

FINAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION  
AND REFORM BOARD MEETING

+ + + + +

WEDNESDAY  
DECEMBER 10, 2025

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

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

KEITH PETTIGREW, Executive Director  
NICHOLE WIKLIFFE, Deputy Executive Director  
AMY GLASSMAN, Senior Vice President and  
General Counsel  
SHANETTA M. HARDEMAN-JONES, Office of  
Executive Director Manager  
ALETHEA MCNAIR, Chief of Staff

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

1:01 p.m.

CHAIRMAN SKINNER: Good afternoon and welcome. My name is Raymond Skinner, and I'm chairman of the DCHA Board of Commissioners, and I'd like to call this meeting to order. This is the regular monthly meeting of the D.C. Housing Authority, and it's being held today, December 10th, 2025. This meeting is being held via Zoom video conferencing, and some board members are in person, and some members are joining us via Zoom. And the time is 1:02 p.m.

I'd like to first ask for a moment of silence to allow for personal reflection.

(Moment of silence.)

CHAIRMAN SKINNER: Thank you. So, as usual, for all our meetings, we've invited members of the public to sign up to speak via our website, or for those who would just like to view the meeting can do so via our DCHA website link to our Facebook Live page.

The Board of Commissioners also

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

8           For this virtual meeting, DCHA asks  
9 that you remain silent and muted until you are  
10 instructed to speak. Members of the public  
11 cannot engage in any disruptive conduct, or  
12 loud, threatening, or abusive language during  
13 the meetings. This includes any loud outbursts  
14 or shouting during times when you have not been  
15 invited to speak.

16           Anyone who violates these rules will be  
17 removed from the virtual meeting. Serious or  
18 repeated violations of the rules may result in  
19 your being barred from speaking at future  
20 meetings. However, we do appreciate your  
21 interest in the business before us today, and I  
22 want to thank you in advance for abiding by

1       these rules of conduct.

2               So for the record, I want to  
3       acknowledge that the board is kind of in an  
4       unusual situation today. The emergency  
5       legislation under which we've been operating the  
6       last couple months expired on December 3rd.  
7       However, the Council did pass another emergency  
8       bill to extend us on December 2nd, but it has  
9       not yet been transmitted to the Mayor for her  
10      signature, so it can't take effect.

11              Also the RENTAL Act, which provides the  
12      permanent legislation for the board, is still  
13      undergoing congressional review, so that's still  
14      not in effect. So essentially today we're  
15      operating as the STAR Board under temporary  
16      legislation that was passed earlier this year.  
17      So just to refresh, the STAR Board had 11  
18      members, 9 voting members, 2 non-voting members.

19              So at the moment we have two vacancies,  
20      so we have -- today we're operating with seven  
21      voting members just to be clear, so we need four  
22      members to constitute a quorum. So at this

1       time, I'd like to ask for a roll call vote to  
2       determine and make sure that we have a quorum.

3               COMMISSIONER MURPHY:  Mr. Chairman,  
4       before we do the roll, just to clarify, the  
5       reason we're in this situation is because the  
6       government shutdown prevented the House and  
7       Senate being in session at the same time, that  
8       would have allowed the RENTAL Act into taking  
9       effect, right, so I think that's why we're in  
10      this situation.

11             MS. GLASSMAN:  I think technically the  
12      RENTAL Act might not have taken effect until  
13      about a week later from today, just to --

14             COMMISSIONER MURPHY:  Okay.

15             MS. GLASSMAN:  And the Council tried to  
16      act, but it just -- you know, to sort of -- with  
17      a stopgap, but it just -- I think the timing is  
18      --

19             COMMISSIONER MURPHY:  But if the House  
20      and Senate had been in session during the  
21      government shutdown, those days would have run,  
22      wouldn't they have?

1 MS. GLASSMAN: I think so, but we may  
2 have still been a few days short, I think.

3 COMMISSIONER MURPHY: Really, okay.

4 MS. GLASSMAN: Yeah.

5 CHAIRMAN SKINNER: So, roll call vote?

6 MS. HARDEMAN-JONES: Sure, not a  
7 problem. Denise Blackson?

8 COMMISSIONER BLACKSON: Present.

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

11 Leroy Clay?

12 COMMISSIONER CLAY: Present.

13 CHAIRMAN SKINNER: So Rosa raised --

14 MS. HARDEMAN-JONES: Did she raise her  
15 hand? Okay, I'm going to acknowledge your hand  
16 raised, Commissioner Burbridge, as being  
17 present. Leroy Clay? I'm sorry --

18 COMMISSIONER CLAY: Present, yes.

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

21 COMMISSIONER DICKERSON: Present.

22 MS. HARDEMAN-JONES: Thank you. Ronnie

1 Harris?

2 COMMISSIONER HARRIS: I'm present.

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

5 COMMISSIONER MURPHY: Present.

6 MS. HARDEMAN-JONES: Thank you.

7 Jennifer Reed?

8 COMMISSIONER REED: Present.

9 MS. HARDEMAN-JONES: Thank you.

10 Theresa Silla?

11 COMMISSIONER SILLA: Present.

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

14 CHAIRMAN SKINNER: Here.

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

16 CHAIRMAN SKINNER: Thank you. At this  
17 time I'd like to call for the minutes of the  
18 November 12th Board of Commissioner meeting.  
19 Are there any additions or corrections to the  
20 minutes? Hearing none, can I get a motion to  
21 approve the minutes?

22 COMMISSIONER HARRIS: Motion.

1 CHAIRMAN SKINNER: Second?

2 COMMISSIONER DICKERSON: Second.

3 CHAIRMAN SKINNER: All in favor say  
4 aye.

5 (Chorus of aye.)

6 CHAIRMAN SKINNER: The minutes stand  
7 approved as presented.

8 COMMISSIONER MURPHY: Mr. Chairman, can  
9 I just -- one issue related, this is a minor  
10 issue that I just wanted to get on the record,  
11 in tab eight they have the follow up chart to  
12 the public comments at our last meeting, and I  
13 was just reviewing it last night, and I think  
14 what was summarized for Kelly McShane's comments  
15 were a little off.

16 Because it talks about Commissioner --  
17 Director Pettigrew clarifying that DHS operate  
18 independently, and DCHA cannot bypass procedures  
19 governed by DHS. While that is true, I think  
20 the spirit of that exchange was more about  
21 continuing to collaborate, to try to get the  
22 agencies to streamline how they work together,

1 and improve that process.

2 And I just thought that comment, the  
3 way it was described was just a little bit  
4 misleading, so just wanted to state that for the  
5 record.

6 CHAIRMAN SKINNER: Okay.

7 COMMISSIONER MURPHY: Thank you.

8 CHAIRMAN SKINNER: Okay, next we're  
9 going to move onto the Executive Director  
10 report. Executive Director Pettigrew is under  
11 the weather, so he is not with us today, I don't  
12 know if he's on the screen, I don't see him.  
13 But we have an able substitute, Deputy Executive  
14 Director Nicole Wickliffe.

15 MS. WICKLIFFE: All right, thank you.  
16 And I apologize, my voice is still in and out.  
17 But a few highlights we'll talk about here, so  
18 of course our property management operations  
19 side of the house, the occupancy remains the  
20 same over the month. We are continuously  
21 turning units, and as you know, the combined  
22 funds coming in, we have the first nine

1 properties that the teams continue to meet with  
2 the residents, and resident council in those.

3 We also, on the voucher side of the  
4 house, as you see, we're pretty much being fully  
5 utilized on the local vouchers, we are fully  
6 utilized on the federal side through attrition  
7 will get us back to level out at 100 percent, so  
8 that's just credit to the teams that have been  
9 working closely together to increase the  
10 occupancies.

11 Also on the resident services side,  
12 we're happy to say that the ATP program had  
13 their graduation last Friday, which is great.  
14 Also C3 Cares has been in to administer COVID  
15 shots, flu shots for employees and residents,  
16 and they are actually visiting different sites  
17 to be able to administer these shots as well.

18 Many events continuously happen on our  
19 resident services side of the house, whether  
20 it's for self sufficiency or other events. The  
21 luncheon for our seniors, a holiday luncheon for  
22 seniors also took place from the last few weeks,

1       which is great. And of course one of the  
2       biggest things that the team continues to again  
3       work on is just our redevelopment efforts for  
4       the IRB properties, preparing for the next steps  
5       of announce of developers, fee developers coming  
6       in.

7               In addition to preparing to meet with  
8       the residents to build out our scope, and help  
9       get the RAD conversions across the finish line  
10      early next year. Any questions?

11             CHAIRMAN SKINNER: Questions?

12             COMMISSIONER MURPHY: Lots of good  
13      stuff to report, I just wanted to really call  
14      out Anton and his team, because the voucher  
15      success just leaps off the page, we've just come  
16      so far in there, so really want to acknowledge  
17      him and his team.

18             CHAIRMAN SKINNER: So, speaking of  
19      successes, the agency is in the process of  
20      preparing what we are calling an impact report.  
21      So, it's been two years since Keith and Nicole  
22      came in, and brought in a new leadership team to

1 the department, and they really wanted to  
2 highlight all of the successful things that have  
3 happened over that two year period.

4 So, shortly we will be releasing this  
5 impact report, which essentially highlights what  
6 has happened over the last two years, and  
7 specifically focuses on the recovery plan if you  
8 may remember -- that was issued about a year or  
9 so ago. So, it highlights the objectives, the  
10 goals that were in the recovery plan, and talks  
11 about how we met most of those goals.

12 So, Nicole, can you just talk a little  
13 bit about what we can expect to see in the  
14 Impact Report?

15 MS. WICKLIFFE: Sure. So, hopefully by  
16 the end of the week, or early next week, we'll  
17 put out the Impact Report, and as the chairman  
18 said, we are a year and a half into our recovery  
19 plan with the Pettigrew administration being  
20 here for two years. So, I won't do a full  
21 spoiler alert, because you have to read the 85  
22 page document.

1                   However, but a few highlights, and this  
2                   doesn't take away from all the great things that  
3                   every department in the agency has done, but  
4                   I'll just point out a few great things. So, of  
5                   course as we just talked about, the utilization  
6                   rate has increased greatly on both sides of the  
7                   house.

8                   On the federal side of the house, local  
9                   vouchers, federal vouchers fully utilized, or  
10                  over utilized slightly on the federal side, and  
11                  almost if not they are fully utilized on the  
12                  local side. So, again, shout out to our housing  
13                  choice voucher team, and all their efforts, and  
14                  that included opening the 702 Office, and two  
15                  other satellite offices so that we were more  
16                  people facing.

17                  To be able to increase customer  
18                  service, we know we still have a ways to go, but  
19                  again, the team has come a long way. In  
20                  addition, on the property management side of the  
21                  house we turned over a thousand units, we came  
22                  in, and there was thousands of units offline, we

1        were able to walk units, assess them, prioritize  
2        how many we could turn either quickly or in 30,  
3        45, or several months to be able to get online  
4        to pull individuals off the wait list to get  
5        housed.

6                But also to transfer families that were  
7        in other units that needed to get in a better  
8        situation on housing. So, that was great, and  
9        we're continuing to turn those units on the  
10       property management side. A huge thing that  
11       happened, as everybody may remember, and our  
12       Langston residents had to endure this was the  
13       power outage, right?

14               In September 2024 the grid went at  
15       Langston, this really meant that the power was  
16       now off Pepco's grid, so we had to bring  
17       generators in, and for approximately a year our  
18       teams, construction and property management  
19       teams were on call 24/7 for a year in case the  
20       generators went down, to get them back up.

