motion to approve the minutes of those three meetings. Is there a second? Is there a second?

MR. DICKERSON: Yes, that's the second time. Second.

CHAIR SKINNER: Okay. Thank you. I didn't hear you the first time. It had been

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moved and seconded that we approve the minutes of the three previous meetings. All in favor, signify by saying aye.

(Chorus of aye.)

CHAIR SKINNER: Is there any opposed? Any opposed? Hearing None, the minutes are approved as presented.

Okay. At this time, we're going to call on our Executive Director Keith to give his monthly report.

MR. PETTIGREW: Thank you, Mr. Chairman. Good afternoon, commissioners, residents, guests. I guess, first thing, though, is Happy New Year. We haven't seen each other obviously since last year, right? For the most part. This is the first meeting of 2025.

I think we closed out '24 on a very good note in terms of utilization, in terms of our ability to try to service more people. You know, we still have a long way to go, and my main job is to manage expectations because, clearly,

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the more work we do -- obviously, people expect us to be able to take care of everyone's priorities at one time. I think the staff has been working extremely hard toward the end of the year to get through the year and then decide to turn a corner and excel a little bit in their refocus for 2025 in which we expect to hopefully improve on our customer service, as well as our basic program activities, utilization of public housing, as well as our voucher program.

So as you can see in the book, we did a little bit in January for utilization of public housing, but we increased on the voucher side. At the end of the year, I asked the staff to do a clean-up and a cross-reference with the two systems that we've implemented. We have the PIC system, which is the federal system. We have the Yardi system which the staff uses. Just from experience, having done this several times, several places, you know, at the end of the year, you want to try to take inventory of what you

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have, knowing the staff has been running a hundred-miles-an-hour to get to a point of performance just to double-check to make sure that sometimes things get missed, sometimes errors happen, and so we wanted to take some time to do some clean-up on the public housing side, and so you see the number dipped a little bit.

The good thing is we're anticipating making a lot more units in 2025. Mr. Chairman, I know I owe you a utilization table. There are going to be meetings to confirm that. The one reason we haven't gotten it yet is because we're still waiting to confirm from HUD some of the units that were offline prior to my arrival that may be coming back online. We need to factor those in in terms of how we set up our unit turn schedule to make sure that we don't get hit with those vacancies in terms of our utilization because they're coming back and nothing was done prior to me arriving. So you should be getting that next week. We're going to be meeting on

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Friday to finalize that table. We got it from HUD in the field office.

The one thing I do want to share with you, which is some pretty good news, and I think some of you all may be aware of it already is that we're extremely close to closing out the HUD report. We have literally just items that are pretty much tied to the admin plan and the ACOP; and, obviously, as you all know, this is a big milestone for us. We've been working extremely hard, once we arrived, to pick up, I think there were, like, 40 outstanding items when I arrived in 2023, and now we're down to nine. One of them we need some clarification on from the field office. We believe that it's completed, but they know that it doesn't sort of confirm that. And so Laura Davis, who is in charge of the field office, told us that she would get back with us, so, hopefully, we will have some confirmation on Tuesday.

Outside of that one item, which has to

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do with recertifications and inspections, which is probably going to end up being sort of a monitoring period. The remaining eight items are tied to the ACOP or the admin plan. As you all know, the general counsel's office, as well as some of the staff, are working with individuals, stakeholders, et cetera, to sort of talk about the admin plan and the ACOP as to where we are.

One of the things that was presented to me and that I sort of thought made a great idea, too, was we needed to get out of the emergency extension cycle. And so one of the things that we wanted to make clear to everyone, including the stakeholders, we're not trying to force-feed anyone anything. We're going to try to identify these items that we know HUD has flagged for us, but we do need to get the ACOP and the admin plan off this emergency extension cycle.

And so HUD has indicated that they want us to have the various notice periods that

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we have to commit to. And then also we have the process which documentations are approved by the city. I think what we're looking at now, and, Amy, you can correct me if I'm wrong, somewhere around April bringing one or maybe both to you guys for approval with the understanding, with the understanding, with the understanding -- I got to say it three times -- is that, immediately after it's approved, we're going to continue to talk about other areas of both documents that need to be approved because they should be updated on an annual basis and they haven't been. But we need to get them out of the emergency cycle in order for us to now move forward, close out this HUD report with those two documents because those are really the only two that are left, and then immediately begin discussing any changes going forward in both documents as a normal process.

So we're excited about where we are, excited about the new year. We're going to have

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to pivot a little bit in several areas in terms of operation. Based on that, we have some semblance of what we've been working with for a year, right. We've gotten some runway. We've gotten some data built up in terms of observations and analysis of not only staff but how we do certain things.

And so, as we continue to service more people, you know, we need to pivot a little bit. And so we're meeting with staff to talk about some changes that we can implement, and some of that may include staffing, just so you know, in order to be able to now move to another level of performance as we move further into 2025.

Yes, sir.

CHAIR SKINNER: Just to follow-up on the HUD issue, for the record, we did get a very complimentary letter from HUD, I guess sometime about mid January, that congratulated Keith and his team for the hard work and the, you know, really great job that they did in terms of

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responding to all of the findings. And as Keith said, we're down to the point now where there's just a couple of outstanding items from the admin and ACOP.

And so, on behalf of the Board, Keith, I, again, want to congratulate you for working through this. I know it was really hard work and there was a lot going back and forth between the staff and HUD since you've been here a little over a year, and I was really glad to see that HUD appreciated the work that you've been doing. And we're just about at the finish line on this HUD report.

MR. PETTIGREW: I want to say kudos to my team, man, because they do all the work. I just push hard.

MR. DICKERSON: I want to congratulate you all and the staff, as well, and the Board. I mean, this is a major item, and we've been four years working on this and more than that. It's been outstanding, so this is

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something to be celebrated. In these days and times, we need areas that we can celebrate and some victories that we can claim. And this is not over, obviously; but congratulations. Great job.

MR. PETTIGREW: Thank you. Any questions on the --

CHAIR SKINNER: So I have a couple of questions. First of all, do any other commissioners have any questions for the director? Okay.

So, Keith, just a couple of things. On the vacant units, two questions. One is there's a metric called the number of applicants pending unit offers. What does that mean: applicants pending unit offers?

MR. PETTIGREW: So, Nona, do you want to respond to that?

MS. EATH: Good afternoon, commissioners. Yes. The number of applicants pending unit offers, that means that they've

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actually had, they've actually been determined eligible for the public housing program, but we are actually, they need to be offered a unit that meets their family composition.

CHAIR SKINNER: Okay. So they're eligible, but we haven't, you haven't offered them a unit yet.

MS. EATH: Yes, or they've been offered a unit and they still have the ability to be offered another unit. Yes.

CHAIR SKINNER: Okay. All right. Then another question: so, for vacant units, it says there are 1,114 vacant units. How many of those are actually ready to be occupied and how many still need to be rehabbed or some work done on them before they can be occupied?

MS. EATH: Sorry. I was talking to myself. Sorry. So out of that number, we, roughly, had 92 units, if I'm not mistaken, that are actually ready for occupancy. Then we have 70-something units that were in construction, and

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then the rest of those we actually have that we'll be working through in reference to time frames to get those addressed.

CHAIR SKINNER: Okay.

MR. DICKERSON: Do you have a schedule? Do you have, like, a time line that you would do this and then that? Okay.

MR. PETTIGREW: So, Commissioner Dickerson, can I ask you a question? You sort of mentioned earlier, Chairman Skinner, our utilization table, and that's going to show you guys the utilization rate currently, where we hope to project to be at the end of the year like we did last year, and also the number of units we believe are going to turn per month. But we're just waiting on one variable, and that's the variable of the units that were offline prior to us arriving. When you take a computer offline, it normally stays offline for two years. And then, at some point, either we need to fix it, but it comes back to the inventory after two

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years, and so we didn't pick up on that until, like, later on in '24 because we just didn't have the data and the paperwork squared away. But that's a huge variable for us.

So once we get that variable, hopefully, from HUD, we meet with Laura next Tuesday, so between Friday when we meet and Tuesday, hopefully, we'll have that variable that I can give you guys a table that shows you utilization and expectations for 2025.

MR. DICKERSON: Okay. And we know that it's a thousand units basically, even with -- okay.

MR. PETTIGREW: Yes. Right now, it's a thousand units, yes.

CHAIR SKINNER: Okay. The other question I had regarding the voucher program and specifically the local program, LRSP, on the table, there's something that says local utilization and then there's another table that says DHS tenant-based utilization. For one, the

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utilization is only 45 percent and the other program the utilization is 83 percent. What is the difference between the programs and why is the utilization so different?

MR. PETTIGREW: Anton, you want to respond to that?

MS. GEBREYES: I can take that. So both are the local rent supplement program tenant-based. It's just that there are two funding sources, meaning that the one that has the higher percentage is the LRSP that has been funded to DCHA since the LRSP first started. The one that says DHS MOU is, as of FY '22, the money that has been allocated to DHS that we administer via MOU.

MS. WICKLIFFE: And so to add to that, on the DHS MOU one is all the leasing and referrals and all of that coming from DHS, correct? So I think if you could elaborate on that, on one you may administer, on the other maybe not.

