

Pending approval as written

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

+ + + + +

WEDNESDAY
FEBRUARY 11, 2026

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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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1	CONTENTS	
2	Call to Order and Quorum	3
3	Approval of Minutes	7
4	Executive Director's Report	8
5	Public Comment	23
6	Committee Reports and Resolutions	89
7	Announcements and Adjournment	163
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

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 Chairperson of the Board of Commissioners for the D.C. Housing Authority, and I'd like to call this meeting to order. This is the regular monthly meeting of the District of Columbia Housing Authority being held today, February 11, 2026.

This meeting is being held via Zoom video conferencing, and some of the Board members are here in person. The time is now 1:02 p.m. So, to get started, I'd like to ask for a moment of silence to allow for personal reflection.

(Moment of silence.)

CHAIRMAN SKINNER: Thank you. So, as usual, we've invited members of the public to sign up to speak via our website, but the Board of Commissioners also welcomes input on matters of public concern and offers an opportunity to

1 express your views during the public testimony
2 portion of this meeting.

3 However, we require that members of the
4 public who attend our meetings abide by certain
5 rules of decorum to allow the Board to complete
6 its business. For this virtual meeting, DCHA
7 asks that you remain muted until you are
8 instructed to speak.

9 Members of the public cannot engage in
10 any disruptive conduct, or loud, threatening, or
11 abusive language during our Board meetings.
12 This includes any loud outbursts or shouting
13 during times when you have not been asked to
14 speak.

15 Anyone who violates these rules will be
16 removed from this virtual meeting. Serious or
17 repeated violations of the rules may result in
18 your being barred from speaking at future
19 meetings.

20 But we really do appreciate your
21 interest in the issues before us today, and I
22 want to thank you in advance for abiding by

1 these rules of conduct.

2 So, this is our first meeting since
3 December and the first meeting of the new year,
4 of 2026. So, for the record, I want to
5 acknowledge that we are operating under a new
6 law, the Rental Act, which went into effect at
7 the end of December of 2025, so we are no longer
8 the star board.

9 Going forward, the Board of
10 Commissioners will consist of nine members,
11 seven appointed by the Mayor and confirmed by
12 the Council, and two resident commissioners who
13 are elected by their fellow residents.

14 In the interim, we will continue to
15 operate and function with the current
16 commissioners who are in place until they are
17 either reappointed or replaced and the election
18 is held for the resident commissioners.

19 So, at this point, we're operating with
20 eight commissioners, and also just to mention
21 that Commissioner Clay, under the new
22 legislation, is a non-voting member. So, stay

1 tuned.

2 So, you will be seeing changes over the
3 next couple of months. There may be some
4 changes in the composition and makeup of the
5 Board. So, at this time, I would like to ask
6 for a roll call vote to determine a quorum?

7 MS. HARDEMAN-JONES: Sure. Denise
8 Blackson?

9 COMMISSIONER BLACKSON: Present.

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

12 COMMISSIONER BURBRIDGE: Present.

13 MS. HARDEMAN-JONES: Thank you. Leroy
14 Clay?

15 COMMISSIONER CLAY: Present.

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

18 COMMISSIONER DICKERSON: Present.

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

21 COMMISSIONER HARRIS: Present.

22 MS. HARDEMAN-JONES: Thank you. Chris

1 Murphy?

2 COMMISSIONER MURPHY: Present.

3 MS. HARDEMAN-JONES: Thank you.

4 Jennifer Reed?

5 (No audible response.)

6 MS. HARDEMAN-JONES: Theresa Silla?

7 COMMISSIONER SILLA: Present.

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

10 CHAIRMAN SKINNER: Here. Thank you.

11 MS. HARDEMAN-JONES: Thank you. You
12 have a quorum.

13 CHAIRMAN SKINNER: Thank you,
14 Commissioners. So, at this time, I'd like for
15 us to consider the minutes of the December 10,
16 2025 Board meeting. Are there any additions or
17 corrections to the minutes? If none, can I get
18 a motion to approve the minutes for December 10?

19 COMMISSIONER SILLA: Motion.

20 CHAIRMAN SKINNER: Is there a second?

21 COMMISSIONER MURPHY: Second.

22 CHAIRMAN SKINNER: All in favor,

1 signify by saying aye?

2 (Chorus of aye.)

3 CHAIRMAN SKINNER: Any opposed? The
4 minutes are approved as presented. So, next
5 we're going to have a report from our Executive
6 Director, Keith Pettigrew. Keith is not in
7 person today. He is virtual. So, Keith, are
8 you there?

9 MR. PETTIGREW: Can you see me? Can
10 you hear me now?

11 CHAIRMAN SKINNER: We can hear you.
12 Yes, we can hear you, but --

13 (Simultaneous speaking.)

14 MR. PETTIGREW: Can you see me too?

15 CHAIRMAN SKINNER: No, we can't see
16 you, but we can hear you.

17 MR. PETTIGREW: Oh, I got my picture
18 up. What's going on? That's weird.

19 MS. HARDEMAN-JONES: I can see you,
20 Keith.

21 MR. PETTIGREW: Okay.

22 (Simultaneous speaking.)

1 CHAIRMAN SKINNER: Okay, there you are.
2 Now we can see you, okay.

3 MR. PETTIGREW: Yes, all right, so
4 Happy New Year for those who I haven't seen, all
5 right. To get started, the six weeks have been
6 an extremely busy six weeks, I think, for all of
7 us, given the circumstances, but I first want to
8 start off by talking about the snow removal.

9 I know several residents had expressed
10 their frustration with the snow removal at their
11 properties and, you know, we try to be as
12 accountable as possible, but I also wanted to
13 just acknowledge the fact that this was a very
14 unique storm, and not to make excuses, and
15 sometimes, you know, we get effected by it too
16 because we're individuals and that kind of
17 stuff.

18 So, I just want to apologize in advance
19 because some of your properties weren't cleaned
20 out the way they probably should have been and
21 we're looking to do better going forward, but
22 let's just hope and pray that we don't have any

1 more snow this year.

2 So, but I just wanted to touch on that
3 because I know some folks had issues with the
4 snow removal and any ice in general, but I
5 think, obviously, as you saw, the city had a
6 problem with it as well, so, and we sort of
7 piggyback off of them a little bit, so.

8 In terms of operations, utilization is
9 pretty much remaining steady. We're about 102
10 percent on the voucher side, and again, as the
11 year goes on, that will trim back down a little
12 bit through attrition as we planned, but it's
13 good to know that we've leased up so many
14 vouchers in a way, but we'll talk about that a
15 little bit more in my presentation.

16 So, on the public housing side, it's
17 pretty much standing pat right now. I know that
18 folks are waiting for the ACOP to be approved,
19 so that that way we can start really talking
20 about the site-based waitlist going forward, in
21 conjunction with, obviously, IRB bond deals and
22 work that's going to be going on, and so I want

1 to pivot to that right now.

2 We have agreements for six properties
3 and four fee developers, so the ball is moving.
4 We're going to be coming back to the Board, as
5 well as the Subcommittee on Capital Projects,
6 with a more refined and revised schedule
7 obviously.

8 I mean, we lost a lot of time during
9 the shutdown toward the end of the year last
10 year, and then just picking things back up with
11 HUD going forward, so I'm glad that we've now
12 started to get these agreements in place so we
13 can start to talk with these fee developers with
14 regard to what the schedule is going to look
15 like and what the plans are.

16 I know we've still been meeting with
17 resident leaders, and so hopefully by the next
18 Board meeting, we'll be able to come back with
19 more defined information to help you all
20 understand what the schedule is, but we're going
21 to be sharing that with the Capital Projects
22 Subcommittee as well in a couple of weeks, prior

1 to the next Board meeting.

2 But things are moving, albeit slower
3 than we probably wanted it to do, but we're
4 getting there, so. The next topic -- yes?

5 COMMISSIONER MURPHY: Keith, I'm sorry,
6 could you repeat the numbers that you did about
7 what's in the pipeline here with --

8 MR. PETTIGREW: So, there are 19
9 properties that are part of the bond deal, but
10 the first tranche are nine properties, Claridge,
11 Hopkins, James Apartments, Fort Lincoln, Sibley,
12 Syphax, Knox Hill, Lincoln Heights, and James
13 Creek.

14 COMMISSIONER MURPHY: Thank you.

15 MR. PETTIGREW: So, so far, out of
16 those nine, the six that have been agreed upon
17 with the fee developers are Claridge, Hopkins,
18 James, Fort Lincoln, Sibley, and Syphax so far.
19 We're still working on the other three. We're
20 close on the other three.

21 And just for your information, for
22 James Creek, we should get there relatively

1 soon. The Knox Hill group, they tried to change
2 the terms of the RFP, and we told them thanks,
3 but no thanks, so we're going to be moving on to
4 find someone else to look at Knox Hill, just so
5 you know.

6 COMMISSIONER MURPHY: Great, thank you.

7 MR. PETTIGREW: So, we have still not
8 received our budget from HUD, and so over the
9 last couple of weeks, I've been talking to
10 various EDs and CEOs around the country, and
11 everybody is showing that there are going to be
12 budget cuts. How much, we just don't know yet
13 because we haven't gotten our budget.

14 The one thing we do know is that I
15 received a letter from Assistant Secretary Ben
16 Hobbs that says that our inflation factor for
17 this year is zero. Now, just to give you some
18 context, over the last five or six years, DCHA
19 has averaged an inflation factor increase of at
20 least six percent. Last year, they gave us 12
21 percent.

22 And if you all remember from the very

1 beginning, I'm going to take it back to bedrock
2 now, when we first started, HUD, everyone in the
3 world was telling us lease up, lease up, lease
4 up, lease up, lease up. Spend your reserves or
5 we're going to take them.

6 And so, I think the team has done an
7 incredible job under the circumstances. We're
8 at 100 percent on the voucher side. We at about
9 85 percent on the public housing side in terms
10 of unit terms, which we had to get done as well
11 based on the report.

12 So, we're kind of baffled about the
13 zero inflation factor. I will say this.
14 Several of the housing authorities have gotten
15 zero inflation factors as well, which they're
16 scratching their heads about too.

17 So, a perfect example, some of you all
18 will remember Nona Eath, who used to work for
19 us. She runs the Kansas City Housing Authority.
20 Nona's inflation factor was a zero as well. She
21 was a little bothered by it. And on top of
22 that, she's received some information on her

1 budget and they hit her for a four-percent
2 reduction.

3 So, I'd like to say that, you know, at
4 this point, not knowing what our budget is going
5 to be from HUD, but knowing that there are
6 certain indicators that we can look at and sort
7 of gauge, we're going to start to look to do
8 some spending reduction throughout the entire
9 agency.

10 Everything is going to be on the table,
11 because we can't wait and find out that it's
12 worse. We have to start looking at things now.
13 So, we're going to be coming back to the Board
14 to lay out a plan to talk about some various
15 aspects on what we got relatively soon, and then
16 we'll move from there to start to do some things
17 that we need to do.

18 A perfect example is one of the things
19 we've already done, as Secretary Hobbs had
20 mentioned in another letter was, you know, you
21 might want to pause rents right now. So,
22 there's things like that that can have an

1 immediate impact until we know what type of
2 funding we're going to get.

3 So, but it appears that this
4 administration now is cutting back funds on
5 affordable housing, whether it be vouchers or
6 whether it be the public housing side of the
7 house, so.