21               The residents had to endure this, so we  
22       would bring in food, we just tried to do

1       whatever we can to make their home continue to  
2       be a home during that year. So, that was great,  
3       we are now back online. We have a new or  
4       rebuilt switchgear there, and we're back on  
5       Pepco's grid, and that happened around August of  
6       that year.

7               So, again, shout out to the team for  
8       getting that done. Quickly, public safety, our  
9       public safety team has been out doing a lot of  
10      community policing events, working with our  
11      youth and everything else, so that's been big.  
12      And also rebuilding communities. Director  
13      Pettigrew had that thought of the block parties  
14      coming back again.

15             And I have to say these have been  
16      great, successful, residents are coming out,  
17      community providers coming out, and just that  
18      family feel coming back, and hopefully building  
19      the trust amongst this administration that's  
20      here. And last but not least will be all the  
21      Section 18 and RAD applications that have gone  
22      in.

1                   And that are also now getting to a  
2 point with the IRB funds, getting many of those,  
3 the first nine within the next year or so across  
4 that finish line of a full rehab conversion, and  
5 a conversion from public housing to our project  
6 based voucher side of the house. So, just a few  
7 highlights there, and then the rest is in the  
8 document.

9                   CHAIRMAN SKINNER: Can you inform a  
10 little bit about some of the infrastructure  
11 improvements, like the IT work done? Because I  
12 know we've done a great job with really  
13 upgrading our IT situation.

14                  MS. WICKLIFFE: Sure, yes. Well, of  
15 course from our Yardi side of the house, just a  
16 lot of different platforms have come in from the  
17 ITD, and you see some more of Yardi, or just  
18 other --

19                  CHAIRMAN SKINNER: With whatever  
20 personnel.

21                  MS. WICKLIFFE: Yeah, on that side it  
22 has been -- gosh, we brought in so many

1 different software packages that helps our team,  
2 we had an HR conversion that happened from an  
3 older, and to create a system now to another  
4 system that tracks a lot. We've got the Yardi  
5 system that the authority has been on, purchased  
6 I can't even remember how many years ago.

7 But now we're up and running, almost  
8 fully running in every area of the house, now  
9 we're not utilizing more than one software. On  
10 our finance side that was huge, because we had  
11 older software, and we're trying to use a new  
12 one. Everyone now is now fully converted on  
13 these systems.

14 We've got a lot of file things going on  
15 through Yardi, so now our residents, our  
16 landlords don't have to continuously have to  
17 call in, or come to the office, they are able  
18 now to login, and utilize that to be able to  
19 reach us to do a lot of different functions for  
20 the residents, and the landlords, and also just  
21 for our staff.

22 CHAIRMAN SKINNER: Okay, so again, on

1       behalf of the board, and myself as the chair, I  
2       just want to commend the team for all the great  
3       work they've done over the last two years. But  
4       we're not done yet, there's still more to go.

5               MS. WICKLIFFE: Not done yet, year and  
6       a half left in the recovery plan.

7               CHAIRMAN SKINNER: We still have some  
8       issues that we're trying to address, so I know  
9       you're going to be working hard to do that. Any  
10      questions or comments from the Board?

11              COMMISSIONER DICKERSON: Yes,  
12      Commissioner Dickerson, I just want to give a  
13      shout out to the staff, and to the Board, and to  
14      everyone involved. This is a long journey, it's  
15      a never ending journey, but it's very important  
16      to not just keep focused on all the things that  
17      are wrong, which we have to address.

18              Which there are things that are not  
19      there, but at the same time stop, and take a  
20      minute to celebrate that which we have  
21      accomplished. And this is a beautiful,  
22      wonderful report, and I wanted to just add my

1       congratulations to everyone.

2               CHAIRMAN SKINNER:   Okay, anyone else?  
3       If not, we're going to move to our next agenda  
4       item, which is the public testimony.  So, we'll  
5       start as usual with testimony from residents.  
6       Everyone will have three minutes to speak, and  
7       you can speak on any issue that you would like.

8               I would ask that we really stick to the  
9       three minute time frame, we have a lot of people  
10      signed up to provide testimony, so we want to  
11      make sure that everyone gets an opportunity.

12              MS. HARDEMAN-JONES:  First we're going  
13      to call Crystal Wilson.  Crystal Wilson?  I'm  
14      going to move forward.  Next we have Jamyia  
15      Johnson.  Ms. Johnson, we just added you as a  
16      panelist, star six to unmute yourself so that  
17      you can relay your testimony.

18              MS. JOHNSON:  Can you hear me?

19              MS. HARDEMAN-JONES:  We can.

20              CHAIRMAN SKINNER:  Yes.

21              MS. JOHNSON:  Okay, good afternoon.  
22      Hold on one second, I'm just trying to -- okay.

1 My name is Jamyia and I'm present today to  
2 represent Ms. Pamela Germany, and speak on her  
3 behalf. After witnessing not only her current  
4 home conditions, but also the conditions she was  
5 being forced to live in at the Nannie Helen  
6 Burroughs at 4800, I can confidently say that  
7 they are unjust, unfair, and absolutely  
8 uninhabitable.

9 She does not deserve to live in an  
10 environment that threatens her dignity, her  
11 safety, or her well being. And I'm certain that  
12 if it was your family member or mine we wouldn't  
13 want them living in those conditions either. To  
14 begin I just want to address some things that I  
15 personally witnessed.

16 The trash room was a major issue, trash  
17 remains piled up for days at a time, creating an  
18 extremely unsanitary environment. This buildup  
19 leads to gnats, foul orders, and even maggots.  
20 I've seen maggots throughout the building,  
21 especially in the lobby. Imagine having to  
22 watch every step you take just to make sure

1       you're not tracking maggots back into your  
2       apartment.

3               It's unacceptable, and truly  
4       disgusting. Toxic fumes, strong chemical fumes  
5       from subways got in her building, the building  
6       is without proper ventilation or warning, and  
7       extreme danger to someone recovering from lung  
8       cancer. Unscheduled pesticide spraying,  
9       pesticides are regularly sprayed throughout the  
10      building without notice, which violates safety  
11      regulations, and imposes a serious health risk  
12      to immunocompromised residents, and after being  
13      warned, and violating, they continue to do so.  
14      She also went through something that no resident  
15      should have to ever experience, she lost her  
16      first service animal.

17              Not just a pet, not just a companion,  
18      but the one creature she depended on for daily  
19      emotional and physical support. And this  
20      happened because the building sprayed pesticides  
21      without any warning, without any notice, without  
22      any chance for her to even protect the very

1 animal that protected her.

2 The trauma of that moment is something  
3 she still carries, this wasn't simply just about  
4 losing her dog, this was the loss of her  
5 lifeline, her comfort, her stability, her  
6 service animal on diet, medical challenges, and  
7 every day life. And to have that taken away  
8 suddenly, and in such a preventable way is  
9 heartbreaking, and unacceptable.

10 And after her first service animal  
11 passed, they still continued to spray pesticides  
12 once again. After she received another service  
13 animal, and I just feel like it's malicious  
14 behavior, nobody should have to stand in their  
15 home and watch the consequences of a decision  
16 they weren't even warned about.

17 And that took an emotional toll on her.  
18 Harassment and retaliation by management because  
19 she chose to speak up about the unsafe  
20 additions, and organize residents to advocate  
21 for better living standards. The tenants  
22 association that she formed, she has been

1       targeted with hostile behavior.

2               Management has shown clear signs of  
3       retaliation for efforts to bring attention to  
4       the building's violations, and protecting  
5       vulnerable residents like herself. This  
6       retaliation has included verbal intimidation and  
7       character defamation over her staff, and  
8       possible other statements like watch her, and  
9       efforts to discredit, or isolate her within the  
10      building.

11             MS. HARDEMAN-JONES: Ms. Johnson --

12             (Simultaneous speaking.)

13             MS. JOHNSON: Stalking, vandalism and  
14      loss of her vehicle --

15             CHAIRMAN SKINNER: Ms. Johnson, can you  
16      wrap up? Your three minutes are up.

17             MS. JOHNSON: Okay. Noise disturbances  
18      and hostile treatment whenever she reports  
19      issues. Staff is very dismissive, or an  
20      aggravated manner, often making it clear that  
21      her complaints are unwelcome. Violating her  
22      reasonable accommodation, busting their feet in

1 the door, I mean busting into her door and  
2 putting their feet there.

3 Forcing an unlawful eviction after the  
4 judge vacated all erroneous violations against  
5 her in an attempt to evict her. And retaliation  
6 for tenant advocacy is illegal, unethical, and  
7 deeply damaging --

8 CHAIRMAN SKINNER: So, Ms. Johnson,  
9 we'll have to cut you off there. But the staff  
10 is listening to everything you said, and we will  
11 have someone follow up. Thank you.

12 MS. WICKLIFFE: And chairman, just for  
13 the record, we don't have any ownership in that  
14 property, but the team has been speaking, and  
15 Caroline, you'll reach out, because if she's in  
16 public housing, we'll reach out to her.

17 COMMISSIONER SILLA: And our asset  
18 management team I think will reach out to the  
19 owner.

20 MS. WICKLIFFE: Yeah, they've been  
21 working out, they actually have.

22 CHAIRMAN SKINNER: Okay, so we're

1 familiar with the situation?

2 MS. WICKLIFFE: Yes.

3 CHAIRMAN SKINNER: Okay, great.

4 MS. HARDEMAN-JONES: Next we have  
5 Neashanta, I hope I'm saying that right,  
6 Neashanta Washington.

7 MS. WASHINGTON: Yes, I'm present.

8 MS. HARDEMAN-JONES: Okay, Ms.  
9 Washington, you have three minutes.

10 MS. WASHINGTON: Okay, thank you for  
11 giving me this opportunity to speak today. I  
12 just want to bring attention to the serious  
13 safety and livability issues in apartment  
14 building 4800 Nannie Helen Burroughs Avenue  
15 where I reside. Although this property is not  
16 owned by DCHA, many tenants, including myself  
17 receive housing assistants.

18 And these conditions impact the health,  
19 safety, and stability of residents. And we are  
20 just asking oversight and support, because the  
21 building has become unsafe, and unsanitary. And  
22 far beyond with our basic housing units. One

1 problem about the building entry, the front door  
2 is frequently broken, along with on all the  
3 sides into the building.

4 The automatic door opening for  
5 disabled, elderly tenants are often not  
6 functioning correctly, where there is the safety  
7 entry. The elevators are frequently out of  
8 service, leaving disabled tenants, seniors, and  
9 parents with strollers trapped in homes during  
10 those malfunctions.

11 The building has no security, despite  
12 repeated thefts, and unauthorized entries.  
13 Individuals are able to sleep in the common  
14 area, or attempt access to tenants' units. Many  
15 tenants have their packages, mail, and personal  
16 items stolen. The entry FOBS are wrongfully  
17 deactivated without notice.

18 Leaving tenants, including myself,  
19 locked out for long periods of time, which  
20 compromises our personal safety. Elevator does  
21 not display current inspection certificate, most  
22 elevators have been out of service for days or

1 even a full week at a time. And this poses an  
2 ongoing risk to tenants who need them for  
3 mobility and safety.

4 The trash and sanitation issue, the trash  
5 room was closed without proper notice for a  
6 week, leaving tenants without guidance on where  
7 to dispose their trash. As a result the trash  
8 was then left in the hallway or common areas,  
9 creating major health issues and pest  
10 infestations.

11 Roaches, mice infestations throughout  
12 the building, the treatment has been  
13 inconsistent or ineffective. Parking lot  
14 security, the parking lot gate has been broken  
15 for a long period of time, leaving vehicles  
16 exposed, there are cars being broke into,  
17 vandalized, and damaged.

