

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
SEPTEMBER 10, 2025

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The Board met in person at 300 7th
Street SW, Washington D.C., and via
Videoconference, at 1:00 p.m. EDT, Raymond
Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

SHENETTA HARDEMAN-JONES, OED Manager
CAROLYN KORNEGAY-PUNTER, Senior Vice President,
Property Management Operations
ALETHEA MCNAIR, Chief of Staff
KEITH PETTIGREW, Executive Director
NICOLE WICKLIFFE, Deputy Executive Director
AMY GLASSMAN, Senior Vice President & General
Counsel
HEATHER MUELLER, Chief Financial Officer
ALISON BURDO, Public Affairs and Communication
GRACE CAMPION, Director of Asset Management
HAMMERE GEBREYES, Director of External Affairs &
Senior Advisor
CHRISTAL M. WILLIAMS, Senior Vice President,
Human Resources & Labor Relations
CARLA HERNANDEZ, Senior Executive Assistant

COMMISSIONER ABSENT:

JENNIFER REED, Commissioner

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

(1:00 p.m.)

CHAIRMAN SKINNER: Good afternoon. 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 first meeting since early July, so I hope everyone had a very enjoyable summer, got a chance to hang out with family, and do some good stuff.

This is our regular monthly meeting being held today on September 10th, 2025. This meeting is being held via Zoom video conferencing and the board is here in person. And the time is 1:01 p.m.

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

Thank you. So as I said, this is our regular monthly board meeting, and we have invited members of the public to sign up to speak via our website. And those who would just like to view the meeting can do so live via the

1 DCHA website linked to our Facebook live page.

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

9 For the - for this virtual meeting,
10 DCHA ask that you remain muted until you are
11 instructed to speak. Members of the public
12 cannot engage in any disruptive conduct or loud
13 threatening or abusive language during the board
14 meeting. This includes any loud outbursts or
15 shouting during times when you have not been
16 invited to speak. Anyone who violates these
17 rules will be removed from this virtual meeting
18 immediately. Serious or repeated violations of
19 the rules may result in you being barred from
20 speaking at future board meetings. However, we
21 do appreciate your interest in the business
22 before the board today. And we thank you in

1 advance for abiding by these rules of conduct.

2 So before I continue with the meeting,
3 I wanted to bring up something of importance
4 that really - that took place over the summer.
5 Since we last met, there was a major change in
6 the way - in the underlying authority that
7 allows our board to function. You may recall
8 that the Stabilization and Reform Board, known
9 as the STAR Board, was originally authorized for
10 two years, that was to end in December of 2024.
11 Since then, the council passed two emergency
12 bills that allowed us to continue to operate
13 past that December date.

14 Then, but - and this is really the
15 important point, on July 28th, the council
16 passed the Housing Authority Resident
17 Empowerment Emergency Act of 2025, known as Bill
18 26-333. That legislation effectively did away
19 with the STAR Board, and as of July 28th, says
20 that "Members of the STAR Board shall become
21 interim commissioners of the interim board and
22 that they shall continue to serve until they are

1 reappointed or replaced in accordance with the
2 procedures laid out in the legislation." There
3 is one major difference from the STAR Board, and
4 that is Commissioners Clay and Burbbridge, who
5 were non-voting members, now will be voting
6 members of the interim board.

7 So just to reiterate, today we are
8 functioning as an interim board of commissioners
9 under the July 28th emergency legislation with
10 nine voting members. And with that, I'll ask
11 for a roll call to determine if we have a
12 quorum, a quorum being five members of the
13 board.

14 MS. HARDEMAN-JONES: Denise Blackson?

15 COMMISSIONER BLACKSON: Present.

16 MS. HARDEMAN-JONES: Thank you. Rosa
17 Burbbridge? Leroy Clay?

18 COMMISSIONER CLAY: Present.

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

21 COMMISSIONER DICKERSON: Here.

22 MS. HARDEMAN-JONES: Thank you. Ronnie

1 Harris?

2 COMMISSIONER HARRIS: Present.

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

5 COMMISSIONER MURPHY: Present.

6 MS. HARDEMAN-JONES: Thank you.

7 Jennifer Reed? Theresa Silla?

8 COMMISSIONER SILLA: Present.

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

11 CHAIRMAN SKINNER: Here.

12 MS. HARDEMAN-JONES: We have a quorum.

13 CHAIRMAN SKINNER: Okay. Thank you.

14 So the first item of the business is approval of
15 the minutes for July 9th, 2025 Board of
16 Commissioners meeting. Are there any changes to
17 the minutes?

18 Hearing none? I'll ask for a motion to
19 approve the minutes.

20 COMMISSIONER MURPHY: So moved.

21 CHAIRMAN SKINNER: Second?

22 COMMISSIONER DICKERSON: Second.

1 CHAIRMAN SKINNER: All in favor?

2 COMMISSIONERS: Aye.

3 CHAIRMAN SKINNER: Okay. Let the
4 minutes of the July 9th, 2025 meeting stand as
5 presented. Next we'll go to our executive
6 director's report. Mr. Pettigrew.

7 MR. PETTIGREW: Thank you, Mr.
8 Chairman. So welcome back, everyone. Mr.
9 Chairman indicated we did not have a meeting in
10 August. And as the trend has shown itself over
11 the last two years, is that we end up with a lot
12 of resolutions that next meeting, right? So we
13 got a lot of work in front of us, but I'm
14 excited to talk about the fact operationally we
15 are doing extremely well on the voucher side of
16 the house. We're at 99 percent utilization,
17 which is extremely - we're extremely happy
18 about. And so was HUD, the public housing side
19 of the house went up to 85 percent. I'm quite
20 sure there's going to be some questions on the
21 numbers and the movement of the units and
22 Carolyn's been working closely with the coal as

1 well as HUD to talk about what we've been
2 pulling offline and why. And it - and this has
3 more to do with anticipation of the IRB bond
4 process and activities that will be coming later
5 in the year, and that we will provide more
6 information to the board between now and the
7 next board meeting in October and subcommittees,
8 just so you can have an understanding as to all
9 of the movement.

10 But Carolyn is here to talk a little
11 bit about if you guys have any questions about
12 some of the movement that's taken place so far,
13 just for the record with the public. Do you
14 want to? I don't know if you guys have any
15 questions on that first or do you want to -

16 COMMISSIONER MURPHY: Yeah, sure. Go
17 do it now. Yeah, I would just it'd be great if
18 Carolyn could sort of walk us through and I know
19 there's so many different moving factors, things
20 going up, things going down. And I also know
21 that our - the data we get is, because it has
22 to be, is a little bit kind of time dated

1 because if you give us August numbers and here
2 we're talking in September. So I fully
3 recognize there's a lot of moving parts, but we
4 love just to try to understand sort of some of
5 what the moving parts are.

6 MS. KORNEGAY-PUNTER: You can start.

7 UNIDENTIFIED SPEAKER 1: So I'll start.
8 And so just comparing, I guess if we're on Page
9 148 and the leasing summary from July and
10 August, that's probably the easiest way. So
11 generally, the total ACC units, we see an
12 increase of 40, and this is because of the New
13 Park Morton units we had to bring online. Then
14 it takes you to the next row, the available
15 units, excluding HUD approved. As Director
16 Pettigrew just stated, we are taking units
17 offline for the first bond properties that
18 Carolyn is working with HUD on. So you see that
19 difference of 55 difference between July and
20 August. That's because those units at those
21 properties, as they become vacant will go
22 offline if not already offline, if they were

1 vacant.

2 Then the next line item as you'll see
3 are leased units. That was a decrease of 43.
4 So again, if we brought 40 Park Morton new units
5 on, those haven't been leased up yet in the
6 process. So the - that 43 reduction from July
7 and August represents those new 40 units, and
8 then of course, three other units vacated. So
9 that's kind of how that's - well, not kind of.
10 That is how those lines work. Any detailed
11 questions for that.

12 COMMISSIONER MURPHY: Well, so I -

13 MS. KORNEGAY-PUNTER: Could I jump in
14 before you.

15 COMMISSIONER MURPHY: Yeah, please,
16 please.

17 MS. KORNEGAY-PUNTER: And just so that
18 the calculation, so if you look at the total
19 offline units we have in our universe, it's not
20 shown here, but it's 1,624 units. If add that
21 with the number of lease units 5,237. And if
22 you go to the vacant unit count for August at

1 883, that will equal up to the 7,744. So you
2 want to stay within the August column. So it'll
3 make sense.

4 COMMISSIONER MURPHY: I think one of
5 the one of the reasons I get confused, I think,
6 is because - and this is not - nobody's doing
7 anything wrong, but the - sometimes you will
8 tell us things in the text that has happened,
9 but it may not be in the numbers we're seeing
10 yet, because there's a delay between when the
11 numbers are happening and when some of the
12 things you're telling us are happening, so that
13 may be part of it. But I guess the thing I was
14 struggling with was, if we took - if we've
15 taken some or all of these units and the seven
16 properties that were taking offline for the IRB
17 modernizations, I would've thought the number
18 would've dropped more. But I think what you
19 told me a moment ago was that those numbers
20 already hit. So that we're not seeing here
21 because this only goes through the July. But if
22 we looked at June -

1 UNIDENTIFIED SPEAKER 1: Right.

2 COMMISSIONER MURPHY: - it - we might
3 have seen a much higher number of available
4 units. And that's when the fall was either from
5 like May to June or June to July or something
6 like that.

7 UNIDENTIFIED SPEAKER 1: Correct. And
8 some were already offline, you know? So if they
9 were already offline, that was already in counts
10 previously, Carolyn's been working with HUD over
11 the last several months. So each month you'll
12 see a small drop. So they, you know, HUD has -
13 we have to put the request in, HUD approves it,
14 then you'll start seeing the reduction.

15 COMMISSIONER MURPHY: Okay. Okay. And
16 just one other sort of related question, then we
17 can move on. I don't want to belabor this. I
18 think there was a reference to some of those
19 vacant units being used for relocation when
20 we're doing, how does that work? The units that
21 we're using for relocation, do we not take - we
22 don't take them offline?

1 UNIDENTIFIED SPEAKER 1: There's a
2 possibility if they're - if they moved out and
3 now we're holding it for that reason, they allow
4 you to take those offline. When we need them
5 for relocation, we'll put them back online.

6 COMMISSIONER MURPHY: Okay. And then
7 it would add one to the numerator -

8 UNIDENTIFIED SPEAKER 1: Yes. Correct.

9 COMMISSIONER MURPHY: - and one to the
10 denominator -

11 UNIDENTIFIED SPEAKER 1: Correct.
12 Correct.

13 COMMISSIONER MURPHY: - one to one?

14 UNIDENTIFIED SPEAKER 1: Yes.

15 COMMISSIONER MURPHY: Okay. All right.
16 I wanted to make sure we weren't doing something
17 strange where we were adding a unit to the
18 numerator, but it wasn't added to the
19 denominator.

20 UNIDENTIFIED SPEAKER 1: No.

21 COMMISSIONER MURPHY: That didn't seem
22 correct.

1 MS. KORNEGAY-PUNTER: You always see
2 the math will match.

3 COMMISSIONER MURPHY: Will match?

4 MS. KORNEGAY-PUNTER: Yes.

5 COMMISSIONER MURPHY: Okay. Okay.
6 Terrific. That's - I appreciate the
7 explanation. Thank you.

8 MR. PETTIGREW: And just one other
9 thing Commissioner Murphy, it's actually non-
10 properties in the first try. That's seven.

11 CHAIRMAN SKINNER: You said seven,
12 right?

13 MR. PETTIGREW: Yeah.

14 COMMISSIONER MURPHY: But I think it's
15 seven, maybe I'm wrong. I think it's only seven
16 of the nine that we're taking offline.

17 UNIDENTIFIED SPEAKER 1: Nine.

18 MS. KORNEGAY-PUNTER: That we did in -
19 that we did in August, so that is correct. From
20 July and August.

21 MR. PETTIGREW: Oh, you mean taking all
22 the turns? Oh, taking off the unit. Okay.

1 Okay.

2 COMMISSIONER MURPHY: No, no, no. I
3 mean it -

4 UNIDENTIFIED SPEAKER 1: Yeah. So
5 that's where it's confusing. We read stuff and
6 then yeah, it is now.

7 MS. KORNEGAY-PUNTER: You see different
8 numbers for September because we just did
9 another request.

10 COMMISSIONER MURPHY: Another two more.

11 MS. KORNEGAY-PUNTER: One more.

12 COMMISSIONER MURPHY: One more.

13 MS. KORNEGAY-PUNTER: Just one. We
14 leaving one alone.

15 COMMISSIONER MURPHY: Great.

16 UNIDENTIFIED SPEAKER 1: Got it.

17 MR. PETTIGREW: I'm sorry about that.

18 MS. KORNEGAY-PUNTER: No, no, no.

19 MR. PETTIGREW: I misunderstood.

20 COMMISSIONER MURPHY: No, no, no, no
21 problem. Okay. Terrific. Thank you.

22 MS. KORNEGAY-PUNTER: Oh, you're

1 welcome.

2 MR. PETTIGREW: A couple other
3 highlights I wanted to touch on before we get to
4 testimony. I know that the team is working with
5 Commissioner Silla on some language for
6 preference for homelessness, right?

7 COMMISSIONER SILLA: Yes.

8 MR. PETTIGREW: So you - you've gotten
9 a draft of or some language, preliminary
10 language?

11 COMMISSIONER SILLA: Yes. Relative to
12 the public housing?

13 MR. PETTIGREW: Yes.

14 COMMISSIONER SILLA: Relative to public
15 housing opportunities.

16 MR. PETTIGREW: Okay.

17 COMMISSIONER SILLA: I was hoping to
18 also have a conversation about Housing Choice
19 voucher opportunities. Is that a possibility?
20 Can we also entertain that conversation?

21 CHAIRMAN SKINNER: It's always a
22 possibility. We can talk about anything.

1 MR. PETTIGREW: I know, right.

2 CHAIRMAN SKINNER: So let's hold this
3 discussion -

4 MR. PETTIGREW: Okay.

5 CHAIRMAN SKINNER: - until we get to
6 the account we talked about earlier.

7 MR. PETTIGREW: Got you. Okay. All
8 right.

9 COMMISSIONER SILLA: Yes.

10 MR. PETTIGREW: Okay, perfect.

11 COMMISSIONER SILLA: Sure.

12 MR. PETTIGREW: Outside of that, we've
13 talked about the units. I want to talk - I had
14 a very good meeting about a month ago with the
15 president of UDC and the board chair, Mr.
16 Sessions. They want to partner with the agency
17 to help us enhance our workforce development
18 program.

19 And so they're extremely excited. I
20 was excited to go meet with them. They're
21 committed to it. They also want to talk about
22 some development opportunities because he's

1 trying to expand the campus. So I thought that
2 was a very good meeting. And I put him in touch
3 with various staff members so that we can
4 continue that dialogue. But I'm excited about
5 the workforce piece of it. They - because we
6 really do want to enhance it beyond just
7 plumbing and electricians. We want people to
8 get soft skills. Some - our residents told me
9 they want to be executive assistants. They want
10 to be nurses. So I think this is a great
11 opportunity to partner with UDC and they seem to
12 be excited about partnering with us as well.
13 So.

14 CHAIRMAN SKINNER: That's great.

15 MR. PETTIGREW: Yeah, so. Aside from
16 that, I think we should just dive in. We got a
17 we got a big agenda, right? Unless you guys got
18 any other questions for me. Yeah. Yeah.

19 CHAIRMAN SKINNER: Okay. Thank you.
20 Any questions for the executive director? The
21 commissioners who are online or no?

22 COMMISSIONER MURPHY: I just not a

1 question, but it really is a just a compliment
2 to Anton. The voucher numbers are through the
3 roof. I mean, they're amazing. And he and his
4 team really deserve a lot of credit, really.

5 CHAIRMAN SKINNER: Where's Anton? Is
6 he there?

7 COMMISSIONER MURPHY: You said it. No.
8 You said it. No one here.

9 COMMISSIONER SILLA: I think there's
10 another update that deserves applause, but isn't
11 a resolution. I think you - the team presented
12 to the committee on resident services about all
13 of the fantastic work that went to get off the
14 generator power.

15 MR. PETTIGREW: Oh, yeah. Nice.

16 COMMISSIONER SILLA: And that was a
17 really important development.

18 MR. PETTIGREW: Yeah. Nice, yeah,
19 yeah.

20 COMMISSIONER SILLA: I think that
21 should be featured in your executive report so
22 that people can get applause.

1 MR. PETTIGREW: Yeah. Jackie, she's
2 not in the room, right? She's probably online.

3 CHAIRMAN SKINNER: Okay.

4 MR. PETTIGREW: But yeah, her and her
5 team did an excellent job keeping Langston going
6 almost a year. Was it a year? Almost a year.
7 Yeah. But also kudos to the residents. So
8 we're going to do special for them when we do
9 their summer event, we can rebuild a community
10 event. I said, I want to do something a little
11 more special for them because they endured for
12 almost a year that generator. But we stayed in
13 touch. We tried to provide the best customer
14 service we could throughout the entire time.
15 But the residents deserve a shout-out about, you
16 know, working with us and being extremely
17 patient under the circumstances, so.

18 COMMISSIONER CLAY: I would like - I'd
19 like to also add, we did a tour of Fort Morton.
20 I live - that's been my neighbors for 55 years.
21 We've been neighbors. Had a lot of folks who've
22 lived there. Part of our work in the community.

1 And the place is incredible. It's just really,
2 really, really beautiful and a great place to
3 live and raise your family and be neighbors, et
4 cetera.

