

Pending approval as written

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

+ + + + +

WEDNESDAY
NOVEMBER 12, 2025

+ + + + +

The Board met at 300 7th Street SW,
Eleventh Floor, Washington, D.C., at 1:03 p.m.
EST, Raymond Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

KEITH PETTIGREW, Executive Director
NICOLE WICKLIFFE, Deputy Executive Director
AMY GLASSMAN, Senior Vice President and
General Counsel
SHENETTA M. HARDEMAN-JONES, Office of
Executive Director Manager
ALETHEA MCNAIR, Board Liaison
GRACE CAMPION, Director of Asset Management
SHEILA MILLER, Director of Capital Programs
DAVID CORTIELLA, Consultant
GENE SUMMERVILLE, Senior Vice President,

1 Office of Administrative Services
2 NOELEEE WISHART, HCVP Utilization Supervisor
3 COMMISSIONER ABSENT:

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THERESA SILLA, Commissioner

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

1:03 p.m.

CHAIRMAN SKINNER: Good afternoon and welcome.

My name is Raymond Skinner and I'm Chairman of the DCHA Board of Commissioners, and I'd like to call this meeting to order.

This is our regular monthly meeting of the DC Housing Authority being held today, November 12th, 2025. This meeting is being held via Zoom videoconferencing, and some of the Board members are here in person; others will be virtual. And the time is now 1:04 p.m.

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

(Moment of silence.)

Thank you.

So today, we've invited members of the public to sign up to speak via our website, where those would just like to view the meeting can do so live via the DCHA website linked to

1 Facebook Live.

2 The Board of Commissioners welcomes
3 input on matters of public concern and offers
4 the public today an opportunity to express views
5 during the public testimony portion of this
6 meeting. However, we require that members of
7 the public who attend our meetings abide by
8 certain rules of decorum to allow the Board to
9 complete its business.

10 For this virtual meeting, DCHA asks
11 that you remain muted until you are instructed
12 to speak. Members of the public cannot engage
13 in any loud -- I'm sorry -- engage in any
14 disruptive conduct or loud, threatening, or
15 abusive language during our Board meetings.
16 This includes loud outbursts or shouting during
17 times when you have not been invited to speak.

18 Anyone who violates these rules will be
19 removed from the virtual meeting. Serious or
20 repeated violations of the rules may result in
21 your being barred from speaking at future
22 meetings. However, we do appreciate your

1 interest in the Board business today and we
2 thank you in advance for abiding by these rules
3 of conduct.

4 So for the record, I want to
5 acknowledge that we are still operating under
6 the Housing Authority Resident Empowerment
7 Emergency Amendment Act of 2025, which was
8 passed by the District Council on July 28th,
9 2025, which means that we still have nine voting
10 members, including Commissioners Burbridge and
11 Clay.

12 At this time, I'd like to ask for a
13 roll call to determine if we have a quorum.

14 MS. MCNAIR: Sure.

15 Denise Blackson?

16 COMMISSIONER BLACKSON: Present.

17 MS. MCNAIR: Thank you.

18 Rosa Burbridge?

19 (No response.)

20 Leroy Clay?

21 COMMISSIONER CLAY: Present.

22 MS. MCNAIR: Thank you.

1 Jim Dickerson?

2 COMMISSIONER DICKERSON: Present.

3 MS. MCNAIR: Thank you.

4 Ronnie Harris?

5 COMMISSIONER HARRIS: I'm present.

6 MS. MCNAIR: Thank you.

7 Chris Murphy?

8 (No response.)

9 Jennifer Reed?

10 COMMISSIONER REED: Present.

11 MS. MCNAIR: Thank you.

12 Theresa Silla?

13 (No response.)

14 And Raymond Skinner?

15 CHAIRMAN SKINNER: Here.

16 MS. MCNAIR: You have a quorum.

17 CHAIRMAN SKINNER: So, at this time, I
18 would like the Commissioners to consider the
19 minutes of the October 8th, 2025, Board meeting.
20 Are there any additions or corrections to the
21 minutes?

22 (No response.)

1 Hearing none, I'll entertain a motion
2 to approve the minutes.

3 COMMISSIONER DICKERSON: So moved.

4 CHAIRMAN SKINNER: And a second?

5 COMMISSIONER REED: Second.

6 MS. MCNAIR: All in favor signify by
7 saying aye.

8 (Chorus of ayes.)

9 Any opposed?

10 (No response.)

11 Okay. The minutes are approved as
12 presented.

13 COMMISSIONER BURBRIDGE: Excuse me.

14 This is Commissioner Burbridge. I am here. I
15 was probably muted when talking. Sorry.

16 MS. MCNAIR: I'll make sure the record
17 reflects that. Thank you.

18 CHAIRMAN SKINNER: Thank you,
19 Commissioner.

20 Okay. Next, we're going to have the
21 Executive Director's Report from our Executive
22 Director Keith Pettigrew.

1 MR. PETTIGREW: Thank you, Mr.
2 Chairman.

3 So, on the operational side of the
4 house, we continue to improve on the vouchers
5 utilization side. We are at 102 percent. We
6 sort of forecasted that way back when, when we
7 began about two years ago, looking at a tool
8 that we use to show the track of utilization,
9 especially given the number of vouchers that we
10 had on the street. So, we're in pretty good
11 shape, about where we thought we would be at
12 this particular time. So, I'm happy to say that
13 100 percent is good. We're at 102, but that's
14 okay because we can manage that through
15 attrition, as we move into FY26.

16 On the public housing side of the
17 house, we're at 86.35 percent. Our team is
18 still working to try to get people to lease up
19 some of these units. I think the biggest piece
20 for us is going to be at the beginning of next
21 year, when we look to open the waitlist. And
22 we'll have more discussions about those in the

1 coming months, prior to it being opened, in
2 order to refresh that list, No. 1, so that we
3 can now start to lease up units on the public
4 housing side to get us above 90 percent
5 utilization.

6 Aside from that, I have a couple of
7 things I want to sort of touch on. I missed
8 last month's meeting for personal reasons, but
9 there are several things that I want to touch on
10 that may actually, hopefully, help some of the
11 witnesses as well, I believe.

12 So, the first thing is I want to note
13 that the admin plan has now been posted with the
14 preference language that we worked on with
15 Commissioner Silla and some others. So, we're
16 looking forward to the feedback from that.
17 We're looking at about -- what? -- 1 60-to-90-
18 day window?

19 MS. GLASSMAN: Yeah. Well, there's a
20 30-day public comment period. There's a public
21 hearing next week on Tuesday, but written
22 comments will be accepted for the next 30 days,

1 and then we'll come back to the Board to,
2 hopefully, adopt it as emergency and proposed
3 regs in D.C.

4 MR. PETTIGREW: And once that's
5 actually finalized and approved, that admin plan
6 is the last piece of four items on the HUD
7 report. And we're just waiting for the admin
8 plan to get out and get approved. So, we'll be
9 done with that. We've even spoken to HUD about
10 that. They're excited as well.

11 (Laughter.)

12 So, the next thing I want to touch on,
13 and I'm quite sure it has everybody a little bit
14 on edge, is the shutdown and where we are,
15 right? So, I know at the last Board meeting it
16 was noted that we had funding through November.
17 And we still have half-funding now through
18 December, where we're hoping to get the approval
19 for the operating funds for December. If we
20 don't, we'll figure out ways to make it through
21 December with some of the cash that we have on
22 hand, just so people know that at least we'll be

1 operating through December.

2 But, hopefully, they'll stop the
3 shutdown today, because Congress is voting
4 today. So, hopefully, the shutdown will stop,
5 and then we'll get our full funding, and we
6 could be back up and running like we should be
7 going forward.

8 The next thing I want to touch on is
9 there's a roundtable discussion tomorrow with
10 regard to the local side of the house. And as
11 you all know, we reached out and got a
12 facilitator to meet with both sides, as well as
13 advocates to talk about ways to improve that
14 whole process in terms of releasing the vouchers
15 so much faster.

16 And so, we do have a final draft report
17 that we received. It's my understanding that
18 the teams met last week, our team and DHS's
19 team, to talk about the draft report amongst the
20 two agencies. And then, DHS gave us back some
21 comments. So, we took those comments and
22 incorporated them.

1 So, we have the roundtable tomorrow.
2 And once the roundtable is complete -- so, we
3 didn't release the report today because we want
4 to get through the roundtable and see if
5 anything comes out of that as well.

6 CHAIRMAN SKINNER: And whether there's
7 any other comments.

8 MR. PETTIGREW: Right. And then, at
9 that point, if we have to modify the report,
10 update it based on how the roundtable comes out,
11 either way, it's going to be released next week,
12 just so you know.

13 CHAIRMAN SKINNER: Okay.

14 MR. PETTIGREW: So, it will be coming
15 out. I know people are waiting to hear and see.
16 And I've talked to several people. So, it's
17 coming, guys. So, hang in there, hang in there
18 with us.

19 CHAIRMAN SKINNER: So, I don't know if
20 you can give us a preview, but are you feeling
21 good about it? Do you think progress has been
22 made?

1 MR. PETTIGREW: Yeah, well, I think so,
2 because -- yeah, but there's some steps that
3 need to be done, including some legislative
4 stuff in order to be able --

5 CHAIRMAN SKINNER: Oh, really? Okay.

6 MR. PETTIGREW: Because, remember now,
7 the local side is a little different than the
8 federal side for us. Right? There are rules
9 that don't apply for the local side that apply
10 for us. And, you know, I know that they gave us
11 the local program because that's -- I saw what
12 you said about the infrastructure that we had in
13 place way back when.

14 CHAIRMAN SKINNER: Right, right.

15 MR. PETTIGREW: But the problem is that
16 what they didn't take into account was there are
17 rules that govern the federal side that don't
18 govern the local side that we can't get around.
19 And even when we implement a Yardi, you know, we
20 can't turn off those functions because we're
21 federal. You know, HUD doesn't care about the
22 local side. HUD cares about us in our federal

1 side.

2 So, there's some things that may have
3 to be modified. Also, you know, our admin plan
4 has some things -- they have some things that
5 they may need to do. And so, they've adopted
6 the admin plan as is, but again, because we're
7 running on federal rules, as opposed to local
8 flexibility, now you've got to go in and change
9 the DCRA --

10 MS. GLASSMAN: DCMR.

11 MR. PETTIGREW: DCMR?

12 MS. GLASSMAN: Uh-hum.

13 MR. PETTIGREW: Okay. That's my
14 legislative assistant.

15 (Laughter.)

16 So, there's some things there. But I
17 think, ultimately, what came out of it was it
18 was good dialog. The report will be released.
19 There will be more dialog on the back end.

20 CHAIRMAN SKINNER: Right.

21 MR. PETTIGREW: And I think we're
22 moving towards, hopefully, a better process or

1 solution.

2 CHAIRMAN SKINNER: Yeah. Okay. That's
3 what we all want.

4 MR. PETTIGREW: Yeah, yeah, yeah.

5 Let's see here. The Rebuild a
6 Community events for the summer have concluded
7 with the Halloween event, the big Halloween
8 event. We do a big haunted tent over in
9 Southwest.

10 CHAIRMAN SKINNER: Okay.

11 MR. PETTIGREW: It started with
12 hundreds of kids and they enjoy it. We started
13 last year.

14 So now, we'll be shifting the focus
15 back to indoors and the senior properties, as we
16 go forward, once we get out of the shutdown, you
17 know.

18 I was invited to speak at CLPHA last --
19 what was it? Was it a couple of weeks ago?

20 MS. GLASSMAN: A couple of weeks ago?

21 MR. PETTIGREW: Yeah. So, we got a lot

22 --

1 CHAIRMAN SKINNER: For those who don't
2 know, what is CLPHA?

3 MR. PETTIGREW: Oh, what is it again?

4 CHAIRMAN SKINNER: Council of Large --

5 MR. PETTIGREW: The Council of Large
6 Public Housing Authorities.

7 CHAIRMAN SKINNER: -- Public Housing
8 Authorities. All right. Right. Yeah, yeah.

9 MR. PETTIGREW: So anyway, a lot of
10 some of my colleagues -- well, they highlighted
11 the IRB plan, the IRB -- the bond deal that we
12 did.

