FINAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION AND REFORM BOARD MEETING

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WEDNESDAY
OCTOBER 8, 2025

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The Board met at 300 7th Street SW, Tenth Floor, Suite 329, Washington, D.C., at 1:00 p.m. EDT, Raymond Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

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

STAFF PRESENT:

NICOLE WICKLIFFE, Deputy Executive Director
AMY GLASSMAN, Senior Vice President and General Counsel
SHENETTA HARDEMAN-JONES, OED Manager
ALETHEA MCNAIR, Chief of Staff

COMMISSIONERS ABSENT:

DENISE BLACKSON, Commissioner
CHRISTOPHER MURPHY, Commissioner

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

1:01 p.m.

CHAIRMAN SKINNER: Good afternoon. My name is Raymond Skinner and I'm Chairman of the DCHA Board of Commissioners and I'd like to call this meeting to order. This is a regular monthly meeting of the D.C. Housing Authority being held today, October 8th, 2025. This meeting is being held via Zoom videoconferencing and the Board is here, at least some members of the Board, are here in person. The time is 1:02 p.m.

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

For today's meeting, we have invited members of the public to sign up to speak via our website or those who would just like to view the meeting can do so live via the DCHA website, which is linked to our Facebook Live page.

The Board of Commissioners welcomes public input on matters of concern and offers

you today an opportunity to express your views during the public testimony portion of this meeting. However, we require that members of the public who attend our meetings abide by certain rules of decorum to allow the Board to complete its business. For this virtual meeting, DCHA asks that you remain muted until you are instructed to speak.

Members of the public cannot engage in any disruptive conduct or loud, threatening or abusive language during board meetings. This includes any loud outbursts or shouting during times where you've not been asked to speak. Anyone who violates these rules will be removed from the virtual meeting. Serious or repeated violations of the rules may result in your being barred from speaking at future board meetings. However, we do appreciate your interest in the business before us today and I want to thank you in advance for abiding by these rules of conduct.

Before we go on, let me just say for

1 the record, I wanted to acknowledge that we are
2 operating under the Housing Authority Resident
3 Empowerment Emergency Act of 2025, which was
4 passed by the D.C. Council on July 28th. Under
5 this act, Commissioners Burbridge and Clay, who
6 under the STAR Board were non-voting members, as
7 of July 28th, are now full voting members of
8 this interim board.
9 At this time, I would ask for a roll
10 call to determine if we have a quorum.
11 MS. HARDEMAN-JONES: Denise Blackson?
12 Rosa Burbridge?
13 COMMISSIONER BURBRIDGE: Present, I'm
14 here.
15 MS. HARDEMAN-JONES: Thank you. Leroy
16 Clay?
17 COMMISSIONER CLAY: Present.
18 MS. HARDEMAN-JONES: Thank you. James
19 Dickerson?
20 COMMISSIONER DICKERSON: Present.
21 MS. HARDEMAN-JONES: Ronnie Harris?
22 COMMISSIONER HARRIS: I'm here.

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

COMMISSIONER REED: Present.

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

COMMISSIONER SILLA: Present.

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

CHAIRMAN SKINNER: Here.

MS. HARDEMAN-JONES: We have a quorum.

CHAIRMAN SKINNER: Okay, thank you. At this time, I'd like the Commissioners to consider the minutes from the September 10th, 2025 Board Meeting. Are there any additions, corrections, changes to the minutes? Hearing none, I'll entertain a motion to approve.

COMMISSIONER CLAY: So moved.

CHAIRMAN SKINNER: A second?

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: All in favor say aye.

(Chorus of ayes.)

CHAIRMAN SKINNER: Any opposed? Okay, thank you. Let the minutes stand approved as presented. Next, we're going to have our Executive Director's Report. Unfortunately, Director Pettigrew had a family emergency and is not here today, but his able assistant, Nicole Wickliffe, will give the Executive Director's Report.

Before you even start, the first thing I have gotten inquiries about with the shutdown, what's happening and do we have any money? Are we going to be able to pay the landlords and so forth, so what do you know about the shutdown and how it's going to affect us?

MS. WICKLIFFE: Great questions. Nicole Wickliffe, Deputy Executive Director. We know that we will be funded until the end of November because that budget was approved, so that's operating subsidies coming from public housing side and voucher dollars that come in, so we do know that.

CHAIRMAN SKINNER: Any other things

that we know?

MS. WICKLIFFE: From the shutdown? No, we do not know because it's shutdown. That's the only intel that I have. Just reading that, we know that we're funded through the end of November.

CHAIRMAN SKINNER: Okay.

MS. WICKLIFFE: One other piece and we'll talk about this a little bit later because it's one of the resolutions. Generally, something for RAD items that are ready to go to closing, they generally will work on that even through the shutdown. That's a resolution coming up for Park Morton so that should not be stalled in any way.

CHAIRMAN SKINNER: Affected, okay, thank you.

MS. WICKLIFFE: All right, again, I'll get into the Executive Director's Report. Again, Nicole Wickliffe, Deputy Executive Director.

On our property management operation

1 side, we had a small uptick in our occupancy.
2 We're at about 86.47. As you may recall from
3 last month's meeting, we are taking the first
4 tranche of bond properties that are vacant units
5 offline. We started that a few months ago and
6 that continues. Out of the nine first
7 properties, eight of the properties have been
8 submitted and approved to HUD. Some of the
9 units that are moved offline are a result of
10 that.
11 The team continues to lease to families
12 off of the wait list. We had 10 new admissions
13 in the month of September. Of course, we
14 utilizing units for any emergency transfers or
15 other type of transfers needed as well, so that
16 would be in the detailed report. Our teams are
17 continuously turning units as well. Again, not
18 for the first nine units on the bond tranche;
19 however, other units they are being assessed.
20 We assess them in a small, maybe takes two weeks
21 or less to turn, medium up to 30 days, high over
22 30 days and we're trying to keep up the pace of

1 turning those units as well.
2 Onto our voucher side of the house, as
3 you will see, our federal vouchers are at 100
4 percent. Our local LRSP vouchers are at 95 and
5 the local DHS MOU where the referrals come in
6 through DHS is at 97 percent. The team has been
7 working closely with DHS and other partners to
8 expedite any emergency moves that are needed for
9 different populations. The team continues to
10 just work through all the submissions and RFTAs.
11 We do still have vouchers on the
12 street, so although we're at 100 percent, those
13 vouchers will continue. If they select a place
14 and get leased up, we'll still continue to work
15 that. Generally through attrition, that number
16 balances out so it will go up and down because
17 you have some people leaving the program, coming
18 on, but as of right now, we're at 100 percent
19 and we know over the months, it's a moving
20 target.
21 On our resident services side of the
22 house, they are busy every month. They have

about 15 activities going on. We had three Rebuilding Communities. We had some other great activities. Our ATP members again went and got fitted for custom made suits again. There is some Section 3 hiring and coordination in resources, resume building, and many other activities and just self-sufficiency activities that have gone on through the month of September and which we look at every month. Again, that's in the report.

I would like to also add this Friday, I know this is going to be resolution too, but this Friday will be our ribbon cutting of the Park Morton and many of us bought that property, very beautiful so we'll see you out there on Friday.

CHAIRMAN SKINNER: Okay.

MS. WICKLIFFE: That's all I have.

CHAIRMAN SKINNER: That's all you have? Questions from the Board Members? Any of the Board Members who are online have any questions? No questions. So, last month, we had a lot of

discussion about how we're going to deal with the homeless population and we talked a lot about an upcoming meeting that was to be September 17th. Can you just bring the Board up to date on how the September 17th meeting went and kind of where we are.

MS. WICKLIFFE: The September 17th was that with our partners, Alleca?

MS. HARDEMAN-JONES: Yes.

(Simultaneous speaking.)

MS. WICKLIFFE: Okay. I did two on my own.

(Simultaneous speaking.)

MS. WICKLIFFE: Yes, the team that we brought on, Alleca or Alleca, I apologize, they got the group back together again, so many of our different partners. Just to talk about the main is how can we streamline the efforts from an application coming in to lease out.

The team got together. We're waiting on that final report. Recommendations came out of the first set of meetings of how we can, like

1 I said, streamline or cut down the number of
2 days. There are a couple of buckets that we
3 expect to have it back, stuff that does not
4 require any type of administrative action,
5 either through the admin plan, DCMR, that staff
6 can just change as a process or a policy.
7 Also, there will be a bucket of items
8 that could be a longer lead time item that are
9 involved that we can attempt to recommend those
10 changes. We are waiting on that. The meeting
11 was well attended. Unfortunately, we were
12 called to another meeting, myself and Director
13 Pettigrew, so we missed that one, but when the
14 report comes out, we'll be happy to share with
15 the Board as well.
16 CHAIRMAN SKINNER: Okay.
17 COMMISSIONER SILLA: Any opportunity to
18 either preview the report or produce the report
19 in advance of the 21st of this month? The ICH
20 has a Housing Solutions Committee and I have
21 been fielding lots of questions about expediting
22 lease outs.

MS. WICKLIFFE: Okay.

COMMISSIONER SILLA: And what the progress on that has been with the Housing Authority. I would really appreciate an update.

MS. WICKLIFFE: Okay.

COMMISSIONER SILLA: That includes a lot more detail about the negotiations and the agreements. I would appreciate it if we could set that up --

MS. WICKLIFFE: Yes, we'll circle back --

COMMISSIONER SILLA: As a target date.