5 MR. PETTIGREW: Yeah.

6 COMMISSIONER CLAY: So congratulations.

7 MR. PETTIGREW: Thank you. And there's
8 a ribbon cutting, I believe, October the 10th
9 with DPAB (phonetic) just so you all know.

10 CHAIRMAN SKINNER: Yeah. So I was I
11 was on the tour with Commissioner. And as he
12 said, I mean, this place is really beautiful.
13 They've done really great design work. The
14 appointments are just top-notch. And the design
15 - the interior design was done, I believe by a
16 Black woman who owns an interior design firm.

17 UNIDENTIFIED SPEAKER 2: Yeah.

18 CHAIRMAN SKINNER: Kia.

19 UNIDENTIFIED SPEAKER 2: Kia.

20 CHAIRMAN SKINNER: Right. Kia
21 Weatherspoon.

22 UNIDENTIFIED SPEAKER 2: Weatherspoon.

1 CHAIRMAN SKINNER: Right. Yeah. Give
2 her some free publicity.

3 UNIDENTIFIED SPEAKER 2: Right. Right.

4 CHAIRMAN SKINNER: But she just did a
5 fantastic job in laying out the design and the
6 appointments, accoutrements, if you will, at
7 Park Morton. So it's really very impressive.
8 So we get a chance, go by and see it.

9 MR. PETTIGREW: That's great.

10 CHAIRMAN SKINNER: Okay. So if there
11 are no further questions for the executive
12 director, we're then going to move to our
13 testimony, resident testimony first, and then
14 the remainder of public testimony after that.

15 So again, each person has three minutes
16 to provide their testimony, and you can talk
17 about the resolutions or any issues that you
18 have with the authority. That's it?

19 MS. HARDEMAN-JONES: Okay.

20 CHAIRMAN SKINNER: You can start. Yep.

21 MS. HARDEMAN-JONES: Perfect. So first
22 we're going to call Aquarius Vann-Ghasri

1 (phonetic).

2 And as a reminder, it's *6 to unmute
3 yourself. We will send you the request to
4 promote you so you can speak.

5 Aquarius Vann-Ghasri.

6 Okay. I'm going to move forward. I
7 believe I have Cuteava or Cuteava Chambers.

8 Ms. Chambers?

9 Moving forward, I have Rachelle
10 Ellison. Rachelle Ellison?

11 CHAIRMAN SKINNER: Not showing up?

12 MS. HARDEMAN-JONES: We might have
13 gotten some of the issues resolved.

14 CHAIRMAN SKINNER: Yeah. Yeah, yeah.

15 MS. HARDEMAN-JONES: Next, I have Ken
16 Council. Ken Council, we're promoting you. *6
17 so that you can speak.

18 Okay. I'm going to move forward.

19 CHAIRMAN SKINNER: Okay.

20 MS. HARDEMAN-JONES: Next, I have Pat
21 Malloy.

22 And I have your request, Commissioner

1 Council. You declined.

2 Pat Malloy?

3 MS. MALLOY: Good afternoon, everyone.

4 MS. HARDEMAN-JONES: Good afternoon.

5 CHAIRMAN SKINNER: Good afternoon.

6 MS. MALLOY: Before I give my
7 testimony, I would just like to say, thank you
8 to Andre Johnson, Ron Harris (sic), and Fashad
9 Tyler. I've been following you all with your
10 community outreach with doing the events on the
11 different properties. And that's a wonderful,
12 wonderful idea.

13 Now to my testimony, my name is
14 Patricia Malloy, former Lincoln Heights Resident
15 Council president, now a project-based voucher
16 holder. Today, I am here to speak on the way
17 the public comment period regarding the 2026
18 Moving to Work Annual Plan was held on August
19 the 28th, 2025. I signed up to speak, but never
20 received the link to speak. Before the meeting,
21 I had to call Daniel with Empower DC, to get the
22 link.

6 The people that did speak did not
7 comment on the amended plan. They mainly spoke
8 - they mainly were voucher holders or potential
9 voucher holders with complaints on get - the
10 way the agency was communicating with them.
11 Some said that they'd never got callbacks from
12 the case managers. It wasn't anything dealing
13 with the Moving to Work plan. My question is
14 what can be done to make sure that when you do
15 have these comment periods on the resolution,
16 that they actually speak on the resolutions, not
17 speak on what individual employees are not
18 doing. That was really my concern and take on
19 this.

20 Not only that. With all the
21 resolutions that's in place today for the board
22 of commissioners meeting, they're really

1 confusing. And it's just something that we
2 really need to take in consideration. I know
3 the board was on recess for August. Maybe there
4 should have been an emergency meeting. This is
5 just my take. But again, Director Pettigrew,
6 thank you so much for all that you've been doing
7 for Lincoln Heights, and Nicole. Thank you.

8 CHAIRMAN SKINNER: Thank you, Ms.
9 Malloy.

10 MR. PETTIGREW: Thank you Ms. Malloy.

11 MS. HARDEMAN-JONES: Next, we have
12 Karen Settles. Karen Settles?

13 I'm going to move forward. Next, we
14 have Linda Brown. Ms. Brown, we're sending a -
15 you a request to promote you. *6 to unmute
16 yourself so that you can present your testimony.

17 Linda Brown?

18 MS. BROWN: Good morning, everyone.
19 Can you hear me?

20 MS. HARDEMAN-JONES: We can.

21 CHAIRMAN SKINNER: Yes, we can hear
22 you.

1 MS. BROWN: Okay. Good morning. My
2 name is Linda Brown. And the first thing I'd
3 like to speak about - I apologize. I live in
4 Ward 6 in Greeley Senior Building. And I am
5 calling about recertification because I
6 recertified two years ago, and then I had to
7 turn around and recertify again in July. And by
8 the time I got this month's bill, my bill was -
9 that I owed for my rent was \$1,400. And I tried
10 to contact someone so that we could straighten
11 this out because I know I do not owe that much.
12 So I would like to get someone to call me so we
13 can straighten this out or set up an appointment
14 to come in to have this discussion. That's one.

15 And the other is we - the building
16 that I live in has been approved by HUD for
17 Section 18 for in-house vouchers. So I'm
18 wondering if the office is going to come out and
19 explain exactly what that means and what that
20 entitles for the residents of Greeley Senior.
21 Thank you.

22 CHAIRMAN SKINNER: Okay. Thank you,

1 Ms. Brown. We will have someone call you - we
2 have your contact information, about the
3 recertification.

4 And for the Section 18, we had
5 meetings.

6 MR. PETTIGREW: Yeah. We had a meeting
7 already once before, but we're going to ramp up
8 now, now we're in the fall.

9 CHAIRMAN SKINNER: Okay. So -

10 MR. PETTIGREW: So they'll be hearing
11 from us real soon.

12 CHAIRMAN SKINNER: Okay.

13 MS. HARDEMAN-JONES: Next, we have Carl
14 Smith. Carl Smith?

15 Okay.

16 CHAIRMAN SKINNER: No, that's - this
17 is a little different.

18 MS. HARDEMAN-JONES: Uh-huh. I'm going
19 to move forward.

20 Next, we have Donna Townes. Donna
21 Townes?

22 Okay. Okay. Chairman, that completes

1 our resident testimony.

2 MR. PETTIGREW: A -

3 UNIDENTIFIED SPEAKER 2: We have
4 another one on there?

5 MS. HARDEMAN-JONES: No. She actually

6 -

7 CHAIRMAN SKINNER: She -

8 MS. HARDEMAN-JONES: declined.

9 MR. PETTIGREW: Oh, she declined?

10 MS. HARDEMAN-JONES: She did.

11 CHAIRMAN SKINNER: Yeah.

12 MR. PETTIGREW: Oh, she's on my list as
13 of now.

14 MS. HARDEMAN-JONES: Sorry.

15 CHAIRMAN SKINNER: Yeah.

16 MS. HARDEMAN-JONES: Yeah. That was
17 this morning.

18 So we're going to move forward to the
19 non-resident. First, I'm going to call Kofi
20 Robinson.

21 MR. ROBINSON: Hi. How are you doing?

22 MS. HARDEMAN-JONES: Good afternoon.

1 MR. ROBINSON: I'm a veteran. I have
2 had a choice voucher. Excuse me. First of all,
3 let me say hello to all the board and good
4 afternoon. I'm a veteran. I have to have my
5 choice voucher for approximately two years.
6 It's been a hit or miss thing as far as the unit
7 being inspected or - and a liaison between the
8 actual landlords and the inspection team, so I
9 missed out on a couple properties that I wanted
10 to live in. I was in transition. Even though
11 - with that being said, I would like to let you
12 all know that the influx of homeless people and
13 homeless veterans is substantial and you all are
14 doing an excellent job.

15 I don't really have anything too
16 negative to say. I just would like to chime in
17 a little bit. I think some of these residents
18 that you all have need workforce help, as you
19 spoke about. Like maybe not just plumbing and
20 electric school, but also inspecting - being a
21 part of the inspection teams or becoming
22 apprentices as far as storm building

1 inspections, because the sheer amount of
2 vouchers that you all have and the units that
3 you have are substantial. And I was just
4 thinking it will be a quicker turnaround if you
5 had maybe a larger inspector team. And I know
6 you all took a hit as far as how the office is
7 split up between 7th Street and down near -
8 close to the HUD. So like I said, I won't go
9 into a negative light. But like I said, it took
10 almost two years for me to finally get into a
11 place. And the place that I'm in now, I'm
12 extremely happy. And I just want to let you all
13 know that I appreciate you all. And that's all
14 I would like to say.

15 CHAIRMAN SKINNER: Okay. Thank you,
16 Mr. Robinson.

17 MR. PETTIGREW: Thank you.

18 MR. ROBINSON: No problem at all.

19 MS. HARDEMAN-JONES: So I'm going to -
20 I'm going to pause here and come back to Karen
21 Settles. Ms. Settles, we're sending you a
22 request to promote you. It's *6 so that you can

1 speak.

2 MS. SETTLES: Hello?

3 MS. HARDEMAN-JONES: Hi.

4 CHAIRMAN SKINNER: Hi.

5 MR. PETTIGREW: Hey.

6 MS. SETTLES: Hi, everyone.

7 CHAIRMAN SKINNER: Hi.

8 MS. SETTLES: I wanted to find out,
9 because I haven't been able to get a - I needed
10 to find out about the fair hearing process.
11 Where do I locate that at?

12 And my other question was about the
13 Move to Work, because I haven't heard any update
14 about, you know, what was finalized, what was
15 approved, or whatever.

16 I had other testimony, but I can send
17 it in. I just need to maybe get some answers
18 about the Move to Work piece, because I had some
19 questions that I wanted to ask about. So how
20 can I obtain that?

21 CHAIRMAN SKINNER: It's on the - it's
22 on the website.

1 MR. PETTIGREW: Is it?

2 UNIDENTIFIED SPEAKER 3: We have
3 information -

4 MS. SETTLES: Hello?

5 UNIDENTIFIED SPEAKER 3: - on the
6 website about the Moving to Work, right?

7 MS. HARDEMAN-JONES: Yeah.

8 UNIDENTIFIED SPEAKER 3: So - right.
9 Information on the Moving to Work is on our
10 website on - and I think in terms of OFH, I
11 think someone can reach out to you to give you
12 that - you know, that information, if you're
13 looking for -

14 CHAIRMAN SKINNER: Fair hearing.

15 UNIDENTIFIED SPEAKER 3: Fair hearing
16 information. I'm not sure if that's on our
17 website. So we - hopefully it is, but I just
18 don't know.

19 CHAIRMAN SKINNER: We'll reach out to
20 him.

21 UNIDENTIFIED SPEAKER 3: Yeah. But
22 someone can reach out and give you all that

1 information.

2 MS. SETTLES: Okay. So one last thing.

3 I feel that Commissioner Blackson has done such
4 a wonderful job on - as far as residents are
5 concerned. And I wanted to know whether you
6 would be - you all will be having other
7 residents that would represent some issues for
8 residents because I'm very concerned about
9 special needs for public housing people. And I
10 don't feel that its being really addressed the
11 way that I can see, but I - I'm very curious
12 about the formation of the board and how
13 residents are going to be represented in a more
14 even way.

15 CHAIRMAN SKINNER: Okay.

16 MS. SETTLES: Maybe you can answer that
17 for me.

18 CHAIRMAN SKINNER: It's just - so, as
19 you know, there are currently two residents on
20 the board and under the new legislation that I
21 spoke of at the beginning, there will continue
22 to be two residents on the board and, this time,

1 they will both be voting members of the board.

2 MS. SETTLES: Okay. So as far as the
3 - I mean, as far as the representation as it's
4 - that is necessary for that - those two
5 special categories with - well, one of the
6 special categories to me is special needs. We
7 have a lot of people with special needs in
8 public housing that I don't feel is getting the
9 proper attention. So I would like to know if
10 you have any new laws or legislation that would
11 protect the interest of those people.

12 It's already existing, you know. The
13 HEFA (phonetic) law exists, but how do - how is
14 housing is going to actually make sure that
15 people that live in housing are protected by
16 that?

17 UNIDENTIFIED SPEAKER 3: I was just
18 going to say -

19 MS. SETTLES: Thank you.

20 UNIDENTIFIED SPEAKER 3: - in the -

21 CHAIRMAN SKINNER: Thank you. Thank
22 you, Ms. Settles.

1 UNIDENTIFIED SPEAKER 3: Ms. Settles,
2 in the chat is a link to the MTW. If - the MTW
3 information you requested and someone can reach
4 out to you on the fair housing question.

5 MS. SETTLES: Okay.

6 UNIDENTIFIED SPEAKER 3: Fair hearings.
7 Sorry.

8 MS. SETTLES: Thank you. Thank you
9 very much.

10 MS. HARDEMAN-JONES: Next, we're going
11 to go back to our non-resident testimony. We
12 have Renee Moore. Renee Moore? I'm going to
13 move forward. Next, we have Lynn Amano.

14 CHAIRMAN SKINNER: Amano.

15 MS. HARDEMAN-JONES: Amano. You can
16 correct me. I saw you.

17 CHAIRMAN SKINNER: Yes, she's here.

18 MS. AMANO: Hi. Lynn Amano.

19 MS. HARDEMAN-JONES: Thank you.

20 MS. AMANO: Hi. Good afternoon board
21 members.

22 CHAIRMAN SKINNER: Hi, Good afternoon.

1 MS. AMANO: I am Director of Advocacy
2 for Friendship Place.

3 CHAIRMAN SKINNER: Yep.

4 MS. AMANO: We help over 5,000
5 individuals experiencing homelessness each year
6 with a wide range of programs in housing and
7 services in the DC region. I also serve for
8 Friendship Place as a full council member on the
9 ICH and as co-chair of the Housing Solutions
10 Work Group. I'm here to ask you to prioritize
11 housing choice vouchers and public housing units
12 for those currently experiencing chronic and
13 literal homelessness. Our unsheltered citizens
14 are facing major crises in the face of federal
15 action. The DC FY26 budget dramatically under
16 funds these resources for individuals
17 experiencing homelessness outside of temporary
18 shelter. We commend DHS for finding 150
19 additional shelter beds, but our recent pit
20 count showed 764 individuals, which we know is a
21 vast under count, experiencing literal
22 homelessness each night.

1 The FY26 budget lacks desperately
2 needed resources, like rapid rehousing and
3 permanent supportive housing for individuals,
4 and starts in just two weeks. The additional
5 temporary beds and new bridge housing are coming
6 online and they're helpful, but they do not
7 create the longevity needed for individuals to
8 experience long-term stability and safety and to
9 begin to repair their lives. And homelessness
10 has been a priority in the assignment of federal
11 vouchers and housing resources in the past, and
12 we're asking you to return to that preference
13 given the current emergency in DC

14 As DCHA has the access to longer term
15 resources lacking in the DC budget and
16 unsheltered DC residents find themselves at risk
17 for encampment clearings and relocation, it
18 makes sense to temporarily prioritize these
19 resources while advocates and providers pursue
20 additional city resources. We thank DCHA for
21 its recent participation in the strategic group,
22 trying to improve how quickly voucher recipients

1 are able to lease up. We hope it will lead to
2 significant improvements in the voucher process,
3 including faster inspection and eligibility
4 determinations. Please move forward with the
5 recommendations and the MOU. The voucher
6 approvals and inspections are still taking too
7 long and we'd like to see that improve, and
8 thank you for your support in ending
9 homelessness.

10 CHAIRMAN SKINNER: Okay. Thank you,
11 Ms. Amana (sic).

12 MS. HARDEMAN-JONES: Next we have Kelly
13 McShane.

14 MS. MCSHANE: Good afternoon.

15 CHAIRMAN SKINNER: Good afternoon.

16 MS. MCSHANE: I am Kelly Sweeney
17 McShane. I'm the president and CEO of Community
18 of Hope. We're a fairly qualified health center
19 and a provider of services for about 1,600
20 families and individuals experiencing
21 homelessness across the continuum of care. I
22 also serve on the ICH and I'm co-chair of the

1 strategic planning committee.

2 I last spoke to the board in March of
3 2025 about the need to conduct a process review
4 in order to remove barriers and speed up the
5 time from application to lease up. I'm pleased
6 to report that the DC Housing Authority hosted
7 two half-day sessions with representatives from
8 DHS service providers and people with lived
9 experience on July 16th and 17th. Director
10 Pettigrew worked closely with several providers,
11 including myself, to make those days happen,
12 including hiring a consultant to facilitate
13 those days.

14 While I was unable to attend due to a
15 pre-planned vacation, my staff reported that the
16 meetings were very productive. They showed that
17 there was good conversation, agreements on the
18 need to reduce unnecessary barriers and increase
19 in communications, and agreement on several key
20 steps. Everyone was very receptive to feedback
21 on process changes that made sense, and where
22 there were changes that simply couldn't be made

1 for one reason or another, that was made clear
2 as well. The consultant was very knowledgeable
3 about the codes governing the process and could
4 identify if things were only set up in a certain
5 way because someone said so and not because of
6 an actual requirement.