8 (Simultaneous speaking.)

9 PARTICIPANT: I'd like to ask you a
10 question. We discussed this with the
11 Development Committee, and, whether to go forth
12 with the development as we have or not, because
13 of the funding, potential for funding cuts,
14 rather, you know, go to the private market to
15 get money to help us develop. Was there any
16 more discussion on that?

17 MR. PETTIGREW: Well, yes, we have, and
18 we're going to come back to the subcommittee and
19 talk to you guys about various options that we
20 believe are on the table --

21 PARTICIPANT: Okay.

22 MR. PETTIGREW: -- just so you know.

1 So, we're going to come back to you guys and
2 talk about the comprehensive process about
3 everything that's on the table. So, nothing is
4 off the table at this point, Commissioner.
5 Nothing is off the table, so.

6 PARTICIPANT: Thank you.

7 MR. PETTIGREW: Any other questions?

8 COMMISSIONER MURPHY: Director, I was
9 just going to say, any thoughts on how we sort
10 of keep the staff looped in as appropriately and
11 as best we can at an obviously very difficult
12 moment?

13 MR. PETTIGREW: Yes, so we've been
14 working with Allison behind the scenes to start
15 the messaging, right, about --

16 COMMISSIONER MURPHY: Okay.

17 MR. PETTIGREW: -- where we are and
18 what we're going to do, and then we'll convene a
19 meeting with department heads in order to be
20 able to convey the factors, but the good thing
21 too, Commissioner Murphy, is that, you know,
22 I've been talking to various directors,

1 particularly ones that have been affected, so,
2 you know, word spreads, so --

3 COMMISSIONER MURPHY: Yes.

4 (Laughter.)

5 MR. PETTIGREW: One thing I learned, no
6 secrets are at play, so, but there will be a
7 more formal session to talk about where we are
8 in the next couple of weeks.

9 COMMISSIONER MURPHY: Great.

10 COMMISSIONER SILLA: Director?

11 CHAIRMAN SKINNER: Go ahead,
12 Commissioner Silla.

13 COMMISSIONER SILLA: Thank you. I
14 think in addition to communication with staff,
15 it is really important to think about
16 communication with us and the Board.

17 And, you know, this is a part of the,
18 this was a part of the discussion that we had at
19 the Committee on Operations and Administrative
20 Services, but I think it's relevant here in
21 thinking about the sorts of changes or the sorts
22 of updates that you might have to make to your

1 programs, the kinds of services that you can
2 offer, as you absorb, you know, this
3 conversation about federal cuts and what your
4 ultimate, like, budget is going to be, what
5 you're going to end up with.

6 So, over the holidays, there was a
7 change in the policies around deposits, security
8 deposits, and the kinds of assistance that the
9 Housing Authority offers people that are making
10 moves.

11 You know, for me and my constituents,
12 even though that's a small dollar amount, that
13 security deposit, that makes a huge difference,
14 and I was hearing about that update from
15 constituents that were confused, and angered,
16 and trying to figure out, like, how to make ends
17 meet when they received that update and
18 information.

19 So, I just wanted to, like, make sure
20 to amplify to you and your team that it's not
21 fair, as a Board member, to be finding out about
22 these significant challenges that you're having

1 and the sorts of actions that you have to take
2 to make things work on your end.

3 You know, thinking about it now and
4 learning more about what you are navigating, I
5 think I would have been on board and supportive,
6 like, that this was a decision that you had to
7 make, and of --

8 You know, we're at a time when we're
9 making really difficult decisions, sometimes
10 decisions we don't even want to be, so I just
11 want to encourage you and your team to be
12 thinking about how you're interacting and
13 updating us so that we're not hearing about
14 these things from other people, but rather we
15 are hearing about them directly from you and up
16 front.

17 MR. PETTIGREW: And I agree,
18 Commissioner Silla, and I apologize that no one
19 got to you with regard to that. And I did have
20 a conversation with one of my staff members
21 about the fact that you weren't made aware, and
22 when you found out, you weren't pleased, which I

1 can understand.

2 So, but going forward, we can --
3 because we got to come up with a plan, and a
4 comprehensive plan, right, and so you guys will
5 be informed. I know we have an education
6 session coming up and we're going to lay some
7 things out for you. So, in going forward, with
8 the subcommittee meetings, you know, this will
9 probably be agenda item number one.

10 COMMISSIONER SILLA: I look forward to
11 that.

12 COMMISSIONER MURPHY: You know how fast
13 word travels. I heard the same thing on Monday
14 evening. Somebody told me and I said oh, I
15 didn't know that. It was a little awkward.

16 MR. PETTIGREW: Yes, yes, and I'm sorry
17 about that.

18 COMMISSIONER BLACKSON: And I learned
19 on social media.

20 (Laughter.)

21 PARTICIPANT: Social media?

22 COMMISSIONER BLACKSON: Yes, a little

1 post with a debate going back and forth about
2 it. I wasn't in the debate.

3 (Laughter.)

4 MR. PETTIGREW: Very well. I think
5 that's enough. That's all I had unless you have
6 any more questions.

7 CHAIRMAN SKINNER: Any questions from
8 any of the other commissioners? I think we, as
9 the Board, look forward to that session where we
10 will get a much deeper dive into the budget
11 situation and where we are.

12 And, you know, of course, we all hear
13 the news, and we know there have been cuts
14 across the board in the federal budget,
15 particularly at HUD. And, you know, I read
16 somewhere that HUD has lost maybe 25 percent of
17 its staff.

18 So, that's not going to help us going
19 forward, particularly with the development
20 projects, which all have to get approved by HUD,
21 and, you know, we want to make sure that there
22 are still people there who can provide us with

1 the approvals that we need going forward.

2 MR. PETTIGREW: Yes, and just so you
3 know, I reached out to a couple of friends
4 there, because I really want to appeal the
5 inflation factor decision, and so our field
6 office rep, Lara Davis, she was like they don't
7 even talk to us, so she feels, like, this huge
8 vacuum --

9 (Simultaneous speaking.)

10 MR. PETTIGREW: -- but a friend of mine
11 who used to work HUD who reached out to the
12 office, so he was trying to find --

13 CHAIRMAN SKINNER: They being the
14 political appointees?

15 MR. PETTIGREW: I'm sorry?

16 CHAIRMAN SKINNER: I was saying, you
17 said they don't even talk to you. They being
18 the political appointees versus the --

19 MR. PETTIGREW: Yes, she said they
20 can't even reach them. I mean, Nicole and Amy
21 place calls, but it's every week. They're like
22 -- it's like this huge vacuum there, so, but I'm

1 trying to find an avenue to appeal the inflation
2 factor decision, so, just so you know.

3 CHAIRMAN SKINNER: Okay, all right, so
4 that's your report complete?

5 MR. PETTIGREW: Yes.

6 CHAIRMAN SKINNER: Okay, any other
7 questions from the Board? Okay, thank you,
8 Director Pettigrew.

9 Okay, next on the agenda is our public
10 testimony. We'll have resident testimony first
11 and then other public testimony, and this
12 comment period allows the people who are
13 testifying to talk about any issues that they
14 wish, provided we ask that you keep your
15 comments to three minutes now.

16 I know, in the past, a lot of people
17 have complained that three minutes is not
18 enough, but again, remember, particularly today,
19 we have a lot of people who have signed up to
20 testify, so we want to make sure that everybody
21 gets a chance to be heard. So, please, please,
22 try to keep your comments to three minutes.

1 MS. HARDEMAN-JONES: Thank you,
2 Chairman. The first resident signed up is
3 Frieda Barnes. And as a reminder, *6 to unmute
4 yourself, and please accept any promotion
5 request that might be sent to your device.
6 Frieda Barnes? I'm going to move forward.
7 Next, we have Carmello Etienne, or Etienne. I'm
8 sorry about that.

9 MR. ETIENNE: Are you able to hear me?

10 CHAIRMAN SKINNER: Yes, we can hear
11 you.

12 MR. ETIENNE: Okay, good morning. I
13 was here in December voicing my concerns. I was
14 placed -- to get this on the right foot, this is
15 about gross negligence of DCHA and its
16 inspectors, and also different parts of the
17 agency.

18 I'm 100-percent disabled with a brain
19 tumor and respiratory issues. My doctor
20 informed me that I'm dying. And we have an
21 inspector by the name of Bea Hodges that passed
22 the property inspection back in July. We signed

1 the lease in late July into August, and by
2 September, we finally move in.

3 In September, when we realized there
4 was mold, there was rats, there wasn't a strike
5 plate in the door, some doors were off of
6 hinges, the house was staged by the property
7 manager and landlord as a private property. It
8 is not a DCHA property.

9 And in December, you all said you all
10 would reach out back to me, but since then, the
11 matter got worse. DOEE came out and found lead
12 in that same home. DCHA did a second inspection
13 in November. It didn't pass inspection, and
14 again, you all stopped payment. In that same
15 November, the Building Department came and the
16 place took over \$20,000 in fines.

17 By December, we found out about the
18 lead. Then a mold company came out and did a
19 mold inspection. They're seven times the legal
20 limit permitted inside the home with mold. And
21 then again, I have a six-year-old child that
22 lives inside that same home. My health has been

1 depleting. You all never reached out.

2 Then it proceeded to, when it's time
3 for us to get a voucher switched over to go to
4 the Virginia Williams Shelter, we were run
5 around by Ty Gary. That's his email is tgary.
6 Then we were forced to eat canned food. The
7 house don't have a stove in it or a working
8 refrigerator, that we've spent three months
9 eating up whatever little savings we did have.

10 So, the gross negligence comes to right
11 now in February. On the 2nd, the same property
12 just flooded, when we just signed the lease on
13 the 22nd, trying to get our stuff out. The
14 snowstorm just came in, so we haven't been able
15 to put a moving truck and get what we can out of
16 there, and with the snowstorm and now it's
17 flooded, we just lost all of our property.

18 And then you have Ms. GiGi Ballou is
19 always the mediator that acts as if she wants to
20 call to know what I'm about to talk about in
21 this meeting.

22 So, like I said last time, this is

1 where I'm drawing the line, and I will be
2 reaching out to your Risk Management and turning
3 this into a legal matter, because I can see
4 nobody really cares or is concerned.

5 This is an organization that's not a
6 government entity. Everybody is here for their
7 own personal profit, and that's what you all
8 discuss in these meetings, properties, money,
9 and how you're going to make more money, while
10 depleting people that are in dire need. Thank
11 you. That's my time.

12 CHAIRMAN SKINNER: Thank you, and I'm
13 really sorry to hear about your situation, and
14 the Board will make sure that the staff follows
15 up and contacts you. I'm not sure what we can
16 do, but at least we will make sure that someone
17 contacts you. Thank you.

18 MS. HARDEMAN-JONES: Next, we have
19 Sophia Thelisma. Sophia Thelisma? I believe we
20 sent you a promotion request. It's *6, as a
21 reminder, to unmute. Ms. Thelisma, you have
22 three minutes if you want to start your

1 testimony.

2 CHAIRMAN SKINNER: I see her hand is
3 raised.

4 MS. HARDEMAN-JONES: Yes, I see that.

5 MS. THELISMA: Can you hear me now?

6 MS. HARDEMAN-JONES: We can.

7 MS. THELISMA: Okay.

8 CHAIRMAN SKINNER: Okay, yes, we can
9 hear you.

10 MS. THELISMA: Awesome. All right,
11 good evening. My name is Sophia Thelisma
12 Etienne. I'm a Housing Choice Voucher
13 participant. I'm here today to formally put on
14 the record a pattern of negligence, retaliation,
15 and failure of oversight by DCHA that has
16 directly resulted in severe harm to me and my
17 family.