13 CHAIRMAN SKINNER: Okay.

14 MR. PETTIGREW: And then they asked me
15 to come and speak about it at the event. So, it
16 was good to get out and talk a little bit.

17 You're probably going to see a lot of
18 the housing authorities now -- we're going to be
19 doing bonds to fill those gaps --

20 CHAIRMAN SKINNER: Okay.

21 MR. PETTIGREW: -- even though people
22 think it's a novel idea, but it's always been in

1 there and nobody's just supposed to use it;
2 that's all, you know. But it went over really
3 well and it was just good to be able to see
4 people acknowledge some of the good work that
5 we're doing here the agency.

6 CHAIRMAN SKINNER: Okay.

7 MR. PETTIGREW: The next thing I want
8 to touch on is -- and I know, oh, just to
9 piggyback on that, I know we're getting a letter
10 from some residents regarding questions about
11 the bond deal. So, the development team, Aaron
12 and Sheila, put together some responses. So,
13 Aaron was out on Monday and it was a holiday
14 yesterday. So, Sheila and I are going to meet,
15 and then we'll get that letter out to -- I think
16 it was Empowerment DC. I think Daniel del
17 Pielago --

18 CHAIRMAN SKINNER: Yeah, Daniel del
19 Pielago.

20 MR. PETTIGREW: -- yeah, had sent us a
21 letter. So, I just want to note the fact that -
22 - Daniel, I see you're on. Your letter is

1 coming, brother.

2 (Laughter.)

3 Thanks for the comment.

4 And then, finally, I want to touch on -
5 - I know people have been asking about the
6 Recovery Plan and where we are --

7 CHAIRMAN SKINNER: Right.

8 MR. PETTIGREW: -- because we've really
9 been -- we've gotten through, actually, a full
10 year of Recovery Plan work.

11 CHAIRMAN SKINNER: Right.

12 MR. PETTIGREW: It was two six-month
13 reports. And the only reason why I haven't
14 released the second one is because what I wanted
15 to do, when I looked at the next, the six-month
16 report, as well as the previous one, there's a
17 lot of technical stuff in it, right? And, you
18 know, sometimes that's boring reading. But I
19 thought about it, too. It's my second year
20 anniversary. So, I can't believe I made it to
21 two years.

22 CHAIRMAN SKINNER: Congratulations.

1 MR. PETTIGREW: Thank you.

2 Anyway, also I thought about putting
3 together a companion document, right? Alethea,
4 a companion document? Right? That would give
5 both six-month reports a little flavor and give
6 it a little more substance. So, you could see
7 some tangible stuff.

8 And so, I know you guys can't see it
9 maybe on the screen, but it's about a seven-to-
10 eight-page document. It touches on every
11 department and all the accomplishments over the
12 last two years, and it's quite a bit of stuff,
13 man. I mean, you know, we've had our head to
14 the ground, but we've gotten a lot accomplished.
15 A lot of our residents have given us a lot of
16 positive feedback on the changes that they've
17 seen made.

18 We're just seeing the staff sort of
19 turn the corner now. And, you know, when we
20 first got here -- it's still a mad dash in a way
21 --

22 CHAIRMAN SKINNER: Right.

1 MR. PETTIGREW: -- but you could start
2 to see people are starting to settle in now.
3 Right? And they always say it separates the
4 pretenders from the contenders, right? So,
5 we're starting to see that a little bit.

6 But we got a lot of good work done, and
7 I'm glad that we were also able to highlight
8 some of this stuff in this report. I mean, you
9 know, just some of the events of bringing
10 vendors with services, you know, whether it be
11 counseling services, what have you, because
12 those are the sort of things that touch people
13 the most. Right?

14 CHAIRMAN SKINNER: Uh-hum.

15 MR. PETTIGREW: I mean, we can always
16 talk about some of our departments and improving
17 the systems, right, upgrading the systems, so we
18 can operate more efficiently, both in Finance as
19 well as in Procurement, the Capital Programs
20 Department. I mean, I've got to give them a
21 shoutout because that whole lengthy situation
22 that we never saw coming, when the power went

1 out --

2 CHAIRMAN SKINNER: Right.

3 MR. PETTIGREW: -- and we had to
4 maintain that property as best we could for,
5 like, nine months until they got the switch
6 fixed. I mean, those kind of stories are all in
7 here and talk about. The work order numbers in
8 terms of turnaround time have dropped
9 dramatically because we hired more people in the
10 Call Center.

11 CHAIRMAN SKINNER: Right.

12 MR. PETTIGREW: You see the volume of
13 calls not go down, but also the wait times go
14 down. So, there are a lot of little things in
15 here I think that you guys are going to see, and
16 when you look at the six-month report as well,
17 they'll connect.

18 CHAIRMAN SKINNER: Okay.

19 MR. PETTIGREW: And then you have some
20 pictures as well in here, you know. So, I think
21 it's an excellent piece --

22 CHAIRMAN SKINNER: So, I saw a couple

1 of things that, when I was reading, jumped out
2 at me. You talked about putting together this
3 CARE team to work on improving customer service.

4 MR. PETTIGREW: Yes.

5 CHAIRMAN SKINNER: All right. And CARE
6 stands for what? Commitment, Accountability,
7 Respect, and Excellence.

8 MR. PETTIGREW: Yeah, I don't know
9 where they came up with that name.

10 (Laughter.)

11 That sounds like something Nicole came
12 up with actually. You know what I mean?

13 (Laughter.)

14 But, anyway, the CARE team, so let me
15 tell you how that came about. You know, I've
16 got to give those guys credit. You know, we
17 were dealing with 702. We initially opened and
18 it was just a mad rush. Right? I mean, we're
19 seeing thousands of people a week.

20 And so, we decided that we would -- the
21 team of four people, they sat down. Ken
22 Slaughter, I think it was John Proctor and

1 Cheryl Robinson. They all got together to talk
2 about how we could manage people coming in the
3 building and making sure that the people that
4 had issues that could be addressed right away,
5 that were very simple, we pushed them off to a
6 certain group. And then, for people that had
7 more substantive issues, you know, we could
8 handle it.

9 They've done such a great job. I mean,
10 if you go over to 702 now, I mean, it's smooth,
11 you know, and the residents and the applicants
12 appreciate the change. So, yeah.

13 Aside from that, I think that was it,
14 sir. Yeah, that's it.

15 CHAIRMAN SKINNER: Any questions from
16 any of the Commissioners?

17 Jenny, you look like you're --

18 (Laughter.)

19 COMMISSIONER REED: I'm sorry, I have
20 one question, Director. And that is, you
21 mentioned we would start having more discussions
22 about the waitlist and the process for reopening

1 the waitlist to do something next year. Is that
2 something you think we'll be discussing as a
3 Board in our December meeting? Or what do you
4 think the timeline is for that?

5 MR. PETTIGREW: I guess it depends on
6 whether the shutdown ends. I mean, we can come
7 back during December and talk a little bit about
8 where we currently are, because we do have a
9 plan in place, and we were just trying to time
10 it right. Right?

11 COMMISSIONER REED: Uh-hum.

12 MR. PETTIGREW: We initially thought --
13 initially, we were going to do this now, right
14 about now. But obviously, with the changes in
15 the ACOP or the admin plan, I think that
16 affected a little bit of the schedule as well.

17 So, yeah, we'll come back in December
18 to share something with you and/or in the
19 subcommittees as well.

20 COMMISSIONER REED: Okay. That would
21 be great.

22 CHAIRMAN SKINNER: Commissioner Clay?

1 COMMISSIONER CLAY: I don't have any
2 questions, but thank you, Director, for the
3 report. Thank you.

4 CHAIRMAN SKINNER: Yeah, I would just
5 also like to thank you and say congratulations
6 to you and your team for all the good work that
7 you've done over the last two years. I know
8 it's been hectic; it's been trying, and, you
9 know, I really appreciate all that you've done
10 to help turn the agency around. And I look
11 forward to seeing the report and some of the
12 data that's in it.

13 MR. PETTIGREW: Thank my team.

14 CHAIRMAN SKINNER: Yeah, that's what I
15 said. Yeah.

16 MR. PETTIGREW: They keep me sane,
17 right?

18 (Laughter.)

19 These two, these two here.

20 (Laughter.)

21 CHAIRMAN SKINNER: Okay. All right.

22 All right. So, that concludes the Executive

1 Director's Report.

2 And next, we're going to move on to
3 resident and non-resident testimony. So, we'll
4 start with the resident testimony. Each
5 resident will have three minutes to provide
6 testimony, and you can comment on the
7 resolutions or bring up any issue that's on your
8 mind.

9 MS. MCNAIR: I'm going to start with
10 Paulette Matthews.

11 And as a reminder, it's *6 to unmute
12 yourself. We should be sending you a promotion
13 request if you are online.

14 Paulette Matthews?

15 (No response.)

16 I'm going to move forward.

17 Next, we have Kenneth Council. Kenneth
18 Council, we're going to send you a promotion
19 request.

20 MR. COUNCIL: I'm here. Can you hear
21 me?

22 MS. MCNAIR: I can hear you.

1 CHAIRMAN SKINNER: Yes. Good
2 afternoon, Mr. Council.

3 MR. COUNCIL: Good afternoon.

4 I'm sitting here and I'm listening each
5 month, but this one takes the cake. What I'm
6 hearing now is a bunch of gaslighting. I don't
7 know if all the Commissioners ever come in one
8 room and discuss certain issues. I don't know
9 if each Commissioner knows what's actually going
10 on. I don't know if it's being shared only
11 through the ED and the Chair.

12 Yes, the 1st of November made two years
13 that the ED has been here, and it's applauding,
14 but it's not what's out on the street.

15 Factual: we're trying to come back in
16 the building because of the shutdown, but the
17 reality -- and this is coming from inside the
18 building -- the employees are very upset because
19 they want a raise, but a Christmas party is
20 being planned instead. They want their money.

21 The budget still has not been shown.
22 Three months now, the budget has not been shared

1 with the public or the constituents. So, I ask
2 again, when is the budget going to be shared,
3 the fiscal year '26 budget going to be shared?

4 It's nothing but a bunch of gaslighting
5 and it has to stop. The book is dry ink that
6 you all have all said how you've gauged and what
7 you have done so well through the agency. That
8 is not what's being done honestly. But
9 eventually -- and I've said it once before -- a
10 lie can't live that only lingers; it has a
11 beginning and an ending.

12 You all have to stop. A lot of this
13 money has not reached the constituents. So, I
14 would like to know, where is the money and why
15 hasn't the budget been shared with the public?

16 You already said it's been passed; it's
17 been done. You all did the Educational
18 Symposium. When is the budget going to be shown
19 to the public, period?

20 Thank you.

21 CHAIRMAN SKINNER: Okay. I was asking
22 the staff if the budget was on our website. I'm

1 not sure if it is, but we can certainly -- we
2 can certainly publish the budget on the website.

3 MR. COUNCIL: Please do.

4 CHAIRMAN SKINNER: Okay. So, I'm told
5 that it is already on there.

6 MS. WICKLIFFE: It was posted September
7 the 15th.

8 CHAIRMAN SKINNER: It was posted
9 September the 15th.

10 Where would they have to look? What
11 would they click on?

12 MS. WICKLIFFE: I think Board
13 Resolutions.

14 CHAIRMAN SKINNER: Okay.

15 MR. COUNCIL: Thank you, Alethea.

16 CHAIRMAN SKINNER: Did you hear that?
17 Okay. Under the Resolutions and there was a
18 Resolution when we passed the budget, and the
19 budget document is there.