18 Maintenance delayed, often go  
19 unanswered, or will be delayed, or the  
20 maintenance staff is not qualified to fix  
21 certain issues, so it makes the problems even  
22 worse. My AC unit broke one summer due to

1 extreme heat, and I had to wait over a week for  
2 repairs without proper cooling.

3 Also when units are being repaired, and  
4 they have to use chemicals or hazardous  
5 materials. tenants are not notified, and put  
6 them at risk of breathing unsafe air. And also  
7 Ms. --

8 CHAIRMAN SKINNER: Thank you, Ms.  
9 Washington, your three minutes are up, and as  
10 the previous speaker also mentioned the same  
11 property, again, we will follow up.

12 COMMISSIONER DICKERSON: Mr. Chairman,  
13 I'd like to be in on how this is -- what the  
14 actions are to try to address what the tenants  
15 are saying here about this property. It sounds  
16 like it's a very dangerous place from their  
17 point of view right now. I'd like for us to --  
18 what is it, this is not our building, is it, is  
19 that correct?

20 CHAIRMAN SKINNER: No, that's correct.

21 COMMISSIONER DICKERSON: And so they'll  
22 take some other measures to help deal with this,

1 the agencies. I'd just like to know what the  
2 plan is.

3 MS. WICKLIFFE: Okay, we can circle  
4 back.

5 CHAIRMAN SKINNER: Thank you.

6 MS. HARDEMAN-JONES: Next we have  
7 Kenneth Council. We have added you as a  
8 panelist, star six to unmute yourself so you can  
9 start your testimony. You have three minutes.

10 MR. COUNCIL: Good afternoon, can you  
11 hear me?

12 MS. HARDEMAN-JONES: We can.

13 CHAIRMAN SKINNER: Good afternoon, Mr.  
14 Council.

15 MR. PROPST: Good afternoon. Last  
16 Wednesday, December 6th I believe it was,  
17 District D did an article. As you can see the  
18 two panelists before I spoke speaking, they're  
19 speaking about issues. Those are still  
20 residents. The thing that I'm trying to find  
21 out that doesn't make sense to me is the  
22 gaslighting, and the things that you all are

1 presenting to the public.

2 But that article opened up eyes, and I  
3 have to give kudos. I have to recognize two of  
4 the commissioners that really helped the  
5 residents this year, that's Commissioner  
6 Blackson, and Commissioner Silla. I thank you  
7 both for participating each month to hear what  
8 the leadership was going through, and things  
9 that we needed.

10 But more or less I want to thank the  
11 reporter that brought this matter to hand. No  
12 matter how you all received it, but that was the  
13 same article or paper that brought up the  
14 inappropriate of our former board chair during  
15 contracting. There's a lot of cover ups and  
16 lies that have been happened.

17 And not only that, Nicole you and I  
18 spoke one on one last month at the block by  
19 block about the budget that I told you I wanted  
20 to speak to you all, but you never gave me a  
21 call. But since I had you, my question is about  
22 the budget, we're at less than 90 days in the

1 new fiscal year, factual.

2 You are going to give the cost of  
3 living increase, but yet you don't have the  
4 money, you all have already taken half of the  
5 money out of the budget for '26. So, I'm trying  
6 my best to figure that out, what's happening.  
7 Then you've got harassment that's being done  
8 through the Agency.

9 It's on the street, having residents  
10 coming into work, and the way they're being  
11 treated, this risks going over even the line  
12 that you all are saying about the vouchers, it's  
13 not true, you're not pulling anything, you're  
14 moving residents that's already housed over into  
15 the voucher.

16 So, I wish you all would stop  
17 gaslighting, and lying. But the budget itself,  
18 please tell me how is it that you all are going  
19 to give cost of living when you've already taken  
20 half of the budget '26 money already? It  
21 doesn't make sense to me. I'm looking forward  
22 to that answer, but it will eventually come out,

1       because you are robbing Paul to pay Peter.

2       Happy holiday.

3               CHAIRMAN SKINNER:   Okay, thank you, Mr.  
4       Council.

5               MS. WICKLIFFE:   And for Mr. Council, I  
6       know Commissioner Blackson was supposed to  
7       schedule for us to sit down and have a budget  
8       meeting, so I'll circle back with you and her,  
9       so that's how I thought we were going to talk  
10      through the budget. Do a meeting through not  
11      the block by block, but through Commissioner  
12      Blackson though, so I'll circle back with you as  
13      well.

14              MS. HARDEMAN-JONES:   Next we have  
15      Carmelo Etienne. Carmelo Etienne? Okay, I'm  
16      going to move forward. Next we have Norman  
17      Propst. I saw Carmelo, I'm going to come back  
18      to you, Mr. Etienne. Let me go ahead and get  
19      Norman Propst. You have just been promoted as a  
20      panelist. Star six to unmute yourself, and you  
21      have three minutes.

22              MR. PROPST:   Yes, can you hear me?

1 MS. HARDEMAN-JONES: We can.

2 CHAIRMAN SKINNER: Yes, we can hear  
3 you.

4 MR. PROPST: Thank you guys for  
5 allowing me to speak, my name is Norman Propst.  
6 And to let you guys know, I do have a hearing  
7 impairment in the form of a disability. I'd  
8 like to address a couple of concerns that I have  
9 issues with the vacate, and with the rental  
10 reasonable accommodation.

11 With the vacate you guys have us to get  
12 the current 30 day vacate, when we give 30 day  
13 vacate, sometimes it overlaps the 30 days to  
14 move out, and when we do get the form back, and  
15 that time for us to vacate, DCHA is still  
16 processing the transfer. So, with that, my  
17 current situation right now, the landlord is  
18 calling me homeless.

19 Right before Thanksgiving, right after  
20 Thanksgiving, because I'm supposed to be moving  
21 out December 1st. So, they said they said  
22 December 6th, my housing specialist is

1       wonderful, Ms. Emasu, she's been doing a great  
2       job and she's been making sure everything is  
3       processed correctly.

4               So, with that, they've been sending me  
5       emails to Ms. Emasu to Mr. Shaw, Antoine Shaw.  
6       And saying you guys are causing Mr. Propst to be  
7       homeless, after December 6th you'll be living on  
8       the street of D.C. because DCHA failed the  
9       vacate process. So, with the vacate I'm still  
10      living in my current situation.

11             And Ms. Emasu is still processing, she  
12      had to extend it to January 1st, so they are  
13      waiting to move my apartment until the next  
14      tenant moves in. So, with that, I've been  
15      dealing, going through lots of stress with being  
16      called homeless. And every email they send to  
17      me, the current landlord is calling me homeless.

18             And with the rental reasonable, we've  
19      got renter reasonable, it's a loss of property  
20      and renovated new property will come up in a  
21      different location of the city of D.C., and with  
22      the green the property, in the new one, we

1 always get denied because in that particular  
2 area, the new owner who put the new property up,  
3 there's an older rental market there.

4 So, that's another distress for those  
5 with disability, those who depend on Social  
6 Security. It stresses us out because we have  
7 to go and try to find another property -- I do  
8 know where my time is.

9 CHAIRMAN SKINNER: Yes.

10 MR. PROPST: Please give me a little  
11 bit of time, because I really feel because of my  
12 disability I have to really process, and go over  
13 each topic that I want to talk about, and I wish  
14 you guys could allow me to speak a little bit  
15 more. My concerns out there affect a lot of  
16 people with disabilities, people who depend on  
17 Social Security.

18 CHAIRMAN SKINNER: So, Mr. Propst, we  
19 will have the staff follow up with you so you  
20 can talk one on one, and express your concerns,  
21 and we'll figure out how to work with you on  
22 that.

1                   MR. PROPST: Okay, thank you guys for  
2 allowing me to speak, and I want to thank Ms.  
3 Emasu, my housing specialist, who has been doing  
4 a great job for me, and my current landlord I'm  
5 supposed to be moving to by agreement she's been  
6 doing a great job, she treats me like a family  
7 member.

8                   CHAIRMAN SKINNER: Okay, thank you.

9                   MR. PROPST: Thank you guys.

10                  MS. HARDEMAN-JONES: Thank you. So,  
11 I'm going to go back to Carmelo Etienne. And I  
12 see you have your hand raised, we're going to  
13 promote you to a panelist. Please accept that  
14 promotion. And star six if you're having issues  
15 with unmuting yourself. There you go.

16                  MR. CARMELO: Can you hear me?

17                  MS. HARDEMAN-JONES: We can.

18                  MR. CARMELO: I'm sorry, I'll take out  
19 the feedback. Good afternoon everyone. I've  
20 been being done wrong, I have a brain tumor, and  
21 respiratory issues, and this past November my  
22 doctor also informed me that I was -- I'm dying.

1 And we just moved into a house this past August.

2 And what ended up happening is one of  
3 your workers by the name of B. Hodges passed the  
4 place for inspection back in July. We did not  
5 have a case plan worker or home specialist,  
6 however you call it in your system. So, it was  
7 done fraudulently. My call is about proving the  
8 fraud in DCHA and sister organization.

9 So, Ms. B. Hodges passed the place, I  
10 moved into the place August, start moving in,  
11 the fridge mold out, I don't have a working  
12 stove -- I don't even have a stove in the  
13 property. So, I tried to work with the  
14 landlord, we have rats, pests, mold, I called  
15 Building out. Building came out, the first  
16 visit they fine the place 13000 in infractions.

17 Then DCHA came out and the next DCHA  
18 agent came out and said I don't know how you're  
19 living in this place with peeling paint, and  
20 everything else that's going on, and lead is  
21 going to be found later on. Then he put it out  
22 that it didn't pass inspection. When it's time

1 to do a follow up, strings were pulled, and it  
2 was given back again to Ms. B. Hodges that came  
3 to do the follow up where nothing was ever  
4 fixed.

5 My landlord charged -- let me see the  
6 place, it was 2700, then it jumped to 4000, then  
7 she settled down to 3000, which is not the price  
8 we agreed on. I didn't get my lease all the way  
9 until November trying to get into the doctor.  
10 That's when I finally got the lease via email,  
11 so I had a paper trail.

12 I called DOEE to do an inspection, they  
13 didn't want to do it, my landlord is also a  
14 federal employee that has pull. So, now I find  
15 out, I actually signed up for this meeting  
16 through Department of Buildings that just shut  
17 down my place two days ago. So, the OTA just  
18 put me in a hotel yesterday.

19 I hired mold people to come out, they  
20 came out, the mold that's in the house is at  
21 3500 hazardous, it's on the paper, I have a  
22 paper trail for everything. But your agent by

1 the name of GG called me wanting to know what am  
2 I going to talk about in this meeting. Then  
3 last night I got another agent from a 202 number  
4 that called me again to want to know what I  
5 wanted to talk about in this meeting, which is  
6 this fraud that's taking place.

7 And I have a six year old, the home has  
8 lead, spiders, rats, you name it. The door  
9 don't have a strike plate, but how does it pass  
10 inspection? There was a fire that was not  
11 disclosed. I know I'm out of time, I'm just  
12 about to wrap it up. Everything that happened,  
13 the kitchen sink is leaking.

14 I have mold everywhere, the bathroom  
15 sink doesn't drain, my doors are off the frame,  
16 you name it. Now Buildings came back out and  
17 fined the place up to 21000. So, I'm waiting on  
18 my lead results from DOEE as we speak. I just  
19 want to bring this to your attention if you're  
20 not aware of the internal fraud that's  
21 happening.