18 From the beginning of my tenancy, DCHA
19 failed to assign me a housing specialist in a
20 timely manner. That initial failure was the
21 catalyst for everything that followed. Without
22 proper oversight or case management, I was left

1 to navigate serious housing safety concerns
2 alone.

3 The unit that DCHA approved passed
4 inspection despite serious habitability issues.
5 The building since has been found to contain
6 mold levels exceeding legal limits, lead
7 hazards, and structural defects.

8 Most recently, on February 2, 2026, a
9 catastrophic flood occurred due to building
10 mismanagement and cold failures. I nearly lost
11 all of my belongings, and that same flood could
12 have cost me and my family our lives due to
13 electrocution. It's that serious. Had DCHA's
14 inspector performed their duty independently and
15 thoroughly, the unit should never have been
16 passed in the first place.

17 Additionally, I experienced retaliation
18 and privacy violations. My address has been
19 shared without my consent with that former
20 landlord and property management.

21 Following that disclosure, the property
22 manager has engaged in criminal conduct,

1 including the disruption of my security camera,
2 an aggressive confrontation outside of the home,
3 and forceful entry. A self-help eviction is
4 what she was trying to do, okay? And that's
5 against the law in D.C.

6 Instead of addressing these concerns
7 directly, Ms. GiGi Ballou stated that she would
8 follow up with me, but she didn't. I was later
9 told that my issues were resolved after she
10 allegedly contacted my housing specialist. My
11 issues are not resolved.

12 DCHA has a duty of care to voucher
13 holders. That duty includes inspections,
14 oversight of participating landlords, protection
15 of participants' privacy, and a timely
16 assignment of case management. The pattern in
17 my case reflects failure of inspection
18 oversight, failure to assign case management,
19 improper disclosure of private information,
20 retaliatory conduct, and a breakdown in
21 participant protection. This is not simply a
22 tenant-landlord dispute. This is a systemic

1 oversight failure.

2 I'm requesting a formal investigation
3 into the inspection approval of that property,
4 an audit of my case history, including the delay
5 in assigning the housing specialist, a review of
6 internal policies regarding privacy and
7 participant data sharing, written confirmation
8 of what corrective actions DCHA intends to take.

9 I am placing this on the record tonight
10 because this cannot continue to happen to
11 voucher holders. Thank you. And I'm also
12 asking this Board to determine whether DCHA is
13 operating as a housing authority focused on the
14 safety and compliance, or merely as a rent
15 passthrough agency without participant
16 protection.

17 CHAIRMAN SKINNER: Thank you for your
18 comments, and again, I'm really sorry to hear
19 what you had to go through.

20 MS. HARDEMAN-JONES: Next, we have
21 Billy Andrews? Once again, Billy Andrews? I'm
22 going to move forward. Next, we have Aquarius

1 Vann-Ghasri? And as a reminder, *6 to unmute
2 yourself, and please accept the promotion
3 request that we're sending. Aquarius Vann-
4 Ghasri?

5 Next, we'll call on, I believe this is
6 Dr. Mayaalla Al Saud? And I see that you had a
7 hand raised, *6 to unmute yourself and please
8 accept our promotion request.

9 DR. AL SAUD: Can you hear me?

10 MS. HARDEMAN-JONES: We can.

11 CHAIRMAN SKINNER: Yes, we can.

12 (Simultaneous speaking.)

13 DR. AL SAUD: Well, basically, I did
14 come to you to report stuff that were happening
15 with my apartment and other apartments, but DCHA
16 did help and helped us to facilitate how to
17 correct these matters, a lot of things I had to
18 do on my own.

19 But I really wanted to address
20 something that the Commissioner, I mean, the
21 Director said, who was talking earlier, and I
22 wanted to just -- because now my stuff is -- I

1 don't think my stuff is that important to pick
2 up right now.

3 I think what you're talking about, by
4 not being able to know what the budget is, and
5 what HUD is doing and how you guys are not being
6 able to know certain things in order for you to
7 be able to address certain matters, because you
8 don't have or you're not aware of how much
9 budget it is.

10 I'm going to tell you a legal trick.
11 If you put in a Freedom of Information form, an
12 official one, to HUD, they have to give you an
13 answer in a certain amount of days of what your
14 budget is. They cannot refuse you, okay? And
15 that cuts through all of your red tape that
16 you're looking at, okay?

17 Then they have to answer any questions
18 that you put on that paper. They have to give
19 you an answer. That cuts through any other
20 political jargon that they're trying to feed you
21 right now, because this is important, excuse me.

22 A lot of people depend on housing. A

1 lot of people depend on what resources you guys
2 are given, okay? And without those resources,
3 we essentially go back, maybe ten to 20 years,
4 back to square one. We don't want to do that.
5 We want to keep moving forward.

6 We want to make sure that the District
7 is safe and the people that live here are safe.
8 And everything that you guys do is very
9 important, and they have to give you an answer,
10 and I just think that was important to bring
11 forward.

12 CHAIRMAN SKINNER: Thank you very much.

13 PARTICIPANT: Thank you.

14 CHAIRMAN SKINNER: Commissioner Silla?

15 COMMISSIONER SILLA: Dr. Mayaalla, this
16 is Theresa Silla from the District's Interagency
17 Council on Homelessness. It is so wonderful to
18 hear your voice again.

19 I am so grateful to you for, one,
20 recognizing that the Housing Authority did help
21 you to resolve some of your personal issues, and
22 then also the fact that you put what was

1 personally happening to you to the side to talk
2 to us, to let us know that you care so much
3 about what is happening to all Housing Authority
4 residents and tenants.

5 I really appreciate you for taking that
6 moment to step back from your own pressing needs
7 and just to think about what we are dealing with
8 and what the system will be shouldering as a
9 whole. I'm so appreciative of your advocacy and
10 presence, Dr. Mayaalla. Thank you.

11 DR. AL SAUD: Thank you, and I'm happy
12 to see you too, ma'am.

13 MS. HARDEMAN-JONES: Next, we have
14 Kenneth Council. And I see that you've already
15 joined. Kenneth Council, we're sending you a
16 promotion request.

17 MR. COUNCIL: Good afternoon, all.

18 MS. HARDEMAN-JONES: Good afternoon.

19 (Simultaneous speaking.)

20 MR. COUNCIL: -- Board of Commissioners
21 meeting. I wanted to find out, did you all find
22 out who were the commission -- who were the

1 inspectors that were doing fraudulent
2 inspections and were they held accountable?

3 Over the holiday, I found out that
4 there were a lot of decomposed bodies. I don't
5 know why you all did not do a wellness check,
6 but even after you found out that there were
7 decomposed bodies, you all took your time to
8 even have someone come in and clean the units
9 out, so the smell and the stench stayed in the
10 buildings.

11 January 27 of this year, the oversight
12 of the D.C. Council's roundtable, it was crystal
13 clear that DCHA is in a lot of trouble. You all
14 have gaslighted. You have tried to use every
15 excuse you can on what done what and who did
16 what, when it's speaking of what you all have
17 done, and that's removing money that you all
18 don't even know where it is, but somehow it's
19 done a Houdini act.

20 A lot of the residents are not getting
21 what they need to be done. Personally, I have
22 had someone enter my unit unwarranted, but I'm

1 handling it like it's supposed to be done. You
2 all can look into it. I don't know if you all
3 know, but you'll soon find out.

4 And you got properties that you are
5 trying to sit here and sell, I guess pay to
6 play. You're doing -- you're adding bonds, and
7 then the percentage that you're using, there's
8 no such thing as 100 percent of D.C. Housing
9 Authority in nothing but corruption. What are
10 you all doing? You're taking vacancies offline
11 and making your numbers look good.

12 Commissioners, I ask you, please get
13 from behind the desk and come out, and stop
14 taking their word. See it for yourself. That's
15 on both sides, the public housing side as well
16 as the voucher side. There's no such thing as
17 100.

18 Final, you all know that corruption is
19 there and you're retaliating against people that
20 have integrity, which is unfair. You all are
21 telling the residents now that you all are
22 getting ready to add bonds to them, but there

1 are simple questions that they're asking you
2 all. You all literally tell them you don't
3 know.

4 You're paying pay to play with this
5 property or properties, and the sad part about
6 it, you all have not even finished, which is 12-
7 plus years over at Barry Farms, so how do you
8 expect to do nine more properties when you can't
9 complete this one? Thank you for listening.

10 CHAIRMAN SKINNER: Thank you, Mr.
11 Council.

12 MS. HARDEMAN-JONES: Next, we have
13 Patricia Malloy?

14 MS. MALLOY: Good afternoon, everyone.
15 Can you hear me?

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

18 MS. HARDEMAN-JONES: Good afternoon.
19 Yes, we can hear you, Ms. Malloy.

20 MS. MALLOY: Okay, my name is Patricia
21 Malloy, former resident council president for
22 Lincoln Heights and Chair of New Community

1 Relocation. I was relocated to this during
2 residency. Today, I'm here to speak on the lack
3 of communication within the Lincoln Heights
4 property.

5 I heard Director Pettigrew's remarks
6 about the ice and the snow. Each property has
7 their own staff. The residents of Lincoln
8 Heights started calling me on Friday, January
9 30, in regards to sidewalks and common areas not
10 being shoveled, nor salt put down. I have
11 pictures.

12 Also, this past weekend, Sunday,
13 Lincoln Heights had a burst pipe, but before
14 this happened, I was trying to reach the rental
15 office. Going on three weeks, no one answered
16 the phone nor communicated with the residents.

17 How I was able to get through was I
18 emailed Mr. Tyree, the regional. I have email
19 trails where I have been emailing him from last
20 Friday, even up until yesterday, in regards to
21 the busted pipes in vacant units, icicles where
22 water was coming out of the unit through the

1 window in the bathroom and the kitchen. I have
2 those photos.

3 Also, Sunday, with the water being cut
4 off, I started receiving calls at 6:00 in the
5 morning. The residents had no water. The water
6 didn't get back on until 6:48 Sunday night, but
7 I almost had to go through hell and high water
8 to get someone to respond.

9 Command Center took over two hours to
10 pick up the phone. Residents kept calling me.
11 I told them to call Command Center and tell them
12 the pipes are busted. You all have no water.

13 I emailed Mr. Tyree. He did respond
14 back to me and said he was not aware, but he
15 would look into it. I texted him back and said
16 someone needs to get water to the residents,
17 because they have no water to cook nor -- there
18 wasn't water to cook nor drink.

19 My next concern, Director Pettigrew, I
20 know you're doing the best you can. The Board,
21 I have no trust and faith in no one on that
22 Board. The residents are being -- the

1 management staff is not treating them the way
2 they should be treated. Maintenance work is not
3 being done.

4 I would like to thank Carolyn Punter,
5 Mr. Liu, and Mr. Tyree for accepting my phone
6 calls and getting back with me. Lincoln
7 Heights, my next step is to have a press
8 conference in front of 450th Street. Thank you
9 for listening.