20 Thank you, Mr. Council.

21 MS. MCNAIR: Next, we have Rachelle
22 Ellison.

1 MS. ELLISON: Oh, I don't know what's
2 happening. I'm sorry.

3 MS. MCNAIR: That's okay.

4 MS. ELLISON: I'm trying to show my
5 face. I don't know if you can see me. Can you
6 hear me?

7 MS. MCNAIR: We can hear you.

8 CHAIRMAN SKINNER: We can hear you.

9 MS. ELLISON: Okay. Well, my camera's
10 on. So, I'm not sure what's happening.

11 But my name is Rachelle Ellison and I'm
12 a long-time supporter of DC Housing Authority,
13 and nothing has changed. I'm one of the people
14 that was on the streets for 17 consecutive years
15 with cholecardia disorders, who went from
16 Housing First to graduating from Housing First,
17 but that was only because DCHA Director
18 Pettigrew, Director Shaw, and this great
19 Administration opened the waitlist, which hadn't
20 been done in such a long period of time, that I
21 was able to receive a Housing Choice Voucher and
22 give back my LRSP vouchers to someone in our

1 unhoused population, so that they could be
2 housed as well. I'm really grateful for this
3 Administration.

4 My only question that I have today is,
5 I wanted to know, what exactly happens to the
6 vouchers when individuals pass away? Does it
7 get recycled into giving it to the next person
8 on the list? Or does it just go back in as
9 finances? That's a question that's been on my
10 mind for quite some time.

11 Because we're about to have -- I'm the
12 Assessment Director of People for Fairness
13 Coalition, and we're about to our annual
14 memorial vigil for those that die without the
15 dignity of a home or a proper burial. So, it's
16 been on my spirit to ask that question because
17 I'm uninformed of that answer.

18 Other than that, I have watched this
19 Administration take 6,100 people off of a
20 waitlist, something that had not been done in 20
21 years. I was on that waitlist from 2008 and got
22 my voucher in August of last year. So, they

1 have done an amazing job of keeping us informed.

2 I'm also the Co-Chair of the Expedited
3 Lease Up. So, I will be testifying tomorrow at
4 the roundtable as well.

5 And I have watched the agreements and
6 the suggestions come into fruition, and I have
7 watched DCHA be very accommodating and very
8 understanding and trying to make space for any
9 problems, and asking for solutions, not only
10 from DCHA and DHS, but also from those of us
11 that lived the experience.

12 I'm just here to advocate for unhoused
13 constituents to be given the public housing and
14 the vouchers that are coming up soon. Because
15 we have such limited resources, that it's
16 really, really disheartening to go out there and
17 have to tell individuals day-in and day-out,
18 when we're front-door services and boots on the
19 ground, that there's no resources to assist
20 them. And we still keep fighting for whatever
21 resources we have.

22 But, then, once again, I want to say,

1 Director Shaw, Director Pettigrew, and this
2 Administration, you're doing an amazing job.
3 I've always been one of your biggest supporters
4 and that will continue. Keep up the great work.

5 And thank you for allowing me to
6 testify.

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

9 MR. PETTIGREW: Thank you, Ms. Ellison.

10 CHAIRMAN SKINNER: So, with the
11 vouchers, can you --

12 MS. WICKLIFFE: Yes. So, for vouchers,
13 if someone has passed away, the voucher, their
14 voucher, of course, ends and it's available for
15 the next person on the waitlist.

16 MS. ELLISON: I appreciate that answer.

17 MS. MCNAIR: So next, we have Elizabeth
18 Johnson.

19 Elizabeth Johnson, we're sending you a
20 promotion request. If you can accept?

21 And it's *6 to unmute yourself.

22 MS. JOHNSON: Hello. Hi, everyone. My

1 name is Elizabeth Johnson. I'm a housing
2 advocate for the unhoused. I'm with the People
3 for Fairness Coalition.

4 I just want to know when we're going to
5 get -- everybody is going to be on the same page
6 to get people housed and stop taking your time.
7 You know, we have a lot of people out here, and
8 it seems like it takes forever.

9 And DCHA, I've noticed they're doing a
10 little bit better, but I believe DBH and the
11 rest of them could do a little bit better than
12 what they're doing now.

13 Because, to me, it's not a game. I was
14 unhoused at one time and I got to housing
15 through Pathways. So, you know, I'm grateful,
16 and then I'm still trying to understand -- I've
17 talked to a few people -- that in order to get
18 an apartment, you've got to come into Housing
19 and look at something on the board, and then you
20 come out. I don't understand what that was.

21 But, yeah, I think we have to do better
22 with these other people that's not doing what

1 they're supposed to be doing. It's life or
2 death. It's wintertime right now. So, yeah, I
3 believe that, you know, we've got to do better.
4 That's all I have to say.

5 Thank you.

6 CHAIRMAN SKINNER: Okay. Thank you,
7 Ms. Johnson.

8 MS. MCNAIR: Next, we have Robert
9 Warren.

10 Robert Warren, I sent you a promotion
11 request. It's *6 if you want to begin your
12 testimony.

13 MR. WARREN: So, yeah, thank you. Can
14 you hear me?

15 MS. MCNAIR: We can.

16 CHAIRMAN SKINNER: Yes, we can hear
17 you.

18 MR. WARREN: Yeah, thank you.

19 Good afternoon. Thank you for this
20 opportunity to testify.

21 My name is Robert Warren, a lifelong
22 D.C. resident. I'm also one of the members of

1 the People for Fairness Coalition also. Also, I
2 am current Poverty Commission, at-large Poverty
3 Commission member.

4 And, you know, I've been advocating on
5 behalf of a universal voucher system here in the
6 District of Columbia now for the last 18 years.
7 And mostly that is, right now, the focus is on a
8 universal tax-based voucher system here in the
9 District of Columbia.

10 And, you know, it's always been my
11 proposal that the DC Housing Authority lead that
12 effort. And I think my focus today is on -- I
13 think Chief Pettigrew talked about you guys
14 opening up the waitlist, and specifically, for
15 the upgraded public housing units.

16 And so, I just want to just get a -- I
17 think it was stated in one of our ICH meetings
18 that some of those upgraded units would be made
19 available for the continuing care in the
20 District of Columbia. And I'm just trying to
21 get an idea of what that looks like and what
22 that process would be for an unhoused community

1 members.

2 And also, I think it was reported that
3 you guys had something like almost \$800 million
4 in your resource portfolio. And I'm also
5 wondering, would some of that money be allowed
6 to be utilized to offer more better health care
7 and wellness services on public housing sites?

8 And I know you guys do some things as
9 far as food pantries and other things along
10 those lines for senior citizens in their
11 buildings, but more so, a little bit more focus
12 on health services as relate to people that
13 might come into your system who needs permanent
14 supportive housing support.

15 Thank you for this opportunity to speak
16 to you guys today. I really appreciate the work
17 you guys are doing and I really appreciate where
18 the Housing Authority has been headed in the
19 last few years. So, yeah, thank you, guys, and
20 I hope we can continue to move towards a fully
21 funded universal voucher system, and you guys
22 can be the catalyst of actually putting that

1 forth, because I think it actually represents
2 racial equity here in the District of Columbia
3 and people being able to end their poverty when
4 it comes to them being better adequately housed.
5 And that's a big issue when it comes to people
6 being able to end their poverty.

7 So, yeah, thank you, guys, again.

8 CHAIRMAN SKINNER: Thank you, Mr.
9 Warren.

10 MS. MCNAIR: Next, we have -- I want to
11 say, is it Neashanta -- please correct me --
12 Neashanta Washington?

13 And it's *6 to speak, if you're having
14 issues.

15 MS. WASHINGTON: Okay. Hello. I'm
16 here. That's correct.

17 MS. MCNAIR: Okay. We hear you.

18 CHAIRMAN SKINNER: We can hear you.

19 MS. WASHINGTON: Okay. Good afternoon,
20 Commissioners.

21 As I said before, my name is Neashanta
22 Washington and I'm a D.C. Housing Choice Voucher

1 participant.

2 And I'm here because I believe we
3 residents deserve a timely recertification
4 process, and just as importantly, a timely
5 processing of their moving package, so that no
6 one's housing is delayed or put at risk.

7 In July, I submitted my recertification
8 through RentCafe. Everything was completed and
9 uploaded on time.

10 When I decided I wanted to move in
11 October, I scheduled an appointment to get an
12 updated voucher, but the process turned into a
13 complete nightmare.

14 Despite repeated calls, emails, I went
15 to the 702 office three times. My caseworker,
16 Mr. Cameron Isaac, did not complete my
17 recertification, even though it was promised to
18 be completed by October the 31st.

19 After my third visit, I reached out to
20 Councilmember Robert White's office and several
21 Supervisors.

22 Each time I went into the office, I saw

1 other recipients facing similar or worse issues
2 with their Housing Specialists. And this
3 problem just shows it's beyond just my case.

4 On my fourth visit to H Street, I --
5 see, the issue still wasn't resolved. I asked
6 to speak to my supervisor, Mr. Queen. He
7 handles the issue. He scheduled my appointment,
8 and I did get an updated voucher, but it should
9 never take four -- multiple visits and so much
10 stress to complete this process that's supposed
11 to take, I think, about 30 days.

12 So now, since I have my updated -- my
13 voucher was issued to me, I am going to -- I'm
14 in the process of my apartment package being
15 submitted soon, and I hope that this process is
16 handled in a timely manner, especially since
17 after all the delays I already experienced.

18 And I'm just asking the Board if they
19 can assure better accountability, clear
20 communications, and a more active oversight over
21 the caseworkers, so the delays can be caught and
22 corrected before it affects the residents.

1 Thank you for your time and listening
2 to my experience.

3 CHAIRMAN SKINNER: Thank you, Ms.
4 Washington. I'm sorry to hear about your
5 experience, but we're continually working to
6 make improvements in processing time and
7 customer service. So, the staff has heard you
8 and I'm sure they will follow up.

9 MR. PETTIGREW: We'll track it.

10 CHAIRMAN SKINNER: Right.

11 MR. PETTIGREW: Yeah. We got her name.

12 MS. MCNAIR: So next, we have Pat
13 Malloy.

14 Pat Malloy, we have sent you a
15 promotion request.

16 *6 if you're having difficulty
17 speaking.

18 MS. MALLOY: Can you hear me?

19 MS. MCNAIR: We can.

20 CHAIRMAN SKINNER: Yes, we can. Hi,
21 Ms. Malloy.

22 MS. MALLOY: Hello. Good afternoon,

1 everyone. My name is Patricia Malloy, former
2 Lincoln Heights resident and Resident Council
3 President.

4 On October the 27th, 2024, an email was
5 sent to Director Pettigrew, cc'ed to Nicole,
6 Raymond Skinner, Sheila Miller, and Amy Glassman
7 of DCHA. Damond from Empower DC sent the email
8 on behalf of myself, the President of Potomac
9 Gardens Family, Vice President also of the
10 Citywide Advisory Board, President of the
11 Horizon House, President from Syphax Gardens, a
12 resident of Greenleaf Senior, President of Fort
13 Dupont, and President of the Citywide Advisory
14 Board.

15 Our email was sent in reference to
16 questions, comments, and recommendations related
17 to Section 18, LRV renovation properties.

18 Director Pettigrew, I heard what you
19 said in your report. No one from your office or
20 you have acknowledged receipt of the email, nor
21 responded to the email. We asked for a response
22 to the email within two weeks. Is there a

1 reason why we received no response? We are not
2 robots. We are human beings.

3 I know we all go through things, but,
4 to me, the email that the leaders put together
5 was very crucial and timely to us.

6 Also, Director Pettigrew, at the end of
7 today's Board of Commissioners' meeting, I would
8 really appreciate if you would call me, or
9 Nicole. I have some very important information
10 that I did want to speak about live, but I would
11 like to speak to you, or either Nicole.

12 Thank you for listening.

13 MR. PETTIGREW: Okay, I'll give you a
14 call, Ms. Malloy.

15 CHAIRMAN SKINNER: Thank you, Ms.
16 Malloy.

17 MS. MCNAIR: Next, we have Angelia
18 Scott.

19 (No response.)

20 Angelia Scott?

21 (No response.)

22 I'm going to move forward.

1 Next, I'm going to call Lavern Bryant.

2 (No response.)

3 Lavern Bryant?

4 (No response.)

5 Moving forward, Donna Townes?

6 Donna Townes, we just sent you a
7 promotion.

8 MS. TOWNES: Hello?

9 CHAIRMAN SKINNER: Hi, Ms. Townes. We
10 hear you.

11 MS. TOWNES: Good day, everyone.

12 Hello. My name is Donna Townes.

13 And, Director Pettigrew, I'm looking
14 forward to a followup meeting with you to bring
15 resolution to the issues which I've dealt as a
16 Park Morton resident.