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MS. GEBREYES: Yes, exactly. So of the one that is --

CHAIR SKINNER: Would everybody please mute yourself?

MS. GEBREYES: Of the one that is directly funded to DCHA, it's about 75 percent that is DHS referrals. But the one that is funded, the one that says DHS MOU is 100 percent. The funds are with DHS, and we are administering it.

I'll also note that, of the funding amount, so this is as of FY '22, and there is a significant amount of funding that was added. There was about 60 million in '22, another 20 million in '23, so it's a huge number and so it's just taking time for all of the infrastructure, the capacity to be built and the people to be referred. So DHS has, you know, projections of the leasing and the additional households that are going to be added, so it's a work in progress. But I just wanted to make sure that was clear.

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CHAIR SKINNER: I'm asking because this has certainly been an ongoing issue and it's been raised a couple of times at the city council level in terms of not using the funds that have been set aside for the local voucher programs.

Commissioner Silla has a question.

MS. SILLA: Yes. This used to be a major area where I get a lot of feedback from constituents about the D.C. Housing Authority process, including how quickly D.C. Housing Authority is reviewing applications and supporting DHS clients through the process. So I would greatly appreciate additional data in terms of the time line for moving people through the application process and the key data points from the D.C. Housing Authority perspective because, of course, all of the data that I'm receiving is from our sister agencies and our partner providers that are working on this issue. I think it's always important to ensure that we are understanding what the D.C. Housing Authority

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perspective is.

It also raises the question, Chairman, so I'm glad you brought up this part of the book, the current status of the FRSP families that are taking advantage of the HCVP voucher process. DHS recognizes that the Housing Authority is moving those applications faster, and it also begs the question why is there a difference between the movement on that front versus the movement on the LRSP-funded vouchers. And if there is an opportunity to leverage the same kinds of strategies that the D.C. Housing Authority is using to expedite the lease-up process for those FRSP families connected to HCVP, can we apply those same strategies to this side of the shop and make sure we're expediting these families and individuals with that same level of alacrity that the D.C. Housing and all of the partners can confirm is moving on the FRSP side.

MS. WICKLIFFE: And I can jump in

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actually. The Director and I actually met with the new director, Rachel, over there, and also we've been talking to the team in reference to this. So I would just clarify that we're not expediting one or the other now, and everybody's process is the same on both sides. We do have increased capacity, so Commissioner Silla definitely will speak to that because we had outside help and consultants also assisting with just our current staff still trying to handle the LRSP.

But after talking to staff last week when this came up, some of the concerns have been missing documents, and so not a complete file that's going back and forth; uploading the same files multiple times or in wrong areas. And the FRSP side had this same concern, but we were able to work with certain individuals in that to get that.

So our team will work closely with them. We can provide you some more data on that

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because we actually have already talked to the staff recently about that, and they have given us a great breakdown to, hopefully, show you, too, also the average time but any breakdown because we generally cannot process the file unless we have a full file. Now, we do know that there could be some capacity issues on our side for the local directors, you know, giving them the directive you've got it, you need to make sure you bring it up, get the staff we need to process that.

So we'll definitely look at them. And I just wanted to be clear we didn't change the process because, remember, on the FRSP, they're coming to the federal, so it's totally different. We've got to follow completely different rules than it is on the local side.

MR. SHAW: Just to add one last piece. It's a complete application. We keep seeing that. We kind of work with our partners to make sure they have patience completely so we can make

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sure we can process the families. Right now, my team is actually conducting another training right now with DHS staff to make sure any holes that were missed in the past are fixed again. We're going through the applications with them right now, folks in training, because any incomplete application we receive just delays the process, so we're doing another training right now as soon as we have this meeting to make sure our DHS partners have a full understanding of the application.

CHAIR SKINNER: Hopefully, not hopefully but we want to see continuous improvement in this process as we go forward.

So, Mr. Executive Director, last year sometime you completed what you're calling the recovery plan, a three-year recovery plan, and we are to report a status report at the end of six months and I think the six months are up. And so what's the status of the status report for the recovery?

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MR. PETTIGREW: It's coming. You know what it's like? It's like when you advertise a movie, you got to keep them focused and waiting for it. No, seriously, Commissioner, you know, toward the end of the year, obviously, you know, we close the year out, you know, I wanted the staff to exhale a little bit, so we didn't dive back into actually starting to put the plan together, the six-month report together, until January, after the new year. The staff had been exhausted, man. I mean, we had a very, I don't want to say stressful year but it was heavy, you know.

So we didn't dive into creating the report until after the holiday, the new year. So we had a couple of formatting challenges, but we're close. So you should probably have it, if not by the end of next week, definitely beginning of next week because we went through some format differences and challenges. And so I think we've got what we want and what we need so that, when

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you guys see it, there's a lot of data. But I want it to be such a way that, when you read it, you know, it completely makes sense to you. It ties the objectives and tasks back to your overall objectives, which we laid out in the very beginning, right. So, that way, if you see a task completed and, say, hypothetically, that department, say that department would finance, hypothetically, and they were G and they had G1 through G9 of overall objectives or goals. Then you will see a table attached that will complete it even by quarter, in the third quarter or fourth quarter, that's tied to one of those nine, right? So that way you see how everything comes together.

So if not by the end of next week, definitely beginning of the following week. You know, we've been working with some format issues that I was not happy with, let's put it that way. So I sent them back to the drawing board to simplify it a little bit, you know, and make it

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easier to read. That's pretty much what it was. It was too busy and they were missing some things, and I wanted to make this thing as simple but as straightforward as possible with substantive information while also making it look decent. So that's where we are.

CHAIR SKINNER: Okay. So we'll be looking forward to seeing that report. So one final question. I think, as everyone knows, we have a new HUD secretary who was confirmed, I guess a couple of weeks ago now, Scott Turner. And I don't know, Keith, if you've heard anything in terms of any changes coming forward out of HUD at this point. You know, of course, I know everyone is concerned about potential cuts in the budget as the new administration is certainly looking at all agencies in terms of reduction.

So have you heard anything at all, Keith?

MR. PETTIGREW: No. I mean, put it this way: nothing concrete. I think everybody

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is sort of on eggshells trying to understand when, what, where, and how. You know, we've heard a lot of innuendo but nothing concrete in terms of anything that's actually been implemented that's coming our way. Obviously, we're all concerned about our funding because, you know, that's how we do what we do.

As soon as we hear, we'll let you all know. I know Allison has been watching all the press releases, and so our biggest concern, obviously, is the funding because, without that, we can't service the residents in a way that we need to. But as soon as we hear something, we will.

I mean, I've heard good things about the secretary from several people that know him, but I've never met him, so I don't know. But two people that I've talked to seem to think that he's a really good guy and that he was a good pick.

CHAIR SKINNER: Okay. Thank you.

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Any other questions from the commissioners?
Commissioner Burbridge.

MS. BURBRIDGE: Yes. I wanted to ask a quick question. When I heard Mr. Shaw talk about the Housing Choice Voucher Program and, if something goes wrong with the application process, then you'll work with their partners. What about the residents who are public housing residents who don't have a partner, how do we assist them? It's a question.

CHAIR SKINNER: Is this a question for the public housing? Because it sounds like --
(Simultaneous speaking.)

MS. BURBRIDGE: Public housing residents, they get that letter that tells them their eligible for --

CHAIR SKINNER: Oh, okay.

MS. BURBRIDGE: Yes, Housing Choice Voucher Program. And I get a lot of calls that something goes wrong or they were not -- their application was not processed, so it could have

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been something, which what I'm hearing a lot of is when they say the rent was behind but the rent really wasn't behind. We haven't put up how they address that and who do I refer them to?

MR. SHAW: So I know you and I have talked a few times regarding some families who are coming from public housing to ACPP. In a situation like that, we do reach out to public housing to get that letter of good standing to ease the burden on the family, so they wouldn't have to go back and forth getting our letter because we do have a direct connection. But I'd like for us to continue to say what we have in the past: if a family comes to you, contact me like you normally do, and I can get it resolved. We have staff that will follow-up with the public housing side to make sure it gets resolved and get that letter of good standing for public housing residents so they can move through the process.

MS. BURBRIDGE: I appreciate you, and

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I wanted to make it public knowledge. Thank you so much. You're great.

MR. SHAW: I'm sure I'll get another text from you, so I look forward --

MS. BURBRIDGE: You will today. Thank you.

CHAIR SKINNER: Yes. Please keep that communication going.

MR. CLAY: I have a question.

CHAIR SKINNER: Mr. Clay.

MR. CLAY: Thank you, Mr. Chairman. I have a question regarding, in the ED's report, there was a paragraph noting that there were some errors and inconsistencies in the data between DCHA and the HUD system. Can you speak a little bit to that? Was one of them correct and the other one was not? Were there errors on both sides? Can you speak a little bit to that?

MR. PETTIGREW: Yes. And I'll let Nona talk about it, but I sort of mentioned it in the beginning about, at the end of the year, we

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get a review because we were running fast and furious all year, right? You know, a hundred miles an hour, you know. We're dealing with thousands and thousands of residents all the time, so we wanted to make sure that the PIC system and the Yardi system were consistent at the end of the year because things happen.