7 Almost two months later, I'm eager to
8 hear about next steps, timeline, and
9 communication. We've received a summary of
10 report from the process reviews, which includes
11 a long list of recommendations. Unfortunately,
12 it does not clearly identify the recommendations
13 that were agreed upon already, what areas need
14 further conversation, what the next steps for
15 implementation are, who is responsible, and a
16 timeline. We have a hold on our calendars for
17 another half-day meeting on September 17th, and
18 I'm hopeful that we can get to next steps at
19 that time.

20 I urge the housing authority to move
21 forward expeditiously with implementing
22 recommendations on a way to reduce barriers,

1 communicating that information to all
2 stakeholders, and developing metrics to document
3 improvement. Now is the time, and it feels like
4 it is also past time. There's even more in
5 urgency to make these improvements happen and
6 prioritize clients in the continuum of care
7 given budget pressures and federal actions in DC
8 I would also note that it's concerning to me
9 that the proposed administrative plan shortens
10 the time to use a voucher to 120 days when we
11 have yet to improve and shorten the lease up
12 process. We're reviewing the document and will
13 provide additional feedback in the comment
14 period.

15 I with other providers are eager to be
16 partners in this process. We look forward to
17 hearing about next steps as soon as possible.
18 Thank you.

19 CHAIRMAN SKINNER: Thank you, Ms.
20 McShane.

21 MS. HARDEMAN-JONES: Next we have -

22 COMMISSIONER MURPHY: Can - wait, can

1 I - can we just kind of -

2 MS. HARDEMAN-JONES: Oh.

3 COMMISSIONER MURPHY: I'd just love to
4 hear what the take is on that.

5 CHAIRMAN SKINNER: Yeah. Excuse me
6 because I - we always thought it was 180 now.
7 It -

8 UNIDENTIFIED SPEAKER 3: It's been 180,
9 but I think the proposed change was to 120, I
10 believe if HUD's urgent. Yeah.

11 COMMISSIONER MURPHY: Well, I don't -
12 I'm just sort of wondering what the general
13 approach to follow-up will be.

14 UNIDENTIFIED SPEAKER 3: On the admin
15 plan?

16 CHAIRMAN SKINNER: Yeah.

17 UNIDENTIFIED SPEAKER 3: Well, there's
18 a public hearing on the admin plan we - yes,
19 next week.

20 UNIDENTIFIED SPEAKER 1: No, no, no.
21 He's talking about - he's talking the meeting.

22 COMMISSIONER CLAY: No. This is about

1 the meeting.

2 UNIDENTIFIED SPEAKER 3: Oh, oh. I
3 thought you were talking about that. I'm sorry.

4 UNIDENTIFIED SPEAKER 1: So they're
5 meeting next Thursday.

6 CHAIRMAN SKINNER: September 17th, she
7 said. Right.

8 UNIDENTIFIED SPEAKER 1: Yeah, next
9 week. And then that should get to the final
10 recommendations for the team.

11 COMMISSIONER CLAY: So that's going to
12 hold?

13 UNIDENTIFIED SPEAKER 1: Yes.

14 COMMISSIONER CLAY: We can have that
15 meeting?

16 UNIDENTIFIED SPEAKER 1: Oh, that
17 meeting is (inaudible) -

18 COMMISSIONER CLAY: Okay.

19 CHAIRMAN SKINNER: Yeah. Appreciate
20 it. That means -

21 UNIDENTIFIED SPEAKER 1: I don't think
22 it's a hold. I thought it was confirmed.

1 CHAIRMAN SKINNER: I thought it was
2 confirmed, too.

3 UNIDENTIFIED SPEAKER 1: Yeah.

4 COMMISSIONER CLAY: No, the facilitator
5 wrote back to say that there might be a need to
6 move it.

7 UNIDENTIFIED SPEAKER 1: Maybe in a
8 different room, but that the -

9 COMMISSIONER CLAY: No, we thought it
10 was going to be delayed.

11 UNIDENTIFIED SPEAKER 1: Okay. We'll
12 make sure they clarify.

13 COMMISSIONER CLAY: I think that is
14 what is informing -

15 CHAIRMAN SKINNER: Yeah. I was
16 informed yesterday that it - it's happening on
17 the 17th.

18 COMMISSIONER CLAY: Okay. So we're
19 confirming -

20 CHAIRMAN SKINNER: And it was just a
21 matter of which room you were going to use and
22 - to hold the meeting.

1 COMMISSIONER CLAY: Right. Okay. So
2 we're confirming to Kelly McShane that this
3 meeting is happening September 17th as planned?

4 CHAIRMAN SKINNER: As far as I know,
5 yeah, right? So where's Hammere?

6 UNIDENTIFIED SPEAKER 1: Hammere's
7 doing pinhouse (phonetic), right?

8 CHAIRMAN SKINNER: Yeah.

9 COMMISSIONER CLAY: Yep.

10 CHAIRMAN SKINNER: Okay. There you go.

11 UNIDENTIFIED SPEAKER 1: So they're
12 just getting the location.

13 COMMISSIONER MURPHY: Okay. That's
14 great. And, Kelly, I appreciate the feedback on
15 the initial work and it's really encouraging to
16 hear all the great follow-up and would certainly
17 encourage you or your designee to come back next
18 month and let us know, you know. Hopefully,
19 it'll be a similarly glowing report about how
20 this most recent meeting will go. So come on
21 back.

22 MS. MCSHANE: Great. Thank you.

1 CHAIRMAN SKINNER: Thank you.

2 MS. HARDEMAN-JONES: Next, we have Abby
3 Speck - Spayk (sic).

4 CHAIRMAN SKINNER: Sypek.

5 MS. HARDEMAN-JONES: Sypek. I'm sorry
6 about that. Thank you for your questions.

7 MS. SYPEK: Hi. Yeah. It's Abby
8 Sypek.

9 MS. HARDEMAN-JONES: Thank you.

10 CHAIRMAN SKINNER: Yeah. Sypek.

11 MS. HARDEMAN-JONES: Sypek.

12 MS. SYPEK: Good afternoon. Thank you
13 for the opportunity to testify today. My name
14 is Abby Sypek and I'm the chief of staff at
15 Everyone Home, DC. Everyone Home, DC, works
16 with individuals and families at risk of or
17 experiencing homelessness, and we envision the
18 District of Columbia as a thriving and diverse
19 community where everyone has access to safe,
20 comfortable, and affordable Homes.

21 First, I'd like to thank the housing
22 authority for its clear commitment to

1 collaboration and working with the homeless
2 services community to improve voucher processing
3 times. I was last here in February to raise
4 awareness about our experience with long
5 processing times for LRSP voucher applications.
6 Since then, DCHA Director Pettigrew DHS Director
7 Pierre, along with their teams, have acted with
8 urgency to conduct a facilitated process review
9 to discuss identified obstacles within the
10 voucher process and develop solutions to help
11 our system meet the goal of leasing up
12 households within 90 days. We look forward to
13 continued partnership with both DCHA and DHS to
14 ensure the implementation of these
15 recommendations and on the reporting of metrics
16 to track progress towards our goal of getting
17 people into housing quickly.

18 Back in February, my testimony noted
19 the threats of harmful executive orders from the
20 federal government targeting people experiencing
21 homelessness. Today, these threats have turned
22 into a reality. People who are living outside

1 are facing unprecedented scrutiny and have very
2 few housing options. DC's FY26 budget includes
3 no new housing interventions for single adults
4 and just 336 vouchers for families. Both of
5 these numbers are unacceptable and will make
6 homelessness in DC worse and set back the
7 progress we've made.

8 I'm here today to Urge DCHA to consider
9 implementing a continuum of care or CoC
10 preference for the Housing Choice Voucher
11 program and for public housing. I submitted
12 comments about enacting a CoC preference to the
13 ACOP back in July and, today, I'll share some
14 highlights from those comments. Our community
15 has made tremendous progress in transforming our
16 homeless services system and achieving results.
17 When we have housing for people to exit
18 homelessness, our system works. By implementing
19 a CoC preference, DCHA can help end homelessness
20 for hundreds more individuals and families in
21 the district.

22 These housing resources could be

1 allocated to those who are currently accessing
2 or who have accessed homeless services, as
3 documented in the homeless management
4 information system. The implementation of a CoC
5 preference would not only help more people exit
6 homelessness, but would also help DCHA with the
7 tenant identification process. These are people
8 who are already known to our system and are
9 generally engaged with case managers through
10 outreach, shelter, prevention, and drop-in
11 center services. These same case managers could
12 assist with completing applications and working
13 alongside them, hopefully through a very speedy
14 voucher process.

15 DCHA has an opportunity to leverage its
16 resources and help make major strides in ending
17 homelessness in the district, and I hope that
18 this board will consider implementing a CoC
19 preference to make this happen. Thank you
20 again.

21 CHAIRMAN SKINNER: Thank you, Ms.
22 Sypek.

1 MS. HARDEMAN-JONES: Next we have
2 Daniel Del Pielago. Just a reminder, star 6 so
3 you can speak. There you go.

4 MR. DEL PIELAGO: Good afternoon.

5 MS. HARDEMAN-JONES: Good afternoon.

6 CHAIRMAN SKINNER: Hi. Good afternoon.

7 MR. DEL PIELAGO: My name is Daniel del
8 Pielago, and I work with Empower DC. We work
9 with public housing residents and voucher
10 holders all around the city. Today, I have a
11 couple of questions and some general concerns
12 just because I realize that, you know, the
13 agenda alone for today is overwhelming. There
14 is so much happening as it relates to public
15 housing and subsidized housing in the district
16 that I think communications have to be really
17 strong.

18 We've heard the confusion around moving
19 to work. We've heard about what's happening
20 with the Section 18 approvals and the need to
21 know more. That was over a year ago now that
22 those applications were submitted. I think it

1 would be important to refresh people's memories
2 at those properties, why they were submitted,
3 why they were chosen and how it compares to the
4 IRBs, the revenue bond renovations that are
5 planned, how all those work together.

6 I think the other big important thing
7 is some of the federal changes that we've seen.
8 We've seen the new administration, or the
9 administration, put out some executive orders
10 requesting reporting specifically from DCHA to
11 the federal government around immigration
12 status, around criminal activity, and I think
13 tenants of public housing, voucher holders,
14 because it includes private landlords there,
15 really need to know what all of this means.

16 And I fully understand that you all may
17 not know what that means at this point in time,
18 because it's being rushed and it's not being
19 very clear, but I think it is really important
20 for tenants to know of all these potential
21 changes that are happening.

22 We see ACOP is being extended again.

1 You know, it's - the administrative plan was
2 kind of essentially dropped on our laps. We
3 weren't expecting that to come down so quick.
4 So now, both tenants, advocates, and folks who
5 care about that are rushing to review it and
6 provide comments, which we hope to do so. So
7 just a - you know, a request for a stronger
8 communication around the many changes that are
9 happening to - at the agency and, of course, to
10 residents.

11 Lastly, I have a question regarding the
12 tenant representation. I know Mr. Council,
13 Kenneth Council, has been sworn in as a
14 president of the Citywide Advisory Board, and
15 just curious to ask why he's not sitting here as
16 part of this body, as I understand, because the
17 Rental Act has not been voted in yet, that he
18 should be sitting at this table. I may be
19 mistaken on that, but some clarity on that, as I
20 think the current representative does not hold
21 that position anymore. So thank you for the
22 time to testify.

1 CHAIRMAN SKINNER: Okay. Just, Daniel,
2 on that last point, just to be clear, as I
3 mentioned, the emergency bill that was passed by
4 the Council, that is not part of the Rental Act,
5 is what holds now. And in that bill, it says
6 that the existing board members will continue
7 until they are replaced. So that -

8 MR. DEL PIELAGO: (Crosstalk) the very
9 existing individual - just to clarify, the very
10 existing individuals, or folks who hold those
11 positions and titles?

12 CHAIRMAN SKINNER: The individuals.
13 The - it refers to the people who are currently
14 on the board holding over as the interim
15 commissioners. And again, that may change once
16 the Rental Act is passed, because again, the -
17 there is in the Rental Act a similar legislation
18 that - to the emergency bill that was passed.
19 So if that passes, it may change.

20 MR. DEL PIELAGO: Thank you for that
21 clarification.

22 CHAIRMAN SKINNER: Okay.

1 MS. HARDEMAN-JONES: Next, we're going
2 to go to Andy Wassenich.

3 MR. WASSENICH: Hi. Good afternoon.
4 Can you all hear me and see me?

5 MS. HARDEMAN-JONES: We can.

6 MR. WASSENICH: Okay. Members of the
7 board, Director Pettigrew, thank you very much
8 for hearing my testimony. My name is Andy
9 Wassenich, Policy Director of Miriam's Kitchen,
10 a homeless services provider with the mission of
11 ending chronic homelessness in the district.

12 I'm here today to speak about the in-
13 person review process that was held in July,
14 although - and I will be repeating Ms. - some
15 of the Ms. McShane's points, and the current
16 timeline in the scheduling of inspections and
17 the general emergency that unhoused folks are
18 facing in DC right now.

19 First, I would like to begin by
20 thanking Director Pettigrew and Director Shaw
21 for - and their team for their responsiveness,
22 and for organizing and participating in the

1 process review of the local program. And
2 whenever I reach out with a concern or issue, it
3 is very quickly addressed, and I greatly
4 appreciated that. I also want to acknowledge
5 the efforts that have been made in addition to
6 the process review to improve collaboration with
7 DHS and providers and timelines as well.

8 Overall, I believe the - I felt the
9 process review held July 17th and 18th was
10 positive, and I felt as though, even if just one
11 or two of the issues that we had discussed would
12 come to - which we had discussed and come to
13 agreements on came to fruition, we'd be better
14 off as a system. You know, as mentioned, we are
15 about two months out from that, and we are very
16 eagerly anticipating sort of, like, the meeting
17 on the 17th and to see these things implicated
18 - implemented as quickly as possible.

19 I share Ms. McShane's concerns that,
20 you know, a number of things that were clearly
21 agreed to in the room are now just
22 recommendations, and it is no longer clear which

1 are recommendations and which are things that we
2 are - that we had solid agreements to in the
3 room, and so want to make sure that we clarify
4 that in our meeting on the 17th, and make sure
5 that we implement those as quickly as possible.

6 The process review itself was really
7 focused, though, on the last third of the
8 voucher to match LeaseUp (phonetic) timeline.
9 That is the receipt of the RFDA (phonetic)
10 packet up to LeaseUp, and the global stated goal
11 in that part of the review was that we get that
12 timeline down to 30 days. However, recently,
13 we've seen some backward movement toward that
14 goal with the scheduling of inspections.

15 Miriam's Kitchen has had numerous
16 clients trying LeaseUp, and inspections are
17 being scheduled two to two and a half weeks out
18 rather than the five to seven days that we have
19 under the MoU with DHS, perhaps because, you
20 know, we're - we finally surged through those
21 backed-up LRSP applications, and now we have a
22 surge in inspections. But whatever the reason,

1 steps need to be taken to get that timeline
2 shortened, whether that be contracting more work
3 out, or allowing providers who have trained
4 inspectors on their staff to do them themselves,
5 or something else.

6 The individuals who are served by the
7 local program are individuals who are
8 chronically homeless. They are unsheltered or
9 stay in low-barrier shelters, and before even
10 being matched to a voucher, they have been
11 homeless for a minimum of a year. To be sure,
12 almost all of them were homeless - all of them
13 were homeless for longer than that, and
14 probably, the average is multiple years of
15 homelessness before they get matched to a
16 voucher. They have waited long enough, and as
17 we are all aware, the folks experiencing
18 homelessness right now are more or less under
19 attack in our city, even those who stay in
20 shelter.

21 So we really need to do everything we
22 can as quickly as we can to move people through

1 our system. And I'd also like to echo on the
2 calls of some of my compatriots from other
3 organizations, also echoing that DCHA consider
4 implementing a continuum of care preference to
5 the Housing Choice Voucher program as well. And
6 I'll just leave it at that. Thanks very much,
7 and if you have any questions, please let me
8 know.

9 CHAIRMAN SKINNER: Okay.

10 MS. HARDEMAN-JONES: Thank you.

11 Next, we have William Jordan.

12 Mr. Jordan, star-six to unmute
13 yourself so we can hear your testimony.

14 MR. JORDAN: Yes. Good afternoon.
15 This is William Jordan. How are you all?

16 CHAIRMAN SKINNER: Good afternoon.
17 We're doing good.

18 MR. JORDAN: All right.

19 CHAIRMAN SKINNER: I'm doing good. I
20 can't speak -

21 MR. JORDAN: I have -

22 CHAIRMAN SKINNER: - for everyone

1 else.

2 MR. JORDAN: - three things I wanted
3 to touch on. The first is the Park Morton New
4 Communities Project. I urge you all to audit
5 that project from 2006 forward, and evaluate
6 whether it has met the goals and what can be
7 done to improve the process. I know it hasn't,
8 and of course, from my perspective, the TCB, the
9 lead developer, should be removed. But I think
10 if you do an audit and compare to what was
11 promised to residents, you would agree. But
12 without an audit, you know, it's just me
13 advocating, but I know that's - that that's the
14 case.

15 Second, the composition of the board.
16 I have a deep problem, because I believe that
17 the position of this board is that there should
18 not be elected resident representation on the
19 board. I think that sends a bad message to
20 President Trump when it comes to home rule. I
21 don't think you can have home rule, but on the
22 board, deny home rule and represent residents

1 properly. So I urge this board to pass a
2 resolution requesting the council have at least
3 the two elected members that I thought was in
4 some version of the bill.