22 The people that showed us the place

1 work for DHF, there is two of them. So, yes, so  
2 now --

3 (Simultaneous speaking.)

4 CHAIRMAN SKINNER: Okay, Mr. Etienne --

5 MR. CARMELO: Me taking legal actions  
6 against DCHA, and this does count as verbal  
7 notice for trespass on private rights, health,  
8 and fraud as it is.

9 CHAIRMAN SKINNER: Okay, thank you, Mr.  
10 Etienne.

11 MR. CARMELO: My lawyers will speak in  
12 a letter to you.

13 CHAIRMAN SKINNER: Okay, thank you, and  
14 we will have staff follow up with you.

15 MS. HARDEMAN-JONES: Okay, so next we  
16 have Sophia Thelisma, and I might be saying your  
17 last name incorrectly, please forgive me. We're  
18 sending you a panelist request, and also star  
19 six so that you can unmute yourself.

20 MS. THELISMA: Yes, can you hear me?

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

1 MS. THELISMA: All right, I just wanted  
2 to bring to everybody's attention -- let me see  
3 where I should start. It might take a little  
4 bit longer than three minutes because it's a  
5 grave concern, but I'm trying to keep it  
6 underneath two minutes. I just wanted to bring  
7 to the board leaders' attention what my family  
8 and I have endured through DCHA's Columbia  
9 Housing Authority is not a matter of minor  
10 mistakes or isolated communication.

11 It's the product of nepotism, cronyism,  
12 fraud, and direct retaliation carried out across  
13 multiple levels of DCHA's operations. When we  
14 reported lead, mold, pests household hazards,  
15 and the fact that the building was operating  
16 without legal business license, DCHA did not  
17 respond with urgency or compliance.

18 Instead we were met with delayed  
19 inspections, contradictory reports, a staff who  
20 minimized or ignored safety violations. This  
21 behavior reflects a culture where internal  
22 relations, not public safety dictate outcomes.

1        Nepotism and cronyism play an essential role.

2                Inspectors, staff, and property  
3 managers often have personal and professional  
4 connections, these relationships influence  
5 decisions in ways that routinely favor landlords  
6 and management companies rather than vulnerable  
7 families. When employees are hired, retained,  
8 or protected because of who they know rather  
9 than the quality of their work, the entire  
10 system becomes compromised.

11                The fraud appears in continued  
12 authorization of federal funds for units that  
13 clearly do not meet housing quality standards.  
14 Violations are downplayed, omitted, and never  
15 recorded. Life threatening hazards are allowed  
16 to persist without accountability. And despite  
17 confirmed building findings, the building lacks  
18 business license.

19                DCHA continued to process payments, and  
20 treat the unit as compliant. But the more  
21 concerning part is retaliation. Retaliation  
22 that escalated specifically because I previously

1 engaged in litigation against DCHA itself.

2 Years ago I slipped and fell at a DCHA property  
3 because one of your janitors failed to put out  
4 the wet floor signs, a clear act of negligence  
5 that caused significant injury.

6 I pursued legal action because DCHA's  
7 own employees created an unsafe environment.  
8 Ever since that case, the way DCHA has treated  
9 me has been unmistakably different. Instead of  
10 meeting my housing concerns with fairness and  
11 due process, DCHA obstructed inspections,  
12 ignored documented hazards, refused emergency  
13 relocation, and treated me as a burden rather  
14 than a tenant in danger.

15 My prior litigation marked me in your  
16 system, and everything that followed shows a  
17 pattern of retaliation designed to make the  
18 process harder for me and my family. This  
19 retaliation extended beyond administrative  
20 delays, it included coercive communications,  
21 lack of written response, contradictory  
22 instructions, and involving MPD in matters that

1       escalated a simple wellness check into a  
2       physical encounter with my husband at one point.

3               These actions were meant to intimidate,  
4       discourage, and silence. Members of the board,  
5       this is not simply about unsafe units, it's  
6       about culture that protects insiders, retaliates  
7       against complainants, and also fraudulent  
8       practices to continue at the expense of D.C.  
9       families.

10              As a matter of fact I wanted to bring  
11      to your attention that one of your employees who  
12      were trying to see what we were talking about on  
13      the board ended up calling us -- they're not  
14      even part of the board, but they're pretending  
15      to be to try to see what we're about to talk  
16      about on this board meeting.

17              That's how nasty, they ended up sending  
18      me Ms. Germany's -- Pamela Germany who just  
19      spoke, her email. That is private, violating  
20      her Fourth Amendment rights of actually filing a  
21      grievance, and the same thing that they did to  
22      her in this email, they did it to me.

1                   Which is calling my family, trying to  
2                   see what we're talking about, and trying to mark  
3                   as unruly or problematic when we're answering  
4                   the questions that they're asking, because  
5                   they're trying to see what we're about to tell  
6                   you guys about.

7                   CHAIRMAN SKINNER:  Ms. Thelisma, your  
8                   three minutes are up.

9                   MS. THELISMA:  I have a landlord, my  
10                  landlord personally, she works for the  
11                  government, DOT to be exact, Pamela Moore.  I  
12                  don't know if you're familiar with Preston  
13                  Moore, I'm getting tickets from DPW saying that  
14                  I lived in this place, that they saw me at this  
15                  address months before I even moved to it when my  
16                  voucher was about to expire.

17                  CHAIRMAN SKINNER:  Ms. Thelisma, your  
18                  time is up --

19                  (Simultaneous speaking.)

20                  MS. THELISMA:  -- type of corruption  
21                  going through your system.

22                  CHAIRMAN SKINNER:  We hear what you're

1 saying, you're repeating yourself --

2 MS. THELISMA: It's a lot going on, and  
3 we really do need to get down to the bottom of  
4 it, because there's a lot.

5 (Simultaneous speaking.)

6 CHAIRMAN SKINNER: We understand --

7 MS. THELISMA: I'm sorry, I see you  
8 rolling your eyes, but it's a real thing, and I  
9 actually have the hard bound proof to prove  
10 everything that I'm saying including the emails  
11 from Pamela German and GG.

12 CHAIRMAN SKINNER: Okay, thank you for  
13 your testimony.

14 MS. HARDEMAN-JONES: Next we're going  
15 to move forward with Paulette Matthews.  
16 Paulette Matthews?

17 MS. MATTHEWS: Hello, I'm saying hello,  
18 hello.

19 CHAIRMAN SKINNER: Hello.

20 MS. MATTHEWS: Can you hear me now?

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

1 MS. MATTHEWS: Okay, thank you. First  
2 of all, I already know I'm not going to have  
3 enough time. I have been off these meetings for  
4 a while because of stress, and mental. I heard  
5 the people who spoke before me, and this is a  
6 situation that has been taking place for a long  
7 time throughout this whole -- throughout all the  
8 board members who have been on, those that I  
9 have met, those that I have been in the room  
10 with, these things have been taking place.

11 And never do the residents have enough  
12 time. I think what should happen also, and this  
13 is just something that I came up with just  
14 listening to everybody, and being not on board  
15 with this. There needs to be some type of  
16 forum, or some type of board that has time for  
17 the residents to speak.

18 Because our life journey, and the  
19 things that we're going through, we're going  
20 through. The pet situation, I have dogs in my  
21 own house. There was a situation, but I'm not  
22 going to have time to go into that. And thank

1       God I do what I do, because I've been doing it  
2       myself since I've had them from Southeast to  
3       here.

4               But it's something that needs to be  
5       considered, because you have to have pet  
6       friendly stuff to be around pets. I have so  
7       much to talk about, and struggle with time,  
8       that's the problem, but I hope that you all  
9       would incorporate something to give the  
10      residents time to talk, just like you all formed  
11      this board meeting that goes on forever, and we  
12      have to sit here and listen to everybody say  
13      what they say.

14             And you all give them feedback back and  
15      forth, but you all don't -- a lot of us have the  
16      same problems that one resident might be talking  
17      to, but then you just say somebody is going to  
18      follow up with you. Those situations, if it's  
19      not just a follow up, if they get a follow up,  
20      can help people while they're on the line now to  
21      know what to do.

22             So, I actually would like to call a

1 meeting, I don't want to be the only one in the  
2 meeting, with DCHA with Mr. Pettigrew, Ms.  
3 Fletcher, and the people who are on this call,  
4 or made previous calls, who have had situations,  
5 or even those folks who have been calling back,  
6 and didn't call back, because this has been an  
7 ongoing journey with housing.

8 And they're doing a good job, mind you,  
9 but it's a process, it's a long journey, there  
10 are all matter of these things taking place, so  
11 it's not going to be able to change within a  
12 year's time, hopefully it could, or two, but we  
13 see that it's not working, but it can work if we  
14 all work together.

15 And those people who don't -- I'm  
16 asking for DCHA, I might be jumping the pole, or  
17 whatever, the line or whatever, that you all  
18 have contact with HUD, and so this is housing.  
19 I don't care how you want to discriminate, or  
20 segregate it, people shouldn't have to live like  
21 that regardless of what they are under, and  
22 something needs to be done.

1                   Sometimes we have to go outside of our  
2     realm. Just because they're not housing doesn't  
3     mean that this information has been passed on,  
4     because I don't know whether or not anybody from  
5     HUD even listens into these board meetings or  
6     whatever, because some of the rules and  
7     regulations they come up with I don't even  
8     understand it.

9                   It doesn't make sense, it seems like it  
10    makes it harder for us to even be able to  
11    provide, or be able to live in an environment  
12    that we should have -- not be living like most  
13    of us our living, which causes a lot of harm,  
14    mentally, physically, and emotionally, and it  
15    drains you.

16                  That's why I had to take a break, and  
17    here I am now, still overwhelmed because I'm  
18    hearing what everybody's saying, and I'm not  
19    even really speaking on what I jotted down, and  
20    that always happens. So, I just would like to  
21    see a change in 2026, because this has been a  
22    long journey for everybody.

1           Everybody is going through something a  
2     little bit different, whatever their case may  
3     be, but one thing for certain, two things for  
4     sure. Even if it has to only be in the summer  
5     months, you all need to go back to us being in  
6     the room, COVID is over. And just like I've  
7     been saying earlier today, people were still  
8     moving around in COVID, going on tours and all  
9     this, trips and all of this.

10           We need to be in the same room, but not  
11    just be in the same room and hear voices that  
12    don't do nothing, we need to do something.  
13    Because our voices is the most important voices,  
14    our words is always the ones that get cut off.  
15    You've got three minutes, we used to have five,  
16    okay? Really we need more than that.

17           That's why I said that you all need to  
18    create something so the residents can get the  
19    questions and answers, and have the people  
20    that's there to be able to answer the questions,  
21    not talking about following up, somebody's going  
22    to get back with you later, and all of that,

1       because that doesn't work, that's a broken  
2       system.

3               CHAIRMAN SKINNER:   Okay, thank you.

4               MS. MATTHEWS:   That's just something  
5       that gets passed, and you move on to the next  
6       resolution --

7               CHAIRMAN SKINNER:   Thank you, Ms.  
8       Matthews, we will definitely follow up, and I'm  
9       sure Mr. Pettigrew would be willing to meet with  
10      you, along with Ms. Wickliffe, and some board  
11      members can also attend.

12              MS. HARDEMAN-JONES:   So, chairman, that  
13      finishes our resident testimony.  We're going to  
14      go to our non-resident.  First I'm going to call  
15      on Lorenzo Brown, and I see that your hand is  
16      raised.  We just sent you a promotion request to  
17      be a panelist.  You have three minutes to  
18      provide your testimony.  And it's star six to  
19      unmute yourself, there you go.