MS. WICKLIFFE: We'll circle back with the consultant just to make sure that we have it and we're reviewing it internally and hopefully have it by the 21st. Even if we can't share it, at least we'll have some bullet points of what we can share if it's not back, but we anticipate it being back.

COMMISSIONER SILLA: Okay.

MS. WICKLIFFE: Okay?

COMMISSIONER SILLA: The ask from the

1 community and the ICH is to have a work group
2 that is dedicated to expediting lease ups so
3 that we can follow up on the recommendations and
4 be sharing metrics with the community in a way
5 that is not readily and publicly available. It
6 would be great if you could also put some
7 thought to what you are comfortable sharing
8 publicly as progress. Maybe a dashboard of some
9 sort. I really appreciate the way that you have
10 accommodated all of my requests for the internal
11 dashboards that the Board reviews and I think it
12 would be a great benefit to the Housing
13 Authority to demonstrate how hard you are
14 working, to share some of that information
15 publicly. I would appreciate that
16 consideration.
17 MS. WICKLIFFE: Okay. I will pass it
18 on.
19 CHAIRMAN SKINNER: Any other questions
20 for --
21 (Simultaneous speaking.)
22 COMMISSIONER DICKERSON: I just have

one because I haven't been in the mix of this. Has there been sort of a dialogue or whatever, you know, decisions or working towards a decision about people who are on the waiting list and people who are on the homeless list that you're giving preference to and how that's going to work out?

MS. WICKLIFFE: That is a second conversation. Yes.

COMMISSIONER DICKERSON: Another conversation?

(Simultaneous speaking.)

MS. WICKLIFFE: A slightly different conversation.

COMMISSIONER SILLA: Expediting lease up for people that are currently experiencing homelessness and matched to either a local or a federal voucher. So, the homeless preference we can also -- we will get to that as part of the resolutions unless, of course, it's most appropriate to address that right now.

MS. WICKLIFFE: I don't think that's

1 in the resolutions today.
2 COMMISSIONER SILLA: No, it's not in
3 the resolutions.
4 MS. WICKLIFFE: Okay.
5 COMMISSIONER SILLA: But why don't we
6 talk about why we are extending the admin plan.
7 MS. WICKLIFFE: Right.
8 COMMISSIONER SILLA: For another, is it
9 the admin or the ACOP that we're adding?
10 CHAIRMAN SKINNER: This is the --
11 (Simultaneous speaking.)
12 MS. GLASSMAN: It's the admin plan
13 today. It's one of the things we're exploring,
14 right.
15 COMMISSIONER SILLA: Yes and so we were
16 planning on providing that update as part of
17 educating --
18 AUTOMATED VOICE: Recording in progress.
19 COMMISSIONER SILLA: Did we lose
20 people?
21 MS. WICKLIFFE: Technically, we might
22 have lost the call.

1 (Simultaneous speaking.)
2 PARTICPIANT: But you're helping people.
3 MS. WICKLIFFE: Okay, but I will say
4 that the DHS and Anton's department are actually
5 working closely. They call and if they have any
6 that need to be expedited, we have been working
7 closely for some months.
8 COMMISSIONER SILLA: I think we lost --
9 MS. GLASSMAN: We were having some kind
10 of sound issue. Are we having a sound issue?
11 COMMISSIONER SILLA: A technical issue.
12 MS. WICKLIFFE: Can they hear us now?
13 COMMISSIONER REED: We can see you and
14 hear you now. We lost you for a few minutes.
15 COMMISSIONER SILLA: Okay.
16 MS. WICKLIFFE: Okay. Do we know at
17 what point?
18 COMMISSIONER REED: The last we heard
19 was Commissioner Dickerson asking about
20 Commissioner Silla -- starting to ask
21 Commissioner Silla a question.
22 COMMISSIONER SILLA: Okay. So,

1 Commissioner Dickerson was asking about the
2 homeless preference and whether we have made any
3 progress on adopting a homeless preference for
4 the admin and the ACOP plan. I was saying that
5 that was a part of the update that was going to
6 come up when we were talking about extending the
7 admin plan and emergency. Is it like 90 days
8 that that extension?
9 MS. GLASSMAN: It would be 120 days,
10 but I think the update is we're discussing it
11 internally, but I don't think we have any
12 details.
13 COMMISSIONER DICKERSON: Okay.
14 MS. GLASSMAN: To provide.
15 (Simultaneous speaking.)
16 COMMISSIONER DICKERSON: Vote, the
17 votes are --
18 MS. GLASSMAN: At this point, but we're
19 discussing it internally.
20 COMMISSIONER DICKERSON: Existing lists
21 and the homeless preference.
22 MS. GLASSMAN: Yes.

1 COMMISSIONER DICKERSON: And how that
2 gets worked with.
3 COMMISSIONER SILLA: Yes and we're just
4 --
5 COMMISSIONER DICKERSON: That's fair
6 and equitable for every -- you know, for
7 everybody here.
8 COMMISSIONER SILLA: Yes, understood.
9 COMMISSIONER DICKERSON: So, that's one
10 of mine.
11 COMMISSIONER SILLA: That's a
12 conversation that's happening in the committee -
13 -
14 COMMISSIONER DICKERSON: Okay.
15 COMMISSIONER SILLA: For operations and
16 administrative services, yes.
17 MS. WICKLIFFE: And just to add, as I
18 said, DHS works closely with our staff so if
19 they have any that need --
20 COMMISSIONER DICKERSON: Okay.
21 MS. WICKLIFFE: To be expedited, the
22 staff is expediting them.

1 COMMISSIONER DICKERSON: Good. Thank
2 you. Good, okay, great.
3 CHAIRMAN SKINNER: No other questions?
4 We'll move on to the next agenda item, which is
5 our public testimony. We start, as always, with
6 residents and each person has three minutes to
7 provide their testimony.
8 MS. HARDEMAN-JONES: First, we're going
9 to call Paulette Matthews. Paulette Matthews?
10 As a reminder, star six to unmute yourself. I'm
11 going to move forward. Next, I have Norman, I
12 believe this Propest or Propst? I know we just
13 sent you a promotion request. Mr. Propst, can
14 you star six, if you have any issues with
15 unmuting.
16 MR. PROPST: Could you guys hear me?
17 MS. HARDEMAN-JONES: We can.
18 CHAIRMAN SKINNER: Yes, we can.
19 MR. PROPST: Oh okay. Thank you, guys,
20 for having me to speak today. I just wanted
21 take time out and thank Ms. Bruna. She's been a
22 real help, assisting me doing my deposit

-- over here where I live at and also I think -- Hello?

CHAIRMAN SKINNER: Hello.

MR. PROPST: Yes, I do apologize for that. Yes, I wanted to take time out to thank Ms. Bruna who has been helping me with my housing, getting the deposit paid. She reaches out to me like every week to be sure I'm taken care of. I just wanted to take time out to thank her very much and -- all of them have been a great help for me. That's all I wanted to share with you. Take time out and thank the special people --

MS. HARDEMAN-JONES: Thank you.

CHAIRMAN SKINNER: Thank you.

MR. PROPST: Okay, thank you.

MS. HARDEMAN-JONES: Next, we have Chris Otten. Chris Otten? Moving forward, next we have Kenneth Council. Kenneth Council, star six to unmute yourself.

MR. COUNCIL: Good afternoon. Can you all hear me?

1 MS. HARDEMAN-JONES: We can.
2 CHAIRMAN SKINNER: Yes, hi, Mr.
3 Council.
4 MR. COUNCIL: How are you?
5 CHAIRMAN SKINNER: Good.
6 MR. COUNCIL: As a past experienced
7 former Commissioner at Large and now the new
8 elected second-time Citywide Advisory Board
9 President, I can say with confidence that I'm
10 watching the room and I've watched for the past
11 two years of how things are being done. There's
12 some serious issues that have been brought to me
13 by staff and all across the Agency that the same
14 issues have gone over and over and over again
15 but never resolved.
16 It appears that the leadership of the
17 Board and, once again, failing the Agency and
18 the residents. I am pleading the Board to do
19 what's needed. I've watched the morale. I can
20 see the room is half empty today, even as far as
21 being structured. You all are going to talk
22 about the budget today when it should have been

done last month. So, it gives me hope that you all will be transparent and honest with the budget. I followed it the whole year. There's a lot of misconscrepancies of the money and the Board. I'm hoping that who is in the room and the ones that are not in the room, that's a part of this Board, until the end of the year, that you all have some integrity and stop gaslighting the residents.

I hate to say it, but it's dysfunctional, the morale that you all and some of the things that the ED and the Chair shares a lot of the Commissioners don't know anything about it. This is speaking of money and things that are happening factually, so I'm hoping that you all do what needs to be done to remove some people and they know who they are. I'm waiting to see what this budget looks like today with bated breath.

There are a lot of issues but one particularly, how can you RAD the history of Langston. Someone please answer that today.

How can you RAD a historical site that's registered as a historical site and you're going to RAD it where it won't be no longer considered public housing? There are a lot of issues that you all have not handled.

I had a young lady on my site five times that she has been in five different hotels. Cosmetically, her house was done over, but you never attacked her issue which was her plumbing. That's embarrassing for her to be out of her main dwelling and at five different hotels, ridiculous. Have a nice day.

CHAIRMAN SKINNER: Thank you, Mr. Council.