10 CHAIRMAN SKINNER: Thank you, Ms.
11 Malloy.

12 MS. HARDEMAN-JONES: Thank you, Mr.
13 Malloy. Next, we have Patrice Belt? Patrice
14 Belt? I'm going to move forward. Next, we have
15 Susie Smith? Susie Smith? *6 to unmute
16 yourself and please accept the promotion request
17 that we might be sending to your device. We'll
18 move forward. Next, we have Kay Pixley? Kay
19 Pixley? I believe we sent you a promotion
20 request?

21 MR. PIXLEY: Hello?

22 (Simultaneous speaking.)

1 MS. HARDEMAN-JONES: Ms. Malloy, you're
2 unmuted. Okay, I did see Kay Pixley, but I'm
3 going to move forward. Next, we're going to
4 call on Shonta High?

5 MS. HIGH: Romans 14:13, Therefore, let
6 us not pass judgment on one another any longer,
7 but rather decide never to put a stumbling block
8 or hindrance in the way of a brother.

9 Good afternoon to all. I'm Lady
10 Reverend Dr. Shonta High, retired two-term
11 president of the Council at Park Morton. I am
12 here today to address ongoing concerns that
13 residents continue to raise about communication,
14 responsiveness, and equitable treatment within
15 DCHA.

16 I want to address directly an issue
17 that has become far too common. Residents are
18 unable to get return calls or emails from DCHA
19 staff. I have personally been contacted by
20 several residents seeking assistance with
21 reporting their vouchers.

22 One example is Ms. Bonnie Moore, who

1 has given me permission to speak on her behalf,
2 formerly of 651 Morton Street NW, Apartment 33.
3 She is a current voucher holder whose mother has
4 only a few months to live.

5 She has reached out to DCHA multiple
6 times to report her voucher so she can care for
7 her mother in her final days. Her calls have
8 gone unanswered and her emails have been
9 ignored. I ask this Board, what is a resident
10 supposed to do in a situation like this?

11 Residents have also asked a reasonable
12 question. If a voucher is current, why must it
13 be renewed before reporting? I told them I
14 would bring that question to this Board, though
15 based on my own experience waiting more than
16 five years for answers, I am not confident a
17 timely response will be received.

18 At the heart of these concerns, a
19 larger issue with residents wanting to know how
20 they can move forward with their lives when the
21 systems meant to support them create barriers
22 instead.

1 Many want to care for their aging
2 parents, pursue better career opportunities,
3 seek home ownership, attend college, or retire
4 with dignity, yet they feel trapped by processes
5 that are inconsistent, opaque, and often
6 dismissive of our needs.

7 Park Morton residents were promised
8 opportunities for home ownership. Instead,
9 those of us who have advocated for equity have
10 faced continuous discriminatory and retaliatory
11 treatment that is unacceptable.

12 Before I conclude, I would like to
13 address Executive Director Pettigrew. Bless
14 your heart, Pettigrew. Leadership carries
15 responsibilities, and the decisions made under
16 your administration have real consequences for
17 real families. Accountability is not optional.
18 It is owed. Thank you for your time and the
19 opportunity to speak today.

20 CHAIRMAN SKINNER: Thank you, Ms. High.

21 MS. HARDEMAN-JONES: Thank you. Next,
22 we have Jamyia Johnson?

1 MS. JOHNSON: Hello, everyone. My name
2 is Jamyia Johnson, and I am here once again on
3 behalf of Ms. Pamela Germany to represent her,
4 who resides at the 4800, at The Nannie Helen
5 Burroughs.

6 The last time I spoke, I addressed
7 several ongoing issues she has been experiencing
8 at her residence. Unfortunately, I am here
9 today to reiterate that those issues have not
10 been resolved, and in fact, they have worsened.
11 Ms. Germany is already battling health
12 challenges, and no one should be forced to live
13 in inhumane conditions.

14 She continues to deal with excessive
15 trash, maggots, unresolved maintenance problems
16 that have not been properly fixed, some are
17 getting worse, and exposure to fumes, such as
18 toxic glazing chemicals, that are done without
19 proper notification to residents. It's not just
20 unacceptable, but it's dangerous.

21 Although some individuals have reached
22 out in an attempt to relocate her, the

1 alternative locations offered have just been
2 just, like, unsafe, just have been in unsafe
3 areas, and are just as inhabitable where she is
4 now and even worse. It does seem that many
5 things are being presented to her are just to
6 move her out quickly rather than ensuring she is
7 placed somewhere safe and suitable.

8 One of the places they offered her had
9 bullet holes in the windows during the showing.
10 It wasn't clean and it was rusted, and that was
11 at the Cherry Station location, and the other
12 two locations were on the news.

13 One had a lady killed on the porch,
14 which was on Atlantic Street, and on 7th Street,
15 they had an actual police shootout. She told
16 DCHA about all of this and no one reached out to
17 her or followed up about the situation of her
18 relocating into the safe and habitable places.

19 I'm respectfully asking that someone
20 please reach out to her after this meeting or
21 sometime this week to guide her in the right
22 direction towards obtaining a Housing Choice

1 Voucher so she can choose somewhere safe,
2 habitable, and a place to live, and somewhere
3 she could work directly with the landlord to
4 resolve any problems she may have at her
5 property of her choice.

6 She's been on the list for 16 years,
7 and she is watching everyone else move out while
8 she is still there suffering. She deserves
9 dignity, safety, and a healthy living
10 environment.

11 And I, myself, have just received a
12 Housing Choice Voucher to relocate and move, and
13 she is going through a lot of health challenges
14 and things too, and I feel like, while she is
15 being told that there are no more Housing Choice
16 Vouchers to give out, I'm pretty sure there are
17 because I just received one, and once again,
18 she's watching people move around her that
19 stayed in the same building. Thank you.

20 CHAIRMAN SKINNER: Okay, thank you, Ms.
21 Johnson. Yes, the staff will follow up. I
22 think the staff was telling me that they've

1 already spoken with her. Okay, thank you.

2 MS. HARDEMAN-JONES: Next, we have
3 Donna Towns? Donna Towns? *6 to unmute. Next,
4 we have Paulette Matthews?

5 MS. MATTHEWS: Hello, everybody. Can
6 you all hear me?

7 MS. HARDEMAN-JONES: We can hear you,
8 Ms. Matthews.

9 CHAIRMAN SKINNER: Yes, Ms. Matthews.

10 MS. HARDEMAN-JONES: You have three
11 minutes.

12 MS. MATTHEWS: That came around real
13 quick. I know it should be changed back to
14 five, but anyway, I'm actually on the phone to
15 talk about a few things and hope I have enough
16 time to talk about it.

17 First, I want to talk about parking on
18 Kelly Miller, as far as residents or family
19 members receiving \$250 tickets around here when
20 they're trying to come and just visit their
21 family members, like this has been a pet peeve
22 for me ever since Ms. Lee was here, Ms.

1 Hightower, Mr. Rochelle, and all of that.

2 Because you can provide passes for the
3 home healthcare aides for a whole week, and then
4 whoever comes on the weekend, they can get one
5 for the weekend, but yet we can't get parking
6 passes to even give our visitors a place, or
7 even have the common courtesy of having people
8 to come and stay with us, or not stay with us,
9 but come to our house for four hours or eight
10 hours. They ain't staying 14 days and all of
11 that and you see the need to give people the
12 ticket.

13 I think that's crazy. Something needs
14 to be done. That's why a lot of people don't
15 have visitors, and they're ticketing left and
16 right, and it really doesn't even make any sense
17 to me, so I hope that they can resolve that.

18 The snow issue, something really needs
19 to be done with it because we were all supposed
20 to be aware of the fact there was snow coming.
21 I actually used to be on the snow team, and I
22 looked out the door, and when I saw what I saw,

1 I was like, okay, I'm doomed. Even though I'm
2 not supposed to pick up a shovel no more, I'm
3 going to pick up this shovel, because I'm going
4 to have to make it easier for me. It was a
5 nightmare.

6 And I don't know about all areas. I
7 know about where I am. I didn't see no
8 pretreating, and even when it started snowing
9 and what happened afterwards, and it was almost
10 like people were waiting for God or Mother
11 Nature to do it.

12 I want to give kudos to Ms. Davis for
13 making certain that people came out, to make
14 certain that people weren't sliding down hills,
15 and steps, and everything, like the steps in
16 getting to the dumpster are very essential. You
17 need those types of things to take place, so
18 that part.

19 I also -- I'm trying to rush it all in,
20 as you can see. Barry Farms, I would always
21 like for somebody, even if the question is not
22 asked, to talk about the updates of Barry Farms.

1 Because for one thing, people have gotten
2 reports that they were going to get back.

3 When they came through there, they were
4 knocking down 30, 40 houses at a time. They
5 were putting up one here, one over here, one
6 there. Oh, the townhouses are on their way. I
7 know that. I got that MO when I was at the
8 parade. She informed me of that.

9 But it's just the fact that somebody
10 needs to keep us in the loop because of the mere
11 fact, as we sit here and as I think about it, I
12 always asked whether or not they had the money.
13 I should have been asking do they have the
14 money, and also, how does this thing work with
15 permits? How fast will you put these buildings
16 up?

17 Because we went through a nightmare
18 even in trying to, you know, move out to
19 different places. Now, when it comes to what I
20 just heard about Ms. Hightower and all of that,
21 how are you all doing? I miss you all, guys,
22 but even for me, it took me 21 years on the

1 housing list to get somewhere.

2 The first place they showed me was
3 Arthur Capper. That was the old building. I
4 had to turn that down immediately, to find out
5 that you only get offers, and I guess, you know,
6 if the other one was Barry Farms, I chose it. I
7 don't know what would have happened if not.
8 Would I have been to the back of the list or
9 what?

10 You can't just be rushing people in
11 these units. There have been some things that
12 are happening here, but the Housing Authority
13 are dealing with those concerns and stuff.
14 Thanks, Ms. Hunter. Thanks, Ms. Davis. Thanks,
15 Ms. Kerry. Thanks, Mr. -- I mess up his name
16 because I got a dog food like Pedigree, but
17 thank you, Keith.

18 (Simultaneous speaking.)

19 MS. MATTHEWS: -- for all the stuff you
20 all are doing, but I know we got to all work
21 together as a team to really get this stuff
22 together.

1 We really, really have to do stuff so
2 much different, and I know that you all are
3 putting forth effort to do some of these things,
4 but sometimes it comes with who you're with in
5 how things get done, and then it's like some of
6 the repairs that are supposed to be done, like
7 how that works.

8 Because we're tired of Band-Aids,
9 because Band-Aids don't lead to nothing but
10 another control number being issued, and things
11 have been the same since Cottman, since Garrett,
12 and all of them, and yes, we might have new
13 Board members on the Board, but, like, come on,
14 everybody. We got to do so much better. It's
15 2025.

16 And I'm tired of talking to you all on
17 the phone. I don't know what none of you all
18 look like, and no, I don't want to get on Zoom,
19 on camera, I don't, so --

20 CHAIRMAN SKINNER: Thank you, Ms.
21 Matthews.

22 MS. HARDEMAN-JONES: Ms. Matthews, you

1 have exceeded your time.