17 And in October, when I met you, I saw
18 you at the ribbon-cutting, and everything. I
19 was hoping to get a scheduled appointment to
20 meet with you, but here I am again on this line
21 requesting a followup meeting. I've been trying
22 for over a year to get a followup meeting.

1 So, I'm looking forward to meeting with
2 you all sometime in the near future, and I just
3 want to bring resolution for the loss of my
4 property. Although I was compliant in my tenant
5 obligations, paying my rent, was certified,
6 everything, went to open my door for repairs and
7 everything, but the staff, Ms. Betty Diallo, she
8 didn't do any repairs. I've requested them all
9 the time, but, then, the day -- on one day, she
10 called me, come, tell me to sign this lease. I
11 signed the lease. She promised it was going to
12 be a temporary move, so that they can do the
13 repairs in my apartment.

14 And also, I sent you the layout of how
15 everything happened in an email last year, and
16 ever since I did that, I haven't been able to
17 get a followup appointment.

18 So, DCHA property managers, each one of
19 them did me wrong. They did me wrong.

20 To Ms. Barnes, I submitted paperwork to
21 get my daughter removed from the lease. Those
22 charges remained on my account for -- for a

1 long, long time, but it was finally resolved by
2 Ms. Nona Eath.

3 And then, I got this just -- just a
4 balance on my resident ledger again, but that is
5 resolved. But I'm going to forward the
6 information, the documentation that I have
7 composed regarding the -- the most current
8 resident ledger. And I just want a resolution
9 to everything that I've gone through.

10 Director Pettigrew, am I going to get -
11 -

12 MR. PETTIGREW: Yes, ma'am?

13 MS. TOWNES: -- am I going to get a
14 meeting soon?

15 MR. PETTIGREW: Sorry. Listen, I think
16 we got our signals crossed. I thought you were
17 going to reach out to Carla to just get on my
18 calendar, but don't worry; we'll call you and
19 meet at your (audio malfunction) --

20 MS. TOWNES: Okay. I didn't quite hear
21 what you said, but I look forward to hearing
22 from Ms. Hernandez.

1 MR. PETTIGREW: Okay. I've got some
2 ideas.

3 CHAIRMAN SKINNER: Okay. Thank you,
4 Ms. Townes.

5 MS. TOWNES: Okay. Thank you. Bye-
6 bye.

7 MS. MCNAIR: So, that concludes our
8 residents. We're going to move to our non-
9 resident testimony.

10 First, we have Wade Simmons.

11 (No response.)

12 Wade Simmons?

13 (No response.)

14 Moving forward, Latoya McNeil?

15 We just sent you a promotion request.

16 *6 --

17 MS. MCNEIL: Hello?

18 MS. MCNAIR: Yes, we can hear you. You
19 have three minutes.

20 MS. MCNEIL: Hi. I'm Latoya McNeil.
21 I'm calling about a complaint in case of me
22 losing my voucher because Housing was taking so

1 long to answer my approvals, and a lot of
2 properties has dropped me because of that. And
3 I'm -- I'm trying to figure out what's the steps
4 I can take, because it's out of my hands if the
5 property no longer wants to rent with me because
6 of Housing not answering -- doing the approvals.

7 CHAIRMAN SKINNER: Yeah, we can have a
8 staff person follow up with you, Ms. McNeil.

9 MS. McNEIL: Thank you. Because I have
10 reached out to the Chairman about the situation,
11 because it's not my fault. You know, it's
12 nothing I can do with the properties no longer
13 wanting to rent with me because of the
14 prolonging of Housing. And I did get an
15 extension in the total time, but I just kept
16 getting dropped by the properties. And I do
17 have a resident that can also speak on my behalf
18 because he's been with me the whole steps of the
19 way.

20 CHAIRMAN SKINNER: Okay. Again, we'll
21 have a staff person reach out to you. We have
22 your information.

1 MS. McNEIL: Okay. Thank you so much.

2 CHAIRMAN SKINNER: Thank you.

3 MS. MCNAIR: Next, we're going to go to
4 Kelly McShane.

5 We sent you a promotion request.

6 *6, so we can begin your testimony.

7 MS. McSHANE: Hi. Can you hear me?

8 MS. MCNAIR: We can.

9 CHAIRMAN SKINNER: Yes, we can.

10 MS. McSHANE: Great. Thank you.

11 So, I am Kelly Sweeney McShane. I'm
12 the President and CEO of Community of Hope. I
13 have spoke to the Board several times this year
14 about conducting a process review to remove
15 barriers and speed up the time from application
16 to lease-up with the local FRFL or SP program.

17 There have now been three meetings,
18 including one on September 17th, which I
19 attended. While I understand that Director
20 Pettigrew has received the report, I have yet to
21 see it or hear about any followup. I'm pleased
22 to hear that we should see it next week. Thank

1 you, Director.

2 But I am here to ask that there be
3 movement and communication to the community on
4 next steps and how we move forward.

5 In attending the September meeting, I
6 was struck again by the many, many steps that
7 need to happen to get from matching to lease-up.

8 I was also pleased by the open and
9 solutions-focused conversations between DHS and
10 the DCHA staff. While there are many areas of
11 agreement, such as allowing self-certification
12 for various pieces of information, there do
13 continue to be some significant areas that need
14 to be resolved, including what it will take for
15 RentCafe to work for the unhoused and vulnerable
16 populations in PSH.

17 As Director Pettigrew mentioned, I
18 believe there are some items in the
19 recommendations that require just a change to
20 the standard operating procedures. Others may
21 need changes to the admin plan -- I'm a little
22 worried that there's only 30 days to address

1 those -- or legislation.

2 The facilitator said these would be
3 included in her report, and I hope they are.
4 I'm eager to see it.

5 Change management I know is hard, but
6 it is possible with champions, tight project
7 management, and a clear work plan. I hope that
8 we can see a document that outlines what steps
9 are being taken by what date with the people
10 responsible for each item named.

11 Key actions need to be also developed
12 around communications and measuring progress.
13 And I hope that these are included.

14 I'm definitely a bit frustrated that
15 many of us have been advocating for improvement
16 for more than a year, and it is hard to see
17 systematic progress. And I think we've heard a
18 couple of comments from public witnesses today.

19 If DCHA and DHS are making changes,
20 it's not being communicated well to clients or
21 providers. And while there is some data that
22 the backlog in applications has been caught up,

1 and there are more lease-ups than last year, I
2 am concerned that there's still not an
3 efficient, consistent process and that there are
4 big changes coming with the RentCafe
5 implementation in January, which could create
6 more confusion.

7 Community of Hope and other providers
8 stand ready to be partners in this process, and
9 we look forward to hearing about next steps as
10 soon as possible. Thank you.

11 CHAIRMAN SKINNER: Thank you, Ms.
12 McShane.

13 COMMISSIONER MURPHY: Mr. Chairman, do
14 we want to give staff just an opportunity to
15 respond to that? I'd love to hear what their
16 response is.

17 MS. GLASSMAN: We already said it.
18 Right?

19 I think Mr. Murphy was late to the
20 meeting.

21 COMMISSIONER MURPHY: Oh. Oh, I was
22 late. I was late. I apologize.

1 MS. GLASSMAN: I was going to say you -
2 -

3 COMMISSIONER MURPHY: No, no, no, no.
4 I welcome it. No, just so they understand. I
5 joined a half an hour late.

6 MR. PETTIGREW: Yes, I did, Mr. Murphy,
7 text you on where we were with the final report.
8 I noted that both DCHA staff and DHS staff meet
9 last week to go over the draft and make some
10 amendments to it, based on a recommendation from
11 DHS; that the report will be out next week.
12 We're hoping to take away some other points from
13 the roundtable tomorrow in terms of
14 incorporating that as well into the plan.

15 So, it will be out for everyone to
16 review and see. Hopefully, it will touch on all
17 the areas that Ms. McShane has noted. And if
18 not, we'll continue to work together to improve
19 it.

20 I know there have been some
21 improvements. The RentCafe is a little touchy
22 because RentCafe is set up for the federal side

1 and not the local side. Remember now, we're a
2 federal agency. We run federal vouchers. And
3 that's one of the challenges that we're going to
4 have, is trying to modify RentCafe to work for
5 DHS, when, technically, you know, it's set up
6 for the federal process and not the local
7 process, given some of the rules that govern the
8 local process that we can't bypass.

9 So, there's some things that still need
10 to be worked out, as we go forward, but the
11 report will be out next week.

12 COMMISSIONER MURPHY: That's great.
13 Thank you. I appreciate you repeating yourself.
14 So, thank you.

15 MR. PETTIGREW: For you, anything.

16 (Laughter.)

17 COMMISSIONER MURPHY: Be careful what
18 you offer.

19 (Laughter.)

20 MR. PETTIGREW: Right.

21 MS. MCNAIR: Next, we have Kristen
22 Barden.

1 MS. BARDEN: Hi, everyone. Good
2 afternoon. My name is Kristen Barden and I am
3 the Executive Director of the Adams Morgan
4 Partnership Business Improvement District, or
5 the AMPBID.

6 This is my first time testifying, I
7 think, in front of DCHA. So, I appreciate the
8 opportunity to be here today.

9 In my role here in Adams Morgan for the
10 last 16 years, and in my life in D.C. since
11 1994, I have been a huge supporter of small
12 businesses and vibrant public spaces. I am also
13 the daughter of two United Methodist clergy, and
14 growing up living in parsonages next to
15 churches, there were always lots of people with
16 lots of needs that my parents and their churches
17 helped along the way.

18 I recently heard about DCHA's efforts
19 to streamline and improve the voucher approval
20 and lease-up process. And I felt moved to
21 emphasize just how important this work is in the
22 Adams Morgan community.

1 Every day that a matched individual
2 remains unhoused is another day they endure
3 harsh weather, repeated encampment cleanups, and
4 potentially stressful engagements with law
5 enforcement or other people who don't understand
6 their situations.

7 I've seen firsthand how these delays
8 can erode trust between residents experiencing
9 homelessness and the service providers who are
10 trying to help them. With someone who is told
11 again and again to wait, even after being
12 matched with housing, that trust, and often
13 their hope, starts to fade.

14 The impacts extend far beyond the
15 individuals themselves. In Adams Morgan, our
16 AMPBID Clean Team spends significant time
17 cleaning up encampment sites, often repeatedly,
18 all over the neighborhood. In fact, just now I
19 got some more images of a new encampment in
20 front of the Truist Building at Adams Mill and
21 Columbia Road.

22 We coordinate frequently with service

1 providers and sometimes law enforcement. We
2 field complaints from neighbors and hear
3 concerns from businesses worried about lost
4 customers and deteriorating public spaces.

5 These ongoing challenges take time,
6 resources, and energy that could be better spent
7 helping people transition into stable housing
8 and the mental health services they all so
9 desperately need.

10 I hope that DCHA can still make some of
11 its existing resources available to people
12 living outside and in our shelters. I hope that
13 DCHA might be able to give preference to people
14 experiencing homelessness. I would like to ask
15 that DCHA allocate at least 50 percent of the
16 federally funded resources, including public
17 housing, to those who are currently experiencing
18 homelessness.

19 The efficiency with which DCHA carries
20 out its work has ripple throughout the entire
21 community -- not just for those waiting for
22 housing, but for the neighborhoods, businesses,

1 and residents who are deeply affected by the
2 pace of that progress.

3 Thank you for your continued commitment
4 to improving the housing voucher process and for
5 the opportunity to share this perspective today.
6 I'm happy to take any questions about my
7 experiences here in Adams Morgan with the
8 voucher process. Thanks.

9 CHAIRMAN SKINNER: Thank you, Ms.
10 Barden.

11 MS. MCNAIR: Next, we have Bryce
12 Liquerman.

13 And we have sent you a promotion
14 request.

15 *6, so that we can hear your testimony.