MS. HARDEMAN-JONES: Next, we have Patricia Malloy. Patricia Malloy, star six to unmute yourself. I see we just promoted you to panelist.

MS. MALLOY: Thank you.

MS. HARDEMAN-JONES: Sure.

MS. MALLOY: They just sent me the information.

1 MS. HARDEMAN-JONES: Okay.
2 MS. MALLOY: Good afternoon, everyone.
3 CHAIRMAN SKINNER: Good afternoon.
4 MS. MALLOY: My name is Patricia
5 Malloy, former Lincoln Heights resident council
6 president, now relocated to an off site project-
7 based voucher unit at The Strand Residences.
8 I would like to thank DCHA Chief Reese
9 and his team and staff for having a health and
10 wellness event on Saturday, September 20th, 2025
11 in Lincoln Heights. There was so much positive
12 feedback. Residents want more events like this.
13 On September 25th, Dr. Veronica
14 Jenkins, Executive Director of Homes for Hope,
15 Incorporated, which is housed in Lincoln
16 Heights, sent an email to Director Pettigrew,
17 Sheila Miller, Nicole and other DCHA staff
18 regarding a partnership. They have been in
19 Lincoln Heights and -- North for over 10 plus
20 years. Homes for Hope has built community
21 generated wealth, personality and family growth.
22 Residents have received training as food

1 handlers, home healthcare aides -- training, CDL
2 and money management. The residents of Lincoln
3 Heights along with myself is requesting that
4 DCHA support their comprehensive case management
5 program by funding the first quarter of the
6 fiscal year 2026. By doing this, they will be
7 able to continue the much needed programs they
8 provide until additional funding from DMPED,
9 better known as D.C. Planning and Economic
10 Development.
11 Lincoln Heights and the residents at
12 this point need some type of programming from
13 the Agency, especially resident services.
14 Sheila Miller knows about the outstanding
15 services that Homes for Hope have provided to
16 the residents. For the 10 plus years that I was
17 elected Council President, LaShawn Tyler, as
18 well as others can attest that not one time did
19 I ask DCHA or use our resident participation
20 fund. Homes for Hope provided everything --
21 programming, activities for Lincoln Heights.
22 I am asking and requesting that DCHA

1 help finance Homes for Hope in order for them to
2 continue to service the residents of Lincoln
3 Heights. Thank you.
4 CHAIRMAN SKINNER: Thank you, Ms.
5 Malloy.
6 MS. HARDEMAN-JONES: Next, we have
7 Karen Settles. Karen Settles, star six to
8 unmute.
9 MS. SETTLES: Thank you.
10 MS. HARDEMAN-JONES: Sure.
11 MS. SETTLES: Good afternoon, everyone.
12 Can you hear me?
13 CHAIRMAN SKINNER: Yes, good afternoon.
14 MS. SETTLES: Yes, I have growing
15 concerns about the lack of resident
16 representation on the Board. I don’t have the
17 information that I would like to have as far as
18 what is the structure of the Board as it relates
19 to how many people are on the Board. I would
20 like that to be answered today so that I can
21 make some sense of some of the things I’m
22 hearing.

1 My understanding is that Mr. Kenneth
2 Council has become the Chair of the Citywide
3 Advisory Board. As a former Chair of the
4 Citywide Advisory Board and knowing that the
5 structure has changed with the coming of the
6 STAR Board, it's kind of confusing to keep up as
7 a leader and a community leader particularly to
8 explain to people the dynamics of how this Board
9 is structured. So, I'm asking for help in
10 understanding this Board's structure.
11 I've heard you say that the two non-
12 voting Board members that were non-voting are
13 now voting Board members, what I don't
14 understand is why there's no room to honor Mr.
15 Council's input now as the newly elected Chair
16 of the advisory board. There has to be some way
17 that he's weighing in to some of the decisions
18 that are being made to give the residents'
19 perspective of what is happening or at least be
20 able to come back to the residents to give them
21 some responses.
22 We need to understand and in all

1 fairness, residents are not being equally
2 represented on the STAR Board. That needs to
3 change because of several dynamics and they all
4 are around mental health, health in general and
5 as well as just plain resident presence and
6 input. I need to know what the Board's balance
7 is going to be for resident input. Special
8 needs people, as far as I'm concerned, are not
9 represented here. I don't see the seniors
10 represented here and I think that the Board
11 needs to make some changes that are necessary to
12 create a better balance.
13 Residents, as we all know, if it wasn't
14 residents none of you all would be here and we
15 want to be represented just the way you would in
16 any of your -- to say that we need resident
17 input and we need balance so that we won't be
18 always outnumbered. This -- Thank you.
19 MS. GLASSMAN: So, without getting into
20 too much detail, but the Board's composition is
21 determined by legislation, right, and as the
22 Chair alluded to at the start of this meeting,

1 there's recent legislation that changes the
2 Board's composition. The upshot, I think, for
3 purposes of Ms. Settles' comment is that
4 Commissioner Burbridge does continue on the
5 Board until there are changes to the Board's
6 composition and she is a resident
7 representative. Under the new legislation, at
8 the end of this year, there will be elections
9 for a new resident commissioner and then under
10 the legislation, at the end of next year, there
11 will be elections for a second resident
12 commissioner and that's what the City Council
13 legislation provided for. That's it in a
14 nutshell.
15 CHAIRMAN SKINNER: But just to be clear
16 there are two resident representatives on the
17 Board right now, Commissioner Burbridge and
18 Commissioner Blackson.
19 MS. HARDEMAN-JONES: Okay next we're
20 going to -- and I'm going to come back, I
21 understand I have two people I'm going to come
22 back to before I go into non-resident. Next, we

1 have Donna Townes. Donna Townes, star six to
2 unmute yourself. I believe we just sent you a
3 promotion request.
4 MS. TOWNES: Hello?
5 MS. HARDEMAN-JONES: Yes.
6 MS. TOWNES: Hello, good day, all. My
7 name is Donna Townes, a former Park Morton
8 resident. I'm now a Housing Choice voucher
9 resident. I want to ask the question, but what
10 I actually need is a follow up appointment with
11 Director Pettigrew and all persons that were in
12 the initial meeting. I also would just like to
13 state, I'm disappointed -- while I've gone
14 through all I've gone through with the unlawful
15 eviction, the disposal of my property, self-help
16 eviction, however, you want to call it, it was
17 supposed to be a lead abatement, but I lost all
18 of my property and that was definitely against
19 the law. There was no judicial process. There
20 was nothing.
21 But anyway, I'm here to follow up on
22 that and I also would like to say I'm also

1 disappointed that as I left Park Morton, the
2 resident ledger got so altered when it was
3 perfectly corrected from all these issues by
4 Ms. Nona Eath, and she is well missed by me. I
5 wish her well in her new endeavors. I will
6 further send documentation regarding the issues
7 within this supposed to be corrected resident
8 ledger, which has been made worse, but I just
9 want to thank Ms. Wickliffe for her assistance
10 and DCHA for helping me to have a transfer from
11 Park Morton to this dwelling in which I live,
12 but even in the transfer, I lost a lot of
13 documentation. I lost a lot of property and a
14 lot of things were broken, but I'm thankful for
15 the transfer.
16 I just want to bring closure to the
17 issues which I've just spoken about through a
18 follow up appointment as well as getting this
19 resident ledger back to a lawful state as
20 opposed to when a manager wants to increase
21 rent, there's no documentation. There's no
22 notification of rent change. There's not a

1 process. The managers, the housing managers of
2 Park Morton, all -- Ms. Bonds, Ms. Diallo and
3 Ms. Littlejohn, have done me totally wrong and I
4 need a resolution to get this off of my mind.
5 This has been a weight on my mind for quite some
6 time.
7 I thank you all for listening and I'm
8 looking forward to a follow up meeting, although
9 I don't have as much documentation as I
10 previously had, I will work with what I have and
11 I just need a solution.
12 CHAIRMAN SKINNER: Okay, thank you.
13 MS. TOWNES: A resolution, a positive
14 resolution.
15 CHAIRMAN SKINNER: Thank you, Ms.
16 Townes. Thank you so much.
17 MS. TOWNES: The D.C. Housing Authority
18 -- the D.C. Housing Managers should be held
19 accountable for their actions as well as their
20 inaction, just as I have been compliant with my
21 tenant obligations and my tenant rights have
22 been violated. So, I thank you all for

listening.

CHAIRMAN SKINNER: Thank you, Ms. Townes. We'll follow up with you. Staff will follow up with you.

MS. TOWNES: Okay, thank you.

MS. HARDEMAN-JONES: Next, I'm going to go back to Chris Otten and I'm going to send you a promotion request. Mr. Otten, if you can accept and then star six to unmute yourself. Mr. Otten?

MR. OTTEN: Hello? Can you hear me?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: We can.

CHAIRMAN SKINNER: We can hear you.

MR. OTTEN: Can you all hear me?

CHAIRMAN SKINNER: Yes, we can hear you.

MR. OTTEN: Wow, I cannot imagine if I was not technically oriented how I would have gotten on this call. Seriously, it's been a trouble to get on this call today.