5 And then finally, the use of industrial
6 revenue bonds. For me, this is a Ponzi scheme.
7 Unless resident income at those properties
8 increase the cover the debt, then if those
9 individual residents' income doesn't increase,
10 then it's a Ponzi scheme. You're kicking the
11 problem down the line, supposedly solving an
12 immediate problem, but you're creating a bigger
13 problem.

14 We've been doing this kind of
15 borrowing-against-the-future Ponzi scheme for
16 years, and what we see now is that - is the
17 black families, particularly those in public
18 housing, or vouchers, or et cetera, that pay the
19 price, because you're mortgaging their future
20 and the future of their children to pay for
21 decent housing today, and if their incomes don't
22 increase, it's a Ponzi scheme. And so I know

1 you're going to do it, but you got to do
2 something, because it is a Ponzi scheme. Thank
3 you.

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

6 Can you -

7 MS. HARDEMAN-JONES: And that -

8 COMMISSIONER MURPHY: Mr. Chairman, can
9 I -

10 MS. HARDEMAN-JONES: Oh. I'm sorry.

11 COMMISSIONER MURPHY: - just ask two
12 quick questions just to clarify? So number one,
13 I just want to confirm, I believe the document
14 that the board endorsed to send to the council
15 about the - sort of the transition board that
16 - I believe in that, we recommended officially
17 that there be resident - voting resident board
18 members, right? So I think that's a -

19 CHAIRMAN SKINNER: Right.

20 COMMISSIONER MURPHY: - (crosstalk)
21 one. And number two, obviously, the legislation
22 that the council passed included voting resident

1 board members.

2 CHAIRMAN SKINNER: Right.

3 COMMISSIONER MURPHY: Great. Okay.

4 CHAIRMAN SKINNER: Exactly.

5 COMMISSIONER MURPHY: Thank you.

6 CHAIRMAN SKINNER: All right.

7 MS. HARDEMAN-JONES: So Chairman, that
8 concludes -

9 CHAIRMAN SKINNER: Okay.

10 MS. HARDEMAN-JONES: - the resident
11 and -

12 CHAIRMAN SKINNER: So -

13 MS. HARDEMAN-JONES: - non-resident
14 portion -

15 CHAIRMAN SKINNER: - so let me just
16 say, I appreciate the testimony that we heard
17 today. I think - from - again, from the
18 board's perspective about the cooperation
19 between the DCHA staff and the advocates as
20 you're looking at these issues around
21 homelessness, as well as the time frame for
22 getting people vouchers and getting them into

1 units.

2 So it's really good for us to hear that
3 there is that kind of cooperation, and I want to
4 thank Director Pettigrew and his staff for
5 continuing to do that work. And I guess
6 everybody is now looking forward to this meeting
7 on the 17th. That's going to be - that is
8 going to -

9 COMMISSIONER MURPHY: I know, right?

10 CHAIRMAN SKINNER: - that's going to
11 solve all our problems, right? Okay. Thanks,
12 everyone. Thanks for coming this afternoon and
13 providing testimony. Okay. Now, we're going to
14 move on to our committee reports and
15 resolutions, and I'm going to start with the
16 Resident Services Committee.

17 Commissioner Blackson?

18 COMMISSIONER BLACKSON: Good afternoon.

19 CHAIRMAN SKINNER: Good afternoon.

20 COMMISSIONER BLACKSON: All right. I
21 am Denise Blackson, and I chair the Committee on
22 Resident Services. As you know, this committee

1 focuses on residents, and I work closely with
2 the Office of Resident Services, resident
3 leaders, as well as the resident themselves.

4 During our last meeting on August 26th,
5 we had a presentation from the Office of Capital
6 Construction and Design, which was led by Dave
7 (phonetic), and we received updates on the Lake
8 (phonetic) Senturis (phonetic) power outage.

9 Dave explained how the residents were well taken
10 care of during this power outage, and noted that
11 Carolyn Punter and the PMO team assured -
12 because that was one of my main concerns: How
13 was it measured with the residents on this
14 outage that took place for a year? So he
15 assured me that PMO took care of the residents
16 on that property, and their concerns were
17 addressed to satisfactory.

18 During that meeting, Nicole noted that
19 Yardi (phonetic) is being used to track that
20 data, and that the bond dollars will support the
21 properties that needs actually redevelopment. I
22 know sometimes that, you know, we have resident

1 leaders on the meeting, and it's not a quick fix
2 or, like, something that you can put a bandaid
3 on, so this is one of the properties that needs
4 more work with the - let me say, they got the
5 generator straight, but they need more work in
6 that area with Pepco and addressing outages.

7 We also receive updates on my former
8 property, which is Sibley Plaza Townhomes.

9 (inaudible) some quarter redevelopment, and
10 we're learning that that property will be
11 demolished next year sometime around June
12 2026. These are just some of the things that
13 was discussed on the Resident Service Committee,
14 and more information will be coming to the board
15 soon. We also received an update on the non-
16 bond-funded properties and learned the 14
17 components it takes to move the project along.
18 So that's basically where we're at with the
19 Committee on Resident Services.

20 Also, you know, I have an initiative
21 under that committee, which is called the block-
22 by - block-by-block, which is well-received by

1 the resident leaders who get to address their
2 concerns with the directorate team, which
3 Carolyn Punter and her team does a very good job
4 in addressing them concerns and getting back to
5 residents with answers for the concerns that was
6 brought forth. And our next committee meeting
7 is on October the 30th, 2025, and we're looking
8 forward to it.

9 Commissioner Silla, do you have
10 anything to add?

11 COMMISSIONER SILLA: You know, I really
12 appreciated joining the meeting and hearing the
13 questions from resident leaders in the different
14 communities. I - it really helped me think
15 about on - for the Committee on Operations and
16 Administrative Services. We didn't get to the
17 book, but there are, you know, residents are
18 really interested in their property assessments
19 and their property conditions. They're really
20 interested in how quickly we are able to address
21 work orders.

22 And so I feel like we got a lot of

1 feedback to help us focus in on the Committee on
2 Operations and Administrative Services in an
3 area that, you know, I'm usually so focused on
4 the vouchers and especially LRSPs. So Anton,
5 you might be pleased to hear that, I will be
6 shifting focus a little bit based in the
7 Operations and Administrative Services Committee
8 on the strength of what we are hearing and the
9 feedback that we are getting from residents.
10 I'm very happy with all of the work Carolyn has
11 been doing and the responses. They're, you
12 know, very direct, very to the point in
13 addressing the issue. So I look forward to
14 really digging into that area.

15 COMMISSIONER DICKERSON: Okay.

16 Commissioner Blackson and Commissioner Silla,
17 could you mention how you all are working, the
18 - what do you call it? The work into your
19 committee meetings as, you know, there, as you
20 have the meetings, in terms of planning, what
21 the - what that - what the - sorry - what is
22 the status of the program and kind of what's the

1 steps that we're moving toward in that? I don't
2 mean you have to do that now, but I'm just
3 asking because that seems like a big question
4 for us from whatever to work that's - and for
5 everybody. So if maybe not here is the
6 appropriate time to do that. We can have a
7 special kind of report on that with our resident
8 counsel and the folks that we're working with.
9 Is that possible?

10 COMMISSIONER SILLA: Sure. We can talk
11 after.

12 UNIDENTIFIED SPEAKER 2: Yeah. Oh, no.

13 COMMISSIONER SILLA: Just see what you
14 -

15 UNIDENTIFIED SPEAKER 2: For you, man,
16 anything is possible.

17 COMMISSIONER DICKERSON: Everything is
18 possible. That's right. All things are
19 possible.

20 UNIDENTIFIED SPEAKER 2: We got you.

21 COMMISSIONER DICKERSON: But I'm just
22 - I just am, you know, that's - I just, you

1 know, that's something I haven't heard specifics
2 about it, I guess.

3 UNIDENTIFIED SPEAKER 2: Right. Right.

4 COMMISSIONER SILLA: You know, it was a
5 part of the discussion when we did the move to
6 work, when we were reviewing the move to work
7 plan and the goals for self-sufficiency or at
8 least the priorities around self-sufficiency.
9 And so maybe as a follow-up to that, we could do
10 it in both resident services and then - or
11 start with doing it at resident services and if
12 we need more time since both Commissioner
13 Blackson and I are also on Committee on
14 Operations and Administrative Services, we can
15 figure out between the two how to break up that
16 work.

17 CHAIRMAN SKINNER: Okay. That's fine.

18 COMMISSIONER DICKERSON: You know -

19 COMMISSIONER BLACKSON: Sounds good.

20 COMMISSIONER DICKERSON: Thank you.

21 We're focused a lot on these units, getting them
22 leased up and getting the ball rolling there.

1 You're done - doing a great job with that. I
2 wonder if we could get some kind of metric or
3 something that would say this is how much over a
4 period of time that we're able to - that we've
5 been able to actually do. I - you may be doing
6 it. I'm sure you are.

7 UNIDENTIFIED SPEAKER 2: Yeah, we -
8 we've been tracking it some.

9 COMMISSIONER DICKERSON: Tracking it.

10 UNIDENTIFIED SPEAKER 2: We can get you
11 that.

12 COMMISSIONER DICKERSON: And just to
13 report it.

14 UNIDENTIFIED SPEAKER 2: Yeah.

15 COMMISSIONER DICKERSON: That's all.
16 It would be helpful.

17 UNIDENTIFIED SPEAKER 2: Okay.

18 COMMISSIONER DICKERSON: I'm very
19 interested in that.

20 UNIDENTIFIED SPEAKER 2: Yeah. Okay.

21 COMMISSIONER DICKERSON: Here we go.
22 Sit down. There's room for everybody.

1 UNIDENTIFIED SPEAKER 2: That's the hot
2 seat. Spanish Inquisition is about to begin.

3 COMMISSIONER DICKERSON: No, no, no,
4 no. This is all - we're all on the same page
5 here.

6 UNIDENTIFIED SPEAKER 2: Okay.

7 COMMISSIONER BLACKSON: Thank you.

8 CHAIRMAN SKINNER: Commissioner
9 Blackson, are you -

10 COMMISSIONER BLACKSON: Yes, I'm done.

11 CHAIRMAN SKINNER: You're done.

12 COMMISSIONER BLACKSON: Thank you.

13 CHAIRMAN SKINNER: Okay. Thank you so
14 much.

15 COMMISSIONER DICKERSON: Thank you.

16 CHAIRMAN SKINNER: Really, really
17 appreciate your - the work that you're doing
18 with the resident.

19 Okay. Next, we're going to - I'd like
20 to move to the Budget and Finance Committee. I
21 - is Commissioner Reed back on? I know she -

22 COMMISSIONER MURPHY: No.

1 CHAIRMAN SKINNER: - had to leave for
2 a minute.

3 COMMISSIONER MURPHY: She had to leave.
4 She's not back on.

5 CHAIRMAN SKINNER: She's not back on
6 yet.

7 COMMISSIONER MURPHY: No.

8 CHAIRMAN SKINNER: Okay. I don't know.
9 Maybe Commissioner Murphy can - or Commissioner
10 Clay. We -

11 COMMISSIONER MURPHY: I am not the -
12 I'm not the expert on the committee.

13 CHAIRMAN SKINNER: So the resolution we
14 have today from the Budget Committee is to
15 approve the FY 2026 budget for the agency. As
16 you know, our fiscal year begins October the
17 1st. And so we need to have an approved budget,
18 a budget approved by the board in order to
19 operate beginning October 1st.

20 So Commissioner Clay, do you want to -

21 COMMISSIONER CLAY: Sure. So thank
22 you, Chair. So yes, we have a resolution in

1 front of us related to the operating budget for
2 fiscal 2026. And I know that Heather is here
3 and she's going to walk us through a little bit
4 of it. One thing that I do want to say is the
5 Audit and Budget Committee did meet Monday to
6 kind of go through some details in the budget,
7 and we got very comfortable with the numbers.

8 I think that there was a minor change
9 or there was an increase for - that recognized
10 the MOUs with DHS in the revenue part of the
11 budget. And so we did kind of comb through,
12 look at line by line, look at some of the
13 details and did get comfortable with the budget.
14 And so I will turn it over to Heather to talk -

15 MS. MUELLER: Okay.

16 COMMISSIONER CLAY: - in a little bit
17 more

18 MS. MUELLER: Thank you very much.

19 COMMISSIONER CLAY: Sure. Thank you.

20 MS. MUELLER: And I do have just a very
21 brief presentation per Commissioner Reed's
22 request, which - and she's not here. So I will

1 be very brief. So we did want to tie the budget
2 to the recovery plan. And so I just wanted to
3 go over, you know, our three-year recovery plan
4 real quick.

5 Year one, we were focused on
6 stabilization. Our focus was on urgent needs
7 and critical operations. We're rolling into
8 year two, so our focus is strengthening while we
9 continue to stabilize and use the lessons
10 learned from year one to, you know, make year
11 two better. And then we'll be rolling in next
12 year, into year three, where we'll be focused on
13 sustainability and growth. We'll be
14 transitioning from recovery to forward looking
15 planning.

16 And so overall, we have a couple of
17 bullets on our agency wide recovery plan that
18 ties back to our budget. We have A2 and A8. A2
19 states, "Prepare business and operational plans
20 for all departments. That includes standard
21 operating procedures and training for department
22 staff." And then A8 is, "Become an asset

1 management company that ensures quality customer
2 service, positions its properties to provide a
3 quality living environment and creates
4 financially viable properties."

5 So everything that we have done around
6 the budget has been around these two goals.
7 We've created budgeting procedures around the
8 agency. I've got a budgeting staff that works
9 with department heads, every month going over
10 their expenses and reviewing budget to action.
11 So we're really - we've really been teaching
12 everyone how to budget this year.

13 COMMISSIONER DICKERSON: Great.

14 MS. MUELLER: And then also, you know,
15 we've took a deep dive. We're doing site based
16 budgets. You guys are approving the overall
17 budget, but we actually have 19 departments and
18 47 sites. So a total of 66 departments and
19 sites are rolled up into this operational
20 budget.

21 And then as part of my recovery plan
22 for the OFM department, it includes

1 implementation of financial management
2 procedures to improve the reporting, budget
3 analysis, and tracking of expenses. And so of
4 course, we've been doing that all throughout the
5 year.

6 And so today we propose a total budget
7 of 802,308,635. And that's comprised of our
8 federal programs, local programs, and other
9 sources. And HUD requires the Board of
10 Commissioners to approve an operating budget
11 annually. And so we bring that to you today.
12 And we also have, you know, we have capital
13 budgets as well, but those are presented
14 separately when we have - when we have capital
15 projects. So those are not a part of the
16 operating budget.

17 So again, I've just got a slide
18 breaking down the revenue. We've got federal
19 programs, local programs, other income sources
20 showing the total revenue of 802,308,635. And
21 then our expenses broken down. We've got
22 administrative, tenant services, utilities,

1 maintenance, and operational expenses, and then
2 anything that doesn't fall on those buckets.
3 And our total expenses are 800,102,998. And so
4 we're bringing this resolution in front of you
5 today. And that's the end of my brief
6 presentation.

7 I've also shared a Colorado Columbia
8 RAD budget with the board. That budget is in
9 the total operating numbers, and we are required
10 because they are a RAD property to have that
11 also in our board approval. But that is
12 included in our total operational budget today.

13 CHAIRMAN SKINNER: So the bottom line
14 is we are projecting -

15 COMMISSIONER MURPHY: The net income.

16 CHAIRMAN SKINNER: Yeah. Net - a
17 positive net income. I was going to say
18 surplus, but I don't think surplus is not the
19 right word. A positive net income of how much?

20 MS. MUELLER: 2,205,637.

21 CHAIRMAN SKINNER: Okay. So positive
22 is always good.

1 COMMISSIONER DICKERSON: All right.

2 CHAIRMAN SKINNER: So Okay. So any
3 further discussion on budget?

4 COMMISSIONER DICKERSON: I'd just like
5 to compliment the staff, the budget staff and
6 you director, this is a very complicated budget
7 and it was a budget that was hard to figure out
8 before you - that's a nice way to put it. And
9 you have made - you've brought this to a place
10 of real good understanding and accountability
11 and very grateful for that. This is - we don't
12 have this budget right, we don't have anything
13 right.

14 CHAIRMAN SKINNER: Right.

15 COMMISSIONER DICKERSON: So thank you.
16 Thank you very much.

17 CHAIRMAN SKINNER: Okay. So with that,
18 the Chair will entertain a motion to approve
19 Resolution 25-27, and that's to approve the DC
20 Housing Authority Operating Budget for fiscal
21 year 2026. Motion?

22 COMMISSIONER SILLA: Motion.

1 CHAIRMAN SKINNER: Second?

2 COMMISSIONER DICKERSON: Second.

3 CHAIRMAN SKINNER: Okay. And -

4 COMMISSIONER MURPHY: Commissioner,
5 before we vote, just one minor, minor thing, I
6 just want to get on the record. So this is so
7 teeny, but it is related to the Colorado
8 Columbia budget. And it just - I know - I -
9 it was - the budget is projecting a pretty
10 significant rent increase in that property from
11 next year over this year. And I think I got
12 clarification, but I wonder if we could just get
13 on the record sort of why we feel comfortable
14 that the income is going to go up so much?