16 MR. LIQUERMAN: Yes. Hello.

17 MS. MCNAIR: Hi.

18 CHAIRMAN SKINNER: Hello.

19 MR. LIQUERMAN: Thank you, the Board,
20 for allowing me to speak today.

21 My name is Bryce Liquerman and I am
22 here with my colleague Mason Lichstrahl. We are

1 student attorneys in the Georgetown University
2 Law Center Communications and Technology Law
3 Clinic, doing research and client counseling on
4 issues related to housing fairness.

5 We are currently working on issues
6 concerning rent reasonableness determinations
7 and D.C. Housing Choice Voucher Program. Among
8 our achieved concerns are:

9 One, potential inefficiencies stemming
10 from a lack of transparency into how
11 affordablehousing.com determines rent
12 reasonableness for landlords, and two, the
13 potential for landlords to artificially impact
14 affordablehousing.com's rent reasonableness
15 determination calculus.

16 The District's heavy reliance on
17 affordablehousing.com's potentially faulty
18 algorithm may present discriminatory impacts on
19 economically vulnerable residents --
20 perpetuating the very issues that the Housing
21 Voucher Program seeks to address.

22 The use of the rent reasonableness

1 algorithm creates many errors with respect to
2 comparable unit values which unfairly deny HCV
3 applicants housing in communities of color.

4 Further, without the proper rent
5 reasonableness review mechanisms in place, the
6 District risks approving inaccurate and inflated
7 unit rents.

8 MR. LICHSTRAHL: To improve housing
9 fairness in D.C., we urge the Board to undertake
10 two matters:

11 First, to investigate the District's
12 use of affordablehousing.com, and second, to
13 implement systems for continuous review of the
14 website's algorithm.

15 In addition, we recommend the Board
16 explore options to increase rent reasonableness
17 determinations transparency for both landlords
18 and Housing Choice Voucher holders. For
19 example, the District could:

20 One, increase the number of D.C.
21 employees making rent reasonableness
22 determinations.

1 Two, increase quality control testing
2 on affordablehousing.com's algorithm to ensure
3 accuracy and fairness.

4 And three, provide more avenues for
5 Housing Choice Voucher holder feedback.

6 These solutions will lead to fewer
7 voucher holder and landlord complaints and
8 increase the accuracy of rent reasonableness
9 determinations. In turn, these outcomes will
10 save the District administrative costs and
11 increase voucher holder satisfaction.

12 We appreciate the Board's hard work and
13 dedication in its effort to help D.C. residents
14 and look forward to its work to strengthen the
15 D.C. Housing Voucher Program. Thank you.

16 CHAIRMAN SKINNER: Thank you, Mr.
17 Liquerman.

18 So, I would say, if you -- I know
19 you're doing research, but if you could submit
20 your findings and any recommendations you have
21 to us, then the staff can look at them and, you
22 know, consider what you are recommending.

1 MR. LIQUERMAN: Thank you.

2 MR. LICHSTRAHL: Thank you.

3 CHAIRMAN SKINNER: Okay. Okay.

4 COMMISSIONER MURPHY: Thank you. Mr.
5 Chairman, I was going to suggest the same thing.
6 So, you beat me to it. I appreciate you.

7 MS. MCNAIR: Next, we have Daniel del
8 Pielago.

9 We have promoted you as a panelist.
10 *6, so that we can hear your testimony.

11 MR. DEL PIELAGO: Good afternoon. My
12 name is Daniel del Pielago. I'm an organizer
13 with Empower DC.

14 I want to thank Ms. Malloy. I want to
15 clarify that the letter, or the email that was
16 sent was on behalf of the named tenant there.
17 While I surely do want to know the questions and
18 share the comments that were in there, it was a
19 cooperative effort of the people that Ms. Malloy
20 listed.

21 With that said, we look forward to the
22 response and we look to further engagement

1 around these issues. And why we think this is
2 very important, Director Pettigrew and everybody
3 there, is because we've been doing outreach to
4 all -- a majority of the affected properties,
5 I'll say. And we've been going door to door,
6 knocking on folks -- providing a summary of the
7 presentations that DCHA made over the summer.

8 And I was taken aback by the number of
9 folks who didn't really know and/or understand
10 what was happening with the Renovation Project.
11 Relocation is daunting for many folks. Folks
12 have been already relocated from other
13 properties, as you well know.

14 And, you know, the lack of information
15 -- if I'm not mistaken, many of the
16 presentations, if not all, said that tenants
17 would be contacted in October to begin, you
18 know, conversations about the relocation
19 process. I didn't hear from any of the folks we
20 spoke to that said that they had heard from
21 anybody about that.

22 So, I really do encourage the Housing

1 Authority because this timeline seems awful
2 short, right? It is November. March is
3 knocking on our door, and that's the timeline
4 that has been set for people to relocate in
5 order to have these renovations done.

6 The positive thing is that folks do
7 want renovations and we think that that is, you
8 know, a great goal. We hope that, you know --
9 what, unfortunately, has marred, I think, many
10 of these larger redevelopment plans of the
11 Housing Authority is the lack of communication
12 oftentimes makes folks feel unsettled, and, you
13 know, that lack of trust continues.

14 So, as mentioned, look forward to
15 hearing the response and look forward to further
16 engagement. As I mentioned, I'd love to be part
17 of it, but, you know, I'm the organizer here.
18 It's really on the behalf of the named folks,
19 those leaders that are asking these very
20 questions.

21 So, thank you for your time. I
22 appreciate to talking soon.

1 CHAIRMAN SKINNER: Okay. Thank you,
2 Daniel.

3 We'll be out -- obviously, the shutdown
4 affected us a little bit in terms of a pause.
5 So, the October month meetings, we were
6 regrouping to try to figure out where we were
7 going with the shutdown.

8 But I noted Aaron and the team and
9 Sheila and the team are preparing documents to
10 start revisiting you guys, where a schedule and
11 some of this timeframe may get pushed out. We
12 understand and we're not going to force-feed
13 anybody.

14 And we will work with you guys in order
15 to make this a smooth transition. We do
16 understand a relocation, any move that an
17 individual makes, whether it's relocation or
18 not, is always stressful.

19 And so, when we came out this summer
20 and started talking about it, obviously, I was
21 at several of those events doing the
22 presentations and answering the questions. So,

1 our commitment is to maintain communication. I
2 understand the trust factor, and obviously,
3 trust is earned. And so, we're going to earn
4 the trust.

5 As we go forward, we're going to send
6 out the response to you guys, and understand
7 that they are also meeting with Ms. Malloy later
8 in the day. So, we'll communicate with you, and
9 you always know where to find us, right?

10 So, we'll work together. We've got it.
11 We'll work with you.

12 MR. DEL PIELAGO: Appreciate it. Thank
13 you.

14 COMMISSIONER MURPHY: Thank you,
15 Daniel.

16 MS. MCNAIR: Next, we have Andy
17 Wassenich.

18 (No response.)

19 We just sent you a promotion request.

20 *6, so that we can hear your testimony.

21 (No response.)

22 Okay. I'm going to move forward.

1 MR. WASSENICH: Oh.

2 MS. MCNAIR: Oh, okay. Can you hear
3 me?

4 MR. WASSENICH: Hi. I'm sorry, I
5 thought I was already good to go and I was
6 already talking. Apologies.

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

9 MR. WASSENICH: Can you hear me? Okay.
10 All right. Sorry. So I'm Andy Wassenich,
11 Director of Policy at Miriam's Kitchen, a
12 homeless services provider here in the district.
13 I'm here again to talk about the process review
14 program and transparency and reporting out of
15 the agreements that were made in those sessions
16 in July and September of this year regarding the
17 local program.

18 The process review sessions, as I said
19 before, were positive and encouraging, and I was
20 really struck by the passion that the DCHA staff
21 brought to their work and to the room and the
22 engagement that they had with DHS as well.

1 And one of the other things that really
2 struck me about this, because I don't know that
3 I was expecting this going in, was that all the
4 recommendations that were discussed in the
5 meetings were on DCHA's side of the court. I
6 don't recall a single action item for DHS
7 discussed in the room.

8 And so, you know, we are now two months
9 out after that session -- last session and we
10 haven't received any communications. Obviously,
11 we hear that the report's coming next week, and
12 we're most grateful for that. But you know, as
13 McShane alluded to, for those of us in the
14 provider community it's really anxiety-inducing
15 for all this time to go by when we have been,
16 you know, reaching out and making efforts for
17 more than a year for some of these requests.

18 And we don't -- haven't seen anything
19 like -- we know that there have been general
20 improvements, but in terms of like action items
21 that were actually discussed, simple items like
22 identifying and circulating proper points of

1 contacts for assorted items has not been
2 formally addressed to my knowledge, and we are
3 still hearing reports of emails and calls from
4 providers not getting responses. And these were
5 actionable issues that were addressed in the
6 process review.

7 You know, one of our greatest concerns,
8 of course, is that like -- you know, we
9 understand -- or that DHS has also received the
10 report from the facilitator, and that many of
11 the items here that were discussed as action
12 items -- you know, like Yardi or Rent Cafe is
13 the solution to them. And I mean I hope that
14 that is indeed the case, but again from our
15 provider position, you know, there have been
16 changes in computers and software systems
17 before, and we were told that like this was
18 going to solve everything, and, you know, the
19 fact of the matter is that it hasn't.

20 And we want to be sure that whatever
21 this -- if it is this great panacea, that still
22 -- that Rent Cafe, you know, needs to work for

1 the clients that we serve, the folks who are
2 technologically, you know, illiterate or older,
3 and who have little to no access to technology
4 and email addresses and things like that. These
5 characteristics are unlikely to change in the
6 near-to-medium term given the cost of technology
7 and the age of our population.

8 And so, we really want DHS providers
9 and case managers to be able to see and track
10 the status of their clients every step of the
11 way throughout the process. And that's all I
12 have time for at the moment. Thank you very
13 much.

14 CHAIRMAN SKINNER: Thank you.

15 MS. HARDEMAN-JONES: Next we have
16 William Jordan. William Jordan? We just sent
17 you a promotion request to be a panelist. *6 so
18 you can begin your testimony.

19 MR. JORDAN: Good afternoon. I hope
20 everyone is doing well. I wanted to speak first
21 on the Park Morton RAD process.

22 Now we've known about this RAD process

1 for Park Morton for at least four years. And
2 I'm understanding now from some residents that
3 we're running around now trying to put together
4 RAD meetings with the residents when the
5 residents aren't organized to be a part of those
6 meetings. So if we don't have a resident
7 council in place or a tenant association in
8 place -- but now you want to have RAD meetings.
9 But when we had those things in place, we didn't
10 have RAD meetings. And that's been four years.
11 So either way, the residents -- each resident
12 should understand RAD and how it impacts them
13 long before they make a decision to move or not
14 move back to the property.

15 So again, that goes back to the point
16 of running a project where residents aren't
17 represented -- can't represent themselves. And
18 this has other impacts as well. And we're
19 dealing with it now, you know?

20 We have youth curfews in Navy Yard, but
21 we all know that Navy Yard is really the
22 offspring of a HOPE VI project, right? So we

1 have a situation where we are organizing so that
2 our young people can't participate in the Navy
3 Yard. And the goal of the policies is to push
4 those young people into areas where they're a
5 part of the public housing community, if you
6 understand what I mean. And some of those are
7 part of those communities.

8 So I think we have -- you know, we
9 always talk about having a village, but it's the
10 housing -- to raise a child, but housing is
11 dismantling the village. DMPED is dismantling
12 the village. And now we want to blame our young
13 people, right, for not having a village. And
14 then blame the parents for not taking care of
15 the young people when we just dismantled the
16 village by our own processes.

17 So I really want to put that in that
18 the Housing Authority has to be a part of all
19 these processes, including the rental lack. So
20 we have a rental lack that strips everybody of
21 all of their rights. The Housing Authority is
22 ignoring the rights and then we want the village

1 to function.