My name is Chris Otten. I'm a 10-year

1 DCHA client living in a project-based unit in
2 Ward 1 for a decade. I want to thank you all
3 for trying to help the lowest of the low income
4 residents, who work in this city by the way, but
5 making minimum wage or less, we're low income
6 and so we need your housing and we appreciate
7 that.
8 I want to make sure, did Ms. Bilal get
9 my comments to you before this meeting? Have
10 you seen my pdf comments?
11 (Simultaneous speaking.)
12 MS. HARDEMAN-JONES: From the ombudsman
13 10?
14 MR. OTTEN: -- No, okay. She said she
15 would deliver that for me and I also sent it to
16 board@dchousing.org. I don't know if that's the
17 correct email to reach you all. But that's a
18 part of this testimony today, the email
19 communications. It's going into the ether
20 apparently. I got a notice for inspection or
21 reinspection back at the end of August. The
22 inspection date was set for September 11th. I

1 sent five emails to a growing circle of DCHA
2 staff with each email. I didn't get any
3 response and I was simply asking to postpone the
4 inspection or reschedule the inspection as the
5 letter I received asked me to do if I was not to
6 be available on the day that they picked.
7 That gets me to the question of, if you
8 engage for an inspection, shouldn't that be a
9 collaborative process with folks? We work, we
10 have lives. We're being asked to stay in our
11 units an entire day and yet we get sometimes
12 less than two weeks notice. I got a week's
13 notice for this one, so it's just not fair for
14 you guys to send people out and not have people
15 there because we're not collaborating on a date
16 to work together, where we'll actually be home
17 and it's not fair to us, we feel disrespected.
18 But let me get to the heart of my
19 testimony today which was I heard on a call with
20 Mr. Shaw yesterday, would you like to move, Mr.
21 Otten. Move from my home of 10 years,
22 neighborhood of 25 years, where I've been an

1 elected ANC commissioner, where I have all my
2 personal, professional, health and career
3 networks and my friends and neighbors. Move all
4 the way across town from Adams Morgan Ward 1 to
5 Ward 8. Ward 8 is away, a long ways away, where
6 I have no networks, no friends, some friends, I
7 guess, but no neighbors, no healthcare connects,
8 no professional connects, no transportation
9 connects. Why am I being asked if I'd like to
10 move? I've lived in project-based Section 8
11 housing. There's only three of those projects
12 apparently in the city --
13 (Simultaneous speaking.)
14 MS. HARDEMAN-JONES: So, Mr. Otten.
15 I'm so sorry. Mr. Otten? Mr. Otten?
16 MR. OTTEN: So, there's multiple
17 infestations under my unit that I keep asking
18 DCHA inspectors over the last five years to look
19 at and they have not. They have purposely
20 chosen, they say --
21 CHAIRMAN SKINNER: Mr. Otten.
22 MR. OTTEN: We can't look at it. We

1 won't inspect it.
2 CHAIRMAN SKINNER: Mr. Otten.
3 MR. OTTEN: They won't even glance at
4 it.
5 CHAIRMAN SKINNER: Mr. Otten, your time
6 is up so --
7 (Simultaneous speaking.)
8 MR. OTTEN: So, I've had to pay to --
9 CHAIRMAN SKINNER: We're going to ask
10 that you -- your time is up so we're going to
11 ask that you wrap up and we can --
12 (Simultaneous speaking.)
13 MR. OTTEN: My time is up?
14 CHAIRMAN SKINNER: Yes, your time is
15 up. Each person gets three minutes.
16 MR. OTTEN: Did you even hear me?
17 CHAIRMAN SKINNER: Three, you had three
18 minutes to provide your testimony and those --
19 MR. OTTEN: I was prefacing -- I was
20 prefacing how long it took me to get on this
21 call.
22 CHAIRMAN SKINNER: That is --

1 MR. OTTEN: I would like to reclaim
2 that time if I could please.
3 CHAIRMAN SKINNER: Your time didn't
4 start until you actually started talking, that's
5 when the three minutes started, but we will --
6 you've already been in contact --
7 (Simultaneous speaking.)
8 MR. OTTEN: And I couldn't talk about -
9 -
10 CHAIRMAN SKINNER: You've already been
11 in contact with some --
12 MR. OTTEN: And the lack of my ability
13 to communicate with this Board and so I'm here
14 for -- this is my first time here speaking in
15 years.
16 CHAIRMAN SKINNER: You've already been
17 in contact with staff. We will follow up with
18 you. There's nothing the Board can do at this
19 sitting to resolve your issues, so it has to be
20 at a staff level.
21 MR. OTTEN: So, the question is why
22 don't I have inspectors looking at common spaces

1 around my unit for mold and rat infestations?
2 Why is just the inside of the unit that matters
3 when there's stuff around the unit that's
4 actually affecting the health and quality of
5 what's happening inside the unit?
6 CHAIRMAN SKINNER: Mr. Otten --
7 MR. OTTEN: Can anybody answer that?
8 CHAIRMAN SKINNER: We will follow up
9 with you and answer all of your questions.
10 Thank you.
11 MR. OTTEN: I don't believe you. I
12 don't believe you.
13 CHAIRMAN SKINNER: Thank you.
14 MR. OTTEN: I don't get follow up. I
15 don't get anything.
16 MS. HARDEMAN-JONES: Next, we're going
17 to move -- I want to go back before I go to non-
18 residents, I'm going to go back to Paulette
19 Matthews. Paulette Matthews, star six.
20 Paulette Matthews? Okay, I'm going to move
21 forward with the non-residents. First, we have
22 Henry Hall. Mr. Hall, we just sent you a

1 promotion request. Star six to unmute yourself
2 and you will have three minutes.
3 MR. HALL: Hello?
4 MS. HARDEMAN-JONES: Yes, Mr. Hall, we
5 can hear you. You have three minutes.
6 MR. HALL: Okay. Good afternoon, my
7 name is Henry Hall. I'm a landlord, two times,
8 this is my second time dealing with a tenant
9 with DCHA. This last experience was a
10 completely unfavorable one in that the tenant
11 was the worst I've ever had and the process in
12 her trying to leave the property, that whole --
13 it didn't go the way it was explained to me in
14 that the specialist was going to allow for her
15 to leave and skip out on the water bill. She
16 asked me to keep her in place and that just it
17 went awry.
18 She weaponized the Department of
19 Buildings against me as a landlord, leaving me
20 high and dry. I've reached out to several
21 persons in this agency. Mr. Waller, he got back
22 to me, Ms. Bilal. But the landlord liaison

1 never spoke with me nor did anyone from
2 mediation get back with me. I'm out a lot of
3 money as a result of that. I thought that maybe
4 they would have lent a helping hand to the
5 landlord more than what they have. It takes
6 tenants, I heard someone say, but it also takes
7 landlords as well and not all of us are wealthy,
8 you know? Sometimes when we have questions or
9 whatever we have to lean to these agencies to
10 explain some of the processes to make it go.
11 That's my biggest issue.
12 If you all could fix that, maybe you
13 would get more people to participate in the
14 program, but until that happens, like myself,
15 you're going to be losing a lot of good
16 landlords that want to help the underserved
17 population of Washington, be gainfully housed,
18 but if you all are not going to help on your
19 side then a lot more of us are just going to
20 have to sell.
21 I thank you greatly for your time. If
22 you have anyone that can reach out to me that

1 can assist me, I welcome them.
2 CHAIRMAN SKINNER: Thank you, Mr. Hall.
3 Those are some really good comments and we'll
4 have someone follow up with you.
5 MR. HALL: Thank you, sir.
6 MS. HARDEMAN-JONES: Next, we want to
7 go to Andy Wassenich. Andy Wassenich, we just
8 sent you a promotion request, star six to begin
9 your testimony.
10 MR. WASSENICH: Sorry, I'm here. Sorry
11 about that. Good afternoon, members of the
12 Board. Thank you for hearing my testimony.
13 My name is Andy Wassenich. I am Policy
14 Director at Miriam's Kitchen, a homeless
15 services provider with the mission of ending
16 chronic homelessness in the District. I'm here
17 today to speak about the in person process
18 review that was held initially in July with a
19 follow up session held on September 17th.
20 First, I would like to begin by
21 thanking Director Pettigrew and Director Shaw
22 and their team for their responsiveness and for

1 their organizing and participating in the
2 process review. The facilitator, Ms. Cydney
3 Jones-Ratliff, has been excellent and extremely
4 knowledgeable. The sessions, including the most
5 recent, have been positive and productive and
6 the energy in the room has been passionate and
7 collaborative.
8 I have left each session feeling
9 hopeful about what will come of the process.
10 However, as you spoke of a little bit earlier
11 today, we are still waiting to see anything
12 concrete come from this process review. There's
13 been no word about next steps or adoption or
14 implementation of any of the agreements or
15 recommendations made in the room and there have
16 been many.
17 It should be noted as well that all of
18 the recommendations for changes to speed up the
19 process of local voucher approval and lease up
20 fall in DCHA's shop. We cannot move forward
21 until we get word and plans from DCHA. To that
22 end, as Director Silla also mentioned, as a

1 participant of the ICH, we would like to request
2 that a representative from DCHA attend the
3 upcoming ICH Housing Solutions Committee on
4 October 20th, along with a representative from
5 DHS to report out on what recommendations from
6 the process review will be adopted and on what
7 time line. Subsequently, we would like to call
8 on DCHA and DHS to attend a new ICH working
9 group on the expedited lease up process going
10 forward so that we may track the progress and
11 receive data and metrics on a monthly basis.
12 Finally, while I am here and have your
13 attention, I would be remiss if I did not again
14 request that DCHA implement a continuum of care
15 preference for the Housing Choice Voucher
16 Program and for public housing. As you may be
17 aware, the city's FY26 local budget contains
18 very little in the way of housing resources for
19 single adults.
20 Our unsheltered and sheltered homeless
21 populations are in desperate need of relief and
22 our system, already overwhelmed, cries out for