15 MS. MUELLER: Yes, sir. So right now,
16 we have quite a bit of vacancies, and so we
17 anticipate on leasing up.

18 COMMISSIONER MURPHY: Right.

19 UNIDENTIFIED SPEAKER 1: And they're
20 being renovated. So the vacancies are offline.
21 I mean, not off, but they are being renovated.
22 So -

1 COMMISSIONER MURPHY: They'll be more
2 attractive.

3 UNIDENTIFIED SPEAKER 1: Yes.

4 COMMISSIONER MURPHY: That's great.
5 Okay. All right. That made me feel
6 comfortable.

7 CHAIRMAN SKINNER: Okay.

8 MS. MUELLER: Thank you.

9 COMMISSIONER MURPHY: All right.
10 Sorry.

11 CHAIRMAN SKINNER: So it's been moved
12 and seconded for Resolution 25-27. Any further
13 discussion? Hearing none. We'll take a roll
14 call vote.

15 COMMISSIONER MURPHY: Commissioner
16 Ronnie Harris?

17 COMMISSIONER HARRIS: Yes.

18 MS. HARDEMAN-JONES: Commissioner
19 Theresa Silla?

20 COMMISSIONER SILLA: Yes.

21 MS. HARDEMAN-JONES: Commissioner
22 Jennifer Reed? Commissioner Chris Murphy?

1 COMMISSIONER MURPHY: Yes.

2 MS. HARDEMAN-JONES: Commissioner Jim
3 Dickerson?

4 COMMISSIONER DICKERSON: Yes.

5 MS. HARDEMAN-JONES: Commissioner Leroy
6 Clay?

7 COMMISSIONER CLAY: Yes.

8 MS. HARDEMAN-JONES: Commissioner
9 Denise Blackson?

10 COMMISSIONER BLACKSON: Yes.

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

13 CHAIRMAN SKINNER: Yes.

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

16 CHAIRMAN SKINNER: Okay. Thank you.
17 Are you finished with the Budget Committee?

18 MS. HARDEMAN-JONES: Yes. Yep. Yep.

19 CHAIRMAN SKINNER: Okay. All right.
20 Next we're going to go to the Capital Projects
21 Committee.

22 MS. HARDEMAN-JONES: Thank you.

1 CHAIRMAN SKINNER: And that's
2 Commissioner Murphy.

3 COMMISSIONER MURPHY: Great. We
4 briefly discussed the very flats issue that was
5 taken up by the DC Housing Solutions Board, just
6 as a heads up to us, but the board had already
7 approved that earlier in the summer.

8 CHAIRMAN SKINNER: Right.

9 COMMISSIONER MURPHY: So there was no
10 need for the Committee to go over it, but I
11 appreciated the heads up and it was smart of the
12 staff to remind us that we had already approved
13 it through the board.

14 So there were really three resolutions
15 that we talked about today. And I don't know,
16 Director, which grace, which order do we want to
17 go in? And I think we've got Capper, Judiciary
18 Square, and then the RAD conversions on the IRB
19 property.

20 MS. CAMPION: So I'm going to present
21 - I can present to two of those.

22 COMMISSIONER MURPHY: Great.

1 MS. CAMPION: So why don't we start
2 with the Capper Townhomes one.

3 COMMISSIONER MURPHY: Perfect.

4 MS. CAMPION: So request is to approve
5 Resolution 25-23 to authorize the acquisition of
6 the limited partner and special limited partner
7 interests in Capper Residential One, LP.
8 Earlier this morning, DC Housing Solutions voted
9 to create those entities so that you can take
10 this action today and allow the project to
11 acquire the LP interests.

12 Are there any additional questions or
13 further clarification I can provide?

14 CHAIRMAN SKINNER: For the benefit of
15 those online -

16 MS. CAMPION: Sure.

17 CHAIRMAN SKINNER: Can you just explain
18 - give me a couple more sentences -

19 MS. CAMPION: Okay.

20 CHAIRMAN SKINNER: - about what this
21 is?

22 MS. CAMPION: All right.

1 UNIDENTIFIED SPEAKER 2: You wasn't
2 getting off that easy.

3 MS. CAMPION: The purpose of this
4 resolution is to authorize DCHA to do two
5 things. Proceed with acquiring the tax credit
6 investor and special limited partner interests
7 through DCHS in the Capper Townhomes Phase 1
8 Project, which I can speak on in just a minute.
9 And the transaction will cost \$1 plus 700 -
10 \$7,500, which is the associated transaction
11 cost. The purpose of this is for DCHA to
12 acquire the tax credit investor's interest in
13 this property. A 15-year compliance period has
14 ended, and the investor wants to exit the
15 partnership. So -

16 CHAIRMAN SKINNER: And where is the
17 property?

18 UNIDENTIFIED SPEAKER 4: The property
19 is located in the Navy Yard neighborhood.

20 MS. WICKLIFFE: How many units?

21 UNIDENTIFIED SPEAKER 4: Hundred-thirty
22 - excuse me. There are 39.

1 COMMISSIONER MURPHY: Thirty-nine are

2 -

3 UNIDENTIFIED SPEAKER 4: Yes, ACC.

4 COMMISSIONER MURPHY: Thirty-nine.

5 CHAIRMAN SKINNER: Housing units.

6 COMMISSIONER MURPHY: And then there's
7 plenty of market rate.

8 UNIDENTIFIED SPEAKER 4: 121 market
9 rate, but it has nothing to do with -

10 CHAIRMAN SKINNER: So when this
11 transaction is done, DCHA, through its
12 subsidiary, DCHS, will own - will fully own the
13 - this property?

14 UNIDENTIFIED SPEAKER 4: The 39 units,
15 yes.

16 CHAIRMAN SKINNER: The - right. Yeah.
17 Okay.

18 COMMISSIONER MURPHY: And this is
19 similar to other projects that we've dealt with
20 when the tax credit -

21 CHAIRMAN SKINNER: Tax credit expired,
22 right.

1 COMMISSIONER MURPHY: The one
2 difference here from St. Henson Ridge, which we
3 did previously, was that we didn't - we're not
4 immediately re-syndicating it or recapitalizing
5 it because the property's in pretty good shape.
6 And I think what we've been told by the staff is
7 the - we'll take - we'll be able to complete
8 the transaction and then take some time to
9 assess where things stand and decide what
10 additional work might need to be done. But it
11 doesn't seem to be in a - in an urgent
12 condition or a condition that would require
13 urgent action is -

14 CHAIRMAN SKINNER: Okay.

15 COMMISSIONER MURPHY: - more accurate.
16 So the committee was supportive of bringing this
17 to the full board.

18 CHAIRMAN SKINNER: Okay. So this is
19 Resolution 25-23. And can we get a motion to
20 approve?

21 COMMISSIONER MURPHY: So moved.

22 CHAIRMAN SKINNER: Second?

1 COMMISSIONER DICKERSON: Second.

2 CHAIRMAN SKINNER: Okay. Any further
3 discussion? If not, we'll have a roll call
4 vote.

5 MS. HARDEMAN-JONES: Commissioner
6 Denise Blackson?

7 COMMISSIONER BLACKSON: Yes.

8 MS. HARDEMAN-JONES: Commissioner
9 Ronnie Harris?

10 COMMISSIONER HARRIS: Yes.

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

13 COMMISSIONER DICKERSON: Yes.

14 MS. HARDEMAN-JONES: Commissioner Chris
15 Murphy?

16 COMMISSIONER MURPHY: Yes.

17 MS. HARDEMAN-JONES: Commissioner Leroy
18 Clay?

19 COMMISSIONER CLAY: Yes.

20 MS. HARDEMAN-JONES: Commissioner
21 Jennifer Reed?

22 Commissioner Theresa Silla?

1 COMMISSIONER SILLA: Yes.

2 MS. HARDEMAN-JONES: And Chairman
3 Skinner?

4 CHAIRMAN SKINNER: Yes.

5 MS. HARDEMAN-JONES: Resolution's
6 approved.

7 CHAIRMAN SKINNER: Okay.

8 COMMISSIONER MURPHY: Judiciary Square?

9 CHAIRMAN SKINNER: Then - do - you're
10 going to do Judiciary Square?

11 COMMISSIONER MURPHY: No, Judiciary
12 House. I always call it -

13 CHAIRMAN SKINNER: Judiciary -

14 COMMISSIONER MURPHY: Judiciary Square.
15 Excuse me.

16 CHAIRMAN SKINNER: Yeah. All right.

17 COMMISSIONER MURPHY: Judiciary House.
18 Go ahead.

19 UNIDENTIFIED SPEAKER 4: All right. So
20 this resolution is Resolution 25-24 and to enter
21 into an exclusive right to negotiate a contract
22 for property management services with

1 Residential One, LLC, to manage the Judiciary
2 House RAD-PBV and LITHC Converted Property. And
3 I'll explain a little bit about the purpose of
4 this resolution. The goal is to enter into a
5 contract with this company that was selected
6 through our procurement process, and Jean can
7 speak to the specifics of the procurement
8 itself. And this is part of DCHA self-
9 developing this property. Judiciary House is a
10 263 unit high rise building, and we're currently
11 in the pre-development and financing phase. And
12 we'll be using 4 percent tax credits and an
13 allocation of tax-exempt bonds and 221(d)(4)
14 loans. So we need a property management company
15 that knows how to work with units with those
16 various levels of subsidy and compliance
17 requirements.

18 CHAIRMAN SKINNER: So this is the
19 property where we were doing in-place
20 renovations and moving people around; is that -
21 that's correct, right? And we -

22 MS. WICKLIFFE: That's one of the

1 bonds.

2 COMMISSIONER MURPHY: And this is
3 expanding that work?

4 CHAIRMAN SKINNER: Yeah.

5 MS. WICKLIFFE: Yes. Yeah.

6 CHAIRMAN SKINNER: We had started that
7 work and then we decided we were going to, I
8 guess, finish that work, but also convert it to
9 RAD?

10 MS. WICKLIFFE: Yeah. So it sounds -
11 well, it predates us. Some work had happened,
12 and the units - some of the units were already
13 renovated.

14 CHAIRMAN SKINNER: Okay.

15 MS. WICKLIFFE: So when we came, yes,
16 we knew it needed to be repositioned. Also,
17 there was an application in the Housing Finance
18 Agency for tax credit. So yes, this renovation
19 will be the entire - the rest of the units, and
20 then looking at the other units to do a lot of
21 infrastructural work that needs to be done for
22 preservation purposes for the long term.

1 CHAIRMAN SKINNER: What about the
2 common areas?

3 MS. WICKLIFFE: That - yes. That will
4 all be included in this. This is a
5 comprehensive renovation of the entire property.

6 CHAIRMAN SKINNER: Okay.

7 COMMISSIONER MURPHY: And this -

8 CHAIRMAN SKINNER: Who - who's the
9 current property manager?

10 MS. WICKLIFFE: We are.

11 CHAIRMAN SKINNER: Okay.

12 MS. WICKLIFFE: We currently manage it.
13 And looking at - again, this is negotiations
14 for third party if - once the deal - I'm not
15 going to say if - once the deal converts and
16 closes through RAD-PBVs and through tax credits.
17 So just all the complicated layers and working
18 with the different partners that are coming in,
19 they were looking for us to have third party
20 management at that property.

21 COMMISSIONER MURPHY: I will say, the
22 committee was a little puzzled by this proposal

1 at first - initially. And then we came to the
2 understanding that this is, sort of, an
3 expression of good faith in a way, to ensure
4 that we can get this project financed and going.
5 And so because it is showing, sort of, a
6 purposefulness of how we intend to go forward on
7 the property. And the other thing that was
8 worth noting is that this is a - basically an
9 authorization to enter into negotiations and
10 that the - this is not an authorization of a
11 contract, that that would - presuming we can
12 reach -

13 CHAIRMAN SKINNER: An agreement.

14 COMMISSIONER MURPHY: - an agreement

15 -

16 CHAIRMAN SKINNER: Right.

17 COMMISSIONER MURPHY: - that would,
18 again, come to the board, presumably not to the
19 Capital Projects Committee, or would it?

20 MS. GLASSMAN: It would. D - well, I
21 mean, D - the owner of the project that -
22 which would be controlled by DC Housing

1 Solutions, our affiliate, will actually be the
2 one who enters into the ultimate contract. So
3 the - it'll probably go to the affiliate, to
4 DCHS.

5 COMMISSIONER MURPHY: Would it also go
6 to administration, though?

7 UNIDENTIFIED SPEAKER 5: You're
8 thinking about subcommittee? He is -

9 MS. GLASSMAN: Oh, which subcommittee?
10 I mean, I think it would be -

11 UNIDENTIFIED SPEAKER 5: Yeah.
12 Subcommittee.

13 MS. GLASSMAN: Capital - I mean, I
14 think it would probably be Capital Projects in
15 connection with the closing -

16 COMMISSIONER MURPHY: Okay. All right.

17 MS. GLASSMAN: - of the -

18 COMMISSIONER MURPHY: We'll be -

19 MS. GLASSMAN: - of all the agreements
20 that we -

21 COMMISSIONER MURPHY: It's not
22 critical. I was being somewhat flipped. I was

1 being - that's not relevant. The issue is that
2 the board will see this contract, assuming it is
3 able to be negotiated?

4 MS. GLASSMAN: Yes. Yes.

5 COMMISSIONER MURPHY: That's my main
6 point.

7 MS. GLASSMAN: Yeah.

8 CHAIRMAN SKINNER: So I just wanted to
9 say I, you know, Nicole, you alluded to the fact
10 that some work had been done before the Pedigree
11 Administration?

12 MS. WICKLIFFE: Yes.

13 CHAIRMAN SKINNER: Okay. And I
14 actually toured this property with Council
15 Member White, maybe two years ago, and there was
16 real concern on the part of the residents about
17 how the renovations were going. Again, as
18 typical, it was just too slow and taking too
19 long. So I'm glad to see we've revved this up
20 and we're going to really focus and get a high
21 quality renovation done on this property.

22 UNIDENTIFIED SPEAKER 5: And now I can

1 walk back in that building.

2 CHAIRMAN SKINNER: Yeah. Right.

3 UNIDENTIFIED SPEAKER 5: Because every
4 time I go there, residents looking at me like,
5 look, man, you got to get moving. So no.

6 COMMISSIONER MURPHY: So this is an
7 important step along that journey, and the
8 committee was equally supportive of bringing it
9 to the full board for consideration.

10 CHAIRMAN SKINNER: Okay. So this is
11 Resolution 25-24. And can we get a motion to
12 approve?

13 COMMISSIONER MURPHY: So moved.

14 CHAIRMAN SKINNER: Second.

15 COMMISSIONER DICKERSON: Second.

16 MS. WICKLIFFE: Second.

17 CHAIRMAN SKINNER: Okay. Any further
18 discussion? Hearing none, we'll have a vote.

19 MS. HARDEMAN-JONES: Chris Murphy?

20 COMMISSIONER MURPHY: Yes.

21 MS. HARDEMAN-JONES: Theresa Silla?

22 COMMISSIONER SILLA: Yes.

1 MS. HARDEMAN-JONES: Denise Blackson?

2 COMMISSIONER BLACKSON: Yes.

3 MS. HARDEMAN-JONES: Jennifer Reed?

4 Ronnie Harris?

5 COMMISSIONER HARRIS: Sorry, I'm having
6 a hard time getting off mute. Yes.

7 MS. HARDEMAN-JONES: It's okay.

8 Jim Dickerson?

9 COMMISSIONER DICKERSON: Yes.

10 MS. HARDEMAN-JONES: Leroy Clay?

11 COMMISSIONER CLAY: Yes.

12 MS. HARDEMAN-JONES: Chairman Skinner?

13 CHAIRMAN SKINNER: Yes.

14 MS. HARDEMAN-JONES: Resolution's
15 approved.

16 COMMISONER BURBRIDGE: Do you not see
17 that I am here? You haven't call my name for
18 none of the votes.

19 MS. HARDEMAN-JONES: Oh, we did not see
20 you, Commissioner Burbridge.

21 COMMISONER BURBRIDGE: I've been here
22 the whole time.

1 CHAIRMAN SKINNER: I was just -

2 MS. HARDEMAN-JONES: No. I'm Sorry.

3 CHAIRMAN SKINNER: I was just going to
4 ask her. I said, I thought I saw you on there,
5 but -

6 MS. HARDEMAN-JONES: We didn't have her
7 here for the roll call when we first started the
8 meeting, but we can definitely -

9 COMMISONER BURBRIDGE: I did, but my
10 phone was acting up.

11 MS. HARDEMAN-JONES: Okay.

12 COMMISONER BURBRIDGE: I been here the
13 whole period. My fault. My phone's fault.

14 MS. HARDEMAN-JONES: Understood.
15 Understood.

16 COMMISONER BURBRIDGE: No problem.

17 CHAIRMAN SKINNER: Okay.

18 MS. HARDEMAN-JONES: We'll make sure
19 it's reflected.

20 CHAIRMAN SKINNER: Okay. Right. Okay.
21 Then we had one other resolution that was in the
22 Capital Projects Committee, 25-26, dealing with

1 the application for the - RAD application for
2 the projects that are going through the bond
3 financing.

4 COMMISSIONER MURPHY: Yep. Exactly.

5 UNIDENTIFIED SPEAKER 5: All right. So
6 David, you off mute? David?

7 He text me, said he is ready.

8 MS. GLASSMAN: He's there. It's quick.
9 He's there. I just saw him. It's - yeah.
10 Cortiella, there it is.

11 COMMISSIONER MURPHY: There he is. All
12 right.

13 MR. CORTIELLA: You guys can hear me?

14 CHAIRMAN SKINNER: Yeah. Go ahead.
15 Yeah. We hear you.

16 MR. CORTIELLA: All right. This
17 resolution is to reposition the nine properties
18 that we will be funding the renovations with
19 Industrial Revenue Bonds, Lincoln Ridges - I
20 mean, Lincoln - fort Lincoln, James Apartments,
21 Claridge House, James Creek, Lincoln Heights,
22 Knox Hill, Sibley Plaza, Hopkins, and Syphax.