2 Then finally I was at the ribbon
3 cutting for Park Morton. And so Shonta' High,
4 who has been the only elected person, wasn't
5 invited to speak, right? And that particular
6 project would not have moved forward without her
7 advocacy, right? Because the Housing Authority
8 and DMPED wanted to wait until after Bruce
9 Monroe to get started on the property. It was
10 our advocacy that got money allocated. Then it
11 was hijacked, but then allocated and then moved
12 over. And then finally I spoke to Bart
13 Mitchell and I said to him -- who's TCB, who's
14 the lead developer -- and I complained about the
15 lack of three-bedroom units in the building. He
16 said to me the residents didn't want three-
17 bedroom units, and so that's why we built it
18 that way. And I know that that is nonsense.

19 So, you know, there are a lot of things
20 we need to clean up. You know, we want to work
21 with you, but if there are no active resident
22 organization that can act independently and get

1 the resources they need, it's a false
2 engagement. So to come back and have RAD now
3 with no organization in place is just checking
4 boxes, and we can do better. Thank you.

5 CHAIRMAN SKINNER: Thank you, Mr.
6 Jordan.

7 WICKLIFFE: So, Mr. Jordan, we can have
8 someone contact you, but I think there's no RAD
9 meetings going on for -- as we're doing on the
10 other properties, because the property is
11 vacant. But we are bringing in some units,
12 replacement units under the RAD Program. So
13 it's a little different. But we can have
14 Sheila, our team to reach to you to explain that
15 process and answer any other questions you may
16 have.

17 CHAIRMAN SKINNER: Thank you.

18 MS. HARDEMAN-JONES: Chairman Skinner,
19 that concludes the testimony for today.

20 CHAIRMAN SKINNER: Okay. Again, I want
21 to thank everyone who took the time to provide
22 testimony today.

1 We're going to move onto our next
2 agenda item, which are the board committee
3 reports. And we're going to start with the
4 Committee on Budget, Audit & Finance.
5 Commissioner Reed chairs that committee.

6 COMMISSIONER REED: Thank you,
7 chairman. If you don't mind, I would ask if
8 Commissioner Clay could provide the update. I
9 was unable to attend last week's meeting and he
10 ran it in my absence.

11 CHAIRMAN SKINNER: All right.
12 commissioner. Okay. Yes, we can hear you.

13 COMMISSIONER CLAY: Thank you. Thank
14 you. Thank you, Commissioner Reed, and thank
15 you, Chair Skinner.

16 So first of all, we have one resolution
17 for the Committee on Budget, Audit & Finance,
18 but before we move into that resolution I do
19 want to take a moment to recognize the departure
20 of Heather Mueller, who served as the CFO. Her
21 last day with the agency was last Wednesday.

22 During her brief yet impact tenure she

1 helped shepherd the agency through three years
2 of audits that have not been completed to bring
3 the agency current. She addressed issues in the
4 Yardi implementation to full implement Yardi.
5 She led her team to address various issues that
6 came out of the OIG audit such as working to
7 bring cash reconciliations current, entering
8 transactions more timely, and beginning to
9 implement a month-end close process. So it was
10 a pleasure working with Heather. And she'll
11 certainly be missed, so I did want to recognize
12 Heather.

13 And so with that, I ask you to turn
14 your attention to Resolution 25-37 to approve
15 six RAD property proposed operating budgets for
16 the calendar year 2026.

17 There are a total of eight total RAD
18 properties; however, two of those are owned and
19 managed by the Housing Authority. So their
20 budgets were approved as part of the Housing
21 Authority's 2026 budget. These remaining six
22 operate on a calendar year as opposed to a

1 fiscal year and are before us today.

2 HUD does require that RAD project
3 owners submit operating budgets to the contract
4 administrators annually. And as the contract
5 administrator the Housing Authority must approve
6 these budgets. And so that's kind of an
7 introduction. I believe Grace Campion is going
8 to walk us through these.

9 CHAIRMAN SKINNER: Good afternoon.

10 MS. CAMPION: Yes, I can speak on
11 Resolution 25-37. As Commissioner Clay aptly
12 summarized, this is really a duty of the Housing
13 Authority Board to approve the six RAD property
14 proposed operating budgets for calendar year
15 '26.

16 In the committee we reviewed the
17 budgets with the committee members, so I don't
18 think we need to go through that extensively
19 here, and I'm available if there are any
20 additional questions.

21 CHAIRMAN SKINNER: So these budgets are
22 prepared by the property managers?

1 MS. CAMPION: Right. Correct. I'll
2 name the six properties so they're in the
3 record.

4 CHAIRMAN SKINNER: Please do. For the
5 record, correct.

6 MS. CAMPION: The Asbury, Capper Senior
7 1, Henson Ridge Rental 1, Fairlawn Marshall,
8 Kenilworth 166, and Matthews Memorial Terrace.

9 CHAIRMAN SKINNER: Any questions from
10 the Board members?

11 (No audible response.)

12 CHAIRMAN SKINNER: Hearing none, can we
13 have a motion to approve Resolution 25-37 to
14 approve six RAD budgets for calendar year 2026?

15 COMMISSIONER HARRIS: Commissioner
16 Harris. Motion to approve.

17 CHAIRMAN SKINNER: Second?

18 COMMISSIONER CLAY: Second.

19 CHAIRMAN SKINNER: Okay. Any other
20 questions before we vote?

21 (No audible response.)

22 CHAIRMAN SKINNER: So we'll take a roll

1 call vote. And this is Resolution 25-37.

2 MS. HARDEMAN-JONES: Commissioner
3 Ronnie Harris?

4 COMMISSIONER HARRIS: Yes.

5 MS. HARDEMAN-JONES: Thank you.
6 Commissioner Jenny Reed?

7 (No audible response.)

8 MS. HARDEMAN-JONES: Commissioner Reed,
9 you're on mute, if you responded.

10 COMMISSIONER REED: I'm sorry. We
11 couldn't hear you for a second, but we can hear
12 you now. Yes.

13 MS. HARDEMAN-JONES: Okay.
14 Commissioner Rosa Burbridge?

15 COMMISSIONER BURBRIDGE: Yes.

16 MS. HARDEMAN-JONES: Thank you.
17 Commissioner Murphy, Chris Murphy?

18 COMMISSIONER MURPHY: Yes. Yes.

19 MS. HARDEMAN-JONES: Thank you.
20 Commissioner Jim Dickerson?

21 COMMISSIONER DICKERSON: Yes.

22 MS. HARDEMAN-JONES: Thank you.

1 Commissioner Leroy Clay?

2 COMMISSIONER CLAY: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 Commissioner Denise Blackson?

5 COMMISSIONER BLACKSON: Yes.

6 MS. HARDEMAN-JONES: Thank you.

7 Chairman Skinner?

8 CHAIRMAN SKINNER: Yes.

9 MS. HARDEMAN-JONES: The resolution is
10 approved.

11 CHAIRMAN SKINNER: Okay. Thank you.

12 Commissioner Clay, you want to
13 continue?

14 COMMISSIONER CLAY: Yes. So other than
15 that, just a few updates. The OIG FY 2025 audit
16 is underway, and the preliminary field work
17 began in July. And so that and the interim work
18 was completed October 31st. The authority is
19 expected to finalize financial statements by the
20 14th of this month. And so to date the audit
21 has been moving along smoothly. Other than that
22 we received a financial update and the agency is

1 -- continues to perform as expected.

2 Lastly, we heard from the Office of
3 Audit and Compliance in that meeting as well
4 where they shared a preliminary audit plan for
5 2026. I believe they're going to meet with the
6 executive team to go over that plan, and we
7 should be hearing a final plan very soon. And
8 that's all that I have.

9 CHAIRMAN SKINNER: Thank you.

10 Any questions for the Audit and Budget
11 Committee?

12 (No audible response.)

13 CHAIRMAN SKINNER: Hearing none, we'll
14 move onto the Committee on Capital Projects.
15 Commissioner Murphy chairs that committee.

16 COMMISSIONER MURPHY: Thank you, Mr.
17 Chair. Do you want us to hold the resolution
18 that we talked about or do you want to bring
19 that as part of the committee report?

20 CHAIRMAN SKINNER: Yes, as part of the
21 committee report.

22 COMMISSIONER MURPHY: Okay. Terrific.

1 Great.

2 So the bulk of our last meeting was to
3 talk about Henson Ridge, or Henson II, and the
4 AccessiBuild units. We have a resolution on that
5 today.

6 Sheila, I'm thinking that maybe you are
7 presenting on this one. Is that right?

8 MS. MILLER: Yes.

9 COMMISSIONER MURPHY: Great. So this
10 follows the previous work that we had approved
11 for Henson I. And the good news is that work is
12 well underway. So we're now following with
13 Henson II and then the Accessibuild units, which
14 are contiguous or adjacent or mixed in with the
15 Henson II units, I think.

16 Sheila, you want to take over?

17 MS. MILLER: Yes. Thank you,
18 commissioner.

19 The resolution DCHA 25-38 seeks the
20 authorization for the Executive Director to sign
21 all financing documents to facilitate the
22 closing of Henson II and Accessibuild. The

1 closing of the financing documents will
2 facilitate a recapitalization and renovation of
3 Henson II, as well as Accessibuild.

4 You may recall about this time last
5 year we sought approval to -- and the approval
6 was granted. We sought approval to purchase the
7 limited partnership interest in the Henson Ridge
8 redevelopment. We closed on Henson I. And as
9 you mentioned, commissioner, the redevelopment
10 is underway for Henson I. And we mentioned that
11 we will come back with Henson II and
12 Accessibuild with the same request. So that is
13 what we have before you today. Any questions?

14 CHAIRMAN SKINNER: No questions on 25-
15 38. So if there are none, can we get a motion
16 to approve Resolution 25-38?

17 COMMISSIONER DICKERSON: So moved.

18 CHAIRMAN SKINNER: And second?

19 COMMISSIONER REED: Second.

20 CHAIRMAN SKINNER: Okay. Roll call
21 vote, please?

22 MS. HARDEMAN-JONES: Sure.

1 Commissioner Leroy Clay?

2 COMMISSIONER CLAY: Aye.

3 MS. HARDEMAN-JONES: Commissioner

4 Ronnie Harris?

5 COMMISSIONER HARRIS: Yes.

6 MS. HARDEMAN-JONES: Commissioner Jenny

7 Reed?

8 COMMISSIONER REED: Yes.

9 MS. HARDEMAN-JONES: Commissioner jim

10 Dickerson?

11 COMMISSIONER DICKERSON: Yes.

12 MS. HARDEMAN-JONES: Commissioner

13 Denise Blackson?

14 COMMISSIONER BLACKSON: Yes.

15 MS. HARDEMAN-JONES: Commissioner Rosa

16 Burbridge?

17 COMMISSIONER BURBRIDGE: Yes. I vote

18 yes.

19 MS. HARDEMAN-JONES: Thank you.

20 Commissioner Chris Murphy?

21 COMMISSIONER MURPHY: Yes.

22 MS. HARDEMAN-JONES: Thank you. And,

1 Chairman Raymond Skinner?

2 CHAIRMAN SKINNER: Yes.

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

5 CHAIRMAN SKINNER: Okay. Commissioner
6 Murphy, anything else from the Committee on
7 Capital Projects?

8 COMMISSIONER MURPHY: The only thing
9 else to mention we did get a brief update on the
10 status of the IRB-funded projects, and we talked
11 a little bit about the Greenleaf development
12 that has been delayed. And the staff I know is
13 working diligently to try to find a way through
14 Greenleaf and also making progress on the IRB
15 projects, which were I think modestly slowed up
16 because of the Government shutdown. So now that
17 that seems to be like it's clearing up, we're
18 hoping that that will allow us to get back on
19 track on that project. So we'll be looking for
20 updates from the staff at future meetings on
21 both projects.

22 CHAIRMAN SKINNER: I'm going to ask

1 Executive Director Pettigrew -- can you give --
2 for the benefit of myself and probably others a
3 little update on Greenleaf, where we are with
4 Greenleaf?

5 MR. PETTIGREW: Yes. Well, so you want
6 to talk about it?

7 MR. CORTIELLA: Sure. Over the course
8 of --

9 CHAIRMAN SKINNER: And you are?

10 MR. CORTIELLA: Oh, I'm sorry. My name
11 is David Cortiella, C-O-R-T-I-E-L-L-A.

12 (Laughter.)