1 it. Thank you very much.
2 CHAIRMAN SKINNER: Thank you.
3 MS. HARDEMAN-JONES: Next, we have
4 Beatrice Evans. Ms. Evans, star six so that we
5 can hear your testimony.
6 MS. EVANS: Okay. You can hear me?
7 MS. HARDEMAN-JONES: We can.
8 CHAIRMAN SKINNER: Yes, we can hear
9 you.
10 MS. EVANS: Okay. Hi, I'm Beatrice
11 Evans. I'm the President of the Triangle View
12 and Milestone Senior Building. And I'm really
13 concerned -- this is public housing, the
14 Triangle View -- about the RENTAL Act. Our
15 rights have been excluded from them. We are no
16 longer even eligible to apply for the TOPA Act.
17 And, you know, I'm really concerned about the
18 narrative that the tenants are being portrayed.
19 Because the majority of tenants pay their rent
20 on time, and we would like our services on time.
21 I also know that the landlords have a
22 lot of violations, and no one's talking about

1 the millions of dollars that they owe. And
2 when a few people abuse the system which needs
3 to be fixed, you know, that's what they want to
4 put on the media, but the majority of tenants
5 pay their rent. And we need more education
6 about what their rights are, and again, having
7 only 10 days in the TOPA Act where they can
8 serve you with eviction notices.
9 Just as the other lady, her testimony,
10 those things actually happen. And when you've
11 got seniors who have memory loss, I really think
12 you really need to patch up those loopholes that
13 allow people to abuse the system, and you need
14 to make sure that when the inspectors come out,
15 they follow up. And we would like to see that
16 happen. And I can see in my neighborhood that
17 the DCHA is working. I agree with the Community
18 Days, but we need more communication and
19 connection to you all.
20 Okay, so I think my time is about up.
21 Thank you.
22 CHAIRMAN SKINNER: Thank you.

1 MS. HARDEMAN-JONES: And our final non-
2 resident comment will come from Daniel del
3 Pielago.
4 MR. DEL PIELAGO: Good afternoon, thank
5 you. Good afternoon, Board, my name is Daniel
6 Del Pielago. I work with Empower DC, and we
7 work with public housing residents and voucher-
8 holders around the city.
9 Today, I'd like to ask how DCHA plans
10 to communicate how the RENTAL Act will affect
11 public housing residents. Although it has not
12 been signed into law yet by the Mayor, it
13 appears to be a matter of time before that
14 happens.
15 I'm still a little confused, because as
16 I read what's on LIMS and the D.C. Council's
17 website, it says for the RENTAL Act, "the
18 President of the Citywide Resident Advisory
19 Board, shall serve as an interim commissioner
20 until the first commissioner, described under
21 Section 4(a)(b) is elected and takes office."
22 So, are you all still operating under the

1 Emergency? Are you operating under, you know,
2 the approved RENTAL Act that the Council has
3 voted on, which I doubt because the Mayor has
4 not signed off on it. So, I think there's a lot
5 of confusion and there are some things in there
6 that actually are good for public housing
7 residents, and some of these changes to the
8 Board.
9 I think, you know, tenants are owed a
10 clear understanding of what's going to happen,
11 and especially what are the plans for the
12 election of the first resident elected
13 commissioner. It is supposedly as of October, I
14 understand, you know, that they are still
15 actually waiting to vote and approve because of
16 an amendment that happened. It's a little bit
17 of a mess and it still has to go to the Mayor
18 and Congress, but nonetheless, I would encourage
19 the Housing Authority to please begin to
20 communicate to residents around those changes
21 and how to prepare for this upcoming election of
22 the first resident commissioner on the Board.

1 I'd also like to ask DCHA, I see that
2 there is a resolution for the tenant extension
3 of the administrative plan, an emergency
4 extension. You know ten extensions don't appear
5 to be an emergency, so we'd like an
6 understanding of why this admin plan is not
7 ready for a permanent version. I understand a
8 lot of stuff is going on on the federal side,
9 but nonetheless, I think we're owed an
10 understanding of why once again the final one
11 has not been brought to closure.
12 Lastly, I want to ask when it comes to
13 relocation due to lead remediation, who at DCHA
14 handles this? We've spoken to a few residents
15 who want to know how the process works, as it's
16 going to affect them personally, and in general,
17 what is the guiding policy to these types of
18 relocations. We've heard from some residents
19 that get relocated, they don't return to their
20 units, possibly because of rightsizing, but I
21 think there is some confusion on what are the
22 rights and responsibilities of residents who are

1 affected by this lead remediation relocation.
2 With that, I'll close, and I hope to
3 get some answers to the questions posed. Thank
4 you so much.
5 CHAIRMAN SKINNER: Thank you. So,
6 first of all, let me say that we are operating
7 under the emergency legislation that was passed
8 July 28th. I'll use the term that you put out
9 there, which is that the process is kind of
10 messy. As you indicated, the RENTAL Act has not
11 been signed yet, so once that goes into effect,
12 we'll be operating under the RENTAL Act, and
13 there's a process laid out in the RENTAL Act for
14 appointing new board members or reappointing
15 existing board members. And as soon as we know
16 more, we will be able to tell the public.
17 And as of yet, we have not focused yet
18 on the process for how the elections will work,
19 but once the legislation is passed, we will
20 develop a plan for holding the resident
21 elections.
22 MS. GLASSMAN: Can I just add, though

1 that -- I do want to correct, though, that the
2 elections in both versions of the legislation,
3 though, come at the end of this year. I believe
4 there may have been a statement that it was
5 October 1 for the elections --
6 CHAIRMAN SKINNER: Right, that's not
7 true.
8 MS. GLASSMAN: -- and that's not -- so,
9 I do want to correct that statement as well.
10 CHAIRMAN SKINNER: Okay.
11 MS. GLASSMAN: So, we have a little
12 time, but not --
13 CHAIRMAN SKINNER: Do you want to
14 mention the lead?
15 MS. WICKLIFFE: Oh, yes, so we can
16 actually circle back with Mr. Del Pielago on
17 that, but generally the lead is led by our
18 construction team, so Daniel Dening or Jackie
19 Zaldana, and then for any relocation -- and it
20 also goes to the OGC office. So I can circle
21 back, and if you have any specific cases, we can
22 talk through and figure that out.

1 Just to add, if there's any -- I heard
2 you say rightsizing, that actually just follows
3 the ACOP and Caroline's team can speak with you
4 about that, but the lead piece, we can talk
5 through if you have any questions. So I will
6 reach out to you.
7 CHAIRMAN SKINNER: Okay, that ends our
8 public testimony. I want to thank everyone who
9 took the time today to come before the Board and
10 provide testimony.
11 I'm going to start. Commissioner
12 Blackson is not here, who chairs the Resident
13 Services Committee. I don't know if
14 Commissioner Burbridge if you can report out for
15 the Resident Services Committee, or we can just
16 wait until next month. Okay, Commissioner
17 Burbridge, are you there? Since I'm not hearing
18 anything I'm going to --
19 COMMISSIONER BURBRIDGE: I'm here. I'm
20 here. I'm here.
21 CHAIRMAN SKINNER: Okay.
22 COMMISSIONER BURBRIDGE: I'm fine.

CHAIRMAN SKINNER: So, I was asking about the Resident Services Committee. Commissioner Blackson is not here, so I didn't know if you could report out for that committee.

COMMISSIONER BURBRIDGE: I couldn't, because I didn't attend the meeting. I'm so sorry.

CHAIRMAN SKINNER: Okay, that's fine. So we'll postpone that report until the next meeting.

COMMISSIONER BURBRIDGE: Thank you.

CHAIRMAN SKINNER: We'll move on to the Committee on Budget, Audit & Finance. That's chaired by Commissioner Reed.

COMMISSIONER REED: Thank you, Chair. So, we had a meeting of the committee just the other week. We discussed two of the resolutions that we'll be considering today, 25-28 and 25-30, which I think was also discussed in the Capital Committee as well, and we look forward to speaking about those and moving those today.

We also talked a lot about the shutdown

1 and how it's not impacting us right now, but
2 obviously if it goes on for a prolonged period
3 of time, there could be potential impacts, so
4 the planning that the Agency is doing in the
5 event that that happens. But I just want to
6 make clear for all the residents, no impacts
7 right now. We are good, and we will communicate
8 if anything changes.
9 And then we also got an update on our
10 financials as we're starting the new fiscal
11 year. We're excited to begin implementation of
12 the FY26 budget. And then we received an update
13 from the Office of Audit and Compliance, which
14 most notably finished Compliance Week, which is
15 their training sessions for our DCHA staff.
16 They do instruction through games and other
17 activities and had a lot of great participation
18 from Agency staff. And that's all I have.
19 CHAIRMAN SKINNER: Okay. So, there is
20 a resolution which is 25-28. Do you want to
21 talk about that? That's to do the write-off
22 tenant accounts receivable for vacated units.