2 MS. MATTHEWS: -- I guess that's my
3 issue and I'm done.

4 CHAIRMAN SKINNER: Okay, thank you, Ms.
5 Matthews.

6 MR. MATTHEWS: I'm done.

7 MS. HARDEMAN-JONES: Thank you.

8 MS. MATTHEWS: But you all got to do so
9 much better. You all are playing with it.

10 CHAIRMAN SKINNER: Okay, we hear you,
11 Ms. Matthews.

12 MS. HARDEMAN-JONES: So, that concludes
13 our resident testimony. We're now going to move
14 into our nonresident testimony. First, I want
15 to call --

16 CHAIRMAN SKINNER: Before you continue,
17 I just want to say, and I've said this before,
18 that at the end of each Board meeting, the Board
19 does get a matrix from the staff showing all of
20 the people who have testified, what their issues
21 are, and how the staff followed up.

22 Now, sometimes we aren't able to

1 resolve every issue, but I think the staff is
2 doing an incredible job in terms of following up
3 and, to the best they can, trying to resolve
4 issues. Some things, you know, some things,
5 we're just not going to be able to resolve, but
6 I think we're doing the best we can, but we can
7 do, as always, we will try to do better and to
8 continue to improve. Thank you.

9 MS. HARDEMAN-JONES: So, next we're
10 going to move forward with Tyrique, I believe
11 his name is Gregory, Tyrique Gregory? Okay,
12 we're going to move forward. Next, we'll call
13 on Sanovia Smith? Sanovia Smith, once again? I
14 see your hand is raised.

15 MS. SMITH: Okay, I couldn't get on,
16 but I think --

17 MS. HARDEMAN-JONES: Okay.

18 MS. SMITH: Can you all hear me? I
19 apologize.

20 MS. HARDEMAN-JONES: We can hear you.
21 You have three minutes.

22 MS. SMITH: Okay, thank you. My name

1 is Sanovia Smith. I am the court-appointed
2 receiver for 1827-1829 Good Hope Road SE, as
3 well as 3639 Martin Luther King, Jr. Avenue. I
4 accepted this appointment under court order to
5 stabilize the buildings and to protect the
6 tenants.

7 Since October 2025, when my change of
8 ownership documents were submitted, I have
9 repeated requested basic operational information
10 from DCHA, including tenant lists, rent rolls,
11 lease documentation, and clarification from
12 assigned case managers.

13 These are essential documents for
14 receivers to properly manage housing under court
15 supervision. Inspections were conducted on
16 December 16, 2025, to identify needed repairs.
17 I was told to move forward and correct those
18 repairs, which we began addressing immediately.

19 However, when I later inquired about
20 next steps, I was advised that the matter had to
21 be reviewed by upper management and discussed in
22 a meeting with the Office of General Counsel

1 before requested documentation can be released.

2 As of today, I still have not received
3 those documents. My concern is why did it take
4 over three months, and an escalation to this
5 Board meeting, for it to become a priority?
6 This delay directly impacts tenants.

7 Without verified rent rolls'
8 documentation, payments may remain on hold,
9 leases cannot be properly validated or reissued,
10 or finalized, financial stability of the
11 property. Delayed repairs become harder to fund
12 and complete efficiently.

13 Receiverships exist to correct
14 distressed housing conditions and protect
15 vulnerable residents. When there is no clear
16 internal process to support a court-appointed
17 receiver, tenants remain in uncertainty longer
18 than necessary.

19 My question to the Board is
20 straightforward. What is the formal process for
21 onboarding and supporting court-appointed
22 receivers? Why must basic documentation

1 requests require upper management and general
2 counsel? Why are case managers not trained or
3 equipped to respond to legally authorized
4 requests in a timely manner?

5 I'm not here to assign blame. I'm
6 asking for a defined process, accountability,
7 and coordination, so the stabilization efforts
8 are not delayed in the future. Tenants deserve
9 efficiency, they deserve stability, and court-
10 appointed receivers deserve cooperation.

11 I respectfully request to this Board's
12 staff to establish a clear, written onboarding
13 process for court-appointed receivers, including
14 a defined timeline for releasing essential
15 documents, I'm almost done, such as tenant lists
16 and rent rolls. For example, the MLK Building,
17 we were able to get information without issue.
18 However, Good Hope, we're still waiting.

19 So, I appreciate your time. If I can
20 get a request or a written response within ten
21 days, I would greatly appreciate this. I
22 appreciate your time on this matter.

1 CHAIRMAN SKINNER: Okay, thank you, Ms.
2 Smith. Is the building you're talking about, is
3 that a DC --

4 (Simultaneous speaking.)

5 MS. GLASSMAN: We don't own it; we
6 don't own it.

7 CHAIRMAN SKINNER: -- DC HA property?

8 MS. GLASSMAN: No, it's not --

9 CHAIRMAN SKINNER: Okay.

10 MS. GLASSMAN: -- one of our properties
11 and I think there is, we are working on this.
12 It's somewhat complicated, but someone will be
13 in touch with her.

14 It looks like there have been some
15 contacts, but it's somewhat complicated.

16 CHAIRMAN SKINNER: Okay, all right.

17 Thank you, Ms. Smith.

18 MS. HARDEMAN-JONES: Next we have
19 Daniel del Pielago. And Daniel, I see that
20 you're on. We just sent you a promotion
21 request.

22 MR. DEL PIELAGO: Good afternoon, thank

1 you.

2 MS. HARDEMAN-JONES: Pleasure.

3 CHAIRMAN SKINNER: Yes.

4 MR. DEL PIELAGO: Yes, excuse me. I
5 wanted to share some feedback on the recent
6 meeting that was held at Lincoln Heights,
7 regarding the renovation of the property.

8 It was very short on details. The
9 timelines are laid out in seasons, which of
10 course, doesn't lend to planning at least on the
11 tenants' end on what they can expect.

12 I realize that these are difficult
13 projects, especially in these days. But I'm
14 starting to see some of the hallmarks of some of
15 the issues that have ailed this agency, around
16 developmentary developments for the past couple
17 of decades now.

18 Where timelines are unsure. It makes
19 tenants nervous, confused. There's a lack of
20 trust that any of this will move on as planned.

21 The other big thing and a big question
22 that was asked at the meeting was, I believe the

1 person who was the presenter, shared the reason
2 why we had to convert to RAD, why the Housing
3 Authority was seeking RAD approval for the
4 property.

5 And, that was to build at a private
6 market to borrow money for these redevelopments.
7 So the big question that seemed to come up was,
8 what about the \$700 million that you all say you
9 have secured through the industrial revenue
10 bonds?

11 Understanding that of course, the \$700
12 million is not going to go to one property and
13 it's got to be spread amongst 19 properties.

14 But that, those talking points don't
15 seem to be making sense, right? If you say
16 we've got money, we're going to do this, but
17 then there's a layer of like well, we're going
18 to have to go out and borrow money.

19 And, hearing what we heard at the top
20 of the meeting where we are unsure of the budget
21 for this year, of course that has nothing
22 directly to do with you all at least how much

1 money is allocated to this agency.

2 But nonetheless, I think there is a big
3 concern now that what is really happening? Are
4 funds secured? Will this project move forward?

5 And, what does this mean for people
6 who, these are a lot of these properties have
7 been promised something for decades now.

8 And, I think this, the lack of a
9 specific timeline and better information, makes
10 it really, really difficult for there to be buy-
11 in from public housing tenants, and of course
12 folks who want to support them.

13 So, I will leave it at that, but
14 hopefully there will be more details and more
15 information coming up that helps to allay some
16 of these concerns.

17 Because we all do want to see the
18 proprieties improved. We want to see
19 renovations happening. But not holding our
20 breaths at this moment it appears.

21 CHAIRMAN SKINNER: Thank you, Daniel,
22 thank you for your continued advocacy. I think

1 we need to do a better job of communicating.

2 These projects do take a lot of time.
3 There's no question about that, but we have to
4 continually communicate with the residents to
5 let them know what's going on.

6 And, I will encourage the staff to do
7 more and more communications, meetings. I know
8 you have a certain number of meetings, but if
9 you have to do more, then you just have to do
10 more to keep the residents up to date.

11 Yes?

12 ERR: Chairman, could I just respond to

13 --

14 (Simultaneous speaking.)

15 CHAIRMAN SKINNER: Yes, stand up.

16 ERR: -- your comments on that? Great.

17 CHAIRMAN SKINNER: Who are you?

18 MS. WILSON: I'm Erin Wilson, I
19 presented at Lincoln Heights, so I wanted to
20 make sure that I cleared up any confusion.

21 So, it sounds like there was a
22 misunderstanding and I maybe didn't explain it

1 as clearly as I should have.

2 So, we do have \$700 million of bonds.
3 That is a loan, right, that will be on each
4 property. A portion of that will be on each
5 property.

6 We are not going out anywhere else and
7 getting dollars. But the bonds are a loan that
8 will be divided between the properties.

9 So we have the funding, right? So I
10 just want to make that perfectly clear.

11 MS. WICKLIFFE: And so, let me jump in.
12 Yes, so let me jump in really quickly. And, the
13 timeline is frustrating for us as well.

14 As you know, as Erin just stated, we do
15 have the bond dollars but under the RAD program,
16 the reason, the biggest reason of converting is
17 going to a more stable funding source, which is
18 the Section 8 side of the house versus the
19 Public Housing side of the house.

20 So, a lot of these developments are
21 being repositioned through the RAD, or a RAD
22 blend program, to have more stabile funding.

1 So, as we're sitting here talking about
2 our Public Housing, I don't know that budget yet
3 zero inflation factor.

4 Generally through a RAD on the PBV
5 project based voucher side, your funded at a
6 different level and Congress usually funds that
7 and we don't see cuts to those projects.

8 So, that's number one the reason of
9 converting to RAD. The second piece that the
10 timelines are very vague is because you have to
11 do a lot of due diligence.

12 These projects are old, older. The
13 guts are old; there's a lot of replacement and
14 so, as we said, the \$700 million is for 19
15 properties.

16 So although Erin said we don't know if
17 we have to go get anything else, it's the
18 unknowns.

19 So, if guts need to be replaced, we
20 need to replace that. We also need to make it
21 more modern.

22 The wants of the residents that you've

1 said, we're incorporating all of that. So, that
2 takes time.

3 So, the team has, we heard you before
4 that we weren't meeting enough so they're trying
5 to come back each month and meet.

6 But sometimes there's no changes. And
7 unfortunately, there is no changes. We don't
8 know what the budget can be.

9 Will we get more dollars to assist if
10 the guts or other things cost more than what's
11 obligated to each of these developments.

12 So, the team is working and the team is
13 working hard. We're trying to get out each
14 month to give some type of updates but
15 unfortunately, we can't give you what we don't
16 have right now.

17 And once we have it, we will openly put
18 out better timelines once we have all the due
19 diligence and developer consultants onboard.

20 And, we'll go from there and still
21 build in the scope of work. But I hope that
22 helps a little bit.

1 MR. DEL PIELAGO: It does, and if I may
2 just briefly. I think I personally understand
3 how difficult these projects are.

4 And, there are some unknowns. I think
5 the mechanism of how they work can be better
6 explained at these meetings.

7 Especially if you are committing to
8 have reoccurring meetings, and there may not be
9 many updates, I think it would be important to
10 note like how are we going to bake this cake,
11 right?

12 And this is everything that goes into
13 it, I think would be important because what we
14 hear and what the public hears on face value,
15 sounds great.

16 But of course, there are a lot of
17 details that make these projects difficult, that
18 I think tenants will be better served with
19 having some understanding of that.

20 CHAIRMAN SKINNER: Thank you, Daniel,
21 and again, thank you for the work that you do
22 and continue to stay in touch with us.