20              MR. LORENZO:   Hello, how are you doing?

21              MS. HARDEMAN-JONES:   Good afternoon.

22              MR. LORENZO:   My name is Lorenzo Brown,

1 and I'm representing my mom at Potomac Gardens.  
2 I want to know do you guys represent Potomac  
3 Gardens?

4 MS. WICKLIFFE: Yes, that's one of our  
5 properties.

6 CHAIRMAN SKINNER: Potomac Gardens is  
7 one of our properties.

8 MR. LORENZO: Okay, and as you guys may  
9 know, there's been a lot of management changes  
10 going on, but my mom has been a resident since  
11 about 2003, and she's been on the leniency  
12 voucher I believe, but now they're saying my mom  
13 owes \$5000, and I have a ledger going all the  
14 way back to -- they said she owes it from 2022.

15 And they're just now bringing it up,  
16 but the old management company, every ledger  
17 they gave me, they told me my mom was up to  
18 date. On top of that, my mom also got forced out  
19 of her residence to a place downstairs, to an  
20 apartment downstairs, and that apartment is not  
21 even suitable for certain conditions, like it  
22 doesn't -- people, as far as the drainage

1 system, none of the drainage is level.

2 It doesn't have a working dish disposal  
3 under the sink. It's like a PVC piping under  
4 the sink, and my mom is disabled and has MS, so  
5 as far as I wanted to know how I can get -- I  
6 see Commissioner Jim Dickerson; he may be the  
7 one to get in contact to. I just want to figure  
8 out who, because I was just need contact with  
9 your director, or your head.

10 Because I have a lot of connections  
11 with D.C. government that confirm it is -- or  
12 not, I don't want to have to use my legal team,  
13 but this situation has been going on for too  
14 long as far as my mom.

15 CHAIRMAN SKINNER: So, Mr. Brown, we  
16 can have the staff member contact you directly  
17 and speak to you about your situation.

18 MR. LORENZO: All right, thank you.

19 MS. HARDEMAN-JONES: Next we have  
20 Nathaniel Henry. Nathaniel Henry? Okay, I'm  
21 going to move forward. Next I'll call on  
22 William Jordan. We just sent you a promotion

1 request to be a panelist, star six to unmute  
2 yourself.

3 MR. JORDAN: Good afternoon, how is  
4 everyone?

5 CHAIRMAN SKINNER: Hello, Mr. Jordan.

6 MR. JORDAN: All right, I'll make it  
7 real quick. Park Morton phase two, I have sent  
8 the Board and others information regarding this.  
9 I would like to get some follow up on addressing  
10 the opportunities with Park Morton phase two, as  
11 well as some concerns that I think are more than  
12 legitimate.

13 Second, I want to talk about residents  
14 at non-DCHA properties. Most of the development  
15 is designed to move people from DCHA-owned  
16 property to private property. When a problem  
17 occurs, you all then say, it's not one of our  
18 properties. You probably have more residents in  
19 private properties under your program than you  
20 have under your management.

21 So, I think it's clear that you have to  
22 change your approach and the way you do things

1 by trying to wash your hands of, or distance  
2 yourself. It is the policy to privatize. So,  
3 you have to come up with better ways to address  
4 residents who are not part of your properties.

5 Finally, the other is metrics. Earlier  
6 the deputy chief talked about metrics of  
7 progress for the Agency, but none of those  
8 metrics were resident-focused, they were Agency-  
9 focused, or housing-focused, but not resident-  
10 focused. So, I didn't hear anything about  
11 employment levels. I didn't hear anything about  
12 overall income, I didn't hear anything about  
13 anything that has to do with resident families.  
14 I measure the success of the Agency by how  
15 residents are doing, not by how the Agency is  
16 doing. It doesn't matter if the Agency is  
17 operating at 100 percent and it doesn't impact  
18 the quality of life significantly of residents.

19 And then, also, the last issue, I  
20 think, was this debate back and forth on whether  
21 the Agency belongs on the city's books or not on  
22 the city's books. It's important that the

1 Agency be on the city books. This is how the  
2 problem started, because the city moved people  
3 just like Enron off the books. So, it can allow  
4 demolition by neglect, and in fact, affect the  
5 Agency's bond rating, and so that was part of  
6 the game. And that's why we're in the problem  
7 that the Agency is in today. That's the root of  
8 a lot of the problems in the city, has been  
9 trying to move Black and Brown families off the  
10 books and only count development the other way  
11 with the Agency being the scapegoat. Thank you  
12 for your time.

13 CHAIRMAN SKINNER: Okay, thank you, Mr.  
14 Jordan. I like your comment about focusing on  
15 resident metrics, and we'll follow up with the  
16 staff, and see what we can do in that regard.

17 MS. HARDEMAN-JONES: Next we have  
18 Pamela Germany. Pamela Germany, I see your hand  
19 is raised, we're sending you a promotion request  
20 to be a panelist. If you could accept that?  
21 And then, if you could press star six so that  
22 you can come off of mute so we can hear your

1 testimony?

2 MS. GERMANY: Hello?

3 MS. HARDEMAN-JONES: Yes, we can hear  
4 you.

5 MS. GERMANY: Yes. My name is Pamela  
6 Germany Davis, and I'd like to thank you for the  
7 time to take this opportunity to listen to some  
8 of my concerns.

9 For more than a year, I've been living  
10 in a packed, ready-to-move-out, unsafe, and  
11 medically inappropriate condition. Despite  
12 submitting multiple reasonable accommodation  
13 requests, I required a three-bedroom town home  
14 as a part of my request to store, and the use of  
15 my durable medical equipment, and to allow space  
16 for my live-in aid, my nurse that I received the  
17 EPD waiver, which I was here 12 hours a day, 7  
18 days a week. I have a service animal as well.  
19 My needs are well documented by the Georgetown  
20 Lombardi Cancer Center. My oncologist, my  
21 surgeon, the primary care physician, the entire  
22 case management medical team, and even concerned

1 residents, families, and friends.

2           Still, I remain in a severely crowded  
3 apartment with management refusal to maintain,  
4 upkeep, and address these DOB violations that  
5 have been in my house for over one year.  
6 Without housing, without DCHA coming to address  
7 these issues and allow me to live in these  
8 deplorable conditions, despite me having stage  
9 three lung cancer and having my -- a portion of  
10 my lung removed. They still allowed them to use  
11 unscheduled tub-glazing chemicals and pesticides  
12 despite my doctor writing any -- I mean, despite  
13 that my doctor writing notices to them, or  
14 letters to them, they ignore it.

15           I have been in contact with a few of  
16 your constituents: Lorry Bonds to name one; Nona  
17 Eath, who I was just told is no longer an  
18 employee with you all; and Anton Shaw, which has  
19 been totally dismissive. I've spoken with these  
20 individuals to try to gain an understanding why  
21 my condition was just marked an urgent mandatory  
22 move to be moved from this place into another

1       deplorable condition, which these constituents  
2       attempted to move me to in order to just say, we  
3       got her out of our hair, we got her moved.

4               To move me, a 58-year-old disabled  
5       individual with complex medical issues, it's not  
6       a regiment to move me into a deplorable, crime-  
7       infested region that ended up on the news, where  
8       a young lady would have actually died on my  
9       porch a week after if I had accepted that offer.  
10      The next ended up on the news where there was a  
11      police officer and a young gentleman that ran  
12      into a light post, which would have been near  
13      the house where -- the second house they wanted  
14      me in. And the first one that I took, the award  
15      that I took and I went to, had bullet holes and  
16      unlivable conditions.

17             All of these things happened with your  
18      property that you guys want me to move into,  
19      because I am going through hardships here, where  
20      I live, where housing has neglected showing  
21      face. Or as they say, they are into the  
22      financial health of this property. Then, why is

1       it that I've been living on this property with  
2       an HVAC system that still runs in an off  
3       position? I have to pick or choose which part  
4       of my body to wash, because the hot water does  
5       not stay hot for the duration.

6               DOB has given them 19 infractions over  
7       the past year and a half for my unit. Not to  
8       omit the fact that they have gotten constant DOB  
9       infractions as one of the previous employees of  
10      DOB, Mrs. Shelby Leaks, who when I asked how  
11      many infractions did the property have, she  
12      implemented to me that it's enough to go to New  
13      York City and back. Why is Housing now taking  
14      the approach to try to act like they're trying  
15      to help me?

16              CHAIRMAN SKINNER: Ms. Germany, your  
17      time is up, but we hear you, and I'm sorry to  
18      hear about your situation. But all we can do at  
19      this point is ask the staff to follow up with  
20      you, and see if we can help you to get out of  
21      that situation. Thank you.

22              MS. HARDEMAN-JONES: Next we have

1 Daniel Del Pielago. Daniel, we have sent you a  
2 promotion request to join our panelists, star  
3 six to unmute yourself.

4 MR. DEL PIELAGO: Yes, good afternoon.

5 MS. HARDEMAN-JONES: Thank you, you  
6 have three minutes.

7 MR. DEL PIELAGO: Good afternoon, Board  
8 and everyone present. My name is Daniel Del  
9 Pielago, I'm an organizer with Empower D.C.

10 I just wanted to, as we end the year,  
11 and have learned the -- we finally did receive  
12 the response to the letter that we sent from  
13 leaders from the properties that are slated for  
14 the IRB renovations, and we were thankful to  
15 receive that. There are some questions,  
16 especially as we look at -- and I won't get into  
17 all of the specifics, but as we look at some  
18 changes in the administrative plan that are up  
19 in the air, and some of the things that we heard  
20 during the meetings over the summer don't jive  
21 with what we saw in the responses in the letter.

22 So, we hope to follow up in the coming

1 year with -- we've been meeting with tenants at  
2 the properties, and we've developed a list of  
3 concerns, suggestions that hopefully make the  
4 project a successful one for all the tenants  
5 there.

6 One major concern that I do want to  
7 flag that we've heard from many tenants is now  
8 that the project is being pushed back, as we  
9 understand initially, the understanding was that  
10 March would be the start date of renovation, and  
11 it appears that it will be the summer. You know,  
12 folks want to make sure that the conditions that  
13 they are living in now that need attention are  
14 addressed.

15 Oftentimes what we hear is, on the  
16 properties, you know, property maintenance staff  
17 will say things like, they're going to fix this  
18 anyway, why do we have to do this, so on and so  
19 forth. We've heard that for many years in these  
20 situations, so we hope that that, you know, does  
21 not take place, and that folks who need  
22 attention to issues now are taken care of.

1                   And once again, one of the things that  
2                   we had hoped to do is meet with Director  
3                   Pettigrew around these concerns, and questions,  
4                   and suggestions. So, we hope to follow up with  
5                   that as well in the coming year to make sure  
6                   that those questions are answered, and once  
7                   again that the community and tenants, of course,  
8                   you know, we're working in hand with the  
9                   Citywide Advisory Board. So, hopefully all of  
10                  these pieces that are needed to make this  
11                  renovation project a success are at the table  
12                  and providing input to make that so.

13                 So, with that I say thank you, and I  
14                 look forward to another year of challenge, but  
15                 hopefully done cooperatively. So, thank you,  
16                 and be well.

17                 CHAIRMAN SKINNER: Thank you. Thank  
18                 you for all of your support and attention to all  
19                 of the issues.

20                 MS. HARDEMAN-JONES: Chairman, that  
21                 ends the testimony for today.

22                 CHAIRMAN SKINNER: Okay, again, I just

1 would like to thank all of you who took the time  
2 out to come before the Board today and provide  
3 your testimony. Again, many of the detailed  
4 issues that individuals are facing, we can't  
5 really address here at the board meeting. But  
6 we do follow up.