My grandfather was always telling me fatigue makes cowards of us all, right. And when you get tired, you tend to start making errors and mistakes. So, Nona, do you want to speak to the Commissioner's question with regard to the two systems and which one had errors or both. I forgot completely which one, whether both had errors or not, but I know one did, right.

MS. EATH: Right. Again, good afternoon. So what ended up happening is that the Housing Authority went through the data and reviewed data on both sides, and so we found that there were inconsistencies and data errors on both sides of the house. So we went through and

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we reviewed and we made the appropriate adjustments with our 58s associated with units that were occupied and/or vacant.

CHAIR SKINNER: What's a 58, Nona?

MS. BATH: That's a transaction that we use to send to HUD. So that's the form that's used to transmit information in reference to household composition, who's leasing the unit, what property they're leasing, and things of that nature, so we can pull reports. So it was reviewing that information and making the appropriate adjustments on both sides.

MR. CLAY: Okay. Great. And so that doesn't result in any money being owed back to HUD or anything like that, does it?

MS. BATH: It may. It depends on how far back the correction went. So, sometimes, if HUD gives us a time frame in reference to EOP or ending participation for a family that's deceased or something, so it depends on the time frame on how far it goes back. But it will adjust in

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reference to operating subsidy that the Housing Authority receives in the future.

MR. CLAY: Okay. Okay. Thank you.

CHAIR SKINNER: Okay. So I want to thank the Executive Director and his team for the hard work they've put in and continue to put in. At this time, we're going to move to our next agenda item, which is public testimony. And, again, we're going to start with the residents -

MR. DICKERSON: Mr. Chairman, Ms. Silla, I'm blinking green off and on, blink, blink, blink. Is that just my computer? Okay. I'm sorry.

CHAIR SKINNER: Okay. Are you all right? You're on mute now. So we're going to move on to --

MR. DICKERSON: Yes. Good.

CHAIR SKINNER: -- public testimony. At this point, we have a number of people that have signed up to provide testimony. And, again,

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you can speak to any issue you like, including the resolutions that are before us today. And each person will have three minutes to complete their testimony. Because of the format we're using today, it may be hard to hear the chime when your three minutes are up, but I will prompt you and ask you to wrap up after the three-minute time frame is up.

So I'm going to ask staff to call the residents for public testimony at this time.

MS. HARDEMAN-JONES: Sure. The first name we have is Theresa Johnson.

CHAIR SKINNER: You broke up, Shenetta. Say that name again.

MS. HARDEMAN-JONES: Yes, sure. It's Theresa Johnson. As a reminder, if you are on mute, to unmute yourself is *6, so I'm going to call your name one more time: Theresa Johnson.

Moving forward, next we have Donna Townes. Donna Townes. Next we have former commissioner Kenneth Council. Kenneth Council.

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(Simultaneous speaking.)

MEMBER HARRINGTON: He's having some difficulty. He'll call in in a bit.

MS. HARDEMAN-JONES: Okay. Thank you, Carla. I appreciate that. So I'll come back. Next we'll have Linda Brown.

Ms. Brown, we are having a hard time hearing you.

MS. BROWN: Can you hear me now?

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

MS. BROWN: Okay. I would like to (audio interference) a question about coming back to the property for the commissioner's meeting, for us to revisit that, you know, really find out what we can (audio interference) that happened.

CHAIR SKINNER: Okay. I think I mentioned at the December meeting that we were considering having listening sessions that we had once before, I think it was in 2023. So we are committed to actually doing that. We want to

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have at least two listening sessions this year where we go out to the property, the Board itself, Board of Commissioners, would go out to the property to meet with residents and hear any concerns that you may have and ideas that you have for how we can continue to improve our processes.

So having an actual Board meeting at the property is just a little more difficult, again, because, at this point, people are used to being able to watch the Board meeting virtually. We just don't have the infrastructure, the technology, at the properties to be able to do that, but we are committed to doing the listening sessions and getting out and interacting with the residents. Sheretta.

MS. HARDEMAN-JONES: Next we have Patricia Malloy.

MS. MALLOY: Good afternoon, Director, commissioners. My name is Pat Malloy, former Lincoln Heights resident council

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president, now a project-based voucher holder.

I need to know if Lincoln Heights is still a New Community property. If not, when did the D.C. City Council remove Lincoln Heights? I'm receiving calls from Lincoln Heights regarding right to return, right to stay on property, also about letters regarding market-rent and zero-rent vouchers. Why is it that the voucher department is sending out recertification packages with a notice saying second attempt? I have spoken to Mr. Shaw, and he said they have no control over the mail being delivered. I understand that, but I'm also on WebEx with Project Empowerment during the month, and it's very possible that for Mr. Shaw to say that is the postal service voucher holder's fill out with the District of Columbia is having the same issue.

We are not getting our first package, so what happened to the first package? I don't want to think negative and say the agency is not

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sending our the recert package. It's very strange that we're getting the second package that says second notice. It's very disturbing that I hope that the agency is not doing something it's not supposed to because, you know, it's very disturbing to see that happen.

And also I would like to know residents in our building that pay for Lincoln Heights have a lot of concerns regarding the reception that they're getting from their case manager with the voucher program. They want to know who directly that they can send their email to or speak to because of the way they're being treated. Thank you.

CHAIR SKINNER: Okay. Thank you, Ms. Malloy. Let me just say I'm sure that, and the record can correct me if I'm wrong, that Lincoln Heights is still part of the New Communities initiative and, you know, the Director can give us just a brief update on where we are as far as implementing that. And then I think the staff

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can follow-up with you on some of the details about transitioning to the voucher program and any issues you're having with that.

MS. MALLOY: Excuse me. I'm sorry. Not only that, Lincoln Heights have no representation. From the Board's perspective, how are you all interacting with the residents of Lincoln Heights? I tried to do my very best, very best. The Housing Authority is not sending me correspondence so that I can correspond with the residents there.

They have no resident council. They call me for any and everything, and it's very disturbing that the commissioners are not doing more for the properties that do not have leadership. To me, it's falling on deaf ear. Do you all really care? Because I feel you don't. So my next alternative, and I hate to say this, is trying to organize the residents of Lincoln Heights and other properties, that we go to HUD and make this formal protest. You have to do

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something.

Thank you for listening to that.

CHAIR SKINNER: Yes. Thank you again.

MR. PETTIGREW: And, Ms. Malloy, listen, we will. For some reason, I thought that staff was reaching out to you on a monthly basis.

MS. MALLOY: No, they are not, Director. They are not.

MR. PETTIGREW: Okay. I believe you. I mean, you're here now, so we'll get that going, number one. Nothing has changed right now with Lincoln Heights. I think the package was submitted for a Section 18 application, but all that's still pending. So nothing has changed.

But from a customer service standpoint, we need to be doing better, number one, whether it's with voucher information or whether we're just keeping you guys informed. And let me just say this to you because I said this also to Ms. High at Park Morton. I know

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that some of these properties are not deemed to have councils because of whatever changes have been made to them. But that doesn't negate the fact that I need people like you at these properties to continue to stay engaged and to keep the community engaged, right. If anything, the properties that need leaders are the ones that have sort of been disbanded, I mean, you know, because you're right, people do reach out to people like you because of your stature.

So let me say this to you now: you will get a monthly meeting from now on, number one; and we will meet with you to clarify all this stuff with HCVP, number two; and the minute any changes happen with Lincoln Heights, we will let you know, number three. Okay.

MS. MALLOY: Thank you.

MR. DICKERSON: I would like to say thank you, Ms. Malloy, for your ongoing support and being there for our residents and also for us, the Board and staff. This is what we need,

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so thank you.

CHAIR SKINNER: Okay. Next.

MS. HARDEMAN-JONES: Next, we have Prianna Washington or, I'm sorry, Panya Washington. Ms. Washington, *6 to unmute yourself.

MS. WASHINGTON: Are you trying to say Panya?

MS. HARDEMAN-JONES: Panya. Thank you. I'm sorry about that. Thank you, Panya. I'm sorry about that. Thank you. You have three minutes.

MS. WASHINGTON: Thank you. I don't really have a problem. I don't want to complain to Housing because I think, overall, you all do a wonderful job. I just have a few things to tell you my experiences, so maybe these things can be corrected.

I got a voucher in July. I just now got it to where I could use it. It shouldn't take seven months to get this done. There are

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no communication between Housing and me and the rental office. They give me counselor after counselor after counselor, and, when I call the 535-1000 number, they say, oh, your counselor is so and so, here's their number, here's their email. You email and contact them and nobody ever calls you back or emails you back. I wait two months. I pass in my voucher. Two months go by, and I start calling. They say, oh, it's a page missing. Well, why can't the counselor call me and tell me that? Well, the problem is is get a new counselor every week. So that problem, really, there's no communication between Housing and our counselors.

And when you start switching counselors, email me and let me know, hey, your counselor is now so and so or something like that. And if I email a counselor and they don't email me back more than once, then I'm going to move on to the director or somebody else because they don't call you back. Okay.