1 MS. HARDEMAN-JONES: Next, we have
2 William Jordan. Mr. Jordan, I believe we sent
3 you a promotion as well.

4 MR. JORDAN: Yes.

5 MS. HARDEMAN-JONES: Perfect, you have
6 3 minutes.

7 MR. JORDAN: All right, can you hear
8 me?

9 MS. HARDEMAN-JONES: We can.

10 CHAIRMAN SKINNER: Yes, we can hear
11 you.

12 MR. JORDAN: All right, Happy New Year.

13 CHAIRMAN SKINNER: Same to you.

14 MR. JORDAN: So, I wanted to begin with
15 the resolution regarding the election of
16 resident commissioners.

17 I'm going to ask you all to pull it
18 back, and fix the grandfather clauses that are
19 in this requirements for running for
20 commissioner.

21 Some of these requirements are
22 absolutely ridiculous. It basically says that

1 you work for basically families, not just
2 individuals, but anybody in the family that
3 works for the DC government can't run?

4 And we're in a government town so you
5 can't work for the federal government; you can't
6 work for the DC government; nobody in your
7 family can work for the federal government and
8 the DC government; and, you run for board?

9 That makes absolutely no sense. So,
10 there are several of these points as far as in
11 terms of eligibility, that really have to be
12 revisited and scrapped and whoever wrote them,
13 fired.

14 So, basically that's it. So this is
15 grandfather clause stuff, man. But you actually
16 don't want people to run for the office because
17 it excludes everybody.

18 And even if we achieve what I believe
19 we should be doing, is making sure these
20 contracts hire residents in terms of all this
21 redevelopment and the \$700 million, it's
22 questionable if you get one of those contracts,

1 you can't run.

2 Come on, this, half the board couldn't
3 pass this thing. So you all have to pull that
4 back and fix it. And if you don't, that's
5 Trumpism kind of stuff.

6 The other thing I wanted to hit on of
7 course, is members of this board promised to
8 work with me and Ms. High, and deal with this
9 home ownership thing at Park Morton.

10 And, it's not happening. I've made a
11 lot of good talk, but it's not happening and it
12 needs to happen and that's important.

13 Because when we look around to all of
14 this, it's the strength of the residents that's
15 going to carry this forward.

16 Finally, I wanted to talk about the
17 hokey pokey I saw at the council financial
18 hearing about our chartered accounts, right?

19 You telling me that this agency can't
20 get the chartered accounts straight, and so
21 every time there's a question back and forth, it
22 was the hokey of put your left hand in, put your

1 right hand in, you spin around.

2 Then they would ask another question,
3 then you do the hokey pokey again. Come on,
4 we're, if you can't do that, then how can I
5 expect that you can do the other things that you
6 promised?

7 You need to separate what we're doing
8 for the residents from what's happening and
9 fixing this agency.

10 The agency is not fixable. So, anyway,
11 we'll talk more about it but you got to fix this
12 resolution; it's ridiculous. Thank you.

13 CHAIRMAN SKINNER: Okay, thank you, Mr.
14 Jordan.

15 MS. GLASSMAN: If I could comment on
16 that?

17 CHAIRMAN SKINNER: Yes.

18 MS. GLASSMAN: So, the provision that
19 Mr. Jordan cited is actually in the law. And
20 so, unfortunately, you've got to take that one
21 up with the city council.

22 The law actually provides that the

1 commissioners essentially cannot, with the
2 exceptions of our present commissioners who are
3 also District employees, District, essentially
4 commissioners cannot be District employees, nor
5 can their spouses. Nor can they be federal
6 employees.

7 And, the piece that you Mr. Jordan that
8 you mentioned, is unfortunately in the law. So,
9 we were just trying to repeat in the election
10 procedures, the same requirements that apply to
11 all of our commissioners, including the elected
12 resident commissioners, so.

13 MR. JORDAN: Well, that's what the
14 board is for. They should go and talk to the
15 council and get the crap fixed.

16 MS. GLASSMAN: Well --

17 (Simultaneous speaking.)

18 MR. JORDAN: We can't move forward with
19 something that's fundamentally, this is
20 fundamentally broken.

21 This is not some minor thing. This is,
22 otherwise it's basically unconstitutional. And

1 --

2 (Simultaneous speaking.)

3 CHAIRMAN SKINNER: So, let's do this.
4 When we put the resolution on floor, we can talk
5 about it.

6 MR. JORDAN: -- so go back to the
7 council and get it fixed.

8 CHAIRMAN SKINNER: Okay, thank you, Mr.
9 Jordan. Commissioner Murphy, did you have a
10 question?

11 COMMISSIONER MURPHY: I was just going
12 to thank our general counsel and our legal staff
13 for making sure that we comply with the law, so
14 that's all.

15 MS. GLASSMAN: We try.

16 CHAIRMAN SKINNER: All right.

17 MS. GLASSMAN: So, yes.

18 CHAIRMAN SKINNER: Commissioner Silla,
19 did you have? No? Okay.

20 MS. SILLA: No, we can talk about this

21 --

22 (Simultaneous speaking.)

1 CHAIRMAN SKINNER: Okay, right.

2 MS. SILLA: -- when the resolution is
3 up for discussion, yes.

4 CHAIRMAN SKINNER: Yes, all right.
5 Okay, who's next?

6 MS. HARDEMAN-JONES: Next we have
7 Andrew Wassenich.

8 (Pause.)

9 (Simultaneous speaking.)

10 MS. HARDEMAN-JONES: And, *6 if you're
11 having difficulty speaking.

12 (Pause.)

13 MS. HARDEMAN-JONES: Andy Wassenich?

14 MR. WASSENICH: Oh, I apologize. I
15 didn't see that I was not unmuted or what have
16 you. I'm Andy Wassenich, I'm the policy
17 director from Miriam's Kitchen. I testified
18 here before, thank you for having me.

19 I do some witness testimony, but I
20 really, I'm really coming here to ask a question
21 or ask for clarity around the pause or the
22 freeze on rent increases. And, exactly what

1 that means.

2 When they were presented to the local
3 providers community at the DHS providers meeting
4 back in December, different people from
5 different providers came away with different
6 assessments of that.

7 At last month's DC HA providers
8 meeting, I raised the question about this and
9 the answer I received from Mr. Shaw was that
10 landlords still indeed, could raise the rent.

11 And if that was the case, then
12 individual voucher holders would be on the hook
13 for the increased amount.

14 And, Mr. Shaw said that in that case,
15 that DC HA would provide transfer vouchers to
16 individuals who would then be priced out of that
17 unit to make the move.

18 So, which raises a whole other bunch of
19 questions that I have if that's the case, and
20 including I asked whether or not that's even
21 feasible since we're not providing security
22 deposit assistance.

1 And, I don't know that we have the
2 transfer situations anyway in the past.

3 I was just wondering, can somebody
4 just, and I was told that there was going to be
5 an FAQ that was released on this, that wasn't
6 released.

7 So, if somebody now or in the near
8 future can answer this question, that would be
9 great.

10 I have a couple other issues to touch
11 on, but if there's a short answer here, I'd love
12 to hear it.

13 MS. WICKLIFFE: Yes, Andrew, we'll
14 definitely have Anton or staff reach out to you.

15 MR. WASSENICH: Great.

16 MS. WICKLIFFE: And, the FAQs are in --

17 MS. GLASSMAN: There are some that's
18 already posted on the website, but we're going
19 to continue --

20 (Simultaneous speaking.)

21 CHAIRMAN SKINNER: Speak up so we can
22 hear you.

1 MS. GLASSMAN: Yes, so there are some
2 questions that we have posted on the website,
3 and we'll continue to update as we have more
4 information, or as we get additional questions.

5 MR. WASSENICH: So, I just want to flag
6 here that given the environment that we all know
7 that we're in, and I'm hearing, I heard
8 professor, professor, Director Pettigrew's
9 comments at the beginning.

10 A change like this, if the landlord is
11 still able to increase the rent if somebody's on
12 the hook and even through we provide them a
13 transfer voucher but we're not getting a move
14 security deposit, this is going to make people
15 homeless. Both on the local program, and the
16 federal program.

17 And in the event that people do
18 successfully transfer, then the chances are
19 they're going to transfer into units that are
20 costing more than what the increased rent was to
21 begin with.

22 And, I don't see how it's necessarily a

1 cost saving measure. The only way I see it as
2 being a cost saving measure, is if rents just
3 can't be increased, or if by attrition, we are
4 going to lose people into homelessness again and
5 they're going to come off our books.

6 So, that's, I just want to kind of
7 state that for the record. And the other thing
8 is, is just as we are in this environment,
9 communication is so key.

10 Nobody from DHS was notified about the
11 security deposit change either. And, that led
12 to a lot of frantic emailing about from DHS in
13 between providers, and things like that.

14 We are in a situation where a lot of
15 understandably, people are stressed out and
16 frankly scared.

17 And, decisions like that need to be
18 made in conjunction with partners, and so that
19 we are not, we have people in our programs who
20 are worried about losing their vouchers just
21 because of the general atmosphere that we're
22 living under.

1 And so, I would just encourage Director
2 Pettigrew, and also Director Pettigrew, like I
3 have nothing but positive things to say about
4 Mr. Shaw and your deputies.

5 But occasionally, I think it would
6 behoove the communication process if you showed
7 up at some of these provider meetings yourself,
8 as well, to let people know what was going on as
9 you have a way of communicating things that
10 don't always otherwise get communicated.

11 CHAIRMAN SKINNER: Thank you.

12 MS. WICKLIFFE: And, I'll just add one
13 thing for the record. A security deposit is not
14 a policy change.

15 There is a budget amount every year for
16 security deposits. And it has been expended.
17 Prior years we expended it, but the budget
18 situation was different so we allowed it to keep
19 going.

20 So it's not a policy change, it's the
21 amount that is set aside for the year has
22 already been expended.

1 And definitely, we can do a better job
2 in the future. This is the first year it was
3 come up on this.

4 But in the future, of communicating
5 that the budget that was there is now expended
6 so until appropriations for the next year, it
7 won't start back up again.

8 MS. WICKLIFFE: We just also need to be
9 in the same boat, as much as possible.

10 MS. SILLA: I --

11 (Simultaneous speaking.)

12 CHAIRMAN SKINNER: Okay, Commissioner
13 Silla?

14 MS. SILLA: Yes, I'm so sorry. Rent
15 pauses, question mark. Did we have a
16 conversation about this? Am I completely
17 blanking out?

18 Because I do see Allison pulling up a
19 press release that goes back to November or
20 December.

21 I don't know if a part of the lapse in
22 communication was that I think we might have

1 pulled down our December committee or worker
2 meetings.

3 But I, and maybe I need to be
4 corrected, I don't recall us talking about a
5 rent pause, so --

6 (Simultaneous speaking.)

7 MS. SILLA: So we talked about
8 adjusting the rent limits, and we talked about
9 the new rent limits that apply.

10 But I do not recall us talking about a
11 pause in rent increases, and so maybe I need to
12 go back and revisit the board books, but I just
13 wanted to flag --

14 (Simultaneous speaking.)

15 MR. WASSENICH: No --

16 MS. SILLA: This feels new and
17 different for me and I don't recall having this
18 conversation.

19 MR. WASSENICH: Yes. I'm just going to
20 say the same. I don't know. It just, a couple
21 times in this meeting it feels like we've come
22 down to the same point, which is just we got to

1 fix communication.