7 I know some of you say you never hear  
8 from us, but at the end of each meeting, or  
9 after each meeting, the Board does get a report  
10 showing, for all of the people who called in and  
11 had issues, it shows what the Board did in terms  
12 of follow-up to those issues or concerns. So,  
13 we do hear you, and we do follow up with the  
14 staff to hold the staff accountable. We're  
15 making sure that those problems are taken care  
16 of.

17 Okay, next we're going to go on to  
18 committee reports. And we're going to start  
19 with the Committee on Capital Projects.

20 COMMISSIONER MURPHY: Okay, thank you,  
21 Mr. Chairman, thank you, sir. We primarily  
22 cover two topics. Do you want us to deal with

1 the resolution and committee reports?

2 CHAIRMAN SKINNER: Yes.

3 COMMISSIONER MURPHY: Okay, great. So,  
4 two primary topics we discussed, one was we got  
5 a briefing from the staff on the bond-funded  
6 modernization program, the projects that we  
7 sometimes refer to as the IRB-supported  
8 projects, and got a status update on that. And  
9 as Daniel Del Pielago said, we are experiencing  
10 some modest delays on that, some of that which  
11 is driven by the government shutdown, and some  
12 of the delays that that caused in taking  
13 important steps forward.

14 It did make me wonder, Nicole, and his  
15 comment was a thoughtful one, and it made me  
16 wonder if, maybe in early 2026, we could do --  
17 at a board meeting, we could do an update some  
18 point early in the year. Maybe David, or  
19 Sheila, or some combo could do a status update  
20 publicly for everybody to -- so they understand  
21 where we're going on that. And the team is  
22 making continued progress.

1                   That led us to the resolution that we  
2                   have previously approved. The committee  
3                   supported it in the past, and we approved it at  
4                   the board meeting, I think the last board  
5                   meeting. But since then, I think our counsel  
6                   and the bank's counsel have looked at that  
7                   resolution, and we've developed some tweaks to  
8                   that that I think in some ways are beneficial to  
9                   the Authority, and in some ways are beneficial  
10                  to the bank that we want to bring forward today.  
11                  Amy, are you the right person to speak to that?

12                  MS. GLASSMAN: Yeah.

13                  COMMISSIONER MURPHY: Okay, great.

14                  MS. GLASSMAN: Do you want me to --

15                  COMMISSIONER MURPHY: Yeah, do you  
16                  mind?

17                  MS. GLASSMAN: Sure. I told David I  
18                  would present, and then he can back up if we  
19                  need some additional. So, we are, as  
20                  Commissioner Murphy said, we're essentially  
21                  augmenting Resolution 25-30, the previous  
22                  resolution, for the revolving line of credit for

1 the IRB-funded projects.

2 This was a resolution to authorize a  
3 line of credit for up to \$15 million to support  
4 the project for predevelopment costs.

5 Essentially, what this resolution does is it  
6 confirms that our affiliated entity, D.C.  
7 Housing Solutions, is really going to be the  
8 borrower on that line of credit, and DCHA's role  
9 here is really to enter into a funding agreement  
10 that serves as, I'll say, as sort of a backstop  
11 on that.

12 So, we don't really have a funding  
13 role, or a role in that beyond being a backstop  
14 if something, which we don't anticipate anything  
15 going wrong, but just in case something goes  
16 wrong, that our non-federal and non-restricted  
17 local, essentially our local and our restricted  
18 federal revenue wouldn't be used for this  
19 backstop. So, it would only be our non-  
20 restricted revenue that could be used for this  
21 backstop. And that is really the resolution.

22 COMMISSIONER MURPHY: It gives us a

1        little bit of flexibility if we ever end up in  
2        that situation. And then on the positive side, I  
3        think it takes away some of the onerous steps  
4        that we were going to have to take previously,  
5        so those have gone away. So, the committee was  
6        supportive of this. I think D.C. Housing  
7        Solutions has met in support of this.

8                    And so we want to bring it to the full  
9        board today, and ask for their support.

10                   CHAIRMAN SKINNER: Okay, any questions  
11        from the board members?

12                   COMMISSIONER MURPHY: Is it worth  
13        saying the number of the resolution?

14                   MS. GLASSMAN: The resolution number,  
15        it is 25-39. No, I'm sorry, 25-41.

16                   COMMISSIONER MURPHY: Yeah, it was out  
17        of order, right.

18                   CHAIRMAN SKINNER: So, can we get a  
19        motion to approve Resolution 25-41?

20                   COMMISSIONER SILLA: Motion.

21                   CHAIRMAN SKINNER: Second?

22                   COMMISSIONER DICKERSON: Second.

1                   CHAIRMAN SKINNER: Any further  
2                   questions or comments? Hearing none, let's have  
3                   a roll call vote on Resolution 25-41.

4                   MS. HARDEMAN-JONES: Sure. Denise  
5                   Blackson?

6                   COMMISSIONER BLACKSON: Yes.

7                   MS. HARDEMAN-JONES: Thank you. Ronnie  
8                   Harris?

9                   COMMISSIONER HARRIS: Yes.

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

12                  COMMISSIONER DICKERSON: Yes.

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

15                  COMMISSIONER MURPHY: Yes.

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

18                  COMMISSIONER SILLA: Yes.

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

21                  CHAIRMAN SKINNER: Yes.

22                  MS. HARDEMAN-JONES: The resolution is

1 approved.

2 CHAIRMAN SKINNER: Okay, thank you --

3 COMMISSIONER MURPHY: And then the only  
4 other issue is -- I'm sorry, I should say one  
5 other issue we talked about was, we just got a  
6 briefing update on Judiciary House, which is I  
7 believe the property we own on H Street  
8 Northwest, and we are -- the team is deep into  
9 the planning for a substantial rehabilitation  
10 that will take place there.

11 We got a presentation on the thoughtful  
12 plan for that, including some relocation that  
13 will occur as near to the property as the team  
14 can identify space. So, it was good, I think  
15 the committee felt pretty happy with the good  
16 work that's going on there.

17 CHAIRMAN SKINNER: What's the time for  
18 that, Nicole?

19 MS. WICKLIFFE: So, that timing,  
20 definitely we're looking at '26, because we have  
21 the tax credits on that one as well, so I would  
22 say probably, what, after the summer, maybe

1 fourth quarter calendar year, third or fourth  
2 quarter for that one.

3 CHAIRMAN SKINNER: But we had already  
4 done some renovations at Judiciary House?

5 MS. WICKLIFFE: Yes, there was a good  
6 amount of units with city dollars that were done  
7 for many of the units now. It's really a deep  
8 getting into mechanical engineering guts now of  
9 the property, in addition to rehab of units as  
10 well.

11 COMMISSIONER MURPHY: And Sheila  
12 Miller, I think, has the slide on the timeline.  
13 We can ask her to send that to you if you want  
14 to take a look at that. I think she probably --

15 CHAIRMAN SKINNER: You know, I knew  
16 that we had already been doing a lot of --

17 MS. WICKLIFFE: Yeah, a lot of work has  
18 been done.

19 CHAIRMAN SKINNER: I wanted to make  
20 sure that we keep up the momentum, that there's  
21 not no downtime.

22 MS. WICKLIFFE: Yeah.

1 MS. MILLER: I would be happy to share  
2 the timeline.

3 CHAIRMAN SKINNER: Thank you. Okay,  
4 Commissioner Murphy, is that it?

5 COMMISSIONER MURPHY: That was it, yes.

6 CHAIRMAN SKINNER: Okay, so next we're  
7 going to move to the Committee on Operations and  
8 Administrative Services.

9 COMMISSIONER SILLA: We will start with  
10 the resolutions again?

11 CHAIRMAN SKINNER: Yeah, that's fine.

12 COMMISSIONER SILLA: Okay, so  
13 unfortunately we will continue to be --

14 MS. GLASSMAN: Do you want me to do them  
15 both?

16 COMMISSIONER SILLA: Yes, please.

17 CHAIRMAN SKINNER: So, for benefit of  
18 the public, there are two resolutions, one  
19 concerning the administrative plan that is going  
20 to be the admissions and continued occupancy, or  
21 ACOP plan.

22 MS. GLASSMAN: So, I'm going to start

1 with the administrative plan, which is  
2 Resolution 25-39. We have a new --

3 CHAIRMAN SKINNER: And that deals with  
4 the voucher program?

5 MS. GLASSMAN: Yes, with the voucher  
6 program. We do have a new updated  
7 administrative plan out for public comments.  
8 Public comments are due on December 16th, so for  
9 those listening, please consider providing  
10 comments; we really welcome them. Unfortunately  
11 the administrative -- the current emergency and  
12 proposed regulations for the administrative plan  
13 will expire, though, before the next board  
14 meeting.

15 They expire on February 5th, so we have  
16 a resolution today to extend the current  
17 administrative plan while we review the  
18 anticipated comments that will come in on the  
19 new plan. So, that is the first resolution.

20 CHAIRMAN SKINNER: Okay. All right, so  
21 I know this was discussed in the meeting, any  
22 comments or concerns from the board members? If

1 not, then can we get a motion to approve  
2 Resolution 25-39, and this is to extend the  
3 admin plan.

4 COMMISSIONER DICKERSON: So moved.

5 CHAIRMAN SKINNER: Is there a second?

6 COMMISSIONER HARRIS: Second.

7 CHAIRMAN SKINNER: Okay, so roll call  
8 vote?

9 MS. HARDEMAN-JONES: Sure.  
10 Commissioner Jennifer Reed? Commissioner  
11 Theresa Silla?

12 COMMISSIONER SILLA: Yes.

13 MS. HARDEMAN-JONES: Thank you.  
14 Commissioner Ronnie Harris?

15 COMMISSIONER HARRIS: Yes.

16 MS. HARDEMAN-JONES: Thank you.  
17 Commissioner Jim Dickerson?

18 COMMISSIONER DICKERSON: Yes.

19 MS. HARDEMAN-JONES: Thank you.  
20 Commissioner Denise Blackson?

21 COMMISSIONER BLACKSON: Yes.

22 MS. HARDEMAN-JONES: Thank you.

1 Commissioner Chris Murphy?

2 COMMISSIONER MURPHY: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 Chairman Skinner?

5 CHAIRMAN SKINNER: Yes.

6 MS. HARDEMAN-JONES: The resolution is  
7 approved.

8 CHAIRMAN SKINNER: Okay, thank you.  
9 Okay, then we move to Resolution 25-40, and  
10 that's to extend the ACOP.

11 MS. GLASSMAN: Right. So, this is the  
12 admissions and continued occupancy plan for the  
13 public housing program. As folks may recall,  
14 the Board approved the new version of that  
15 document on September 10th at the board meeting.  
16 That document had been out for public comment  
17 from March 21st through July 1st for a very long  
18 time, and it is set to expire on January 9th.  
19 That version of the document was transmitted to  
20 the D.C. Office of Documents for publication,  
21 but unfortunately, I believe due to the federal  
22 government shutdown, it has not yet been

1 published.

2           The resolution today would essentially  
3 approve the ACOP regulations as final 30 days  
4 after the D.C. Office of Documents publishes  
5 them, but would also in the meantime extend the  
6 emergency regulations until they are finalized,  
7 because the emergency regulations are slated to  
8 expire on January 9th, which is again, before  
9 the next board meeting. So, that's what that  
10 resolution is.

11           CHAIRMAN SKINNER: So, questions?  
12 Okay, hearing none, can we get a motion to  
13 approve Resolution 25-40?