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The second thing I have is I came down there January, I think it was the 16th or something, it was 20 degrees outside. I had to stand in line for 35 minutes, but there were babies and old ladies and half-dressed people, homeless people, in line, as well, in this 20-degree weather. Security wouldn't let them in. We were just standing there. So, finally, I said something to the security guard, and they let the two babies in, but you just got to stand there and it's 20 degrees outside. And then, when you go in, yes, it's a tight space. So maybe Housing need to find a larger place on H Street to accommodate the community.

My biggest problem is communication between the counselors and me. That's my biggest issue. It should not take seven months to get my voucher active. Now all I got to do is sign my new lease, but it should not take seven months.

CHAIR SKINNER: Thank you, Ms. Washington, for those comments.

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MS. WASHINGTON: Thank you.

MS. HARDEMAN-JONES: Next, we have Margaret Morton.

MS. MORTON: Hello. Can you hear me?

MS. HARDEMAN-JONES: We can. Ms. Morton, you have three minutes.

MS. MORTON: Okay. Thank you. Being a former resident of Barry Farms who was relocated to Southwest, I was promised a right to return without any stipulations concerning my income. Never, ever since living under public housing have they ever used overtime bonuses and incentives or even foster care stipends to be a determination as far as my rent.

During COVID, the mayor gave out bonuses. It was an incentive program put in place to encourage employees to come to work because it had fell off so bad. The bonuses and incentives, all that stuff, was put in a factor with my income. So when I applied, I leased up at the Asbury, they denied my application twice

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saying that I made \$97,000 a year. I'm a bus driver for the District of Columbia, and it's public information no bus driver working for the District of Columbia makes \$97,000 a year.

Mr. Keith Pettigrew used to be in leadership over there at Transportation. And after, like, this was easy for him to get the correct information. My salary is \$70,000, I make \$70,033.60 a year. That's my annual salary, so I was denied because they want to use the bonus that the mayor gave, the incentive. That stuff is no longer on the table. That stuff came about because of COVID.

And so now I'm being denied the right to move back. I've been waiting eight years. I've been waiting patiently like everybody else to return back. It's been very stressful. You reach out to people, you go on deaf ears. When I first did my application, I'm sitting waiting. I wait for about six weeks and didn't hear nothing, and when I finally got in touch with

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somebody, Ms. Tonya Phillips, she told me that she didn't want to be the bearer of bad news, Housing should have told me. But, nevertheless, somebody should have said something.

And I did a second application in November, November the 18th to be exact, down as the Asbury. They told me you qualify. They told me my rent would be \$1,600 a month. They told me I qualify for one of the larger units because of my income. I waited and waited to hear back from them. When they finally called me, they called me to see a one bedroom, which I had applied for a two bedroom for me and my granddaughter. They called me, they showed me a one bedroom, Apartment 409. And it was not even on the D.C. Housing side, it was on the tax credit side.

So it's just like been a nightmare for me, this whole process. I've been reaching out to people the best that I can. Miss Sheila, she's at Housing. I can't think of her last name

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right now. It might be Smith, but she was trying her best to help me for a while, but it seemed like people brush you off. Everybody passing the buck. And this is something that we often hear of when they uproot us and move us and it's time to go back, you know.

This coming up about you make too much money and all this stuff, they never said that in the beginning when they moved us out. That was never a part of the talk. Oh, if you make a certain amount, you might not be able to come back. They never mention anything like that.

MS. HARDEMAN-JONES: Ms. Morton, I'm so sorry. We have to stop you. We have your testimony, but your time has expired. Someone will definitely call or get back in contact with you.

CHAIR SKINNER: Yes. Ms. Morton, I just want to say we're sorry to hear about your situation and what you've been going through, but we will definitely have someone follow-up with

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you and see if we can resolve that.

MS. MORTON: Okay. Thank you.

CHAIR SKINNER: Thank you for your testimony.

MR. PETTIGREW: Nicole, will you reach out to Ms. Morton?

(Simultaneous speaking.)

MS. WICKLIFFE: The staff has been, I know, working with Ms. Morton. So, Ms. Morton, I'll reach out to you, as well. I know some of the staff has and a lot of this is the Section 8 requirements, so I'll reach out and we can talk through it.

MS. HARRIS: And if it's at all possible, if you can get back to the Board just in reference to this whole scenario itself, you know, in regards to past bonuses and things like that that, in the current year, they're no longer in effect. The money is probably spent and gone, and it shouldn't be, you know -- I mean, I don't know what the rule is, but, in my head, I don't

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see how someone could be held accountable for, you know, depending on when it falls on in the month, they recert or they lease up. But I get it. I'd like to know, for each program, how that works out.

MS. WICKLIFFE: I'll do that. I'll follow back.

MR. DICKERSON: And I would like to know, if a person is eligible, when we move them out and their income changes, then they get blocked to go back in, I'd like to know what the rule is about that because, if they stay in, on the tax credit side, if they stay in, their income can go out and they can put them out because of the income on the recertification. So I'm confused here, if you could let me know.

MS. WICKLIFFE: I will. And keep in mind this is separate programs, so, when you're coming out of public housing, are you in tax credit, once you're in, you're in. This is new Section 8, so you don't automatically approve for

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Section 8 just because you have the public housing. So I can explain that to the Board and to others, but I will personally look into your file, Ms. Morton, and all the income and we'll circle back.

CHAIR SKINNER: Thank you. Okay.
Next.

MS. HARDEMAN-JONES: Next, we have Paulette Matthews. And as a reminder, *6 to unmute yourself. Paulette Matthews.

MS. MATTHEWS: I hear you, ma'am.
How you doing today, everybody?

CHAIR SKINNER: Hi, Ms. Matthews.

MS. MATTHEWS: Okay. I actually didn't have too much to say, and I kind of got in on the last minute on this call. But I was just talking to one of the residents. I live at Kelly Miller. She had actually just recently in August had her house done over again, the floors and all of that. But to my surprise, in talking with her, to find out that she's still having water

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come into her house when it rains, which it floods often. I just asked her because I just had knocked on her door just coming to speak to her about something else, and then I was informed and all that. So I said, okay, this gives me an opportunity to bring in your problem so, hopefully, it can get fixed.

She informed me that she had shown a video and all of that, but she's still going through what she's going through. Hopefully, they can help her out. She actually lives -- and she said she had no problem with me giving this information over the line -- 2105 4th Street, N.W. So if someone can come out and aid and assist her or either get with Mr. Boaten to figure out how they can work this out for her.

Other than that, that's all I have to really say. I appreciate everything that DCHA is doing, but I'll be glad I saw where they had all these virtual DCHA meetings coming up and I think they go, like, to September. I hope, come

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October, if I've got it right, that in October now we're getting into the cold months and the rain and the snow all over again, but that we could come together in a room as one. I really don't like this part, but you got to do what you got to do.

So that's about it for me. And thank you, Director, for all that you do and your staff. I appreciate you all greatly.

CHAIR SKINNER: Thank you, Ms. Matthews. Always good to hear from you.

MS. HARDEMAN-JONES: Next, we have Eric Hollan.

CHAIR SKINNER: Okay. We're getting into the --

MR. HOLLAN: Good afternoon.

MS. HARDEMAN-JONES: That is correct. Mr. Hollan, you have three minutes.

MR. HOLLAN: Okay. My name is Eric Hollan, and I'm speaking from a different side of

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the table, which is the landlord side of the table. But, honestly, some of the testimony by some of the tenants has kind of tempered my immediate thoughts when I was given the opportunity to speak both to the commissioners and to the director because some of the things that the tenants are saying are basically some of the same things, as a landlord, that I'm saying in reference to problem tenants, lack of follow-up from caseworkers.

We had a situation most recently with a tenant that, when we acquired the property, the tenant was dead. He's been dead ten-plus years. We have a vacant unit right across the hall from the tenant. We were trying to encourage the tenant to go across the hall, so we could improve his quality of life. And he wanted something which I thought was reasonable from his caseworker.

Then we started down the rabbit hole of case managers changing, multiple case managers

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changing. He'd get in contact with one, and they'd say, well, you got to talk to the next one. You get in contact with the next one, and you got to talk to the next one. You get a supervisor involved, multiple people, the only people that will respond would be the person that the email is directed to, even if there's other people on the email that's copied that can affect the situation.

Long story short, because we only have three minutes in this particular scenario, we are eight months in this particular occasion trying to resolve what should be a simple issue, right? In November, there was an email sent by the case manager to the mediation team, I believe Mr. Sistrunk and someone else. As we sit here today, and this was November, I have yet to receive a response from the mediation supervisor or the mediation team when the tenant simply wanted something from Housing saying that it was okay for him to move across the hall while we freshened

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up his unit.

During ths period, we actually got an inspection. And, shockingly, things was denoted on the inspection that the tenant's unit failed the inspection. So now we are under the trouble of having 30 days or whatever it is to rectify issues that should have never been issued if we could have got some communication from six to eight months ago. I mean, it's a ridiculous process.

I mean, I know other people that have got out of providing affordable housing in the city because of the same stories. I have one very close friend that had over 15 units that sold all of them. And this isn't how it should be, you know. We should be able to have cooperation from the agencies. These tenants are your clients. We're providing the housing. We shouldn't bear the burden of responsibility for your client. We should bear the burden of providing the housing.