1 COMMISSIONER REED: Sure. And I may
2 have Heather jump in if I say anything
3 incorrect, but this resolution is about writing
4 off tenant receivables. This is a standard
5 practice that is allowed by HUD. While the
6 Housing Authority does everything it can to
7 collect rents from tenants, there are times
8 where tenants do leave units with rents unpaid,
9 and the standard practice is to write these off.
10 This hasn't been done in a number of
11 years. Heather and her team have been working
12 to catch us up in all things related to our
13 finances that I know we've talked about as a
14 Board, so they've been able to determine the
15 amount of write-off, which is just over 5.5
16 million dollars. It doesn't mean that DCHA
17 can't still go try to collect those rents, but
18 we don't need to keep carrying them on our
19 books.
20 So, the resolution today is asking the
21 Board for permission to write off these tenant
22 receivables. I do recommend that the Board

approve this, and I will turn it over to Heather or Nicole to add anything.

MS. MUELLER: You did great.

(Simultaneous speaking.)

CHAIRMAN SKINNER: I don't think we need to --

MS. MUELLER: That's it.

CHAIRMAN SKINNER: Yeah, I don't think we need to add anything else, unless there are questions from any of the Board members. If not, then I'll entertain a motion to approve Resolution 25-28.

COMMISSIONER REED: So moved.

CHAIRMAN SKINNER: Is there a second?

COMMISSIONER CLAY: Second.

CHAIRMAN SKINNER: Any further discussion? Hearing none, we'll take a roll call vote on Resolution 25-28.

MS. HARDEMAN-JONES: Leroy Clay?

COMMISSIONER CLAY: Yes.

MS. HARDEMAN-JONES: Ronnie Harris?

COMMISSIONER HARRIS: Yes.

MS. HARDEMAN-JONES: Rosa Burbridge? Rosa Burbridge? Jenny Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN-JONES: Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Jim Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Chairman Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution is approved.

CHAIRMAN SKINNER: Okay, thank you. Next, we're going to move onto the Committee on Capital Projects.

Commissioner Murphy, who chairs that committee, is not with us today, so I'm going to ask Commissioner Clay to report on that committee.

COMMISSIONER CLAY: Okay, thank you, Chair Skinner. We primarily during the committee meeting talked about a couple of resolutions that are before you. If I may, I'll

go ahead and talk through those resolutions.

CHAIRMAN SKINNER: Yes, you may.

COMMISSIONER CLAY: All right, so the first resolution is Resolution 25-30, and it is to approve the authority to open up a 15 million dollar line of credit with KeyBank. Just as a side note, KeyBank will also be the bank that issues the 700 million dollar bonds, so they're kind of leading that process along with DMPED. The funds will be used for predevelopment costs and will be reimbursed when the bonds are issued, so this is for the first nine properties that we will be using the IRBs for.

The first bond issuance is expected to be around the second quarter of 2026. We will be looking to close on the line of credit, I think it's November 21st. DMPED selected KeyBank to issue the bonds. The interest rate on this will be about 4.96 to 5.11. This is below the market rate for a similar line of credit which could be as high as 6 percent, so this is a good line of credit, good interest

rate, and so we recommend that the Board approves this resolution.

CHAIRMAN SKINNER: Okay, questions from the board members? Any of the board members online have any questions?

COMMISSIONER REED: Chair, I don't have any questions, just to state this also came to the Budget, Audit & Finance Committee and we also recommend that the Board adopt this resolution.

CHAIRMAN SKINNER: Okay. Thank you. Hearing that, can we get a motion to approve Resolution 25-30 to obtain a 15 million dollar line of credit with KeyBank?

COMMISSIONER CLAY: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: Any questions? Hearing none, we'll have a roll call vote.

MS. HARDEMAN-JONES: Jim Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Jenny Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN-JONES: Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Leroy Clay?

COMMISSIONER CLAY: Yes.

MS. HARDEMAN-JONES: Rosa Burbridge?

COMMISSIONER BURBRIDGE: Yes.

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

COMMISSIONER HARRIS: Yes.

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

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution is approved.

CHAIRMAN SKINNER: Okay, thank you.

COMMISSIONER CLAY: Thank you. So, the second resolution is Resolution 25-33. I think Sheila will talk a little bit about this, but this is the authorization for RAD closing for Park Morton Phase One.

This is Phase One of Park Morton, which

1 was developed as a restore/rebuild transaction
2 where the units are developed as mixed finance
3 public housing and then converted to RAD. So,
4 just over a month ago, a few of us toured Park
5 Morton, and the team really did exceptional work
6 with the development, and we're looking forward
7 to a ribbon cutting, which will be this week.
8 And so I'll turn it over to Sheila.
9 MS. MILLER: I really have nothing to
10 add.
11 (Simultaneous speaking.)
12 MS. MILLER: Yes, nothing to add unless
13 there are questions.
14 CHAIRMAN SKINNER: Any questions?
15 COMMISSIONER CLAY: I will point out
16 then that about 20 of the residents are
17 returning residents. Residents did have a right
18 of return, and several attempts were made for
19 the relocated residents. Some decided to move,
20 some didn't, and some decided that they wanted
21 to wait until Phase Two. So, I do want to point
22 out that the residents who had been relocated

did have the first right to return.

CHAIRMAN SKINNER: Okay.

COMMISSIONER HARRIS: This is Commissioner Harris. I have a quick question.

COMMISSIONER CLAY: Yes, ma'am?

COMMISSIONER HARRIS: Do we have a number of residents that we were not able to reach in regard to the option of coming back now or later?

MS. MILLER: I'm sorry. Can she repeat the question?

COMMISSIONER DICKERSON: She wanted to know were you able to reach a number of the residents that returned?

MS. MILLER: We reached the majority.

COMMISSIONER DICKERSON: And then there were --

MS. MILLER: Yes, there might have been a handful that we weren't able to reach, but we've made several attempts through email, through mailers, through phone. Sometimes phone numbers or emails might bounce back. Phone

numbers may be disconnected, but we've made several attempts, not just our team, but also the property management team as well.

CHAIRMAN SKINNER: So, I think her question implied, would relocated residents be able to return to future phases --

MS. MILLER: Oh, absolutely.

CHAIRMAN SKINNER: Through the two and three phases --

MS. MILLER: Absolutely.

CHAIRMAN SKINNER: -- forward.

MS. MILLER: There are two phases, yes.

CHAIRMAN SKINNER: Okay.

MS. MILLER: And there's a future phase at Bruce Monroe that's further down the road.

CHAIRMAN SKINNER: Right.

MS. MILLER: But absolutely.

CHAIRMAN SKINNER: So, they will be able to --

(Simultaneous speaking.)

MS. MILLER: They do not lose their right to return.

1 CHAIRMAN SKINNER: -- return? Okay,
2 great.
3 COMMISSIONER HARRIS: I just want to
4 make sure that, you know, they go back into the
5 rotation --
6 MS. MILLER: Oh, yeah.
7 COMMISSIONER HARRIS: -- you know, at
8 some point for Phase Two.
9 MS. MILLER: Yes.
10 COMMISSIONER HARRIS: The phones may be
11 off now, because maybe they just didn't any more
12 minutes or didn't pay the bills right at that
13 time, but if they'll be on the rotation, then
14 I'm good.
15 MS. MILLER: Absolutely. They will not
16 lose their right to return.
17 COMMISSIONER SILLA: Is there a way
18 that we can leverage the press attention that we
19 are likely to get from the openings and things
20 of that nature to amplify and highlight that
21 message? Because that is likely going to catch
22 the attention of former residents who might have

missed your communication attempts. So, as we are talking to press or as we are issuing press releases, can we uplift and highlight, you know, for anybody who wishes to return that may have missed this opportunity, please contact X, Y, Z?

(Simultaneous speaking.)

COMMISSIONER CLAY: We can certainly look into that.

MS. MILLER: We have a list of all the relocated residents, and so, yeah, through that outreach if they contact us, we can certainly accommodate that.

CHAIRMAN SKINNER: Okay, thank you. All right, so can I get a motion to approve Resolution 25-33?

COMMISSIONER CLAY: So moved.

CHAIRMAN SKINNER: And a second?

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: If there are no further questions, we'll have a roll call vote on Resolution 25-33.

MS. HARDEMAN-JONES: Commissioner

1 Ronnie Harris?

2 COMMISSIONER HARRIS: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 Commissioner Jim Dickerson?

5 COMMISSIONER DICKERSON: Yes.

6 MS. HARDEMAN-JONES: Commissioner Rosa

7 Burbridge? Commissioner Rosa Burbridge?

8 Commissioner Leroy Clay?

9 COMMISSIONER CLAY: Yes.

10 MS. HARDEMAN-JONES: Commissioner

11 Jennifer Reed?

12 COMMISSIONER REED: Yes.

13 MS. HARDEMAN-JONES: Commissioner

14 Theresa Silla?

15 COMMISSIONER SILLA: Yes.

16 MS. HARDEMAN-JONES: And Chairman

17 Skinner?

18 CHAIRMAN SKINNER: Yes.

19 MS. HARDEMAN-JONES: The resolution is

20 approved. Thank you.

21 CHAIRMAN SKINNER: Okay, so next we're

22 going to move on to the Committee on Operations

1 and Administrative Services. I'm going to ask
2 Commissioner Silla to provide that report.
3 COMMISSIONER SILLA: Thank you, Chair.
4 Our committee has a very large purview so we
5 identified areas of focus at the opening of our
6 meeting and really focused in on public affairs
7 updates, regulatory policy updates and public
8 safety, in addition to the review of one of the
9 resolutions that's in front of you. There is a
10 second resolution that is associated with our
11 committee, and that emerged as an area that we
12 agreed needed to come before the Board as part
13 of the conversation at the committee level.
14 Let me quickly walk you through the
15 conversation at the committee level and then the
16 resolutions, if that's okay? But I can also do
17 the inverse if that works better.
18 CHAIRMAN SKINNER: Yeah, let's do the
19 inverse.
20 COMMISSIONER SILLA: Okay, in that case
21 let me introduce the resolutions, but then also
22 relying on the Housing Authority staff for any

1 additional details.