2 CHAIRMAN SKINNER: Yes, communication.

3 MR. WASSENICH: Both to us and to
4 advocates, and to residents and whatever. And,
5 I don't know how we do that, but it does start
6 to get frustrating.

7 CHAIRMAN SKINNER: Okay, thank you.

8 MS. HARDEMAN-JONES: Next, we have
9 Pamela Germany.

10 (Pause.)

11 MS. HARDEMAN-JONES: Pamela Germany,
12 and I see your hand is raised. *6, to unmute
13 yourself. I sent you a promotion request. You
14 can begin your testimony.

15 MS. GERMANY: Hello?

16 MS. HARDEMAN-JONES: We can hear you.
17 You have 3 minutes, Ms. Germany.

18 MS. GERMANY: Okay, first I would like
19 to start by saying thank you for allowing me to
20 come back here and speak.

21 There may be some difficulties and I
22 never think that God does the right thing the

1 wrong way.

2 I am a year now stage 3 lung cancer and
3 a lobectomy, and half of my lung removed. But I
4 am living on a property that you say that you
5 financially have the best interests for the
6 financial wealth of this building.

7 But I'm sitting in here with a mask on.
8 I'm sitting on here with this big thing on
9 because my windows have been open ever since
10 yesterday.

11 I had to get out of here. I have
12 suffered from inhalation of toxic chemicals,
13 which you are well aware that this property is
14 doing.

15 Today, again today, I'm going to have
16 to leave out of here. I don't know how many
17 times I'll have to call the fire department and
18 have them to come here.

19 They had to shut the building down
20 because these things are constantly ongoing.
21 Every time I reach out to Housing, seemingly
22 they want to create a narrative that well, we

1 tried to help Ms. Germany.

2 Nobody has tried to help me, including
3 Mr. Shaw, who just recently clipped out a
4 version of what Ms. Grace Campbenin had sent as
5 her resolve to the issue of them not doing what
6 they were supposed to do.

7 I've never asked for it to be on the,
8 what is this, public housing program? I am on
9 the HCVP program, just the Section 8 program,
10 which I've been waiting for 16 years.

11 And, this is my second bout with
12 cancer. I don't know what's going to come of
13 this, but I'm not going to give anyone the
14 option of taking me and throwing me in a place
15 that have bullet holes through a window.

16 I don't mean no harm and I'm not trying
17 to be sarcastic, but you wouldn't put one of
18 your family members there, so why would you want
19 to do this to me?

20 And then you say in your mission, we
21 have a right. Okay, now I see they messing with
22 the time again, but I see that you guys do this

1 often.

2 You want to make it a situation where
3 you have no accountability, or no
4 responsibility. You guys are well aware that
5 the other two houses that you gave me, one was
6 the Land Street, one was on 7th Street.

7 Both of those houses ended up on the
8 news. I still have the clips. That young lady
9 would have been dead two porches down from me,
10 had not you guys put me, told me to go look at
11 this house.

12 And when I denied it, you guys
13 constantly said well, we'll given her
14 properties, but she don't pick up on the
15 properties.

16 You all have medical information,
17 medically susitated orders from Georgetown
18 University Hospital since 2024.

19 No one, including I'm sorry to say Mr.
20 Pettigrew, I have sent a letter to you. My
21 family members have.

22 The oncology staff at Georgetown

1 Hospital have, to tell you about the urgency
2 that if I didn't get my lung removed, that it
3 could have caused my death.

4 But y'all leave me here and say well,
5 we are going to give you a transfer. Transfer
6 me to where? I'm not on Public Housing
7 property.

8 I wish that I wasn't in this situation
9 and I could resume back to my profession as a
10 professional nurse.

11 But at the end of the day, I'm not God.
12 I can't wave a magic wand, or wave a magic wand
13 over my life.

14 This is what I have to deal with. I
15 didn't set my life up to be in this situation.
16 But it's also wrong to do this to a person and
17 hold them accountable.

18 I'm disabled. If I can do better,
19 believe me, I would definitely not be dealing
20 with this situation.

21 But I should not be forced to live in
22 this situation and breathe in toxic tub glazing

1 chemicals. That's how I got the lung cancer.
2 Here.

3 You guys, Nona East is the one that
4 gave this medically mandatory urgent move for me
5 to get out here.

6 So, you are understanding that there
7 are environmental issues here that warrant my
8 life, not only my life --

9 (Simultaneous speaking.)

10 MS. HARDEMAN-JONES: Ms. Germany, Ms.
11 Germany, I'm sorry, your time has expired.

12 MS. GERMANY: Yes, I know, it always
13 does but everybody else get an extensions and
14 then you start the clock on me before I even
15 start talking.

16 But it's okay. I believe --

17 MS. HARDEMAN-JONES: We gave you a
18 extra minute and a half.

19 MR. PETTIGREW: Ms. Germany, we'll
20 reach out to you. We'll reach out to you ASAP,
21 my dear, all right?

22 MS. GERMANY: No one has contacted me

1 from the last meeting.

2 MR. PETTIGREW: I got you, Ms. Germany,
3 I got you. But I'm talking to you now. We're
4 going to get in touch with you. This evening,
5 all right? I heard you, I heard you, Ms.
6 Germany.

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

9 MS. HARDEMAN-JONES: Thank you, and
10 last we have is Chris Otten. Chris Otten, we
11 had sent you a, we're sending you a promotion
12 response. I see your hand is raised. *6 to
13 unmute yourself.

14 (Pause.)

15 MS. HARDEMAN-JONES: Chris Otten?

16 MR. OTTEN: Hello, can you hear me?

17 MS. HARDEMAN-JONES: We can hear you
18 now.

19 CHAIRMAN SKINNER: Yes, we can hear
20 you.

21 MS. HARDEMAN-JONES: You have 3
22 minutes.

1 MR. OTTEN: Just so it's clear, I'm a
2 resident. I'm a DCHA client, so I'm just not
3 sure why I didn't get to speak earlier. I just
4 want to put my name and contact info on the
5 record. It's Chris Otten. For folks in the
6 audience, they can reach me at ChrisOtten@yahoo.
7 com or 202-810-2768.

8 Commissioners, I was here four months
9 ago. I had asked about a question regarding my
10 building, and today it affirms it. I'm hearing
11 communications are a problem.

12 I'm hearing you all are getting money
13 to privatize public housing, buildings, without
14 even knowing fully whether we have to gut the
15 building. You all are getting money before you
16 even understand the problem.

17 I'm literally grappling with what's
18 going on here. I've talked to an annual
19 inspector. I've talked to the chief of
20 inspectors. I've talked to the ombudsman, and
21 I've talked to my case manager. I cannot get a
22 clear answer.

1 If there's mold in the common areas,
2 and there are rodents in the common areas of my
3 building, which the management team can't seem
4 to suffice to get it cleared out, and I feel
5 better when I have to go take care of my dad,
6 who's ailing from just getting older.

7 I feel better when I leave my unit than
8 when I'm in my unit. I explain that to the
9 annual inspector, and he says, oh, we have
10 inspectors. Just ask the chief of inspectors,
11 and I get answers that there's nothing they can
12 do.

13 It is outside my unit, and I explain,
14 well, the crawlspace just below my unit is the
15 problem. It makes my unit inhabitable,
16 depending on the weather, depending on the time
17 of day, depending on how the mold is growing or
18 not, or how those rats are pooping, or whatever
19 they're doing under there.

20 It comes up into my unit, particularly
21 in the bathroom and the kitchen, where the pipes
22 go down through the floor and allow the air and

1 toxicity to come up into my unit.

2 There's a theme here I'm hearing today.
3 We can't get help. My neighbor died of a weird
4 cancer. My other neighbor got real sick. I am
5 unwell. I feel better when I leave the unit.
6 I'm asking for help. I want to understand why,
7 if there are things just outside the unit that
8 can't be looked at and fixed, if the management
9 company ain't going to do it.

10 I paid for my own independent mold
11 inspector. They came. They looked. They said,
12 we can take care of this, Chris, in one weekend.
13 \$6,000. You don't have to move anywhere. We
14 can come in here and just get rid of the rats.
15 We'll come in here and take care of the mold.
16 One weekend.

17 I'm being told I've got to leave the
18 property and go across town. That's the
19 alternative. I don't need to do that. I don't
20 need to uplift my life. I just need an answer
21 from this board, just quick.

22 Why, for things just outside of the

1 unit that's impairing my unit, why cannot that
2 be taken care of by DCHA and or pressured on the
3 management company to take care of it?

4 CHAIRMAN SKINNER: Okay. Thank you,
5 Mr. Otten.

6 MS. WICKLIFFE: And I'll just add
7 really quickly, I know Mr. Otten, you're in a
8 development that DCHA doesn't own, so we don't
9 have the ability to make those repairs.

10 As a voucher owner, we have the ability
11 to come and inspect, and if something does fail,
12 to ask you to transfer, give you the option to
13 transfer it to another project-based voucher
14 unit. So just to explain, and even with the
15 last caller, Mrs. Germany as well.

16 MR. OTTEN: Respectfully, we have not
17 gotten any -- I've asked for what are the
18 regulations around mold in the common spaces
19 since you can't do it, why can't we pressure the
20 management company to do it?

21 I'm your client, you're paying for this
22 unit that's impairing my health and making your

1 client sick. So why can't we pressure the
2 management company, why do I have to uproot my
3 life and go to Ward 8 when I've been in Ward 1
4 for 25 years? Do you understand?

5 MS. WICKLIFFE: We can have staff get -
6 - yeah, your lease is not with us, your lease is
7 with the owner, and yes, you have the voucher or
8 the subsidy through us.

9 So yes, we can circle back and have
10 someone give you a call and try to mediate with
11 the management company. But again, the lease is
12 with them, not with the housing authority so
13 that is their responsibility.

14 MS. WICKLIFFE: Sure. I'm just asking
15 you for help.

16 CHAIRMAN SKINNER: Thank you.

17 MS. WICKLIFFE: And just for the
18 record, Chairman, too, for the last -- for I
19 know for Mrs. Jeremy as well, where she does
20 reside, she's not in a public housing unit as
21 she stated and not in a voucher unit. So again,
22 we will have the team, which I believe she

1 mentioned Grace Campbenin, reach out to those
2 owners to try to assist in intervening.

3 But there's not much the housing
4 authority can do because she's not on a
5 subsidized program. She's not in a public
6 housing unit, nor does she have a Section 8
7 voucher.

8 MS. HARDEMAN-JONES: Chairman, that
9 concludes the public testimony.

10 CHAIRMAN SKINNER: Okay. Thank you.
11 And again, I want to thank all those who have
12 come forward today to provide testimony. Again,
13 you know, the board likes to hear from the
14 public, from residents as well as non-residents,
15 in terms of how you're interacting with the
16 staff and what's going on in that regard. So
17 again, thank you.

18 So the next item on our agenda is our
19 committee reports and resolutions. And we're
20 going to start with the Committee on Operations
21 and Administrative Services, Commissioner Silla.

22 COMMISSIONER SILLA: I was just hoping

1 for a bathroom break. Is there any opportunity
2 for that?

3 CHAIRMAN SKINNER: Yes, we can do that.

4 COMMISSIONER SILLA: Is that okay?

5 CHAIRMAN SKINNER: Yes.

6 COMMISSIONER SILLA: Thank you. I
7 appreciate that. Sorry about that. Okay. So
8 let's go to the Committee on Capital Projects.