14           COMMISSIONER SILLA: Motion.

15           CHAIRMAN SKINNER: Second?

16           COMMISSIONER MURPHY: Second.

17           CHAIRMAN SKINNER: Okay. Roll call  
18 vote please?

19           MS. HARDEMAN-JONES: Commissioner  
20 Christ Murphy?

21           COMMISSIONER MURPHY: Yes.

22           MS. HARDEMAN-JONES: Commissioner

1 Theresa Silla?

2 COMMISSIONER SILLA: Yes.

3 MS. HARDEMAN-JONES: Commissioner

4 Denise Blackson?

5 COMMISSIONER BLACKSON: Yes.

6 MS. HARDEMAN-JONES: Commissioner Jenny

7 Reed? Commissioner Ronnie Harris?

8 COMMISSIONER HARRIS: Yes.

9 MS. HARDEMAN-JONES: Commissioner Jim

10 Dickerson?

11 COMMISSIONER DICKERSON: Yes.

12 MS. HARDEMAN-JONES: And Chairman

13 Skinner?

14 CHAIRMAN SKINNER: Yes.

15 MS. HARDEMAN-JONES: The resolution is  
16 approved.

17 CHAIRMAN SKINNER: Okay, anything else  
18 from the Operations Committee?

19 COMMISSIONER SILLA: Actually we --  
20 there are a lot of subject matters that are  
21 included as part of the committee, and so we  
22 reviewed updates related to human resources, IT,

1 public affairs, public safety, procurements, and  
2 contracts. So, we actually did a lot of work  
3 during the committee meeting.

4 We didn't have a chance to talk about  
5 public housing and voucher program. One of the  
6 things that we identified that we would really  
7 focus in on at the next meeting was around work  
8 orders based on all of the feedback that we had  
9 been receiving at the block-by-block, and  
10 additional resident engagement events by Ms.  
11 Blackson.

12 And then I think based on the feedback  
13 that we got on today's calls, especially related  
14 to inspections and units, I think next time when  
15 we touch base in this committee and around the  
16 voucher program, I'd really like to better  
17 understand the inspection process, what kind of  
18 quality assurance or quality control there is  
19 around inspections, the timelines, and what our  
20 inspectors are finding.

21 It seems also that there might be,  
22 maybe, a disparity in terms of how inspectors

1 are interpreting the standards. And so I'd  
2 really like to learn more about training and  
3 professional development to ensure that  
4 inspections are standard and quality across the  
5 board. So, just if we can make sure -- perfect.  
6 Thank you.

7 We did also discuss that given the  
8 schedule, that we would be taking a break in --

9 CHAIRMAN SKINNER: January.

10 COMMISSIONER SILLA: December, the  
11 committee meeting would be breaking in December,  
12 but then I'm assuming we'd be meeting in  
13 January.

14 CHAIRMAN SKINNER: Okay, is that --

15 COMMISSIONER SILLA: Yeah, that's it,  
16 sorry.

17 CHAIRMAN SKINNER: Thank you. So, next  
18 we have the Committee on Resident Services.  
19 Commissioner Blackson?

20 COMMISSIONER BLACKSON: Good afternoon  
21 everyone.

22 CHAIRMAN SKINNER: Good afternoon.

1                   COMMISSIONER BLACKSON: As the chair, I  
2 really focused on residents-driven initiatives.  
3 Commissioner Silla now sits on that board also  
4 with me. We are highly focused on resident  
5 engagement and things that impact residents,  
6 from voucher holders to public housing  
7 residents.

8                   I wanted to share, when they speak  
9 about block-by-block initiatives, whether it's a  
10 resident or my fellow commissioners, they're  
11 talking about the initiative that's hosted every  
12 month with the directory team and resident  
13 leaders across all eight wards of the city, D.C.  
14 Housing Authority residents, and where we  
15 discuss their issues and concerns that they have  
16 for their properties that are brought to them by  
17 residents. So as I shared, the Resident Service  
18 Committee is highly focused on resident  
19 engagement. And we actually hear the residents,  
20 and what they're saying, and their needs.

21                   And to go a little further, I hosted  
22 four chat and chews with all four quadrants, as

1 well as the Housing Choice Voucher Program. I  
2 recently had a chat and chew two weeks ago,  
3 where residents have a little more time. When I  
4 say I hear you, I definitely hear you. It may  
5 not be all that we can do, but it's a start.  
6 We're listening to you, we hear your needs, and  
7 I definitely direct you to the right departments  
8 and divisions that can assist you with those  
9 needs. So, again, we're listening. We want to  
10 do our best to try to step it up in 2026. And I  
11 have one more chat and chew this year on  
12 December the 15th, which is for all quadrants.

13 And I want to thank Commissioner Silla  
14 for participating in some of the chat and chews,  
15 as well as I want to shout out some of the staff  
16 members, DCHA staff that has been there for the  
17 chat and chews, and also hearing and assisting  
18 the residents that have attended. That would be  
19 Shavon Davis, Fashad Tyler, Denise Govan, Office  
20 of Public Safety, again, Commissioner Silla for  
21 attending some of the chat and chews.

22 And all this is hosted under the

1       Committee on Resident Services, because we often  
2       hear residents say they're not heard, they don't  
3       have enough time. So, I try to find ways to  
4       engage with the residents under that committee,  
5       even inviting some of the same leaders you've  
6       heard speak today to sit in on a committee  
7       meeting.

8               Thank you. Again, I'm Denise Blackson,  
9       and I can be reached at 202-250-4451. Thank  
10      you.

11             CHAIRMAN SKINNER: Thank you,  
12      Commissioner Blackson. So, I'd like to follow  
13      up with you on the issue that I think it was  
14      William Jordan put up about resident metrics,  
15      things like how many residents have gotten  
16      employment, increases in income, and other  
17      things that are specifically, as he said,  
18      related to the residents, as opposed to DCHA or  
19      the properties. So, let's try to focus a little  
20      bit more on that.

21             COMMISSIONER SILLA: If I might jump  
22      in, that was actually a part of the conversation

1       that we had on the Committee of Administrative  
2       Services and Operations as well, thinking about  
3       what kind of metrics residents would like to  
4       see, and that we could reflect back to them, and  
5       make sure we're including as part of our  
6       updates.

7               So, yeah, I would definitely appreciate  
8       being part of that conversation --

9               CHAIRMAN SKINNER: Yeah, we normally  
10       focus on the physical units and stuff like that,  
11       but let's focus a little bit more on the people  
12       side of things.

13              COMMISSIONER BLACKSON: And Chair  
14       Skinner, also the Office of Resident Services,  
15       their ATP program, and a lot of their programs  
16       are heavily focused in dealing with the  
17       residents and resident improvement. I've had  
18       the pleasure of attending almost every event  
19       that they host, whether it's for the youth or  
20       adults. And I just want to give a shout out to  
21       Brian Herst and his team as well.

22              CHAIRMAN SKINNER: Right, and Nicole

1 spoke earlier about the graduations. So, I  
2 think those kinds of things -- frankly, I don't  
3 think we're doing a good enough job in terms of  
4 just getting that information out. Not only  
5 this forum, but to the public in general, so  
6 people know that we are focused on people.

7 That's what we're all about, is making  
8 the lives of our residents better. Okay, then  
9 the Committee on Budget Audit and Finance? Is -  
10 - she's gone. So, we're going to call on  
11 Commissioner Clay.

12 COMMISSIONER CLAY: I'll speak a  
13 little. I missed unfortunately a portion of the  
14 meeting. So, we did get a report from the  
15 Office of Financial Management, as well as a  
16 report from the Office of Internal Audit and  
17 Compliance.

18 The Office of Financial Management  
19 financials, we were in good shape, I believe.  
20 There was discussion about, they're currently  
21 going through the year-end audit. And as they  
22 go through the audit, there have been a number

1 of prior-year findings that at this point, it  
2 appears that many of those findings have been  
3 closed. I think they said that out of all of  
4 them, there may be about four that have not been  
5 closed.

6 COMMISSIONER MURPHY: At most, I think  
7 they said at most.

8 COMMISSIONER CLAY: At most, yeah.

9 COMMISSIONER MURPHY: We asked for a  
10 worst-case scenario.

11 COMMISSIONER CLAY: Exactly, yeah. So,  
12 we don't want to say a final number, of course,  
13 until the audit is complete, but it appears  
14 there are about 20 of them. So, that's going  
15 well at this point. And this is, of course, an  
16 external audit firm, as well as its independent  
17 that is hired by the OIG, that is also the firm  
18 that works on the city's ACFR. So, this is in  
19 conjunction with the ACFR process. So, we're  
20 pleased to hear how well that's going thus far,  
21 and will continue to report as we get more  
22 information on that.

1                   The Office of Audit and Compliance  
2           discussed their audit plan for the upcoming  
3           year, and they also met with the executive  
4           director and the deputy to talk about that plan  
5           and to move forward.

6                   And so, that's the majority of what was  
7           discussed during the meeting. Unless,  
8           Commissioner Murphy, is there anything to add?

9                   COMMISSIONER MURPHY: No, it sounds like  
10          the audit plan, that you guys had good  
11          conversations, and great. Yeah, thank you.

12                  COMMISSIONER CLAY: Thank you.

13                  CHAIRMAN SKINNER: All right, that  
14          completes our committee reports. Again, thank  
15          the chairs and members of the committee for  
16          working outside of this meeting, this is a  
17          monthly meeting, but there is a lot of work that  
18          goes on outside of the monthly board meeting. So  
19          again, I want to thank you for that.

20                  So, the only thing left is what we call  
21          commissioners' time. So, any other issues any  
22          commissioners want to bring up today?

1 Commissioner Clay?

2 COMMISSIONER CLAY: One thing I want to  
3 shed a little bit of light on if I could,  
4 because I know there has been discussion about  
5 this, last year, a little bit of discussion  
6 about it this year, as it relates to the  
7 component unit, and the whether or not the  
8 District should be reporting the Housing  
9 Authority as a component unit.

10 I will say this is more so a city issue  
11 in terms of how they do their financial  
12 reporting. But I just do want to say that there  
13 has been -- the determination has been made by  
14 the CFO, along with the controller of the  
15 District of Columbia, but also reviewed by  
16 external auditors that are also independent, to  
17 make that determination based off of complex --  
18 what we call generally accepted accounting  
19 principles that are set forth by the GASB.

20 And so this determination has been made  
21 that the Housing Authority is not a component  
22 unit. And so that really impacts not -- for the

1 most part it impacts the financial statements,  
2 and how the District of Columbia reports  
3 financial information, and whether or not the  
4 Housing Authority should be consolidated into  
5 the District's financials. And so that  
6 determination has been made, but not only was it  
7 made by the CFO and the controller of the  
8 District of Columbia, it has also been agreed by  
9 the city's external auditors.

10 So, I just want to kind of let everyone  
11 know, kind of to understand what that means,  
12 what that process looks like.

13 CHAIRMAN SKINNER: Yeah, I know there's  
14 been a lot of going back and forth on that.

15 COMMISSIONER CLAY: Yeah.

16 COMMISSIONER MURPHY: And there were  
17 sort of some curious suggestions out there, that  
18 how this has something to do with the Housing  
19 Authority, sort of our internal stuff, and it's  
20 really not.

21 COMMISSIONER CLAY: It does not, right.

22 COMMISSIONER MURPHY: It's really

1 external issues around -- yeah.

2 COMMISSIONER CLAY: Yeah, I think it  
3 would have much less of an impact on the Housing  
4 Authority as it would on the District. And so  
5 that's really -- yeah, where we're going.