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MS. HARDEMAN-JONES: Thank you, Mr. Hollan.

CHAIR SKINNER: Thank you, Mr. Hollan. We appreciate your thoughts, and we'll take that under advisement and, you know, look at our processes and how we're doing things, which is, you know, a continuous issue.

MR. DICKERSON: Mr. Chairman, I want to say this is very important. We're in a crisis because the city -- I'm not saying us, although this is an example of what we need to improve on -- but the city is in a crisis because landlords are walking away. They're leaving the city, and the units are not being replaced. And I think that we, you know, us, the Housing Authority, can be the leaders in showing how the tenants and the landlords and the DCHA can work together effectively.

And I agree with the gentleman. This should not have happened. It should not have

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come to this point. So, please, would you get back to me to let me know what the follow-up is on this? Thank you.

MR. HOLLAN: If you don't mind, I'd like to say one more thing because that's very important, Mr. Dickerson, and I appreciate that. I have three newly-remodeled one-bedroom units open ready to move in today. Based on my experience with Housing, I'm looking for private tenants. And the mayor's initiative is supposed to be pathways to housing, affordable housing, and things like that, but it's too complicated. And this has been ongoing since 2018 for me.

CHAIR SKINNER: Okay. Thank you.

MR. DICKERSON: Yes, I think this is very important. This is very, very important.

CHAIR SKINNER: Yes, it is.

MR. DICKERSON: I think we need to follow-up with him and others. I think there is an association of owners, isn't there?

CHAIR SKINNER: There are several

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ones, and my understanding is that the director does meet with the landlord associations periodically. And, again --

MR. DICKERSON: Well, I want to follow-up on this and see where we are on the next meeting. This is critical. They're walking away, I mean lots of landlords who have good motives are walking away in the District of Columbia because it's just too hard and they're losing money. That's the bottom line.

MR. PETTIGREW: You're right, Commissioner. They are walking away. We're trying to keep them around. We'll get with Mr. Hollan. We have two landlord liaisons, so they should have been in contact with Mr. Hollan before now. I hear his frustration, so we'll reach out to him immediately.

But, also, I hear from landlord associations all the time. One of the biggest issues is they can't evict anybody, so that's another reason why a lot of landlords walk. But

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there are a number of issues, but we'll reach out to Mr. Hollan and identify the situation and see what we can do to rectify it.

MR. DICKERSON: Good. Okay. Thank you.

CHAIR SKINNER: Next.

MS. HARDEMAN-JONES: Katie Nailler.

MS. NAILLER: Good afternoon, everybody. My camera is on. Good afternoon. And I'm actually another landlord that just walked away because of losing money and the process. I was new to the process. Two months went by before, like, I didn't even get to the inspection process because two months had gone by.

Things that held up the application were not the tenant, was not me. That's all detailed. I'm not going to go into that because it is what it is.

But what I'm frustrated over and, after reflecting on this and deciding do I want

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to testify, et cetera, is now I'm a month out and I walked away, I notified everybody, financially, I have to walk away because I can't wait two more months, now even, hearing some of these horror stories, even longer, without getting income. I have to feed my family, you know. That's true on the small landlord side of things.

But I walked away, and there has been no follow-up, no survey, no nothing from DCHA to find out what did we do wrong, where did we go wrong. And in the days of you pick up something from Home Depot and you get a survey, you cannot correct what you're doing wrong unless you survey people to find out what you're doing wrong. It needs to be data-driven.

I have given some anecdotal information, Mr. Hollan just gave some anecdotal information from the landlord's perspective, but what drives your decisions? You should be getting data. I should have had a follow-up survey or something so you all can make changes,

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you all can make informed decisions, what's going wrong. Is it when you submit an application? Is it our staff? Is our staff not trained well enough? How long did it take you to get your tenant? Is the inspection process -- I got nothing. So it kind of goes to say are you really serious about making changes?

I was so disappointed that I had to walk away. I was devastated that I had to tell the woman I have to walk away, I financially cannot do this. She was devastated. I thought she was going to be a wonderful tenant. I thought she was a wonderful person. I had communicated with her on an ongoing basis. And, you know, as I'm sitting here listening, I'm like, oh, I had some of the same problems, too. This is consistent.

But how do you change anything unless you have data and information on what you need to change? And nothing has happened. So I just wanted to put it on the record.

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CHAIR SKINNER: Thank you, Ms. Nailler, for your comments and testimony. I like the idea of doing that kind of follow-up survey. As you say, I know many, many companies that you deal with do that to get a sense of how they do in providing a service to the customer. So that's something we can take a look at, but we appreciate your comments and your thoughts.

MR. DICKERSON: And I want to encourage you to keep speaking. I mean, you can walk away from being a landlord, but we're part of a city, we're part of a community, and there are people like this lady who needs some advocacy, you know, in this and good information that then, the city and the agencies, we have to respond to. So, please, don't walk away from that.

MS. NAILLER: And that's why I'm here today. Like, I had to say something. And even though I'm not a part of DCHA as an official landlord, I still felt like I needed to say

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something to hopefully improve something. Hopefully, something comes of it. So I thank you for your time today.

CHAIR SKINNER: Thank you.

MS. HARDEMAN-JONES: Next, we have Jamal Farmer. Jamal Farmer. Moving forward, next, we have Daniel Del Pielago.

MR. DEL PIELAGO: Thank you. Good afternoon. My name is Daniel Del Pielago, and I work with Empower D.C. We organize with public housing residents --

CHAIR SKINNER: Good afternoon.

MR. DEL PIELAGO: -- and people in the voucher program. Over the past couple of weeks, we've been meeting to check in on priorities for this new year. We are hopeful that this agency will continue to improve, but there are still some very serious concerns that affect the quality of life for DCHA clients.

I'll follow-up with a more detailed email, but here are some of the concerns:

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Regarding Section 18 applications, most tenants on these properties still do not have a clear understanding of what will happen on their property. Many did not attend the meetings this past summer, and there has been little to no update from DCHA since.

Tenants are concerned about not being able to return if relocation happens, about the long-term reportability, about the cost burden, the utility costs that may be passed on on top of rent. So we understand DCHA has developed a handbook related to these particular changes, but they are not regulations. Tenants and their supporters want to ensure that right of return, affordability, involvement are all codified in regulations.

Regarding development, we understand that demolition is beginning at Richardson Dwellings soon. Many tenants are also concerned about their right of return there. We just heard about a situation related to Barry Farm. This

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is very similar to what happened at Barry Farm. Having a codified right of return will go a long way in relieving tenants' fears and concerns.

We are also not clear if this redevelopment is still part of the New Communities initiative, although we heard Lincoln Heights still is so we should understand that Richardson still is.

On the Garfield Terrace side, I wanted to raise an update on Garfield Terrace. The remaining tenants on this property, the family side, have been displaced for months now due to the failure of their heating system on their property. It has been tough for many, not knowing if their hotel stay would get renewed, where they will end up, and what help they will receive in relocations. The tenants at this property deserve to relocate to properties that meet their needs and, more importantly, their accommodations.

Vouchers. Unfortunately, there are

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still some very serious issues throughout the whole voucher process. We appreciate meeting on a monthly basis with Director Pettigrew and Director Shaw. But at the center of this, many voucher holders going through the voucher process feel like they are receiving very little support in navigating this very difficult process. Many have a hard time finding a place to apply to. Many lose time and money applying to places that are outside of what their voucher will cover. Rent reasonableness is very unclear to many.

Knowing who is assigned to help them and keeping in contact with them is very difficult, as we've heard. Record retention is another big issue. The recertification is also another big difficult process. So, in general, much more attention, education, and customer care have to be paid to this program.

Conditions continue to be a perennial issue with this agency. Tenants continue to report the same issue we hear about year-in and

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year-out. One thing we want to flag that many tenants are questioning is who is doing these repairs. Oftentimes, it is not DCHA employees, and there is concern that some of these contractors may not be qualified to make the level of repairs needed.

Lastly, I've been visiting some of the Section 18 properties and I've noticed a level of vacancies, and I'm concerned about the disparate nature of how these are mothballed, if that makes sense. I notice that some of the vacant units have big metal coverings from some company that uses the DAWG acronym. Some just have chains on the doors, some are boarded up. Some are clearly vacant because there's tons of mail, you know, as you open the screen door and there's cobwebs. And I don't understand why there's such a disparate nature in how these properties, these units are maintained if they are vacant because it creates a lot of issues for the people who, literally next door, are still living there.

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So with all that closed, I hope that we can continue to work together. This is all in an effort to identify issues, but we want to make sure that we are working together and finding some real solutions informed by tenants, voucher holders, and public housing residents. Thank you.

MR. DICKERSON: So did you outline this in a written form detailing the --

MR. DEL PIELAGO: I did, Commissioner Dickerson. And I will make sure to send that, along with some photos that we have.

MR. DICKERSON: Please. That would be great.

(Simultaneous speaking.)

MR. DICKERSON: That would be great. Thank you.

CHAIR SKINNER: Also, thank you, Daniel. Your comments are always well spoken, and we'll take some of those things under advisement. And, again, I know you are always

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in contact with staff around a number of issues,
and we appreciate the work that you're doing.
Thank you.