1 The - in order to submit the application for
2 the conversion to RAD, we needed to consult with
3 residents. At each one of these properties,
4 over the months of July and August, we had at
5 least two meetings with the residents themselves
6 and an additional meeting with the Resident
7 Council for each one of the properties. Very
8 informative. A lot of information was shared
9 with the residents also, as well as the council,
10 and overview of the renovations that would be
11 included in the scope for their properties.
12 Once the - given that we've already consulted
13 with the residents, we bring it to you for the
14 board to vote so that we could submit, next
15 month, an application to move forward with the
16 conversion to RAD.

17 COMMISSIONER MURPHY: So thank you,
18 David.

19 So the committee discussed these.
20 Couple of issues to flag. Just the timing, it
21 - I know that once upon a time, we had discussed
22 going to market potentially as early as the end

1 of the year. And it looks like that will get
2 extended into early next year, which is okay,
3 but I think it's just worth saying. And then
4 other folks on the committee did want us to just
5 ask or did ask the staff, sort of, how are we
6 approaching relocation for current residents.
7 And the staff clarified there is a consultant on
8 board who's helping to think that through. And
9 as much as possible, I know there's a plan to
10 consider onsite options, to minimize disruption.
11 So if that's possible, that will be an advantage
12 - or an opportunity we'll take advantage of. So
13 - but ultimately, the committee had its
14 questions answered and was supportive of
15 bringing this to the full board.

16 CHAIRMAN SKINNER: Okay. Any other
17 comments or questions? So this is Resolution
18 25-26, to authorize submission to HUD of RAD
19 applications for the nine properties to be
20 modernized using bond funds.

21 Can I get a motion to approve the
22 resolution?

1 COMMISSIONER MURPHY: So moved.

2 CHAIRMAN SKINNER: Second.

3 MS. WICKLIFFE: Second.

4 CHAIRMAN SKINNER: Okay. We'll have a
5 roll call vote.

6 MS. HARDEMAN-JONES: Yep.

7 Commissioner Rosa Burbridge?

8 COMMISONER BURBRIDGE: Yes.

9 CHAIRMAN SKINNER: Okay. You're first
10 to answer this time.

11 COMMISONER BURBRIDGE: Thank you. Yes.

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

14 COMMISSIONER DICKERSON: Yes.

15 MS. HARDEMAN-JONES: Commissioner Leroy
16 Clay?

17 COMMISSIONER CLAY: Yes.

18 MS. HARDEMAN-JONES: Commissioner Chris
19 Murphy?

20 COMMISSIONER MURPHY: Yes.

21 MS. HARDEMAN-JONES: Commissioner
22 Jennifer Reed?

1 Commissioner Theresa Silla?

2 COMMISSIONER SILLA: Yep.

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

5 COMMISSIONER HARRIS: Yes.

6 MS. HARDEMAN-JONES: Commissioner
7 Denise Blackson?

8 COMMISSIONER BLACKSON: Yes.

9 MS. HARDEMAN-JONES: Commissioner -
10 I'm sorry. Chairman Skinner?

11 CHAIRMAN SKINNER: Yes.

12 MS. HARDEMAN-JONES: The resolution's
13 approved.

14 CHAIRMAN SKINNER: Okay. Anything else
15 from the Capital Projects Committee?

16 COMMISSIONER MURPHY: That's it.

17 Unless -

18 CHAIRMAN SKINNER: Okay. Thank -

19 COMMISSIONER MURPHY: Unless other
20 committee members have anything they want to
21 add.

22 CHAIRMAN SKINNER: Thank you very much.

1 And then last but not least, we'll go to the
2 Operations and Administrative Services
3 Committee. I don't know that we ever - we
4 mentioned it in the last board meeting, which
5 was in July, not August, right, that
6 Commissioner Jones who's chaired this committee
7 had resigned. So she's no longer on the board,
8 and we did not have - do we have a vice chair
9 of that committee?

10 COMMISSIONER SILLA: Uh-uh.

11 CHAIRMAN SKINNER: We did not have a
12 vice chair of that committee, but Commissioner
13 Silla has been filling in, and she informs me
14 that Commissioner Harris is going to take a
15 leading role.

16 COMMISSIONER SILLA: No. I tried to
17 recruit Commissioner Harris, but -

18 CHAIRMAN SKINNER: Okay. So that was
19 you, not her?

20 COMMISSIONER SILLA: That was me making
21 an effort to recruit leadership. I do better in
22 a supporting role.

1 CHAIRMAN SKINNER: Okay. So as we move
2 forward, remember, the board's going to be
3 reconfigured and we're going to have to look at
4 the committees again. So going forward, we'll
5 probably have an opportunity to reconstruct the
6 committees. So for today's meeting, I'm going
7 to ask Commissioner Silla to present for the
8 Operations Committee. And there are what, three
9 resolutions, I think, that the committee talked
10 about, and let - let's start what I think is
11 the easiest one.

12 UNIDENTIFIED SPEAKER 5: Yeah. I know,
13 right.

14 CHAIRMAN SKINNER: And that's -

15 UNIDENTIFIED SPEAKER 5: You saw that
16 too, huh?

17 CHAIRMAN SKINNER: And that's to - and
18 that's to renew our insurance policy. So we
19 definitely -

20 MS. GLASSMAN: That literally is the
21 fastest one.

22 COMMISSIONER MURPHY: That is the

1 easiest one.

2 CHAIRMAN SKINNER: The easiest one.

3 MS. GLASSMAN: We can -

4 COMMISSIONER SILLA: - literally is
5 the fastest one. We can definitely start with
6 that one.

7 CHAIRMAN SKINNER: That's Resolution
8 25-29. Right.

9 COMMISSIONER SILLA: And Amy, am I
10 deferring to you?

11 MS. GLASSMAN: Sure. I can present it.
12 So this is a resolution to renew our
13 insurance policies with the Housing Authority
14 Insurance Group. This includes property,
15 automobile, flood, employed lawyers, cyber
16 liability, and nonprofit management liability,
17 as well as director's and officer's insurance,
18 as well as a few other - a few other items.

19 CHAIRMAN SKINNER: So this covers
20 literally everything that we need insurance for?

21 MS. GLASSMAN: This covers our
22 properties, our board, our staff.

1 CHAIRMAN SKINNER: It covers us, I do
2 know.

3 MS. GLASSMAN: Right. You know, it -
4 right. So I mean, we do need insurance. It is
5 also a HUD requirement that we have insurance,
6 but yes. So it's - the total premium amount is
7 about 4.5 million. Insurance is expensive these
8 days, so I will - you know, and this is a bit
9 of an increase from last year due to insurance
10 -

11 CHAIRMAN SKINNER: Inflation.

12 MS. GLASSMAN: - you know, just to -

13 CHAIRMAN SKINNER: Well, probably
14 inflation.

15 MS. GLASSMAN: Well, I mean, there's
16 been a lot of, you know, issues throughout the
17 insurance industry, right -

18 CHAIRMAN SKINNER: Right. Yeah.

19 MS. GLASSMAN: - that have led to
20 higher -

21 CHAIRMAN SKINNER: With all the floods
22 and all that. Right.

1 MS. GLASSMAN: Yeah. So -

2 CHAIRMAN SKINNER: So would you talk a
3 little bit about the Housing Authority Insurance
4 Group, what that is?

5 MS. GLASSMAN: Sure. So the Housing -

6 CHAIRMAN SKINNER: It's not Allstate or
7 State Farm?

8 MS. GLASSMAN: It's not. It's only for
9 us. It's only for housing authorities. It's a
10 group that was, you know, sort of formed by
11 housing authorities and is essentially run by
12 housing authorities with professional insurance
13 staff, that provides - you know, that provides
14 a series of insurance - you know, insurance
15 types to - just to housing authorities. There
16 are sometimes coverages that they do not provide
17 or that - but they help us find additional
18 coverages that, you know, might be sort of
19 outside their umbrella, but - you know, that we
20 would - that we would want as well.

21 CHAIRMAN SKINNER: So this is kind of a
22 cooperative? Should I call it that?

1 MS. GLASSMAN: Yeah.

2 CHAIRMAN SKINNER: Okay.

3 MS. GLASSMAN: I mean, it's like -
4 yes, it's a cooperative type insurance, but I
5 think it's a pretty unique situation.

6 CHAIRMAN SKINNER: Yeah. That's why I
7 wanted you to -

8 MS. GLASSMAN: Yeah.

9 CHAIRMAN SKINNER: - talk about it,
10 right?

11 MS. GLASSMAN: Yep.

12 COMMISSIONER SILLA: And exactly for
13 this reason, there was basically no discussion.
14 As soon as Amy explained, we said, okay, makes
15 sense; moving on.

16 CHAIRMAN SKINNER: So given that, let's
17 -

18 COMMISSIONER MURPHY: Just out of
19 curiosity, how much are the premiums going up or
20 whatever.

21 MS. GLASSMAN: In the aggregate, it's
22 about two or 300,000 total.

1 COMMISSIONER MURPHY: Okay.

2 MS. GLASSMAN: So -

3 COMMISSIONER MURPHY: That's not as bad
4 as -

5 MS. GLASSMAN: Not as much percentage-
6 wise -

7 COMMISSIONER MURPHY: Could have been
8 worse.

9 MS. GLASSMAN: - compared to the total
10 cost, but it's -

11 COMMISSIONER MURPHY: That's -

12 MS. GLASSMAN: You know, it's still -

13 COMMISSIONER MURPHY: Yeah.

14 MS. GLASSMAN: Sometimes you see bills,
15 and you're just like, wow, insurance shouldn't
16 - you know, I can't believe how much insurance
17 costs, but that is the world we are in.

18 COMMISSIONER MURPHY: Glad you have it.

19 MS. GLASSMAN: Yes. Yes.

20 CHAIRMAN SKINNER: Okay. So where am
21 I? We're on Resolution 25-29. A motion to
22 approve?

1 COMMISSIONER SILLA: 29 or 22?

2 MS. GLASSMAN: No, it's 25-29.

3 COMMISSIONER SILLA: We got to approve
4 it before we get to move on.

5 MS. GLASSMAN: I'm ready.

6 COMMISSIONER SILLA: Yes, motion.

7 CHAIRMAN SKINNER: 25 to 29. Second?

8 COMMISSIONER MURPHY: Second.

9 CHAIRMAN SKINNER: Any further
10 discussion? Hearing none, can we have a roll
11 call vote -

12 MS. HARDEMAN-JONES: Sure.

13 CHAIRMAN SKINNER: - for Resolution
14 25-29?

15 MS. HARDEMAN-JONES: Commissioner
16 Jennifer Reed?

17 Commissioner Theresa Silla?

18 COMMISSIONER SILLA: Yes.

19 MS. HARDEMAN-JONES: Commissioner Rosa
20 Burbridge?

21 COMMISSIONER BURBRIDGE: Yes. Yes.

22 MS. HARDEMAN-JONES: Thank you.

1 Commissioner Leroy Clay?

2 COMMISSIONER CLAY: Yes.

3 MS. HARDEMAN-JONES: Commissioner

4 Ronnie Harris?

5 COMMISSIONER HARRIS: Yes.

6 MS. HARDEMAN-JONES: Commissioner Jim

7 Dickerson?

8 COMMISSIONER DICKERSON: Yes.

9 MS. HARDEMAN-JONES: Commissioner

10 Denise Blackson?

11 COMMISSIONER BLACKSON: Yes.

12 MS. HARDEMAN-JONES: Commissioner Chris

13 Murphy?

14 COMMISSIONER MURPHY: Yes.

15 MS. HARDEMAN-JONES: And Chairman

16 Skinner?

17 CHAIRMAN SKINNER: Yes.

18 MS. HARDEMAN-JONES: Resolution's

19 approved.

20 CHAIRMAN SKINNER: Okay. So we have

21 two other resolutions, one dealing with the

22 ACOP, and the other dealing with our moving to

1 work plan. So I'm -

2 COMMISSIONER SILLA: And the move to
3 work is faster, so -

4 CHAIRMAN SKINNER: Okay.

5 COMMISSIONER SILLA: - we can - I
6 think we can have that - (crosstalk) - isn't
7 that correct? We try to move efficiently.

8 CHAIRMAN SKINNER: Okay.

9 MR. PETTIGREW: If you say so.

10 CHAIRMAN SKINNER: So -

11 MS. GLASSMAN: Shall I present that as
12 well?

13 COMMISSIONER SILLA: Is Nicole -

14 CHAIRMAN SKINNER: So Resolution -

15 MR. PETTIGREW: Amy - yeah.

16 COMMISSIONER SILLA: Amy's going to do
17 it? Yeah.

18 CHAIRMAN SKINNER: Resolution 25-22 is
19 to approve amendments to our moving to work plan
20 for Fiscal Year 2026. And this annual work plan
21 will allow us to do some new things and
22 different things and to stay in good standing

1 with HUD.

2 MS. GLASSMAN: Right. So in - during
3 the summer, the board approved, and we
4 submitted, a moving to work annual plan. As you
5 noted, we realized we had a couple of things we
6 needed to amend. Most of them pertain to the
7 bonds, financing. The resolution that was
8 approved by - you know, during the capital
9 committee discussion that authorized several RAD
10 applications is related to most of these
11 amendments to the plan.

12 We also need to put the properties in
13 our plan as, you know, sort of RAD amendments.
14 So there are - so this would amend our plan to
15 allow us to submit RAD applications for Highland
16 Additions, Hopkins, James Creek, Lincoln
17 Heights, Stoddert Terrace, Syphax, and Woodland
18 Terrace. And then it also has a change that
19 would - that we think will help with many of
20 our properties, which is we would be seeking a
21 modification to our project-based voucher
22 authorizations to allow us to do work on PBV

1 units, on project-based voucher units, within
2 two years of the effective date of a HAP
3 contract. There's some quirky language in the
4 law that might prevent us from doing work on our
5 properties, and we do not want to be prevented
6 from that.

7 So we there was a public hearing to
8 discuss this, and comments have been - you
9 know, have been addressed from that hearing as
10 well.

11 CHAIRMAN SKINNER: Okay.

12 Okay, further discussion from the
13 committee?

14 COMMISSIONER SILLA: Yeah. For our
15 committee, this was a really important
16 opportunity to remind ourselves and to learn
17 more about the key features of RAD, including
18 the fact that - you know, that there was this
19 core key aspect of the language or the law that
20 we need to be working around. We did, as part
21 of that conversation, talk about the fact that
22 we are moving from fixed rents for some people

1 to rents that are going to be -

2 CHAIRMAN SKINNER: 30 percent.

3 COMMISSIONER SILLA: - responding to
4 their income, so will be set at 30 percent
5 income. And so we talked quite a bit about what
6 the communication for tenants was going to be.
7 This was a significant concern for Commissioner
8 Blackson and Commissioner Harris, that they
9 wanted to make sure we were clear with people
10 about what they can anticipate. Commissioner
11 Harris really talked about financial planning
12 support to help people really understand how
13 their rent is going to change and making sure
14 that people see that concretely, the
15 calculations, an example of it, so that they are
16 well-prepared for the transition.

17 And Commissioner Harris especially, if
18 I didn't amplify the right parts of that, please
19 jump in.

20 COMMISSIONER HARRIS: No, you're doing
21 good. Thank you.

22 COMMISSIONER SILLA: So those - you

1 know, those were questions and concerns that we
2 talked about just to help improve how we are
3 working with residents. But otherwise, we did
4 not have an issue with this -

5 CHAIRMAN SKINNER: With our new report.

6 COMMISSIONER SILLA: - this
7 resolution.

8 CHAIRMAN SKINNER: Right. Yeah. Okay.

9 COMMISSIONER SILLA: We did ask why all
10 19 properties were not included, because all 19
11 properties will be -

12 COMMISSIONER MURPHY: Nine?

13 COMMISSIONER SILLA: No, 19, because
14 it's both phases, right? We would have - I -

15 MS. WICKLIFFE: Some properties were
16 already included in there.

17 COMMISSIONER SILLA: Yeah.

18 MS. WICKLIFFE: And this just needs to
19 capture -

20 COMMISSIONER MURPHY: You know -

21 MS. WICKLIFFE: - any missing one from
22 the first nine.

1 COMMISSIONER SILLA: Okay.

2 MS. WICKLIFFE: So if any are missing
3 from the - we'll go back each year. We'll have
4 an opportunity to put those in next year.

5 COMMISSIONER MURPHY: Okay.

6 COMMISSIONER SILLA: Yeah.

7 MS. WICKLIFFE: That makes sense.

8 COMMISSIONER SILLA: So it's, like,
9 eight out of the nine that's listed, and we're
10 like, where's the other one?

11 COMMISSIONER MURPHY: Okay.

12 COMMISSIONER SILLA: It already -

13 CHAIRMAN SKINNER: Okay. It had
14 already gone -

15 COMMISSIONER SILLA: Yeah, in there.

16 CHAIRMAN SKINNER: Okay.

17 COMMISSIONER SILLA: Yeah.

18 CHAIRMAN SKINNER: Okay. Which one was
19 that? Just curious.

20 UNIDENTIFIED SPEAKER 8: Which one?

21 CHAIRMAN SKINNER: That had already
22 been -

1 UNIDENTIFIED SPEAKER 8: Which one was
2 that one?

3 UNIDENTIFIED SPEAKER 9: Which one was
4 missed?

5 COMMISSIONER MURPHY: I think there
6 were two.

7 COMMISSIONER SILLA: It was two. Yeah.
8 Sorry, I misspoke.

9 MS. BURDO: I apologize. I don't know
10 -

11 CHAIRMAN SKINNER: (Crosstalk)

12 MS. BURDO: Let Nicole Barry have
13 vacation -

14 COMMISSIONER SILLA: (Crosstalk) on the
15 general point -

16 MS. GLASSMAN: Yeah.

17 COMMISSIONER SILLA: - we talked about
18 - you know, like, as we were going through, we
19 talked about it.

20 CHAIRMAN SKINNER: Okay. So -

21 COMMISSIONER MURPHY: So were the two
22 - sorry. Never mind.

1 CHAIRMAN SKINNER: Okay.

2 COMMISSIONER SILLA: Previously
3 submitted.

4 COMMISSIONER MURPHY: This is - it's a
5 -

6 COMMISSIONER SILLA: Yes.

7 COMMISSIONER MURPHY: - not a
8 significant issue.

9 CHAIRMAN SKINNER: Right. Okay.

10 COMMISSIONER SILLA: Not at all.

11 CHAIRMAN SKINNER: So Resolution 25-22
12 is to approve submitting amendments to our
13 moving to work plan. So can we get a motion to
14 approve that?