13 MR. CORTIELLA: Just for the record.
14 For a better part of almost two years
15 we've worked closely with the development
16 partners for Greenleaf. The development
17 partners are EYA and Pennrose.

18 Understanding the state of affairs and
19 the equity markets for affordable housing in the
20 district, we made concessions to the partners to
21 allow them to -- for us to pay more of the pre-
22 development costs, which is something that a lot

1 of housing providers, and especially housing
2 authorities have been doing -- is in order to
3 stimulate the market you need to take a greater
4 share of the equity investment at the front end.

5 Second thing that we did is that we
6 laid out a series of new requirements for the
7 property. The property as originally negotiated
8 in 2022 was looking to RAD the subsidies in the
9 senior building. We said, no, I mean, there's
10 enough there for an obsolescence for the entire
11 site. So we submitted a Section 18 application.
12 And that was one of the numerous Section 18
13 applications that were approved by HUD.

14 So therefore, instead of looking for
15 RAD rents that are lower than a Section 8 rent,
16 we increased the operating revenues for the
17 property, therefore allowing the project to
18 really be thought of differently. And as a
19 result, then also to the demolish the existing
20 senior build and build a senior building -- new
21 across M Street.

22 So we took a lot of steps, right? And

1 unfortunately, you expect partners to
2 reciprocate in terms of coming to the table
3 actively wanting to pursue the deal, and we
4 haven't felt it.

5 CHAIRMAN SKINNER: Okay. But the big
6 change, I guess from the community's
7 perspective, is that you want to now demolish
8 the senior building?

9 MR. CORTIELLA: Yes.

10 CHAIRMAN SKINNER: Right. Okay.

11 MR. CORTIELLA: Right. And that was
12 what the Board approved --

13 CHAIRMAN SKINNER: Okay. Right.

14 MR. CORTIELLA: -- in the
15 revitalization plan.

16 CHAIRMAN SKINNER: Okay. So in terms
17 of time frame what are we talking about now?
18 Next steps are and time?

19 MR. CORTIELLA: Next steps are meeting
20 with -- internally get a strategy together,
21 understand the -- understand what are our
22 options, have a meeting with the development

1 partners, and see where we stand right now, and
2 then move forward.

3 CHAIRMAN SKINNER: Okay. So, but the
4 issue is really putting the financing -- putting
5 a finance package together that works for us as
6 the Housing Authority, but also for our
7 development partners?

8 MR. CORTIELLA: Our development
9 partners. That's correct.

10 CHAIRMAN SKINNER: Okay. So that's --

11 COMMISSIONER MURPHY: Mr. Chairman, I'd
12 love to hear your opinion on this. I do think
13 the committee has been increasingly frustrated
14 at the lack of progress on this. And this may
15 be coming to a boiling point where we have to
16 make some tough decisions. So it just -- this
17 has been going on for so long and we got to kind
18 of call the question on whether these are the
19 right folks we want to continue to partner with.

20 CHAIRMAN SKINNER: Okay. So I'm
21 frustrated too, and that's why I asked the
22 question.

1 (Laughter.)

2 COMMISSIONER MURPHY: Yes, be my guest.

3 I'd like to --

4 (Laughter.)

5 COMMISSIONER MURPHY: -- the committee
6 very much for --

7 CHAIRMAN SKINNER: Yes, we've been
8 talking about it this for --

9 COMMISSIONER MURPHY: -- your patience.

10 CHAIRMAN SKINNER: Yes, we've been
11 talking about this for a long, long time.

12 COMMISSIONER MURPHY: Yes.

13 CHAIRMAN SKINNER: So I'd like to get
14 it resolved and -- you know, make a decision and
15 let's move forward.

16 COMMISSIONER MURPHY: Yes.

17 CHAIRMAN SKINNER: Okay. All right.

18 Thank you.

19 Okay. Next is the Committee on
20 Operations and Administrative Services. I think
21 we have a couple of committee members. I don't
22 know if you're prepared to talk about the

1 resolutions or not. We could have the staff
2 talk through the two resolutions. Commissioner
3 Harris or Commissioner Blackson?

4 COMMISSIONER BLACKSON: Staff can talk
5 about it.

6 CHAIRMAN SKINNER: All right. So,
7 Commissioner -- I'm sorry. Nicole --

8 MS. WICKLIFFE: Yes.

9 CHAIRMAN SKINNER: Deputy Executive
10 Director. So we have Resolution 25-35, which is
11 to authorize execution of contracts for some
12 lead abatement, lead renovation, repair and
13 painting services.

14 MS. WICKLIFFE: Yes, I'll start if off.
15 And, Gene, if you wanted to come up for this
16 one?

17 So this resolution is really
18 continuation of services. So the team went out
19 with an RFP to procure long-term services, to
20 award some multiple contracts. And this is to
21 keep up with lead testing, lead abatement, paint
22 work, and so on and so forth. So it's really

1 just day-to-day operations. Our current
2 contracts had expired, so we were going -- we
3 went back out to get new vendors on board.

4 I'll turn it over to Gene just to talk
5 quickly about the procurement process.

6 CHAIRMAN SKINNER: Is this targeted to
7 specific developments or is this across the
8 board?

9 MS. WICKLIFFE: Across the board.

10 CHAIRMAN SKINNER: Okay.

11 MS. WICKLIFFE: So any units that --
12 under like EPA or U.S. Environment and
13 Protection Agency that we had requirements. And
14 also by HUD on lead testing, testing units,
15 mitigating, painting, and so on and so forth.
16 So it's across our portfolio.

17 MS. GLASSMAN: It's public housing
18 though.

19 MS. WICKLIFFE: Yes, public housing.
20 Yes, across our public housing portfolio.

21 MS. SUMMERVILLE: All right. Good
22 afternoon, everyone.

1 CHAIRMAN SKINNER: Good afternoon.

2 MS. SUMMERVILLE: I am Gene
3 Summerville, Procurement and Contracting Senior
4 VP. As Nicole mentioned, we issued an RFP for
5 multiple award for lead abatement, renovation,
6 repair and painting services. We are asking the
7 Board to approve contracts for SanDow, SaLut,
8 and as well as VCASS contractors for a one base
9 year contract with option years for a total of
10 \$250,000 per contractor. If there are --

11 CHAIRMAN SKINNER: Are any of those the
12 incumbents that is already doing the work?

13 MS. SUMMERVILLE: Yes, SanDow is an
14 incumbent.

15 CHAIRMAN SKINNER: Is one of them?
16 Okay. All right.

17 MS. SUMMERVILLE: Yes.

18 CHAIRMAN SKINNER: Questions from the
19 Board?

20 (No audible response.)

21 CHAIRMAN SKINNER: If there are no
22 questions, can we get a motion to approve

1 Resolution 25-35?

2 COMMISSIONER DICKERSON: So moved.

3 CHAIRMAN SKINNER: Second?

4 (No audible response.)

5 CHAIRMAN SKINNER: Second?

6 COMMISSIONER CLAY: Second.

7 CHAIRMAN SKINNER: Okay. Roll call
8 vote, please?

9 MS. HARDEMAN-JONES: Sure.

10 Commissioner Rosa Burbridge?

11 COMMISSIONER BURBRIDGE: Yes.

12 MS. HARDEMAN-JONES: Thank you.

13 Commissioner Jim Dickerson?

14 COMMISSIONER DICKERSON: Yes.

15 MS. HARDEMAN-JONES: Thank you.

16 Commissioner Leroy Clay?

17 COMMISSIONER CLAY: Yes.

18 MS. HARDEMAN-JONES: Thank you.

19 Commissioner Chris Murphy?

20 COMMISSIONER MURPHY: Yes.

21 MS. HARDEMAN-JONES: Thank you.

22 Commission Jennifer Reed?

1 COMMISSIONER REED: Yes.

2 MS. HARDEMAN-JONES: Thank you.

3 Commissioner Ronnie Harris?

4 COMMISSIONER HARRIS: Yes.

5 MS. HARDEMAN-JONES: Thank you.

6 Commissioner Denise Blackson?

7 COMMISSIONER BLACKSON: Yes.

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

10 CHAIRMAN SKINNER: Yes.

11 MS. HARDEMAN-JONES: The resolution is
12 approved.

13 CHAIRMAN SKINNER: Thank you, all.

14 Thank you, Gene.

15 MS. SUMMERVILLE: You're welcome.

16 CHAIRMAN SKINNER: So the next item on
17 the agenda is Resolution 25-36. And that's to
18 authorize submission to the D.C. Council of
19 agreements to enter into long-term subsidy
20 contracts for a project awarded through DHCD's
21 FY 2022 RFP. Noelee Wishart.

22 MS. HARDEMAN-JONES: Is Noelee -- oh,

1 there she is.

2 CHAIRMAN SKINNER: Yes, here she is.

3 Hi, Noelee.

4 MS. WISHART: Good afternoon, everyone.

5 CHAIRMAN SKINNER: Good afternoon.

6 MS. WISHART: Can you guys hear me?

7 I'm sorry.

8 CHAIRMAN SKINNER: Yes, we can hear

9 you.

10 MS. WISHART: Okay. I'm Noelee

11 Wishart. I currently serve as the HCVP

12 Utilization Supervisor. I'm here to present

13 this resolution seeking the Board's

14 authorization to submit new local rental

15 supplement program project-based contracts to

16 D.C. Council for approval.

17 This initiative is a partnership with

18 the Department of Housing and Community

19 Development to create or preserve affordable

20 housing for District residents earning at or

21 below 30 percent of the area median income.

22 DHCD has confirmed the availability of

1 these LRSP operating subsidies to support three
2 projects that are 950 Eastern Avenue NE, 3218
3 Wisconsin Avenue NW, 2229 M Street NE.

4 Collectively these three projects will add about
5 42 new affordable housing units supported by
6 approximately \$959,000 in LRSP operating funds.

7 While DHCD does manage the selection
8 and provides the funding, they will not be a
9 party to these contracts. These contracts would
10 be executed between DCHA and the project owners.

11 At this time does anyone have any
12 questions?

13 CHAIRMAN SKINNER: Any questions from
14 the Board members?

15 (No audible response.)

16 CHAIRMAN SKINNER: Hearing none, then
17 I'll ask for a motion to approve Resolution 25-
18 36 to approve contracts for DHCD's FY 2022 RFP
19 awardees.

20 COMMISSIONER REED: So moved.

21 CHAIRMAN SKINNER: Second?

22 COMMISSIONER DICKERSON: Second.

1 CHAIRMAN SKINNER: Any further
2 questions or discussion?

3 (No audible response.)

4 CHAIRMAN SKINNER: Hearing none, we'll
5 take a roll call vote on the motion.

6 MS. HARDEMAN-JONES: Sure.
7 Commissioner Ronnie Harris?

8 COMMISSIONER HARRIS: Yes.

9 MS. HARDEMAN-JONES: Thank you.
10 Commissioner Denise Blackson?

11 COMMISSIONER BLACKSON: Yes.

12 MS. HARDEMAN-JONES: Thank you.
13 Commissioner Jim Dickerson?

14 COMMISSIONER DICKERSON: Yes.

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

17 COMMISSIONER BURBRIDGE: Yes.

18 MS. HARDEMAN-JONES: Thank you.
19 Commissioner Leroy Clay?

20 COMMISSIONER CLAY: Yes.

21 MS. HARDEMAN-JONES: Thank you.
22 Commissioner Chris Murphy?

1 COMMISSIONER MURPHY: Yes.

2 MS. HARDEMAN-JONES: Thank you.

3 Commissioner Jennifer Reed?

4 COMMISSIONER REED: Yes.

5 MS. HARDEMAN-JONES: Thank you.

6 Commissioner Raymond Skinner?

7 CHAIRMAN SKINNER: Yes.

8 MS. HARDEMAN-JONES: The resolution is
9 approved.

10 CHAIRMAN SKINNER: Okay. Thank you,
11 all.

12 Okay. And finally, last but not least,
13 we have our Resident Services Committee, and
14 that's Commissioner Blackson.

15 COMMISSIONER BLACKSON: Good afternoon.
16 At our November 10th meeting we had
17 presentations from the Office of Resident
18 Services. As you know, this committee strongly
19 engaged with resident input and resident
20 engagement.