MR. DEL PIELAGO: Thank you. Thank
you.

MS. HARDEMAN-JONES: Next, we have
Beatrice Evans. Beatrice Evans. I see you're
on the screen. It's *6 to unmute yourself.

MS. EVANS: Am I unmuted?

MS. HARDEMAN-JONES: You are. You
have three minutes.

MS. EVANS: Good afternoon, everyone,
Director, commissioners, everyone. My name is
Beatrice Evans. I am the president of the
Triangle View senior building, which is in Ward
7. And I just have a couple of questions.
Mainly, I want to know how is this ward, what is
your responsibility to this senior building? And
my second part of the question is about the wait
list and how does that work. I hear that it's
closed, but we don't hear when it's open, and we

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have a number of vacancies because, unfortunately, people got out and go to rehab and never come back in here. Could you let me know?

And I have not had the contact, like Ms. Malloy was saying. I've been on this once last year when Mr. Pettigrew gave his first speech and his three-year plan, but I've been keeping in touch through D.C. Empowerment. So, again, what is your responsibility and your role here at this Triangle View senior building?

CHAIR SKINNER: Thank you, Ms. Evans. We will have staff follow-up with you. Honestly, I'm not familiar with Triangle View. I don't know if that's one of our mixed-income properties. It's not a public housing site, I don't believe.

MS. WICKLIFFE: Nona, can you answer? Can you answer really quickly on this?

MS. EATH: Yes. Good afternoon. Yes. Ms. Evans, we've actually met. Triangle View is one of our mixed-finance properties.

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It's managed by a third-party management company.

CHAIR SKINNER: Okay. So can you, Nona, or someone else follow-up with Ms. Evans and, hopefully, be able to answer her questions?

MS. BATH: Yes, sir.

CHAIR SKINNER: Thank you.

MS. EVANS: Thank you. Okay. And your --

MS. HARDEMAN-JONES: Oh, I'm sorry. Go ahead, Ms. Evans.

MS. EVANS: What about the wait list and the process of how tenants to apply to get here if it's -- whatever that contract fell under, mixed income --

CHAIR SKINNER: Yes. When the staff follows up, they can give you the specifics on that.

MS. EVANS: Thank you.

MS. HARDEMAN-JONES: Next, we have Andrew Wassenich.

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MR. WASSENICH: Hi. Good afternoon. Thank you. My name is Andy Wassenich. I'm the policy director at Miriam's Kitchen, a homeless services provider in Ward 2 with the mission of ending chronic and veteran homelessness in the District. We are a permanent supportive housing provider contracted with the D.C. Department of Human Services to provide housing, navigation, and case management services for individuals matched to PSH LRSP vouchers through the coordinated entry system. We also are an outreach provider contracted through the District. We cover, roughly, half of the city, and we have a drop-in meal center where people can access case management.

I'm here today to talk about how long it takes for individuals who are matched PSH vouchers to get into housing and, particularly, the backlog of LRSP applications pending at DCHA. I would like to acknowledge and thank the new leadership for the work that it has been doing

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behind the scenes with DHS and for the monthly meetings with DHS providers where issues can be raised and addressed, and we appreciate the transparency around staffing and capacity efforts. However, there needs to be more done and sooner.

At an ICH meeting back in October or November of last year, it was noted that there were over a thousand individuals matched to vouchers that had not yet been housed. Many of these individuals were matched to their vouchers in 2022 and 2023. It was also disclosed at an ICH meeting last fall that the average amount of time it took to go from being matched to that voucher to leased up in their apartment was 380 days.

Now, there are a lot of reasons for that big number, and they don't all fall on DCHA. But DCHA is, at minimum, one-third of the equation and, in reality, closer to half of it. And for a lot of individual cases that I know

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about, DCHA accounts for even more. For example, rent reasonableness determinations, despite improvements to the process, have been a big part of the time line. At the most recent DCHA providers meeting on January 30th, Mr. Shaw shared that, out of 9,301 rent reasonable determination requests, 4,791 were denied, meaning more than half were denied, meaning that, on average, folks had to apply for and submit RFDA documentation for two apartments before moving in, which, at a minimum, adds at least a month or more to the time it takes to get someone housed.

And total time, while determinations are being made and RFDA packets are being processed, they're not automatically being added, causing vouchers to expired and leading to more delays with extension requests in the process. The RFDA packet needs to be redesigned like the voucher application was. It is far too complicated for providers and landlords to get

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together on a regular basis, particularly with staff turnover.

Also, at the last provider's meeting, it was shared by DHS that there are 760 LRSP applications pending at DCHA; 76 of them are project based. We estimate that at least a third of them have been pending for more than 90 days. Many in PSH by ourselves report that we currently have 22 LRSP applications that have been with DCHA for more than 90 days and members of our outreach team who worked with clients assigned to providers across the continuum report another 41 clients whose LRSPs have been pending for more than 90 days, for a total of over 60 individuals who have been languishing with their applications at DCHA.

We respectfully request that these and all LRSP applications that have been pending for more than 60 days be prioritized and expedited. Last year, dozens of individuals who were matched to vouchers died before they were able to set

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forth in their very own home. And just on Monday, MK outreach learned of the passing of one of our clients who was matched to a site-based PSH voucher which we believe was pending approval at DCHA.

Prior to becoming policy director at Miriam's, I spent seven and a half years working on our outreach team, first as a case manager and then as coordinator and then assistant director. I've seen firsthand how delays in the voucher approval process strain the capacity of our system and strain the patience of clients and front-line workers. The president is soon to sign an order calling for the clearing of encampments. There are people matched to vouchers in these encampments. We need to get everyone who is matched housed as quickly as possible. DCHA is a part of this process, and we need your continued partnership and willingness to meet this challenge with an urgency it requires and to listen and help us

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make improvements to the way things work.

We stand here in partnership. Thank you very much.

CHAIR SKINNER: Thank you, Mr. Wassenich. Those are some very good and very direct comments, and we will continue to work in partnership with you and your colleagues. We've got to do better, and so I think, you know, as a board, we're committed to continue to push the staff to do better and to make sure that the processes are improved and we get those time frames down to what's reasonable.

MS. SILLA: Chairman, I would like to step in here and also thank Andy for amplifying the concerns that I have been flagging. Thank you so much, Andy.

MR. WASSENICH: You're welcome.

MR. DICKERSON: I think what we have to do is recognize that there's a people problem with certain workers that are not responsive, and there's a system problem. And I am going to

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push, I hope we will push, if we can shorten the time frame and up our staff, the front-line staff to follow-up and complete tasks, as well, and not just wait until others come along one after another. So that's something that we have to work on.

CHAIR SKINNER: Okay. Thank you, Commissioner Dickerson. Okay. Next.

MS. HARDEMAN-JONES: Next, we have Abby Sypek.

MS. SYPEK: Okay. Good afternoon, Director Pettigrew and Board of Commissioners. Thank you for the opportunity to testify today. My name is Abby Sypek, and I'm the chief of staff at Everyone Home DC. Everyone Home DC works with individuals and families at risk of or experiencing homelessness and envisions the District of Columbia as a thriving and diverse community where everyone has access to safe, comfortable, and affordable homes.

Every year, we work alongside hundreds

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of households to prevent and end homelessness through our homelessness prevention, street outreach, day center, rapid rehousing, and permanent supportive housing programs. I'm here today to talk about the work of our permanent supportive housing program and raise awareness about our experience with processing times of LRSP voucher applications.

First, I'd like to start by thanking the Housing Authority for your clear commitment to collaboration, through your responsiveness to a sign-on letter sent by homeless service providers back in July, regular engagement with the meetings of the D.C. Interagency Council on Homelessness and through the DCHA Providers Workgroup. Our team appreciates the work done to simplify the LRSP applications and also wants to recognize the current work being done to remedy the challenges we and other providers experience when attempting to verify non-receipt of child support.

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That said, we, as a system, can do better and, I dare say, have a duty to get people into housing as quickly as possible. Internal data from my organization shows that people in our PSH program average 279 days from program intake to lease-up. System-wide data from October is even higher, taking an average of 380 days for a person to lease-up after a program assignment.

So this means people who are connected to housing and living on our streets and in our shelters are waiting sometimes more than a year to move into housing. It feels particularly important to underscore the real human impact of these wait times with the backdrop of a federal administration that is reported to be threatening harmful executive orders targeting homeless people and following the second major snowfall of the year.

People living outside are in vulnerable situations, and we know the solution

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is to move them into housing. We can't be satisfied with the current wait times when we know there's a human cost to these delays.

DCHA has proven that real and substantive changes that improve the voucher process are possible. Now is the time to double-down and act with urgency. We, as a PSH provider, are committed to working with you to accelerate the process so we can quickly get more people home. Thank you.

CHAIR SKINNER: Thank you, Ms. Sypek. You're echoing some of the comments that we've already heard today. And, again, I think we'll continue, we being the Housing Authority team, staff, will continue to work with you as providers to make the process better and get those wait times down.

MS. SYPEK: Thank you. We appreciate that.

MS. HARDEMAN-JONES: Chairman, that concludes your resident and nonresident

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testimony.