2 The resolution that was before us and

3 that we deliberated was related to the payment

4 standards for the D.C. Housing Authority. There

5 has been an adjustment in the payment standards.

6 When we looked at the resolution, it indicated

7 that it would be really important to help people

8 understand what that difference is and to

9 compare those payment standards next to one

10 another, because there has been a change.

11 D.C. Housing Authority staff did

12 integrate that. We also noted that they did an

13 analysis. They reported out an analysis to

14 determine how many residents would be impacted

15 by the change and the payment standard. We

16 greatly appreciated that effort, and so we would

17 love to hear more about -- I mean I think the

18 Board would be also delighted to hear about the

19 effort to understand who this impacts and the

20 kinds of support that those residents might

21 need.

22 MS. WICKLIFFE: And I'll just add as

1 Anton is coming up. So, every year HUD is going
2 to publish Area Median Incomes. So although our
3 payment standard percentage did not change, that
4 changed, so that drives that. I just want to
5 clarify we didn't change our payment standard
6 percentage, right, but the published --
7 (Simultaneous speaking.)
8 MS. WICKLIFFE: Fair market rates
9 changed. I'm on AMIs. So, it was coming from
10 HUD, so that changed ,and that changes the
11 amount.
12 MR. SHAW: Good afternoon, everyone.
13 Anton Shaw, Director of the Housing Choice
14 Voucher Program. SO the good news is that HUD
15 did -- well, that's not good news. HUD did
16 reduce the fair market rates, but it was less
17 than three percent. So the percentage of our
18 families who will be affected is actually less
19 than one percent. That equates to about 82
20 families, which is good.
21 They won't be effective until either
22 their recertification date or if those families

1 decide to move once their lease is up. We still
2 want to keep our payment standards at 187
3 percent. It will not, again, affect the
4 majority of our families. I think 82 families
5 out of close to 14,000 leased up is excellent.
6 And it will not affect the families in an
7 adverse way where it will be a burden to them
8 with their rent.
9 So, my request, of course, today is for
10 you all to approve Resolution 25-31 to keep the
11 payment standards at 187 percent. And that
12 helps our families to move to areas of non-
13 concentrated poverty and has been successful in
14 the past. I think it will continue to be
15 successful.
16 CHAIRMAN SKINNER: So, I'm going to ask
17 the question. I hope it doesn't open a can of
18 worms, but I'll ask it anyway. Like when I
19 first came on the Board three years ago now I
20 guess, we hadn't adopted a payment standard for,
21 I think, several years, so we had to go back and
22 do that, which you've done and we've kept it the

1 same for the last couple of years which is 187
2 percent of median income. So, in implementing
3 that, we are doing what we call the rent
4 reasonableness --
5 MR. SHAW: Yes.
6 MS. WICKLIFFE: Yes.
7 CHAIRMAN SKINNER: Process and I
8 haven't heard anything recently about that --
9 particularly negative from landlords about the
10 rent reasonableness.
11 MR. SHAW: That's because I hear them.
12 COMMISSIONER SILLA: We do hear them.
13 CHAIRMAN SKINNER: So, how is that
14 going?
15 MR. SHAW: The good news is my staff,
16 we make sure we take extra efforts to educate
17 landlords. On phone calls, I do the same thing.
18 CHAIRMAN SKINNER: Okay.
19 MR. SHAW: To let them know that we're
20 being 100 percent fair, objective. We're
21 looking at the comps for the areas of where
22 their properties are, so we're not just pulling

numbers out of the air. Once they see the facts and they see the numbers, they've been receptive to the rent reasonableness and accepting the rates.

CHAIRMAN SKINNER: What's the name of the --

MR. SHAW: Affordablehousing.com.

CHAIRMAN SKINNER: Affordablehousing.com is the platform you use for that.

MR. SHAW: Right.

CHAIRMAN SKINNER: Okay, so that was easy.

(Laughter.)

MR. SHAW: No worms. Thank you.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: We were especially appreciative of the analysis and identifying the number of residents that would be impacted. I thought that that was excellent.

COMMISSIONER CLAY: I do have a question. Where does the 187 percent come from?

1 MR. SHAW: The 187 percent?
2 COMMISSIONER CLAY: Yeah, I know that's
3 kind of the --
4 (Simultaneous speaking.)
5 COMMISSIONER SILLA: That's the maximum
6 allowable by HUD, isn't it?
7 MS. WICKLIFFE: Well, no. You can --
8 so generally what happens on that -- usually
9 they'll say 110 percent, right, and then --
10 MR. SHAW: 110 percent.
11 MS. WICKLIFFE: -- you go out and you
12 do studies of the market and you start looking
13 at different rents in the area to come up with
14 that payment standard. So, a methodology would
15 have been prior to say, in order to serve
16 families, we can't do it here at 110 percent, we
17 wouldn't lease up anybody. So, at 187 percent,
18 we feel like we can lease up, you know, more
19 within that. Again, in the last few years,
20 Anton works with John Walczak, which is our
21 consultant, and they revisit the numbers just to
22 see are we good at the 187? Do we need to

1 decrease? Or do we need to go back to HUD and
2 ask for an increase?
3 CHAIRMAN SKINNER: Okay.
4 MS. WICKLIFFE: So, we're staying at
5 the 187.
6 CHAIRMAN SKINNER: When we talked about
7 this before, one of the concerns was making sure
8 that we opened up the marketplace --
9 MS. WICKLIFFE: Right.
10 CHAIRMAN SKINNER: So that our voucher-
11 holders would have an opportunity to live
12 anywhere in the city.
13 MS. WICKLIFFE: Yes.
14 CHAIRMAN SKINNER: Particularly west of
15 the park.
16 MS. WICKLIFFE: Yes.
17 CHAIRMAN SKINNER: And so that's part
18 of the reason for having 187 percent because, of
19 course, the rents are higher in some of those
20 areas.
21 MS. WICKLIFFE: That's correct.
22 MS. GLASSMAN: We actually use our

1 Moving to Work flexibility to go this high.
2 Most agencies can't do that, and so it's one of
3 the things that we can do to try create these
4 housing opportunities, for what it's worth, that
5 we can go up to 187 percent right now.
6 CHAIRMAN SKINNER: Okay. All right, so
7 --
8 COMMISSIONER SILLA: The second
9 resolution --
10 CHAIRMAN SKINNER: No, wait a minute.
11 We didn't pass this one yet.
12 (Simultaneous speaking.)
13 (Laughter.)
14 COMMISSIONER SILLA: I thought it was a
15 foregone conclusion.
16 (Simultaneous speaking.)
17 CHAIRMAN SKINNER: We have to record
18 the vote. So, I'll entertain a motion to
19 approve Resolution 25-31 to adopt the payment
20 standard for FY 2026.
21 COMMISSIONER DICKERSON: So moved.
22 CHAIRMAN SKINNER: Second?

COMMISSIONER CLAY: Second.

CHAIRMAN SKINNER: Second. Any other questions? If not, we'll take a roll call vote on 25-31.

MS. HARDEMAN-JONES: Theresa Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Ronnie Harris?

COMMISSIONER HARRIS: Yes.

MS. HARDEMAN-JONES: Jenny Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN-JONES: Jim Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Leroy Clay?

COMMISSIONER CLAY: Yes.

MS. HARDEMAN-JONES: Rosa Burbridge? Raymond Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution is approved.

CHAIRMAN SKINNER: Okay. Commissioner Silla?

COMMISSIONER SILLA: The second

1 resolution. This one is a little bit more
2 complicated. It was actually upon our
3 discussion of the homeless preference that we
4 realized that we needed to authorize an
5 extension, an emergency extension, of
6 publication of the proposed regulations. The
7 details of why are -- I am sorry, Amy, I cannot
8 keep track of these details. I have to lean on
9 you.
10 MS. GLASSMAN: I got you, I got you.
11 Do you want me to --
12 COMMISSIONER SILLA: Yes, please.
13 MS. WICKLIFFE: I'm going to jump in
14 the middle and then I'm going to you.
15 COMMISSIONER SILLA: Sorry about that,
16 Nicole.
17 MS. WICKLIFFE: Right. So, we extended
18 it because we heard everyone, right.
19 COMMISSIONER SILLA: Yes.
20 MS. WICKLIFFE: To put in the
21 preference, so that's the reason why you
22 couldn't put a final out there, because we're

working through that process.

MS. GLASSMAN: Yep, so --

MS. WICKLIFFE: Now, I'm going to go to you for the --

MS. GLASSMAN: Right, so we have been operating under an emergency admin plan, and this is the plan that governs our voucher program. We had published for comment a new admin plan; however, after we put it out -- and comments were due a little while ago and, you know, we had scheduled a public hearing. Some people knew -- some of the advocates who may be listening in and participants and others, so we started having some discussions about adding in a homeless preference and maybe making some other changes.