21 We also had a presentation from Carolyn
22 Kornegay-Punter with updates on the HCVP Program

1 based on types of vouchers, household and family
2 size, as well as AMI.

3 We also had a demographic on the bond
4 sites, very detailed, very informative. And I
5 appreciate the breakdown from Ms. Punter.

6 We briefly discussed a resident notice
7 that went out to all the public housing
8 residents, which we will discuss further in
9 detail at the Block by Block meeting.

10 Just want to thank Mr. Harris for his
11 great presentation as well as Ms. Punter.

12 This committee continues to push on the
13 initiatives for the Block by Block and other
14 initiatives we're working out on this year.

15 And I want to thank you all. If you
16 would like to reach me I could be reached at
17 202-250-4451. We do not have any resolutions
18 that came out of this committee. Thank you.

19 CHAIRMAN SKINNER: -- so much,
20 Commissioner Blackson, and continue to do the
21 great work with the Block by Block initiative.

22 Okay. That's all of our committee

1 reports and resolutions for today. So at this
2 time any of the commissioners have any other
3 issues they'd like to bring before the Board
4 today?

5 COMMISSIONER BURBRIDGE: I have one
6 question. Commissioner Burbridge. If I may?

7 CHAIRMAN SKINNER: Yes, you may.

8 COMMISSIONER BURBRIDGE: Have we
9 finished with the homeless definition? Has that
10 been updated? Have we finished with that?

11 MS. GLASSMAN: So the --

12 CHAIRMAN SKINNER: Yes, do you have --

13 MS. GLASSMAN: Pardon me. So the
14 administrative plan was issued for public
15 comment today with a draft proposed homeless
16 preference that would have one version of a
17 homeless preference. So that's in there. We're
18 still working on a homeless preference on the
19 public housing side for the ACOD. So that is
20 not yet done.

21 COMMISSIONER BURBRIDGE: Okay. Thank
22 you. Because what I am concerned about -- how

1 do you qualify to be homeless?

2 And I also want to make sure that the
3 homeless definition is not tailored or crafted
4 to just meet the needs of agencies or
5 organizations, but that it's a preference for
6 someone who is real-time and truly homeless. I
7 mean, in this definition have we included people
8 who do not go to the local DHS or do not have a
9 agency representing them? Are we including
10 people who are homeless so that they can be
11 housed too?

12 I'm just throwing that out there
13 because sometimes we craft things and we think
14 we're doing it correctly, but we -- you know,
15 we're not. Because I just don't understand how
16 can a person not -- be homeless, yet not
17 qualify, yet not have a part of that preference
18 reach them? So I just wanted to throw my two
19 cents in there. That's all. I don't want us to
20 get so into the language that we are eliminating
21 those who are truly in need. Okay?

22 CHAIRMAN SKINNER: Okay. Thank you.

1 COMMISSIONER BURBRIDGE: Thank you.

2 CHAIRMAN SKINNER: Commissioner Reed?

3 COMMISSIONER REED: Thank you,
4 Chairman. I just wanted to follow up on the
5 comments Commissioner Clay made earlier about my
6 appreciation for Heather Mueller, our departed
7 CFO. She just did such a fantastic job, as
8 Commissioner Clay mentioned.

9 I think one of my favorite things that
10 she did, in addition to all of the work that was
11 obviously required of her, was publishing the
12 Budget Guide last year, which was her attempt to
13 really help us produce a more user-friendly tool
14 to explain our budget to our residents and to
15 the public.

16 And so we'll very much miss her and
17 really, really appreciate all of the very
18 difficult, difficult work that she has done,
19 both to catch the agency up in terms of audits,
20 as well as really get things under control and
21 lay a good foundation for those who come next.
22 So thank you very much.

1 CHAIRMAN SKINNER: Okay. Commissioner
2 Murphy?

3 COMMISSIONER MURPHY: Thank you, Mr.
4 Chairman. I am so sorry for being late. And so
5 I had two quick questions that you may have
6 already covered previously. And if so, I
7 apologize.

8 The first one is just a very minor one,
9 which is that I think in the Board materials --
10 I think we need to add the FY '26 capital
11 expense to the chart, because right now it stops
12 at '25. And now that we're in '26 it seems like
13 we should start tracking the '26.

14 The second one was just more of a
15 question around PHA occupancy. And I just --
16 you know, I know I'm a broken record on this,
17 but just seems like we are having a really hard
18 time getting that number up. It's basically --
19 the vacancy number held as far as I can tell,
20 which is at least in the 80s, which is better
21 than it was before. It seems like the vacancies
22 are concentrated at like seven or eight

1 properties that are kind of lower than -- around
2 or lower than 70 percent.

3 So I just want to give the staff an
4 opportunity to sort of talk about what -- some
5 of the challenges they continue to experience
6 and whether they think there is an opportunity
7 to get that number up.

8 MS. WICKLIFFE: Caroline's not here, so
9 I'll take it. This is Nicole.

10 So some of the challenges of course is
11 the wait list, which will be opening soon.
12 There are many individuals they've reached out
13 to several times and with no success, whether
14 they don't want the unit due to location, too
15 small. That could be something.

16 We are also doing several transfers,
17 just internal. So that's a wash. So if
18 someone's in a unit that needs repair or rehab,
19 we're putting them in an updated unit. And
20 again, some of the units, as we just approved
21 that one resolution, have to go through testing,
22 whether it's lead testing or abatement.

1 So as Director Pettigrew said in his
2 opening, we're going to be working very hard
3 once that wait list opens. We know that will
4 easily increase the occupancy in the 90s. It's
5 just now waiting to ensure that it's approved
6 through HUD. And we'll work as a team to start
7 preparing to open the wait list. We've done a
8 lot of work on it, but it kind of paused at the
9 time of adding the preference and just getting
10 through the approval of the admin plan. So we
11 hope in '26, once the wait list opens, we will
12 see that increase.

13 COMMISSIONER MURPHY: Just one
14 question, Nicole. So I guess I'm a little
15 confused. How are we filling the units now?
16 Who is on the list of units to -- who are we
17 trying to place in these units now if we're not
18 -- you're going to the wait list?

19 MS. WICKLIFFE: No, we're actually
20 going to the existing wait list. We were saying
21 opening the new. So it's stale -- it's a little
22 stale.

1 COMMISSIONER MURPHY: I understand.

2 Yes, okay.

3 MS. WICKLIFFE: Yes.

4 COMMISSIONER MURPHY: So is part of the
5 challenge -- and I know you've talked about this
6 before -- where somebody -- their turn comes up
7 on the existing wait list and they have a number
8 of opportunities to sort of look at different
9 units. And it takes time and they have a number
10 of days between units. And I think what you're
11 saying is in a decent number of cases we're
12 going through that process and at the end of it
13 people are saying, yes, I'm good where I am; I
14 don't want one of these units. And they've
15 taken up a lot of time in not being able to fill
16 that unit with someone else who might really
17 want it.

18 MS. WICKLIFFE: That's correct. That's
19 correct.

20 COMMISSIONER MURPHY: Okay.

21 MS. WICKLIFFE: Yes.

22 COMMISSIONER MURPHY: And the new plan

1 you think will address that somewhat by reducing
2 some of those timelines?

3 MS. WICKLIFFE: Yes. Because we're now
4 looking at property-specific. So you will be
5 signing up for the properties that you want. So
6 right now it's centralized. Whatever comes up
7 first, that's what we're offering. And it may
8 be moving from southwest to northwest and people
9 don't want to do that. And understandable. So
10 with the site-based that should definitely help.

11 COMMISSIONER MURPHY: Great. Okay.
12 Thank you. I feel like I have to ask every once
13 in a while. So you have to remind me every once
14 in a while.

15 MS. WICKLIFFE: That's okay.

16 COMMISSIONER MURPHY: But I really
17 appreciate it. It's just good to remember that
18 the team is doing everything it can to get these
19 units filled. I know it kind of hurts all of
20 our hearts a little bit to just have units that
21 we have available that we can't match up with
22 people. So appreciate all the work to get that

1 wait list open. Thank you. That's it.

2 CHAIRMAN SKINNER: Okay. I had a
3 couple things I think -- hopefully are very
4 quick.

5 So in addition to Greenleaf the other
6 project that I was concerned about, because I
7 know we've gone through a couple of issues
8 there, is Kenilworth Phase 2. I thought we were
9 going to move forward pretty quickly to procure
10 a new developer to go into the next phase of
11 Kenilworth, and I just haven't heard anything
12 recently about that.

13 MS. GLASSMAN: We've been dismissed
14 from it, from the litigation. There's still
15 litigation going, but we have been dismissed.

16 CHAIRMAN SKINNER: Don't -- No, him --
17 him. Sorry. (Laughter.)

18 MS. GLASSMAN: Oh, yes. No, oh, he was
19 -- sorry, he was --

20 (Simultaneous speaking.)

21 CHAIRMAN SKINNER: Okay.

22 MS. GLASSMAN: There is still

1 litigation on that, but we have generally been
2 dismissed from it.

3 MR. PETTIGREW: That's been the hold up
4 for a while.

5 MS. GLASSMAN: But it's been a hold up.
6 I mean, that has been --

7 MR. PETTIGREW: That was on hold for a
8 while.

9 MS. GLASSMAN: Right. That has been
10 the hold up.

11 MR. PETTIGREW: Yes.

12 CHAIRMAN SKINNER: Okay.

13 MS. GLASSMAN: So, yes. Sorry.

14 CHAIRMAN SKINNER: So is this now -- is
15 that going to be a priority?

16 MS. GLASSMAN: Now we can get it, yes.

17 CHAIRMAN SKINNER: So we'll do an RFP
18 to procure a new developer, is that what we're
19 going to do?

20 MR. PETTIGREW: Yes.

21 CHAIRMAN SKINNER: Okay.

22 And then the second one is something --

1 as I went through your report I was really
2 struck by the great work that we're doing in
3 terms of sustainability. We have a whole
4 Sustainability Team.

5 MR. PETTIGREW: Yes.

6 CHAIRMAN SKINNER: We're doing a lot in
7 terms of energy savings, helping residents to
8 save on their utility bills. So what I'd like
9 to do, I'd like to take a few minutes at one of
10 your Board meetings, maybe next -- maybe -- I
11 don't know if December is a good time, but --
12 and then we don't meet in January, right? Maybe
13 over the next couple of months take maybe 5, 10
14 minutes at the Board meeting and have the
15 Sustainability Team present so we and the other
16 Board members and the public at large can see
17 some of the great work they're doing.

18 MR. PETTIGREW: Okay.

19 CHAIRMAN SKINNER: Okay? Okay.
20 Anything else?

21 MR. PETTIGREW: Is Ms. Malloy still on?

22 (Laughter.)

1 CHAIRMAN SKINNER: Well, you have her
2 number, right?

3 (Laughter.)

4 CHAIRMAN SKINNER: You can call --

5 MR. PETTIGREW: Yes, but it's funny,
6 because she said I didn't return -- I didn't
7 respond to the email. I knew I responded. I
8 didn't want to say it out loud until I got
9 confirmation. I did respond to that email
10 October 31st at 11:37 a.m., for the record.

11 CHAIRMAN SKINNER: Okay. Thank you,
12 Director.

13 Okay. So the next Board of
14 Commissioners meeting will be held on Wednesday,
15 December 10th, 2025, at 1:00 p.m. And it's
16 going to be held via Zoom. Information
17 regarding reviewing -- regarding viewing or
18 participating in the meeting live can be found
19 at our website, www.dchousing.org.

20 So with that in closing I would just
21 like to wish everyone a happy Thanksgiving and
22 look forward to seeing you at our December

1 meeting.

2 With that, I'll entertain a motion to
3 adjourn.

4 COMMISSIONER DICKERSON: So moved.

5 CHAIRMAN SKINNER: Second?

6 COMMISSIONER MURPHY: Second.

7 CHAIRMAN SKINNER: Second. With that,
8 the meeting is adjourned. Thank you. The time
9 is 2:47 p.m.

10 (Whereupon, the above-entitled matter
11 went off the record at 2:47 p.m.)
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C E R T I F I C A T E

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

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