CHAIR SKINNER: Commissioner Dickerson, did you have something? Okay.

MR. DICKERSON: I just want to thank all the folks testifying and the commissioners and staff --

(Simultaneous speaking.)

MR. COUNCIL: But, at any rate, Happy New Year, everyone. The residents and leadership were kind of disturbed by the last BOC when we saw you, Chair Skinner, chastise Commissioner Silla for being and telling the truth of what she felt, and you told her that she didn't have a right to say that. But you called on her and you asked her opinion, but, because she told the truth and spoke up, you didn't like the answer. But the thing about it, she just didn't drink the Kool-Aid. She's making sure that she stay true to herself.

There are a lot of issues that the residents, and I still get phone calls from

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residents, staff, and employees. Let's follow the money. Every department has a whole bunch of contractors out but no work is being done satisfactory. I'll go personally. My resident council's office was done over shabby. No one came in and done a walkthrough. I asked a property manager to do a walkthrough with me. If you all come and see the work that was done, I'm hoping the invoice does not get paid.

There are a lot of issues that's being done. It's in the newspaper. Follow the money. There's a lot of funding that's being misused and should not be used in the way it's being used.

One thing that I've learnt, a lie cannot live, it only lingers. It has a beginning and an end to it. Eventually, the truth will come out. Have a nice day.

CHAIR SKINNER: Thank you, Mr. Council. Is that the end of the testimony?

MS. HARDEMAN-JONES: Chairman, that completes the testimony.

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CHAIR SKINNER: Okay. Thank you again for all of those who provided testimony. You know, it's important for us, as a board and for the staff, to hear what the community-at-large has to say in terms of how we're doing. And, obviously, we have some issues and we have to continue to make improvements. And I know the staff, sorry, Director Pettigrew and the staff are committed continuing to improve and do better. He alluded to that earlier in his remarks.

So we're going to move on now to the committee reports. And I'm going to start with the Capital Projects Committee. Commissioner Murphy is not here today, so I'm going to ask Commissioner Silla to provide the testimony -- I'm sorry -- to provide the report from the Capital Projects Committee.

MS. SILLA: Thank you, Chairman. I will focus on the resolution that's before us relative to Barry Farms, and I do believe I will

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be pivoting to director -- is it David that's going to do the presentation, or should I be pivoting to Sheila?

MS. MILLER: Commissioners, this is Sheila Miller. I will be giving the presentation, yes.

MS. SILLA: Perfect. Okay. Thank you for confirming, Sheila.

CHAIR SKINNER: This is for Resolution 25-03.

MS. SILLA: 03, yes, relative to Barry Farms. And so we were very excited to discuss updates to Barry Farms. The team appraised us of the current status of Phase I construction, what they have planned for Phase II, and the importance of supporting the application that has been submitted to HUD and moving the work forward or that, I think, is the planned application for HUD. Sorry. I misspoke. The planned application for HUD and ensuring that we support the movement in terms of the redevelopment of

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Barry Farms.

So, Sheila, I'm expecting you --

MS. MILLER: Sure. I can give a brief overview. Thank you very much, Commissioner. As Commissioner Silla said, Resolution 25-03 is requesting authorization for DCHA to submit a restore/rebuild application to HUD. Restore/rebuild is formally known as Faircloth-to-RAD.

So the request is to submit the application to HUD for the next phase of the Barry Farm redevelopment, which will be the rental flats. This will be the third project or building on the Barry Farms site. The rental flat will contain 98 affordable units of which 42 will serve as replacement units.

So with the submission of this application, this will allow us to use 42 ACC units, the replacement units, and convert them to PBV units, project-based voucher units, through this RAD program.

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Just really quick, in terms of the bedroom mix, the property will have, again, 98 units, but a combination of ones, twos, threes, and even four - five bedrooms. And the four- and five-bedrooms will be dedicated to the replacement units. A few for the tax credit units but the majority will go towards the replacement units.

So I've heard from a number of residents. They're pretty excited about this phase of the development, as they offer larger bedroom sizes. And, also, completion is estimated to, the building is estimated to be delivered in the second quarter of 2027.

So with that, I'll stop and take any questions, if there are any.

CHAIR SKINNER: So I'm not sure we can actually do anything about this, but I continue to be concerned about the high cost of these units as we move to, you know, replace our developments with these various programs, Section 18 and RAD

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and so forth. If my math is correct, it looks like, for the 98 units, the total per-unit cost is almost \$900,000 per unit, and the construction costs over \$500,000, just the construction costs are over \$500,000.

So I know this is an issue nationally, and I hear from other colleagues who have been in the housing development and housing finance industry for a while, but we've got to try to do something to constrain these costs. I mean, this has just really gotten out of hand.

MR. DICKERSON: I don't know what we're going to do to constrain the costs when the cost is going way up. And we have the same problem. It's not something that, I don't think, we control unless we, you know, find some specialized folks who are going to be there because of the mission and work for less money and deliver the project. And that's the problem. You know, it's a very big problem; it is. But we don't have control over that.

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CHAIR SKINNER: Yes. And we're trying to find as many, and I know, for this project in particular, we got a number of different subsidies to keep the actual rents the residents will end up paying. But, you know, as we move forward and, certainly, with this new administration coming in, you know, I think things are going to get worse before they get better.

MR. DICKERSON: I agree.

MS. MILLER: I'll reserve comment on that, but I agree with you. It is a challenge. Yes, no, I agree. It is a challenge.

CHAIR SKINNER: But, again, so this is the next phase of Barry Farms and, again, we have this commitment to the residents that we're going to build this housing. So we want to move forward with this.

MR. DICKERSON: Yes. I move that you move forward.

CHAIR SKINNER: Okay. So let's

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formalize it in terms of a motion to approve Resolution 25-03.

MS. SILLA: I will make that motion with the final commentary that the Capital Projects Committee was very much in favor of moving forward on this project, as well.

CHAIR SKINNER: Second?

MR. DICKERSON: Second.

CHAIR SKINNER: Okay. Now roll call vote.

MS. HARDEMAN-JONES: Commissioner Ronnie Harris.

MS. HARRIS: Yes.

MS. HARDEMAN-JONES: Commissioner Jenny Reed.

MS. REED: Yes.

MS. HARDEMAN-JONES: Commissioner Theresa Silla.

MS. SILLA: Yes.

MS. HARDEMAN-JONES: Commissioner Jim Dickerson.

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MR. DICKERSON: Yes.

MS. HARDEMAN-JONES: And Chairman
Raymond Skinner.

CHAIR SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution
is approved.

CHAIR SKINNER: Okay. Commissioner
Silla, did you have anything else on the Capital
Projects Committee before we move to Operations?

MS. SILLA: No. That was the main
project that we want to highlight for the Board.
We are going back to the drawing board on a couple
of other things that we discussed in that
committee.

CHAIR SKINNER: Okay. Thank you.
Then we'll move on to the Operations and
Administrative Services Committee. And, again,
Commissioner Jones who has that committee is not
with us today, so I'm going to ask again for
Commissioner Silla to give the report.

MS. SILLA: Oh, I cannot give the

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report out on that meeting because I was not in attendance. So I think we have to lean on Commissioner Harris or --

CHAIR SKINNER: Okay. But you are prepared to introduce the Resolution 25-04?

MS. HARRIS: Really quick. This is Commissioner Harris. Are we talking about the Operations meeting, the last one?

CHAIR SKINNER: Yes.

MS. HARRIS: I wasn't in attendance either.

CHAIR SKINNER: Okay. So we'll forego that, and let's just focus on the resolution, which is 25-04.

MS. SILLA: And I'm quickly toggling between the different books. I think this is about the emergency electrical utility power.

(Simultaneous speaking.)

CHAIR SKINNER: Right, yes.

MS. SILLA: Okay. I'm very grateful for Amy and the D.C. Housing Authority team for

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quickly bringing us up to speed. This is a costly but emergency situation that needs to be resolved at Langston Terrace. So I do believe it's Amy that's providing the update to the Board; is that correct?

MS. SUMMERVILLE: Actually, Commissioner Silla, it's Gene Summerville, senior OAS. I'll be presenting this Board resolution. And so I just want to say good afternoon, commissioners, to the public, and DCHA staff.

The purpose of Resolution 25-04 is to seek approval for additional time and money to maintain the emergency utility services power by generators and power battery banks at Langston with the projected aggregate amount of up to \$950,000.

Just a little background. On September 18th, there was a power outage at Langston that resulted in severe damage to DCHA's electrical equipment. And through numerous calls, we procured CAT machinery to address the

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immediate needs. DCHA is actively working with Pepco to implement the interim electrical solution that is required to get Pepco power restored to the site as soon as possible.

In the interim, to maintain utility services at the site, the approval of this resolution is required. Thank you for your time, and I'll open the floor up for questions.

CHAIR SKINNER: Questions from the commissioners?

MS. SILLA: I think one of the most striking things about this is the cost so looking forward to just hearing more about whether this is really the best option for moving forward, given the high price tag, yes.

MS. WICKLIFFE: This is more of a sole source, and you went out to different -- so, Jackie, can you speak to Commissioner Silla's question?