Because we didn't want to go through two hearings and comment periods and all this stuff, we said you know what, let's leave it out there because, you know, honestly if we're going to make some changes, they may not be that substantial, but let's hold off having a

1 hearing. Let's hold off, you know, requiring
2 comments to be due. Let's go back to the
3 drawing board. Let's figure out what changes
4 we're going to make.
5 So, we are here to request an extension
6 to the admin plan regs that we have been
7 working, you know, we've had out there for, you
8 know, some time with no changes. We do
9 anticipate putting out an updated version of
10 what has been out for public comment that, you
11 know, may include some additional tweaks based
12 on these internal conversations. That's really
13 the upshot, I think. Is that it?
14 COMMISSIONER SILLA: Yes.
15 MS. GLASSMAN: Is that fair?
16 COMMISSIONER SILLA: Yes.
17 MS. GLASSMAN: Okay.
18 COMMISSIONER SILLA: Yes, and Amy, just
19 to be clear at that point, we would be able to
20 have a public comment period and therefore take
21 feedback from individuals on both what we are
22 proposing for the homeless preference as well as

1 the rest of the admin plan?
2 MS. GLASSMAN: Yes, yes, yes.
3 COMMISSIONER SILLA: And then
4 finalizing it based on the comments that we
5 receive?
6 MS. GLASSMAN: Yeah, yeah, but we
7 really are trying to move to final and that is,
8 you know, as I think we've pretty transparent
9 about, that's really our remaining issue with
10 the open HUD findings. And, you know, I think
11 Mr. Del Pielago, and I apologize if I
12 mispronounced your name, expressed this, but we
13 really are trying to get out of the emergency
14 cycle as well. This really is an effort to get
15 to final regs as well, but because this sort of
16 came up right as we were, you know, trying to
17 move to final, we thought it make sense to delay
18 a little bit more so that we can get this right.
19 CHAIRMAN SKINNER: Okay?
20 COMMISSIONER SILLA: Yep. I'm good.
21 CHAIRMAN SKINNER: Okay.
22 (Simultaneous speaking.)

COMMISSIONER SILLA: That is the resolution.

(Laughter.)

CHAIRMAN SKINNER: Any questions? Any of the commissioners online, any questions? If none, then we'll have a motion to approve Resolution 25-32.

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: Second?

COMMISSIONER CLAY: Second.

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: Okay. Could we have a roll call vote? This is on Resolution 25-32.

MS. HARDEMAN-JONES: Rosa Burbridge?

COMMISSIONER BURBRIDGE: Yes.

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

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN-JONES: Leroy Clay?

COMMISSIONER CLAY: Yes.

MS. HARDEMAN-JONES: Jennifer Reed?

COMMISSIONER REED: Yes.

1 MS. HARDEMAN-JONES: Theresa Silla?
2 COMMISSIONER SILLA: Yes.
3 MS. HARDEMAN-JONES: Ronnie Harris?
4 COMMISSIONER HARRIS: Yes.
5 MS. HARDEMAN-JONES: And Chairman
6 Skinner?
7 CHAIRMAN SKINNER: Yes.
8 MS. HARDEMAN-JONES: Thank you. The
9 resolution is approved.
10 CHAIRMAN SKINNER: Okay, thank you.
11 Commissioner Silla, the floor is yours.
12 COMMISSIONER SILLA: Okay, thank you.
13 Sorry about that. So in terms of the areas of
14 focus for the meetings, it was public affairs,
15 regulatory and policy updates and public safety
16 that took up the majority of our time.
17 In public affairs, we got a really
18 significant update from Alison about the work
19 that she and PMO have been doing to feature our
20 sites, site-by-site, on the website. We were so
21 pleased with the mock-ups that we saw. I don't
22 know if the website has been updated and those

are available quite yet, but it was very impressive to see the kind of work that has gone into making the profile of our properties available to people.

I think it will really work well when the wait list opens up for people to be able to really understand what the Housing Authority portfolio looks like. It was so beautifully done and included so many key aspects that we need to be promoting, so it was a pleasure to see that work and greatly appreciate Alison and Caroline and their teams for that effort.

Under regulatory and policy updates, you just got it. It's very difficult to wrap our heads around it. I do want to also thank the Housing Authority staff, both for Caroline on the ACOP side, Amy and Hamida on the admin side. They sent me initial language for a homeless preference. I have sent them additional feedback. I hope that there will be additional rounds once they take that feedback into consideration.

1 I am also really grateful for
2 Commissioners Harris and Blackson. They're very
3 interested in the topic and are eager to really
4 dive in as well. Commissioner Blackson
5 recommended that I do an educational symposium
6 for resident council especially, resident
7 council leaders, in case they have questions
8 about the homeless preference and really want to
9 understand what that might mean for public
10 housing properties and residents.
11 (Simultaneous speaking.)
12 CHAIRMAN SKINNER: Current residents.
13 too.
14 COMMISSIONER SILLA: Yep, yep.
15 CHAIRMAN SKINNER: Yeah, I think that's
16 a great idea.
17 COMMISSIONER SILLA: It would be my
18 pleasure to do a Board education symposium for
19 the Board itself as well. So, those were a part
20 of that discussion.
21 For public safety, this unexpectedly
22 took up quite a bit of our time. When we were

1 looking at the data, for example, we noticed
2 there were comparisons. First and foremost,
3 thank you so much for all the work the D.C.
4 Housing Authority team has done in terms of
5 really building out the data that they are
6 sharing with our committee on a monthly basis.
7 It is quite --
8 CHAIRMAN SKINNER: And the Board as a
9 whole.
10 COMMISSIONER SILLA: Yes, but I'm
11 telling you the details that they go into for
12 our committee is quite impressive. We did
13 notice that compared to last fiscal year, there
14 is almost a three-times increase in terms of
15 offenses that have been flagged. Chief Reese
16 really reassured us that these are things that
17 are happening within 75 meters of the property,
18 but not on the property itself.
19 Given the amount of resident concerns
20 about their safety and their security, we've
21 asked him to support that with a little bit of a
22 breakdown, either by property or showing us

1 what's within versus outside of D.C. Housing
2 Authority, and he has kindly agreed to give us
3 that update.
4 Because that took so much of our time,
5 we didn't have the kind of time we would like to
6 have dedicated to public housing voucher
7 programs and procurement. I did want to
8 recognize especially because of Chris Otten's
9 feedback earlier, first and foremost that I have
10 noticed an alacrity in the response time that
11 D.C. Housing Authority staff are addressing
12 complaints that come in and that the Board has
13 been copied on. So I do apologize that that
14 experience was not the same for Mr. Otten, and I
15 hope that going forward that he will see a
16 different kind of response and feedback, but I
17 have noticed that there is an immediate response
18 to the complaints that, at least, are hitting my
19 inbox.
20 And, you know, some of the issues that
21 he identified, especially around inspections and
22 complaints, we will be talking through at our

1 next committee meeting. So, just wanted to make
2 sure he understood his feedback, even though it
3 was cut short due to limited time, we heard it
4 loud and clear, Mr. Otten, and that will be the
5 focus area for our conversation this month.
6 CHAIRMAN SKINNER: That's good. Are
7 you done?
8 COMMISSIONER SILLA: Yes.
9 (Laughter.)
10 COMMISSIONER SILLA: I'm so sorry. I
11 thought that that was a really long update. I
12 just felt really bad that I was taking up so
13 much time.
14 CHAIRMAN SKINNER: Thank you all the
15 committee chairs and committee members for the
16 hard work that you do. You know, we come to
17 these monthly board meetings, once a month, and
18 we're here for two hours, but in between a lot
19 of work gets done. Most of the work gets done
20 in terms of the committees reviewing issues,
21 policies, going through the resolutions and so
22 forth. So again, as Chair of the Board, I just

1 want to thank all of you for your participation.
2 At this time, one of our former board
3 members of the STAR Board, the former STAR
4 Board, Katrina Jones left us a few months ago.
5 She's still around, but she resigned from the
6 Board. What we'd like to do is to present a
7 proclamation today to recognize her for her
8 exemplary service to the D.C. Housing Authority.
9 There is a proclamation. It's Proclamation 25-
10 02, to recognize and honor Katrina D. Jones for
11 exemplary service to the District of Columbia
12 Housing Authority.
13 There are several whereas clauses,
14 which I'm not going to read, but the bottom line
15 is, "now, therefore, be it proclaimed that the
16 DCHA Board of Commissioners through adoption of
17 this proclamation to recognize Katrina D. Jones
18 for her dedication to service and to sincerely
19 thank her for her commitment to a better quality
20 of life for all residents of DCHA. Adopted by
21 the Board of Commissioners and signed this 8th
22 day of October 2025." Okay, thank you.

1 So, commissioner's time, any other
2 issues, comments commissioners want to bring up
3 at this time? No? We've covered a lot of
4 territory today. So hearing none, the next
5 Board of Commissioners meeting will be held on
6 Wednesday, November 12th, 2025, at 1:00 p.m. via
7 Zoom. Information regarding viewing or
8 participating in the meeting live can be found
9 at www.dchousing.org.
10 With that, I'll entertain a motion to
11 adjourn the meeting.
12 COMMISSIONER DICKERSON: I move to
13 adjourn.
14 CHAIRMAN SKINNER: Second?
15 COMMISSIONER CLAY: Second.
16 CHAIRMAN SKINNER: Okay, the meeting is
17 now adjourned at 2:32 p.m. Thank you, everyone.
18 (Whereupon, the above-entitled matter
19 went off the record at 2:32 p.m.)
20
21
22

C E R T I F I C A T E

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

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6 Court Reporter
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