15 COMMISSIONER SILLA: Motion.

16 CHAIRMAN SKINNER: Second?

17 COMMISSIONER DICKERSON: Second.

18 CHAIRMAN SKINNER: Any further
19 discussion? Hearing none, we'll take a roll
20 call vote on 25-22.

21 MS. HARDEMAN-JONES: Commissioner Leroy
22 Clay?

1 COMMISSIONER CLAY: Yes.

2 MS. HARDEMAN-JONES: Commissioner

3 Ronnie Harris?

4 COMMISSIONER HARRIS: Yes.

5 MS. HARDEMAN-JONES: Commissioner

6 Jennifer Reed?

7 Commissioner Jim Dickerson?

8 COMMISSIONER DICKERSON: Yes.

9 MS. HARDEMAN-JONES: Commissioner

10 Denise Blackson?

11 CHAIRMAN SKINNER: Yes.

12 MS. HARDEMAN-JONES: Commissioner

13 Denise Blackson?

14 CHAIRMAN SKINNER: She on mute?

15 Go ahead.

16 MS. HARDEMAN-JONES: Commissioner Rosa

17 Burbridge?

18 COMMISSIONER BURBRIDGE: Yes.

19 MS. HARDEMAN-JONES: Thank you.

20 Commissioner Chris Murphy?

21 COMMISSIONER MURPHY: Yes.

22 MS. HARDEMAN-JONES: Commissioner

1 Theresa Silla?

2 COMMISSIONER SILLA: Yes.

3 MS. HARDEMAN-JONES: And Chairman
4 Skinner?

5 CHAIRMAN SKINNER: Yes.

6 MS. HARDEMAN-JONES: Resolution's
7 approved.

8 CHAIRMAN SKINNER: Okay. Great. We're
9 making great progress.

10 COMMISSIONER SILLA: Yes, we are.

11 CHAIRMAN SKINNER: All right.

12 COMMISSIONER MURPHY: Subject -

13 CHAIRMAN SKINNER: So the next
14 resolution is 25-25, which is to authorize
15 publication of the Ninth Emergency and Proposed
16 Regulations of the District of Columbia Housing
17 Authority's Admissions and Continued Occupancy
18 Plan, otherwise known as the ACOP. And I must
19 say we've had a lot of discussion -

20 COMMISONER BURBRIDGE: Yeah.

21 CHAIRMAN SKINNER: - about this.

22 COMMISONER BURBRIDGE: Yeah.

1 CHAIRMAN SKINNER: Several of the
2 residents or advocates testified today about the
3 ACOP and wanting to include a preference for
4 admissions to public housing, as well as a
5 preference for the voucher program. And this
6 resolution just deals with the public housing
7 properties, not the vouchers. So we'll move to
8 the vouchers as we consider the administrative
9 plan, which still has to come.

10 But again, this is the Ninth Emergency,
11 and I just have - I want to stay up front -
12 state up front kind of my position on this.
13 This is the Ninth Emergency Resolution, and we
14 need to get off this emergency track and have a
15 permanent version of the ACOP 1. And then
16 secondly, I believe -

17 And staff, correct me if I'm wrong.

18 In terms of the HUD findings from 2022
19 - remember that? 85 findings or whatever the
20 number was. The ACOP is one of the final things
21 so that we can close out all of those -

22 MR. PETTIGREW: There were two.

1 CHAIRMAN SKINNER: - findings from the

2 -

3 MR. PETTIGREW: The ACOP and the admin
4 plan.

5 CHAIRMAN SKINNER: ACOP and admin -

6 MR. PETTIGREW: Everything else was
7 resolved.

8 CHAIRMAN SKINNER: - are the two
9 things remaining, so I'd like us to be able to
10 approve this today to get off - get us off the
11 emergency track. And then secondly, we can say
12 to HUD that we've adopted an ACOP, and we can
13 check that box as - in terms of those findings
14 from that report. But I know that there have
15 been a lot of discussions, as I mentioned a
16 minute ago, about including a homeless
17 preference, and I would say that I am certainly
18 amenable as a board member to discussing how we
19 can do that.

20 I know the staff has had meetings with
21 the advocates, with Commissioner Silla's
22 organization, and there have been - I - I'm

1 not sure how specific you've gotten in terms of
2 a proposal of how that might work, but I think I
3 can say on behalf of the board and on behalf of
4 the staff that the agency is committed to
5 working with Commissioner Silla and her
6 organization, as well as the other advocates, to
7 see if we can come up with a solution that moves
8 forward in terms of being able to assist in
9 this, which really now is a crisis in terms of,
10 you know, what the feds are doing and just, you
11 know, moving people out.

12 Knowing that, you know, we can't do
13 anything very quickly, so, you know, we can't
14 help with the people who are being moved off the
15 street right now, because it's going to take
16 some time. We got to go through the process,
17 essentially amend the ACOP once we approve it,
18 and then figure out all the details and the
19 mechanics of how we get people in and so forth.
20 But again, I just want to say on the record that
21 the board is committed to working with the
22 advocates on coming up with a solution that

1 addresses to some degree the homeless issue.

2 COMMISSIONER SILLA: So I really
3 appreciate that commitment, and I appreciate
4 that, you know, it's - that everybody else from
5 the ICH who's also deeply concerned about this
6 has an opportunity to hear that commitment
7 confirmed to them. So thank you so much for
8 that, Chair.

9 I want to address just maybe, like, two
10 aspects of what you highlighted and then talk
11 about the discussion that took place -

12 CHAIRMAN SKINNER: Okay.

13 COMMISSIONER SILLA: - at the
14 committee, because I think that's also relevant
15 to the other comments and feedback, especially
16 from Daniel - and I'm so sorry that I'm bad
17 with last names. I think it's del -

18 CHAIRMAN SKINNER: del Plago (sic)?
19 del Piego (sic)?

20 COMMISSIONER SILLA: - del Piego
21 (sic). Yes. Yes.

22 And Daniel, I'm really bad with names,

1 but I very much appreciate your participation,
2 your consistency in giving us feedback. And -

3 CHAIRMAN SKINNER: He's here every
4 month.

5 COMMISSIONER SILLA: And the piece
6 about communication, I think is really
7 important, so I do want to spend a little bit of
8 time about that, because that's really
9 pertinent. We have to get off the emergency
10 track, right? Absolutely agreed. And we do, I
11 think, have - because of the way the public
12 comment for HUD Works and then the local public
13 comment works, we have opportunities, as we have
14 for the ninth time, to adopt something as an
15 emergency and have it be - go into effect
16 immediately.

17 So what I'm hoping that we'll do is
18 that we will work through, not just the homeless
19 preference related concerns and questions, but
20 also, some of the other outstanding questions -

21 CHAIRMAN SKINNER: Right.

22 COMMISSIONER SILLA: - and comments

1 that have come up so that we can propose
2 something as an emergency. Obviously, I don't
3 think it's going to happen the next board
4 meeting, I think we're going to need at least
5 two months to work things through. But I'm
6 hoping that at the latest by our November board
7 meeting, before we break for Christmas, before
8 the holidays, that we will be able to deliver on
9 homeless preference and the outstanding comments
10 and questions.

11 So I'm hoping that - that's the right
12 track for moving in this direction. Now, about
13 communication and our committee meeting. There
14 is a way in which staff are working diligently
15 and after all of the questions, after all of the
16 requests for updates that staff delivered to at
17 least myself, I don't know if other committee
18 members also had the opportunity to review
19 updated documents. Staff is doing a lot of
20 work. A lot of work and really moving the ball
21 forward in directions that we do want them.

22 So a lot of the details, once we were

1 able to look into it, I thought were very
2 exemplary and exactly the, sort of, things that
3 we should be doing. But I have to say, like, we
4 need to figure out how to communicate better.
5 For example, when we got the resolution, it
6 wasn't even on the face of it clear to us as
7 committee members that what we were doing was
8 updating the ACOP. It really felt like we were
9 just extending the last - you know, the last
10 version of it.

11 CHAIRMAN SKINNER: The older -

12 COMMISSIONER SILLA: The older version.

13 CHAIRMAN SKINNER: The older version.

14 Right. Yeah.

15 COMMISSIONER SILLA: And so it felt a
16 little overwhelming when we realized the extent
17 of the updates that were going to have to be
18 adopted a week later, right? So that was -
19 that blindsided us. I mean, at least me, you
20 know, let me speak personally, but I got that
21 same sentiment from the other commissioners.
22 And similarly, from when we - I was able to

1 advocate for us to make sure everybody on the
2 board was clear, as part of the board education
3 symposium, that this was an update and was going
4 to look different.

5 And so I can say that even from the
6 reaction of Commissioner Burbridge at our
7 discussion that it - you know, we need a little
8 bit better communication around what, kind of,
9 updates to anticipate. And I think the only
10 outstanding product from - that we requested
11 that I think is really key and important, not
12 just to us, but also to community at large, is a
13 red line so that people can see exactly what
14 changed and making that available on our
15 website, making that available to the board.

16 So I can't speak on what was
17 outstanding because, I think that was -

18 CHAIRMAN SKINNER: Yeah.

19 COMMISSIONER SILLA: - really
20 important, really briefly. So obviously, the
21 homeless preference, I'm very grateful that
22 Carolyn called me almost immediately afterwards

1 to vet, at least one idea, one option for doing
2 this as quickly as possible. Wait list updates
3 and how families can be reinstated. What that
4 process looks like, both from the perspective of
5 how families are contacted. I have some
6 questions and concerns. I've added some
7 comments. Our committee discussed that quite a
8 bit. That was Commissioner Harris, Commissioner
9 Blackson and myself.

10 COMMISSIONER CLAY: Excuse me?

11 COMMISSIONER SILLA: Yes?

12 COMMISSIONER CLAY: So I'm just trying
13 to follow.

14 COMMISSIONER SILLA: Yes.

15 COMMISSIONER CLAY: I haven't been in
16 this one. So wait list, we're talking about
17 homeless preference?

18 COMMISSIONER SILLA: No. Now -

19 COMMISSIONER CLAY: Now, wait list and
20 just, I'm trying to follow and not get confused
21 here. What do you - what do you mean? What's
22 - where - what's the - where are you headed

1 with this? I mean, I guess I don't want to get
2 clear that I'm not getting - not
3 misunderstanding.

4 COMMISSIONER SILLA: Right. And I
5 really appreciate the connection to homelessness
6 that you made, even in your question. So we are
7 moving towards site based wait lists for our.

8 UNIDENTIFIED SPEAKER 6: Properties.

9 COMMISSIONER SILLA: - properties.
10 Yes. Yep. And it looked like one for
11 properties where there's high demand that we're
12 going to leave those - that those are going to
13 be open for a limited time period so that we are
14 not overwhelmed by applications. And that the
15 selection will be on a lottery basis for
16 properties that have lower demand. Those might
17 be open on a more continuous basis and the
18 applications would be processed in the order
19 that they were received. Did I understand that
20 and summarize that correctly?

21 UNIDENTIFIED SPEAKER 6: It's all a
22 randomized selection.

1 COMMISSIONER SILLA: Okay.

2 UNIDENTIFIED SPEAKER 6: But if there's
3 a high demand property, those property wait
4 lists will be closed and those who are harder to
5 fill, we can leave those open for a longer
6 periods. Yes.

7 COMMISSIONER SILLA: So the issue -
8 the one issue that was identified was the
9 policies around contacting families before they
10 are dropped from the wait list. And families
11 stands for households, whether you're single,
12 whether -

13 COMMISSIONER CLAY: Okay. Got you.

14 COMMISSIONER SILLA: They're - the way
15 the language is written, and maybe this is my
16 understanding, and this is why I really would
17 appreciate additional conversation, but I don't
18 want to hold up the process of adopting the
19 updated ACOP, is right now, families can only be
20 reinstated if the withdrawal and lack of
21 response was related to circumstances beyond the
22 family's control.

1 And I want to be clear, especially when
2 families are in crisis because they're
3 experiencing homelessness or housing
4 instability, whether something is within their
5 control or not, is something that's very dicey
6 to evaluate. And I would very much appreciate
7 if there was flexibility around reinstating
8 families, if they present within that six month
9 period and they inform the housing authority
10 that the reason why they are out of contact with
11 the housing authority is because they were
12 experiencing homelessness. And especially if
13 that can be documented in HMIS.

14 Apart - now, contacting wait list on
15 families. There is some itemization of how
16 that's going to happen. It lists the ACOP at
17 least, as far as I can - I'm reading it and I'm
18 understanding it. Housing authority is
19 contacting via email and phone number. I want
20 to emphasize that for people experiencing
21 homelessness, it's really important to include
22 their case managers as point of contacts.

1 And also that, we have to figure out
2 how to manage the wait list in a way that allows
3 us to bump records so that we can identify when
4 someone is experiencing homelessness and you
5 have an alternative method for contacting them,
6 leveraging homeless services infrastructure. I
7 think that isn't anticipated anywhere or
8 discussed anywhere, but especially if we're
9 going to have a homeless preference, I would
10 very much like for us to be thinking about those
11 things. Again, we don't have to hold things up.
12 This can be a discussion.

13 Pets is the third issue. You know,
14 there's a limit to two pets and there's a limit
15 on the types of pets. I'm just really curious
16 and want to learn more about the decisions that
17 the housing authority is making. I trust and
18 believe that some of why your limiting types has
19 to do with your property management experience.
20 But it is worth a discussion to really
21 understand, now that I've seen the details of
22 the comments. It just - we just didn't have

1 enough time to, like, really talk about that.

2 So those are the issue areas I'd like -

3 CHAIRMAN SKINNER: What were the
4 changes that you made regarding pets in the old
5 version versus what we are proposing to adopt
6 today?

7 UNIDENTIFIED SPEAKER 6: No, Carolyn,
8 they were pulled up.

9 UNIDENTIFIED SPEAKER 3: They were - I
10 believe they were they were not allowed in all
11 properties under the old version. And just to
12 be clear, a pet is different from an animal that
13 is needed ==.

14 CHAIRMAN SKINNER: Right. Right.
15 Yeah.

16 UNIDENTIFIED SPEAKER 3: - a
17 disability, as an emotional support.

18 CHAIRMAN SKINNER: Right. Service.

19 UNIDENTIFIED SPEAKER 3: Right? So a
20 service animal or that sort of thing, that's not
21 a pet, right? So you could have a pet - you
22 could have a emotional support animal separate,

1 even if pets were not allowed, but this
2 basically would allow for as - but Commissioner
3 Silla expressed what the new policy would be,
4 which is that, you know, you could have pets
5 throughout the - yeah.

6 And I do think that we've received
7 feedback from, I know we received it at one of
8 the block by blocks I went to where we discussed
9 the ACOP, where, you know, I think sometimes
10 there's concerns about whether people are
11 actually following the rules about their pets,
12 which is not the - you know, which is -
13 they're outlined in the ACOP, but we just need
14 to enforce as well -

15 CHAIRMAN SKINNER: Yeah. Yeah.

16 UNIDENTIFIED SPEAKER 3: And think
17 that's if I've understood some of the concerns
18 that have been expressed, it's some of that is
19 just enforcement. And then also understanding
20 that people may have emotional support animals
21 that are not pets. So they're not subject to
22 the same restrictions.

1 CHAIRMAN SKINNER: Right.

2 UNIDENTIFIED SPEAKER 3: Right? And
3 how do we - yeah.

4 CHAIRMAN SKINNER: I think he was
5 asking what was the distinction? What was the
6 change?

7 UNIDENTIFIED SPEAKER 3: But that was
8 - I think it went from a limit on pets to, and
9 then we also changed the fee structure to make
10 it - oh - yeah.

11 CHAIRMAN SKINNER: So what I remember
12 from when I first came on the board was we had a
13 policy of quote, no pets, but we didn't enforce
14 it. I mean, so that, you know, a lot of people
15 had pets. And then we decided to - decided
16 that we would allow pets and then grand
17 grandfather in the people that already had pets.
18 But going forward, people would have - there
19 would be a new process for people to, I guess,
20 apply to have a pet. You had to pay a fee and
21 so forth.

22 COMMISSIONER SILLA: From the summary

1 chart, it looked like only elderly, and aging
2 locations, and grandfathered pets were allowed.
3 Now, we're allowing pets at all properties,
4 which is great, right? Like, our folks have
5 pets. They should have pets, but there's a
6 limit to two pets. And there's also, we are not
7 defining everything that's allowed as a pet in
8 DC law. We're not recognizing all of those
9 options, like, lizards and Guinea pigs. Like,
10 were the two examples in the comments.