MS. ZALDANA: Yes, I can. Good afternoon, commissioners. So right now, because

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CHAIR SKINNER: Who is this speaking?

MS. ZALDANA: So I am Jacqueline Zaldana, the Director of Capital Construction for D.C. Housing Authority. So I was speaking to cost right now. It's literally because we have to design and customize everything to Langston's infrastructure. So we're dealing with a site that was built in the '30s, and we have to actually stabilize everything daily. Actually, as of right now, we're putting a backup to the system, as well, because, with the cold temperatures that we've been experiencing, it's a lot of unforeseens.

So we do see the cost stabilizing, but this is just something that we have investigated everything we can possibly do to maintain it so we do not have to displace the residents and to maintain continuity with electric to the site. But we are working our hardest to get the actual electrical back to primary Pepco, so the fastest

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we can do that, the fastest we can get off of the system.

MS. WICKLIFFE: And, Jackie, when -- I'm sorry, Chairman. When this happened, you all reached out to several vendors?

MS. ZALDANA: Yes, we did. So we were at an emergency meeting with Pepco where Homeland Security was actually making calls and we were coordinating with HAMRA on that. Pepco was making calls, and then DCHA was making calls. This was at the time, if people remember, where we had a lot of hurricanes on the East Coast, so availability of equipment was very limited at the time. But then, also, just the nature of a power bank, it's newer technology, which is also a little more expensive, but it stabilizes our system because, again, Langston Terrace just has a lot coming out that's an older type of system that we have to deal with.

But multiple calls were made. We did

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a lot of investigation to make sure that we were getting everything, and CAT machinery is with us daily trying to figure out how we engineer this even better.

So we've had a phenomenal team to get us to this point, and we've been making a lot of traction. Being able to design something with Pepco and approved in months and not a year is something that is actually, it's great. And so we making a lot of traction, and we're not stopping. We're trying to get us back to Pepco primary power as soon as possible.

CHAIR SKINNER: So as I understand it, you're requesting extending the agreement with CAT for another five months; is that correct?

MS. ZALDANA: Correct. That's correct.

CHAIR SKINNER: Given all that's going on and the complexity of the situation and other things that you mentioned, is that really going to be enough? Because we have no idea when

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Pepco would really be able to restore power.

MS. ZALDANA: So we have been meeting with Pepco on a regular basis to understand their schedule. I know Director Pettigrew always tells me to err on the side of caution. I'm a construction person by nature, and I'm going to try to deliver what I can as soon as I can.

This is what we're forecasting as of right now, taking into consideration weather, taking into consideration Pepco's time frame, as well. So this is what we know as of to date.

CHAIR SKINNER: Okay. So this contract is for what? Over \$900,000. What have we already paid? What was the first amount that we paid to this vendor?

MS. ZALDANA: I will defer back to Gene on that one for confirmation on the exact number.

MS. SUMMERVILLE: It was \$240,000.

CHAIR SKINNER: Okay. That got us to where we are today?

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MS. SUMMERVILLE: Yes, sir.

CHAIR SKINNER: Okay. So my other question, again, if I understand what happened, this situation is the result of a power outage in Pepco's grid, so does Pepco have any liability for the damage that was sustained to DCHA electrical grid?

MS. ZALDANA: So Pepco is paying the cost for their primary service to the site. In regards to what liability they have on ours since Langston Terrace is privately owned, that is just something that, cost-wise, they're not going to cover; but they are covering the cost to provide a new source at the corner of Langston Terrace. So they're only paying for their public space costs.

MR. DICKERSON: How does this affect our budget. I mean, does this put us in a big deficit, you know, with our budget for this type of thing, you know, existing repairs, existing upgrades, et cetera; or is this -- I don't know

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where we stand in the bigger picture.

MS. WICKLIFFE: I can answer that, yes. So it doesn't put us in a deficit. It's, of course, not a budgeted -- it's an unforeseen cost, but we have reserve, so we'll utilize any reserve dollars that we have to pay for this.

MR. DICKERSON: Okay. I don't think we have a choice, do we? I'm for going ahead with it. I mean, we've got to.

MS. HARRIS: I have just a quick question, and forgive me of my lack of knowledge. So was there any point in the beginning when things happened and things failed with Pepco -- where are we at with insurance? Like, are we not insured for, you know, catastrophic things that happen that are basically out of our hands but in the process of another organization, company, et cetera? Was that ever --

MS. WICKLIFFE: So we do have insurance, and we do generally put in claims for a lot. And I'll have to defer and get the answer

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and get back to the Board on how reimbursement works, if we pay first and get reimbursement. So I can get that information and then circle back, but we definitely are insured.

We did let the insurance company know, but I don't know how the reimbursement happens, if it's after the fact or if they pay the bills up-front.

MS. HARRIS: That's a good idea because, again, there should be a deductible, of course, that would have to be paid on most things, especially electrical and stuff like that. But whether it's up-front or after the fact, that number would be very helpful if it is actually an insurable claim that will go against what you guys are asking us to approve.

CHAIR SKINNER: So let's just ask the question is it insurable? Do we have any idea at this point, Keith, Nicole, even Amy?

MR. PETTIGREW: I was going to say, Amy, do you have any idea? I know Ms. Payne is

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our insurance person, but she's on a call. It's my understanding that we do have insurance now, so I'm just going on the word of the staff. But I'm assuming we do.

MS. GLASSMAN: We do have property insurance absolutely. I don't know the answer to the specific question, though, so I'm checking with our risk manager and we can circle back to the Board. I just don't have a good answer for you right now.

CHAIR SKINNER: Okay. So, I mean, this is a difficult situation. Clearly, an emergency. We've got to make sure that we have continued electrical service to the property, so I don't think we have any choice but to approve this resolution.

Any other questions or comments from the Board? Hearing None, I'll ask for a motion to approve Resolution 25-04.

MR. DICKERSON: I move to approve.

CHAIR SKINNER: Second?

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MS. SILLA: Second.

CHAIR SKINNER: Okay. Roll call
vote, please.

MS. HARDEMAN-JONES: Commissioner Jim
Dickerson.

MR. DICKERSON: Yes.

MS. HARDEMAN-JONES: Commissioner
Jenny Reed.

MS. REED: Yes.

MS. HARDEMAN-JONES: Commissioner
Theresa Silla.

MS. SILLA: Yes.

MS. HARDEMAN-JONES: Commissioner
Ronnie Harris.

MS. HARRIS: I'm a yes with a notation
that you guys follow back up with the Board in
regards to the insurance, please.

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

CHAIR SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution

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is approved.

CHAIR SKINNER: Okay. Thank you very much. Again, that's a very difficult situation, but I really think we got to try to go after Pepco if there's any way that we can do that since they caused the problem.

Okay. That's the last resolution. What about the Resident Services Committee? Commissioner Blackson is not on today. Okay. So we'll go to the Audit and Compliance Committee. Audit and Finance Committee. I'm sorry. Commissioner Reed.

MS. REED: Yes. Thank you, Chairman. So just a quick update from us. We spent a lot of our meeting in preparation for this Board meeting reviewing a lot of the work that's happened over the last year and how we're better positioned moving forward. So I just, again, want to congratulate the DCHA team for all their hard work over the past year. I don't know if many people realize that the DCHA team did three

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audits in one fiscal year to get us caught up, so we're very pleased with that. They were all unqualified opinions.

We're currently working on the FY '24 audit and hope to have that ready soon. And so Heather and her team have just done a tremendous job at getting us into a much more stable place.

There's also been a lot of work behind the scenes to transition off of a pretty unstable financial system to one that can provide better insights, better data, better tracking that we can all use. And so we're starting to see some of the results of that.

And then to our Office of Audit and Compliance, as many commissioners know, we approved a policy last year around fraud, waste, and abuse, and the Office of Audit and Compliance has been doing trainings for all DCHA staff. They exceeded their first-quarter target, and so they're on track to have staff trained this year.

And that's all I have, Chairman.

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CHAIR SKINNER: Okay. So that brings us to what we call Commissioner's Time. So I'll just go around ask any of the commissioners if there are any other comments or issues you want to bring up at this time. Okay. This is a quiet group today. It must be the weather.

Okay. If there are no other --

MR. CLAY: I'm sorry, Mr. Chairman. I'm sorry, Mr. Chairman. I do have one item to note. Because of the feedback that we received today regarding the issues that some of the landlords are having, I would love to, I know we've talked about addressing this, I would love to maybe revisit some of the metrics that we received that could help perhaps highlight some of these issues so that we have a better idea of how to determine what the issues are and to make sure that we can address them.

CHAIR SKINNER: Okay. We can do that. Okay. If there are no other comments, then the next Board of Commissioners meeting will

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be held on Wednesday, March the 12th, 2025 at 1 p.m. via WebEx. Information regarding viewing or participating in the meeting live can be found at our website, www.dchousing.org.

With that, I'm going to ask a motion to adjourn.

MR. DICKERSON: Second.

CHAIR SKINNER: Second.

MR. DICKERSON: Second.

CHAIR SKINNER: Okay. It's been moved and second. As a result, the meeting is adjourned at the time of 2:59 p.m. Thank you.

(Whereupon, the above-entitled matter went off the record at 2:59 p.m.)

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