6 COMMISSIONER SILLA: This is a  
7 completely different topic if I might?

8 CHAIRMAN SKINNER: Okay, yeah.

9 COMMISSIONER SILLA: Okay.

10 CHAIRMAN SKINNER: Unless there's any  
11 follow up to Commissioner Clay.

12 COMMISSIONER SILLA: Yeah. Okay, today  
13 there were a couple of callers that mentioned  
14 the practice that we've instituted, of D.C.  
15 Housing Authority staff calling everybody that  
16 is signing up to testify as something that they  
17 experience as being very antagonistic to them  
18 and that they are interpreting as an effort to  
19 silence them.

20 And this is not the first time that  
21 we've heard this feedback, and so I don't know  
22 if there is either an opportunity to reconsider

1       this practice, just given that I think this  
2       might be the third or the fourth time, and on  
3       this particular call I think we had two people  
4       indicate that that's how they're interpreting  
5       our standard policy.

6               So, first and foremost, for anybody  
7       that's still listening from that first part,  
8       just want to make sure that the intention of the  
9       D.C. Housing Authority staff that is calling you  
10      to better understand your concerns is not to  
11      silence you. It is to really, first and  
12      foremost, see if there is a way that we can  
13      immediately address the issue, and then to make  
14      sure we have an understanding about why you're  
15      coming forward to present to us. It is really  
16      not something that we are doing in order to  
17      silence you.

18             But if it continues to be interpreted  
19      in this way, I wonder if -- if it doesn't really  
20      help solve for issues up front anyway, and you  
21      all are in the best position to advise us on  
22      that, whether you are able to help people

1       resolve situations so that they don't have to  
2       wait until the board meeting.  If that's not  
3       happening, then maybe we just forego that.  
4       Because it seems to be having --

5               MS. WICKLIFFE:  And it actually is  
6       happening in some cases.  So, they are able to  
7       reach out, the ombudsman team, and solve some  
8       situations before they come here.  And a lot of  
9       times it's getting more information, because as  
10      you know, a lot of us sit around this table, and  
11      this is the first time we hear a lot of it.

12              So, it's to get us to kind of  
13      understand as well, to try to --

14              MS. GLASSMAN:  The public testimony is  
15      actually part of our board legislation,  
16      actually.  But it's also supposed to be  
17      potentially time limited, because obviously if  
18      we had public testimony that was not time-  
19      limited --

20              COMMISSIONER SILLA:  I don't have an  
21      issue with the time limit, just so that we're  
22      clear.

1 MS. GLASSMAN: This has been the way  
2 that we tried to bridge that gap, by creating a  
3 time limit, but also having the testimony. But  
4 we do, I think as Nicole was saying, we also, I  
5 think, try to have multiple avenues for folks to  
6 -- who feel that they aren't being heard, to get  
7 their complaints to us, whether it's through the  
8 ombudsman, or through the board meetings, or  
9 through outreach to various staff. So, this is  
10 one of the venues.

11 COMMISSIONER SILLA: But we'll look at  
12 it and just measure.

13 MS. GLASSMAN: But it is also in board  
14 legislation. I was going to say, I don't know if  
15 we can --

16 CHAIRMAN SKINNER: Yeah.

17 COMMISSIONER SILLA: Okay, so calling  
18 folks in advance to get a better sense is  
19 actually a part of our legislation, or it's a  
20 part, or --

21 COMMISSIONER MURPHY: It's actually  
22 they're just trying to thread a needle here,

1       because number one, we don't want to ever say to  
2       somebody you cannot testify, right? That's a  
3       given, right?

4               And at the same time, and I have said  
5       this before, I will just say the quiet part out  
6       loud, this board meeting is not the best place  
7       to resolve really complex issues that people are  
8       facing and deserve attention to. So, I don't  
9       have any problem with the team reaching out to  
10      folks to do what they can to try to solve their  
11      problem sooner rather than later and in a better  
12      venue.

13              Because we don't know what documents to  
14      ask for and whatnot, whereas the people that are  
15      calling do. I would hate, as you said, I would  
16      hate for people to interpret that as an attempt  
17      to stifle them, but nor do I want to stop that  
18      practice because I think it is useful for people  
19      who really are in a position to help, to engage  
20      sooner rather than later.

21              COMMISSIONER SILLA: So, then I don't  
22      know if there's something about how we are

1       engaging that's leading people to believe that  
2       we are doing it to preempt and to silence them.  
3       So, maybe there is an opportunity to look at  
4       that.

5               MS. WICKLIFFE: No problem, we'll look  
6       at it.

7               COMMISSIONER CLAY: And let me ask this  
8       also, legally we can't stop someone --

9               MS. GLASSMAN: Oh no, and we're not  
10      trying to --

11              COMMISSIONER CLAY: I'm just saying  
12      that to be clear for anyone that's listening  
13      that might be interpreting it that way, is that  
14      the call in advance cannot stop them if they  
15      want to talk.

16              MS. GLASSMAN: Correct, and that is not  
17      anyone's intent, right. Just like the follow-up  
18      afterwards is intended to, again --

19              COMMISSIONER CLAY: Solve the problem,  
20      yeah.

21              COMMISSIONER SILLA: Right.

22              COMMISSIONER BLACKSON: And I agree

1 with Commissioner Silla, this is Commissioner  
2 Blackson, because oftentimes when we hear from  
3 residents, and I hear it out in the public, that  
4 they feel like their call is actually to stop  
5 them from testifying, or that it's some type of  
6 fraud going on, so they do share that sentiment  
7 often.

8 COMMISSIONER HARRIS: This is  
9 Commissioner Harris, I think a simple solution  
10 is in order for anyone to testify, they have to  
11 go on the website, and that website specifically  
12 gives direction. It would be easier if we put  
13 notation to let them know that they may be  
14 notified just so we can gather this information  
15 prior to the meeting --

16 COMMISSIONER MURPHY: That's a great  
17 idea.

18 MS. GLASSMAN: It does do that.

19 COMMISSIONER MURPHY: It does say that?

20 (Simultaneous speaking.)

21 COMMISSIONER HARRIS: -- to briefly  
22 answer, or let alone get back to them. It's our

1 attempt to say what we mean and mean what we  
2 say. They have to go to that website to  
3 register. Put something real brief letting them  
4 know don't be surprised if you get a call, it's  
5 just for us to get ahead of the ball for our  
6 meeting and to see if we can assist you.

7 And then that way it won't look like  
8 they're being interrogated or being deterred.  
9 Is that something we can't do?

10 MS. HARDEMAN-JONES: So, that is  
11 something that we already do, that is our  
12 practice, it is on our website. There is a lot  
13 of different steps to testimony, a component  
14 that we are trying to bridge gaps. So, the  
15 ombudsman department taps in. The testimony  
16 that you see today that we go through, this has  
17 already been kind of cleaned.

18 From other people that have used the  
19 website, gone through the process, and our staff  
20 has called, and had conversations with them, and  
21 has resolved some of these concerns. So, it  
22 does not get in front of this Board. So, what

1 happens are those that we cannot resolve, those  
2 that want to have an audience with the  
3 commissioners, those are the ones that get  
4 elevated.

5 But that disclosure is on our website  
6 just for us to get more information, not to  
7 deter, but just for us to get more information.  
8 And if we can resolve the issues, that's what  
9 staff does.

10 MS. WICKLIFFE: And so it's clear that  
11 we may reach out to them, or we will reach out  
12 to you.

13 MS. HARDEMAN-JONES: Yes, and the reason  
14 why --

15 COMMISSIONER HARRIS: That's perfect.  
16 So, I just think that the next time that we have  
17 meeting, and if we get any type of concerns from  
18 that, from our residents, we can take two  
19 seconds just to remind them that hey, it's on  
20 our website, there's nothing malicious, just as  
21 an FYI. Because a lot of them are not in the  
22 call now.

1                   We need to be able to give them  
2 something so that they are okay for the moment,  
3 and then we'll still get back to them.

4                   MS. HARDEMAN-JONES: Yeah, we can  
5 always improve. But a lot of times the  
6 conversation is also to help them make sure that  
7 they're able to craft with their response, or  
8 how they want to talk to the Board. A lot of  
9 people have some technology concerns, so  
10 therefore they're not always able to use the  
11 resource of the Board.

12                   So, we just help, staff helps to try to  
13 bridge that gap. So, we can definitely add some  
14 more language to make it even a little bit more  
15 softer for folks so that people don't feel like  
16 we're trying to deter them anyway.

17                   COMMISSIONER HARRIS: And I appreciate  
18 that you guys actually do that, because it makes  
19 a difference. And I'm not at all thinking that  
20 we should not reach out. We have to be able to  
21 be preemptive in some things like this, and  
22 sometimes they may not have to come on, we may

1 be able to solve it, and that's a win for DCHA  
2 right then and there.

3 But no, I agree, we should do it, but  
4 we've got to calm some of the rhetoric down when  
5 we have concerned residents when they're on.  
6 So, we want to make sure that hey, this is part  
7 of the process, no worries, but if you're  
8 concerned, there are other steps that you can  
9 take if you felt that way.

10 COMMISSIONER DICKERSON: I think that  
11 it's also important to realize that we're not --  
12 it starts here, it starts at a certain point,  
13 and the conversation goes, it takes a minute to  
14 get to the basic problem, and to address, and  
15 then know what the next step is. And I think we  
16 need to be committed to that, and see how we do.

17 But it's got to have these  
18 conversations back and forth with the residents,  
19 regardless of where we start, hopefully we end  
20 up in a better place to try to resolve some of  
21 this, some of the things that they raise. I  
22 don't think we can do everything, but certainly

1 direct conversation and working it through is  
2 important.

3 COMMISSIONER CLAY: And I just want to  
4 add one additional piece, because I don't think  
5 we say this a lot, but also part of that why we  
6 can't address certain issues is because there's  
7 a privacy component to it as well. And so, it's  
8 not just for us, or not even just for the time,  
9 but it's also recognizing that we also are  
10 protecting the residents, because if they come  
11 on talking about a personal issue, we can't  
12 necessarily solve it, because there are certain  
13 details that we might not be able to share  
14 because we have to protect people's privacy, and  
15 that's also very important.

16 COMMISSIONER SILLA: Well, thank you  
17 for entertaining this conversation, especially  
18 because Carmelo and a couple of the other people  
19 that mentioned this as an issue are still on the  
20 line, and actually listening to the discussion,  
21 so that they can hear what our intentions are.

22 CHAIRMAN SKINNER: Anything else? If

1 not, so we do not have a board meeting in  
2 January, so the next board meeting will be on  
3 Wednesday, February 11th, 2026 at 1:00 p.m., and  
4 that will be via Zoom. Information regarding  
5 viewing or participating in the meeting live can  
6 be found at our website, [www.dchousing.org](http://www.dchousing.org).

7 And with that I want to wish everyone  
8 that's on the line, that's in here, everyone and  
9 their families, safe and happy holidays, and a  
10 very happy New Year.

11 COMMISSIONER DICKERSON: And the same  
12 with you, Commissioner, thank you --

13 MS. HARDEMAN-JONES: Happy Holidays --

14 (Simultaneous speaking.)

15 CHAIRMAN SKINNER: Can I have a motion  
16 to adjourn?

17 COMMISSIONER SILLA: Motion.

18 COMMISSIONER DICKERSON: Second.

19 CHAIRMAN SKINNER: All in favor say  
20 aye.

21 (Chorus of aye.)

22 CHAIRMAN SKINNER: Okay, this meeting

1 of the Housing Authority is adjourned at 2:47  
2 p.m., thank you.

3 (Whereupon, the above-entitled matter  
4 went off the record at 2:45 p.m.)

5 C E R T I F I C A T E

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

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Court Reporter

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