11 CHAIRMAN SKINNER: All alligators.

12 UNIDENTIFIED SPEAKER 7: Tigers.

13 CHAIRMAN SKINNER: Tigers.

14 UNIDENTIFIED SPEAKER 3: I'm pretty
15 sure alligators and Tigers are prohibited,
16 regardless of what their size is.

17 COMMISSIONER SILLA: (inaudible) there
18 is a DC local code on exotic -

19 UNIDENTIFIED SPEAKER 3: Yes.

20 COMMISSIONER SILLA: - species, yes?

21 UNIDENTIFIED SPEAKER 3: Yes. Yes.

22 COMMISSIONER SILLA: So you cannot have

1 a -

2 CHAIRMAN SKINNER: Remember
3 (inaudible), this guy had a tiger?

4 UNIDENTIFIED SPEAKER 3: Yep. I
5 remember this. They discovered it.

6 CHAIRMAN SKINNER: It wasn't too long
7 ago.

8 UNIDENTIFIED SPEAKER 3: I feel like
9 they've discovered alligators in public housing
10 somewhere, too.

11 CHAIRMAN SKINNER: Yeah.

12 UNIDENTIFIED SPEAKER 3: So.

13 COMMISSIONER SILLA: So this is moving
14 in the right direction, right? It's allowing
15 for pets everywhere, which, you know - and -
16 but - and we have been hearing concerns about
17 pets and I think it has to do with how we manage
18 our properties and whether we, you know, can
19 even think about, like, having dog parks where
20 dogs can run around unleashed, right? Yeah. So
21 I think there's some additional conversations we
22 could have around pets to really get at what the

1 issues are, but we - I think we need to have
2 the conversation.

3 CHAIRMAN SKINNER: Okay.

4 COMMISSIONER SILLA: I don't know if
5 other committee members have additional feedback
6 or input that they want to highlight, including
7 whether they're in support of moving forward.
8 We haven't had a chance to -

9 CHAIRMAN SKINNER: To talk. Right.

10 COMMISSIONER SILLA: - to talk. Yeah.

11 CHAIRMAN SKINNER: Commissioner
12 Blackson?

13 COMMISSIONER CLAY: So any comment,
14 Commissioner -

15 CHAIRMAN SKINNER: Blackson and
16 Burbidge?

17 COMMISSIONER SILLA: Commissioner
18 Harris?

19 COMMISSIONER HARRIS: This is
20 Commissioner Harris.

21 CHAIRMAN SKINNER: Harris?

22 COMMISSIONER HARRIS: I'm comfortable

1 with moving forward, as long as we're all on the
2 same page, you know, in regards to following
3 back up, coming back to the table, in reference
4 to the initiative of the homeless so we can get
5 that going so and include -

6 COMMISSIONER CLAY: So just so we are
7 clear, Amy, what's the process? If we adopt
8 this today, then we have to come back and do
9 amendments and there - we got to publish it for
10 60 days or 30 days or something. So what is the
11 process?

12 UNIDENTIFIED SPEAKER 3: Okay. So it's
13 similar to what we've already gone through,
14 which is we have to put this out - we have to
15 put something out for a minimum of 30 days for a
16 HUD public comment period, okay? Which is what
17 we -

18 COMMISSIONER CLAY: That's after we -

19 UNIDENTIFIED SPEAKER 3: For an ACOP
20 change, right?

21 COMMISSIONER CLAY: Right.

22 UNIDENTIFIED SPEAKER 3: So we already,

1 we lengthened our HUD comment period on this
2 ACOP that we're discussing right now, from - it
3 ran from early March to July 1, because we had a
4 request to extend it beyond 30 days. So if we
5 adopt this revised ACOP, that responds to
6 comments, if we adopt that today, it will be
7 adopted as emergency and proposed regulations.
8 But it'll be the final emergency and proposed,
9 because we'll be able to then after another 30-
10 day period, for DC law, we will come back to the
11 board for final approval, and we'll be out of
12 the emergency cycle, but we can also but amend
13 -

14 CHAIRMAN SKINNER: We're finished -
15 but we're finished with the HUD process?

16 UNIDENTIFIED SPEAKER 3: We're finished
17 with the HUD process.

18 CHAIRMAN SKINNER: Okay.

19 UNIDENTIFIED SPEAKER 3: But if we want
20 to add a preference, we need to start a HUD
21 process minimum 30 days. And then because we're
22 still in emergency mode, there would be another

1 30 days for the DC process because of the - I
2 know, because they can't run concurrently -

3 CHAIRMAN SKINNER: So they can't give
4 us a second -

5 UNIDENTIFIED SPEAKER 3: They can't run
6 consecutively, unless we're out of the
7 emergency. So -

8 CHAIRMAN SKINNER: Okay.

9 UNIDENTIFIED SPEAKER 3: There's -
10 depending on how long the preference comes to
11 develop, it takes to develop, there's a
12 possibility that we could shorten into one 30-
13 day comment period for both DC and HUD -

14 CHAIRMAN SKINNER: And HUD.

15 UNIDENTIFIED SPEAKER 3: - if the
16 board has already adopted this ACOP that we're
17 talking about today as final -

18 CHAIRMAN SKINNER: Okay.

19 UNIDENTIFIED SPEAKER 3: - regs. So
20 but there - there's still - but the upshot is,
21 we still need to - we just, we need to do a new
22 public comment period for a preference because

1 it's such a substantial change to what we've
2 been doing and it's, you know, it's admissions.

3 CHAIRMAN SKINNER: Okay. So -

4 COMMISSIONER HARRIS: So can that part
5 be done? I'm sorry. Can the public piece be
6 done while we wait, which is looking to be like
7 60 days?

8 COMMISSIONER SILLA: Well, we got to
9 get the language finalized.

10 CHAIRMAN SKINNER: So I don't know.
11 Commissioner Silla was saying, we have to have
12 the meetings, you know, with the advocates and
13 the staff and work out the language for what the
14 preference is going to be. That's going to take
15 some time, you know, a month.

16 COMMISSIONER HARRIS: Right. Correct.

17 CHAIRMAN SKINNER: Couple months maybe.
18 Okay. Right.

19 COMMISSIONER HARRIS: But what I'm
20 asking is, we still have to bring it to the
21 table, which -

22 CHAIRMAN SKINNER: Yeah.

1 COMMISSIONER CLAY: - so you're saying
2 we can't bring it to the table, publicly, before
3 we have what we actually want to do? Because
4 that's still -

5 CHAIRMAN SKINNER: (Crosstalk) Right.
6 Yeah, exactly.

7 UNIDENTIFIED SPEAKER 2: Yeah. Yeah.
8 We need to - we will hammer out that we will
9 agree upon the language. We will put that out
10 for public comments -

11 COMMISSIONER CLAY: Okay.

12 UNIDENTIFIED SPEAKER 2: - and we will
13 accept public comments, right? And we'll review
14 it, and we may change the language based on the
15 comments received. And then -

16 COMMISSIONER CLAY: Uh-huh.

17 UNIDENTIFIED SPEAKER 2: - we would
18 bring it back to the board to approve. And
19 depending on where we are, with respect to
20 emergency or final regs on this ACOP, it might
21 be, you know, the nature of that approval might
22 be as emergency and proposed regs, or it might

1 be as - it might be a little bit different, so.
2 But the upshot is there's still more public
3 comment, Commissioner.

4 CHAIRMAN SKINNER: Okay. And
5 Commissioner Clay?

6 COMMISSIONER DICKERSON: When would the
7 public comment start - period start, the 30
8 days for the district law? Does that start
9 today? Does it start - what month? Is that
10 dependent on -

11 UNIDENTIFIED SPEAKER 2: For when? For
12 this one -

13 COMMISSIONER DICKERSON: For this, yep.

14 CHAIRMAN SKINNER: For this.

15 UNIDENTIFIED SPEAKER 2: - it starts
16 upon approval today.

17 COMMISSIONER DICKERSON: So it starts
18 today. So 30 days from today, at our next board
19 meeting, we would be able to finalize this.

20 UNIDENTIFIED SPEAKER 2: Yeah.

21 COMMISSIONER DICKERSON: And so then if
22 we made a change, that would all - that could

1 go through only one 30-day process, because the

2 -

3 UNIDENTIFIED SPEAKER 2: If it's
4 already final. If we wait to put it out until
5 the - this has been adopted as final, then
6 there's only one - then we can do simultaneous
7 public comment periods, I think. And there's -

8 COMMISSIONER DICKERSON: And we could
9 adopt this as final in the next board meeting,
10 right?

11 COMMISSIONER SILLA: Yes.

12 UNIDENTIFIED SPEAKER 2: We can adopt
13 the revised ACOP rate -

14 CHAIRMAN SKINNER: Right.

15 UNIDENTIFIED SPEAKER 2: - without the
16 preference.

17 COMMISSIONER DICKERSON: Okay.

18 UNIDENTIFIED SPEAKER 2: Right.

19 CHAIRMAN SKINNER: Right.

20 UNIDENTIFIED SPEAKER 2: So if we were
21 to do anything, it wouldn't make sense to do
22 anything before this is adopted as final anyway,

1 because -

2 COMMISSIONER SILLA: And it'll be -

3 COMMISSIONER DICKERSON: - it'll be 60
4 days versus 30 days, it'd kind of -

5 CHAIRMAN SKINNER: Still got to get -

6 COMMISSIONER SILLA: It'd -

7 COMMISSIONER DICKERSON: - it'd land
8 in the same place.

9 UNIDENTIFIED SPEAKER 2: Yeah.

10 COMMISSIONER SILLA: And it'll be -

11 UNIDENTIFIED SPEAKER 2: Yeah.

12 COMMISSIONER SILLA: - adopted as
13 final in 30 days. Therefore -

14 COMMISSIONER DICKERSON: Yep.

15 COMMISSIONER SILLA: - in 30 days, if
16 Nicole and I - or Carolyn and I work magic and
17 come back with a Homeless preference -

18 CHAIRMAN SKINNER: You get -

19 COMMISSIONER SILLA: - we could then

20 -

21 UNIDENTIFIED SPEAKER 2: Right.

22 COMMISSIONER SILLA: - consider that

1 adopted, and -

2 COMMISSIONER DICKERSON: Yeah.

3 COMMISSIONER SILLA: - yeah, move
4 forward.

5 UNIDENTIFIED SPEAKER 2: I will caution
6 you that I think we are a couple days short of
7 30 days, between today and the next board
8 meeting.

9 COMMISSIONER DICKERSON: Ah, got you.

10 UNIDENTIFIED SPEAKER 2: So I - I'm
11 just - sorry, I was getting a text from someone
12 because I was just trying to do the math on my
13 - on my computer. But - so, I mean, this.

14 COMMISSIONER SILLA: Either way we can
15 work - (crosstalk).

16 UNIDENTIFIED SPEAKER 2: Yeah. But so
17 -

18 CHAIRMAN SKINNER: (Crosstalk)

19 UNIDENTIFIED SPEAKER 2: - but the
20 upside is, depending on how quickly we move on
21 the Homeless preference, we can get it out for
22 public comment. And frankly, we can, you know,

1 really be working internally through the
2 mechanics of what it looks like so that we're
3 not losing time - you know? I mean, so that
4 we're not losing time.

5 CHAIRMAN SKINNER: Yeah.

6 COMMISSIONER SILLA: (Crosstalk)

7 COMMISSIONER DICKERSON: Well, that's
8 the way - what we got -

9 COMMISSIONER SILLA: (Crosstalk) Yeah.
10 They're already doing that.

11 COMMISSIONER DICKERSON: Yep.

12 CHAIRMAN SKINNER: Okay. Okay.

13 COMMISSIONER SILLA: Okay.

14 CHAIRMAN SKINNER: Okay. Any other
15 comments from the commissioners who are online?
16 Commissioners here?

17 COMMISSIONER MURPHY: I just want to
18 say, I'm very supportive moving forward today,
19 and also equally supportive of moving forward
20 with the conversations around the Homeless
21 preference. And I obviously want to make sure,
22 like everyone else does, I'm sure, get the

1 balance right between respecting the waiting
2 list and the Homeless permit. So I think we can
3 do that.

4 CHAIRMAN SKINNER: Right.

5 COMMISSIONER MURPHY: But - so yeah,
6 supportive of -

7 CHAIRMAN SKINNER: (Crosstalk) Yeah,
8 absolutely. Right. Okay. Okay. So this is
9 Resolution 25-25 to authorize publication of
10 proposed ACOP plan.

11 Can I get a motion to approve.

12 MS. HARDEMAN-JONES: Motion.

13 CHAIRMAN SKINNER: Second?

14 COMMISSIONER MURPHY: Second.

15 CHAIRMAN SKINNER: We have a roll call
16 vote.

17 MS. HARDEMAN-JONES: Sure.

18 Commissioner Theresa Silla?

19 COMMISSIONER SILLA: Yep.

20 MS. HARDEMAN-JONES: Commissioner Chris
21 Murphy?

22 COMMISSIONER MURPHY: Yes.

1 MS. HARDEMAN-JONES: Commissioner

2 Ronnie Harris?

3 COMMISSIONER HARRIS: Yes.

4 MS. HARDEMAN-JONES: Commissioner Jenny

5 - Jennifer Reed?

6 CHAIRMAN SKINNER: Not here.

7 MS. HARDEMAN-JONES: Commissioner Jim

8 Dickerson?

9 COMMISSIONER DICKERSON: Yes.

10 MS. HARDEMAN-JONES: Commissioner

11 Denise Blackson?

12 CHAIRMAN SKINNER: She's gone.

13 MS. HARDEMAN-JONES: Commissioner Leroy

14 Clay?

15 COMMISSIONER CLAY: Yes.

16 MS. HARDEMAN-JONES: Commissioner Rosa

17 Burbridge?

18 COMMISSIONER BURBRIDGE: Yes.

19 MS. HARDEMAN-JONES: Thank you. And

20 Chairman Skinner.

21 CHAIRMAN SKINNER: Yes.

22 MS. HARDEMAN-JONES: The resolution's

1 approved.

2 CHAIRMAN SKINNER: Okay.

3 All right. So first of all, any other
4 items or comments from the Operations committee?

5 MS. HARDEMAN-JONES: No.

6 UNIDENTIFIED SPEAKER 2: By the time we
7 got through the resolution, we don't have time
8 for the rest of the board meeting.

9 CHAIRMAN SKINNER: (inaudible). Okay.
10 Well, thank you, everyone, really. I appreciate
11 the thoughtful comments and the willingness to
12 move forward with some of these issues.

13 So is there any other - you know, we
14 have this - commissioner's times. Do the
15 commissioners have any other issues they want to
16 bring up? It is running a little late, but -

17 COMMISSIONER DICKERSON: I'll be very
18 fast.

19 CHAIRMAN SKINNER: Yes, sir.

20 COMMISSIONER DICKERSON: Over the
21 summer, I had an opportunity to attend a couple
22 of the rebuilding the communities events. I

1 just want to give hats off to you all. I think
2 they are awesome events. There's all kinds of
3 activities for the kids --

4 CHAIRMAN SKINNER: (Crosstalk)

5 COMMISSIONER DICKERSON: - the bands,
6 the music, the food, everything. So -

7 CHAIRMAN SKINNER: Uh-huh.

8 COMMISSIONER DICKERSON: - really just
9 fantastic events. And -

10 CHAIRMAN SKINNER: I call it one big
11 block party. That's how I came up with the
12 concept. You remember those? We'd have block
13 parties -

14 COMMISSIONER DICKERSON: Yeah. Yeah.
15 Yes, I remember.

16 CHAIRMAN SKINNER: (Crosstalk)
17 together, right?

18 COMMISSIONER DICKERSON: Yes. Yeah.
19 Yeah.

20 CHAIRMAN SKINNER: And so all we did
21 was add services to it.

22 COMMISSIONER DICKERSON: Yep. Yep,

1 yep.

2 CHAIRMAN SKINNER: Yeah. Thank you for
3 coming out.

4 COMMISSIONER DICKERSON: And just in
5 general, thank you for adding those things to
6 our calendars also. Now I see all kinds of
7 things happening -

8 CHAIRMAN SKINNER: Right.

9 COMMISSIONER DICKERSON: And I
10 appreciate it.

11 CHAIRMAN SKINNER: You finally got it.

12 COMMISSIONER DICKERSON: (Crosstalk)
13 that's great.

14 CHAIRMAN SKINNER: You finally got it.

15 COMMISSIONER DICKERSON: (Crosstalk)

16 CHAIRMAN SKINNER: After a whole year

17 -

18 COMMISSIONER DICKERSON: Yeah.

19 CHAIRMAN SKINNER: - right?

20 COMMISSIONER DICKERSON: I see there's
21 another suit event coming up -

22 MS. HARDEMAN-JONES: Yep.

1 CHAIRMAN SKINNER: Yeah, yeah.

2 COMMISSIONER DICKERSON: - this
3 Thursday and Friday, so that's great. So thank
4 you for all of that work.

5 CHAIRMAN SKINNER: Okay.

6 So thank you. And just one
7 announcement, and that is, for our next board
8 meeting, the Board of Commissioners Meeting is
9 going to be held on Wednesday, October the 8th,
10 2025, starting at 1:00 p.m. And that'll be held
11 via Zoom. Information regarding viewing or
12 participating in the meeting - in the meeting
13 live can be found on the DCHA website, which is
14 DChousing.org.

15 Okay. With that, I'll entertain a
16 motion to adjourn the meeting.

17 COMMISSIONER DICKERSON: So move.

18 CHAIRMAN SKINNER: Second?

19 Second.

20 Okay. The meeting is adjourned at 3:06
21 p.m.

22 Thank you, everybody.

1 Thank you.

2 COMMISSIONER DICKERSON: Got a lot to
3 think about.

4 CHAIRMAN SKINNER: Yeah. I know,
5 right?

6 Good meeting. We got a lot - yeah, a
7 lot done.

8 (Meeting concluded.)

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1 C E R T I F I C A T E

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

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17
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19 _____
20 Court Reporter
21
22