9 COMMISSIONER MURPHY: Hi. I'm virtual,
10 so I'm good.

11 (Laughter.)

12 COMMISSIONER MURPHY: This will be
13 quick for us. I don't think we have any
14 resolutions to consider today or to report
15 today. Basically, the committee got a briefing
16 this month on the status of the IRB projects,
17 the status of the Judiciary Rehabilitation
18 Project, and the Greenleaf Project.

19 And so really it was kind of a status
20 check-in. The committee asked the staff to come
21 back to our next meeting with a bit more
22 specific information, in particular about the

1 bond project and about Greenleaf so we will look
2 forward to getting that next month. And should
3 we have resolutions, we will bring them forward
4 to the board.

5 CHAIRMAN SKINNER: Okay. So I was not
6 able to make that meeting, but I would like to
7 get -- since we have a little time, get that
8 update on Greenleaf in particular.

9 COMMISSIONER MURPHY: Do you want to
10 talk about it right now?

11 CHAIRMAN SKINNER: Yes. I don't know
12 if you could do it with staff.

13 COMMISSIONER MURPHY: I mean, Amy --
14 this may be one for Amy to address. It's
15 obviously sensitive.

16 MS. GLASSMAN: I'm not sure there's a
17 public update at this point, probably, for that
18 one. I'm not sure there's a public update. I
19 think that's still sort of under discussion if
20 that's okay. If I can say that.

21 CHAIRMAN SKINNER: Okay.
22 All righty.

1 COMMISSIONER MURPHY: We would like to
2 find a way for everyone to proceed in a way that
3 makes it possible eventually for us to move
4 forward. There is not a path yet for that to
5 happen, but we are hopeful to.

6 CHAIRMAN SKINNER: All right. I'll
7 leave it at that. Okay. So the Committee on
8 Budget, Audit, and Finance. The Chair,
9 Commissioner Reed, is not here. I'm going to
10 ask Commissioner Clay to update us.

11 COMMISSIONER CLAY: Absolutely. So
12 good afternoon, everyone. In the office, in our
13 meeting, we discussed first with the Office of
14 Financial Management updates related to the
15 audit finance tracker, which they're working on
16 updating that to include dates in the timeline
17 to address all of the audit findings. We
18 expected that would be complete this month in
19 terms of the update with those dates.

20 Also, there was discussion about the
21 progress that's been made on reconciling a lot
22 of the balance sheet counts and providing the

1 trial balance to the auditors that the audit due
2 date has been changed to June 1, 2026. So
3 they're still working on getting some
4 information together to provide to the auditors
5 to start that audit.

6 There are a couple of accounts that
7 they're still working on reconciling, or at
8 least the biggest ones is there's the inter-fund
9 reconciliation that deals with the accounts and
10 transactions that happen between the different
11 business units as well as the R&M
12 reconciliation, which was the topic of
13 discussion in the most recent roundtable.

14 I think in the Operations Committee,
15 we'll have an extension contract for the -- or a
16 resolution for it to extend the contract with
17 EDL, who are their external partner working with
18 us to get us ready for the upcoming audit and do
19 a lot of those reconciliations that need to be
20 done and address a lot of the issues related to
21 the audit finance.

22 We also heard from the OAC, and they

1 provided us -- and that's the Office of Audit
2 and Compliance. They provided us with an update
3 as well of a particular interest.

4 We did talk to them about -- to find
5 out where we are on the responses or the update
6 to the procedures for the OFM report, and they
7 are working on the items that they have received
8 in response to their request for additional
9 information.

10 We expect also that that will be --
11 we're expecting that will be done before the
12 upcoming oversight hearing as well, so we should
13 have that in the next week or so. That's all
14 that I have.

15 CHAIRMAN SKINNER: Any questions? Okay.
16 Then let's go to Resident Services before we get
17 back to Commissioner Silla. Resident Services,
18 Commissioner Blackson.

19 COMMISSIONER SILLA: So I think
20 Commissioner Blackson had to hop off.

21 CHAIRMAN SKINNER: Oh, she had to
22 leave? Okay.

1 COMMISSIONER SILLA: She had to hop
2 off.

3 CHAIRMAN SKINNER: Okay.

4 COMMISSIONER SILLA: She said she was
5 going to try to get back on, but she may not be
6 able to.

7 CHAIRMAN SKINNER: Okay. All right.

8 COMMISSIONER SILLA: I did join the
9 committee meeting, but I would -- especially if
10 she has an opportunity to join us.

11 CHAIRMAN SKINNER: Press on. Okay, so
12 we'll wait. So let's go ahead with the
13 Operations Committee.

14 COMMISSIONER SILLA: Okay. So there
15 were a number of resolutions that came before
16 the Operations Committee, and that took up the
17 majority of the meeting time, so I think we are
18 focusing on those resolutions first and making
19 sure we get those approved before we just talk
20 about the committee meeting in general. Okay,
21 perfect.

22 And so I think the first resolution on

1 the table is 26-01, and this is the one related
2 to BDO and the Fee Accounting and Balance Sheet
3 Account Reconciliation Services.

4 I'm assuming that there is a
5 presentation that the Housing Authority staff
6 are going to give us a quick overview. From the
7 perspective of the conversation that was had at
8 the committee meeting, we -- the concerns and
9 questions that we had were about the specific
10 tasks and our cost breakdown in terms of each
11 task, including what was necessary.

12 So I'm actually glad that Commissioner
13 Clay had an opportunity to go before me and to
14 talk about the discussion that was had in the
15 Finance Committee because we were looking for
16 assurances from the Finance Committee that these
17 are necessary activities.

18 And so I was both delighted that you
19 went before me, and then I got back in just in
20 time to hear you confirm that these were
21 necessary. And I do appreciate the updates in
22 the memo that itemized the tasks, including the

1 dollar amount associated with those tasks, and
2 those lined up exactly with the update that
3 Commissioner Clay gave us.

4 So without further ado, let me turn it
5 back over to the Housing Authority.

6 MS. SUMMERVILLE: Good afternoon,
7 everyone. I'm Gene Summerville, Housing
8 Authority contracting. And we're bringing forth
9 Resolution 26-01, again, to Authorize Extension
10 and Increase of a Contract with BDO for Fee
11 Accounting and Balance Sheet Account
12 Reconciliation Services. That is a mouthful.

13 And so the purpose of this resolution
14 that we're bringing forth is to ask for an
15 extension of the time and to increase the
16 contract amount by \$223,200.

17 And, again, this is to extend the
18 period of performance to September 30th, 2026,
19 in order to support the Office of Financial
20 Management in completing required financial
21 deliverables and other audits-related activities
22 necessary to close out fiscal year 2025, subject

1 to the availability of funding.

2 And I think Commissioner Clay spoke
3 very well around what the services are required
4 for BDO to help us close out fiscal year 2025.
5 And then also within the resolution,
6 Commissioners, we have a breakdown of what that
7 fee structure looks like. And so I'll kind of
8 open the floor up for any questions that come
9 up.

10 CHAIRMAN SKINNER: Before we do that, I
11 was going to ask the Finance Department to
12 opine. This is their contract, really.

13 COMMISSIONER CLAY: Isra is on her way
14 up. In full transparency, I do want to say, in
15 our meeting we did discuss it, but we did not
16 discuss at this level of detail. This is
17 certainly very helpful. I did want to clarify
18 that.

19 MS. ELLEHAZEEN: Yes. So BDO has been
20 really helpful towards -- oh, sorry. I'll
21 introduce myself. Isra Ellehazeen. I'm the
22 NRCFO. We had a discussion about BDO extending

1 their contract because BDO has been very
2 essential in helping us with our financials for
3 Fiscal Year 24 and 25 and going through the
4 audit.

5 With Fiscal Year 24 we're still working
6 on cleaning up all the findings that we
7 received. They are helping us with all of that.
8 And then with Fiscal Year 25 they are closing
9 the year for us and they are helping us with the
10 financials and the audit.

11 CHAIRMAN SKINNER: Okay. So you need
12 them.

13 MS. ELLEHAZEEN: We do.

14 CHAIRMAN SKINNER: Okay.

15 So, Commissioner Clay, you were going
16 to add something?

17 COMMISSIONER CLAY: Sure. Just sort of
18 get it on the record, so the expectation is
19 that, really, they will shepherd us through the
20 '25 audit. So to the extent that there are
21 issues or we get an order to come in and say,
22 hey, we still can't reconcile these accounts,

1 they're holding our hands with that, so we can
2 also hold them accountable.

3 MS. ELLEHAZEEN: Yes, correct.

4 CHAIRMAN SKINNER: Okay. Okay. Okay.
5 I think that's important that we can hold them
6 accountable.

7 COMMISSIONER MURPHY: Can I ask you a
8 question? One of the things I know that we
9 should -- there's like a little bit of a glitch
10 in the system here that we're struggling with in
11 terms of FY24 audit findings that we may have
12 addressed after the end of FY25.

13 So that when we get the FY25 audit,
14 there might potentially be some things that will
15 appear to be not closed, but we will have taken
16 steps that would substantively otherwise have
17 closed it if it had been adopted a month or two
18 before.

19 First off, check me if that's wrong.
20 Feel free to tell me if that's wrong. But the
21 point I was getting at is, can BDO weigh in in
22 any way to help us have an independent party

1 sort of say what I just said, if that is in fact
2 true? Can they weigh in in a way that the
3 auditors can't?

4 MS. ELLEHAZEEN: Yeah, we can
5 definitely have them put out a statement or say,
6 you know, we did take the steps necessary to
7 close that finding. However, if they were
8 testing it before the time that we actually
9 closed it, then it will show that it was not
10 closed yet.

11 COMMISSIONER MURPHY: Yeah, that's
12 exactly what I was thinking of. So it sounds
13 like we're on the same path there.

14 MS. ELLEHAZEEN: Yes.

15 COMMISSIONER MURPHY: I think we all
16 have this -- at least I have some anxiety that
17 council members or potentially others are going
18 to say, wait a minute, it wasn't closed. And
19 we're like, well, we adopted that policy in
20 November of '25 so if it had been adopted in
21 September of '25, it would have been closed.

22 So don't just take our word for it.

1 Being able to say, here, BDO is telling you that
2 they helped make this happen, I think might be
3 helpful. So thank you.

4 MS. ELLEHAZEEN: Absolutely.

5 COMMISSIONER CLAY: Can I take that
6 question a step further, though? Can we confirm
7 with them that they would be willing to do that?
8 The reason I ask is because once they actually
9 write and say we've done this, they take on
10 additional risk.

11 CHAIRMAN SKINNER: Yeah, liability.

12 COMMISSIONER CLAY: Because they're now
13 saying we have made sure that procedures are in
14 place to -- and if such a report is not included
15 as something that they're responsible for in
16 this contract, they may say we're not going to
17 do that and the reason is because that's outside
18 of the scope.

19 MS. ELLEHAZEEN: Yeah, so a lot of the
20 findings weren't actually -- the steps taken
21 were taken by BDO. So if they are taking these
22 steps, we assume that they can let us know that

1 they took these steps and this is the new
2 policy, this is the new process, and this is how
3 we're moving forward.

4 COMMISSIONER CLAY: I would just say
5 before we finalize the contract, put it in
6 writing and sign off on it. Because then that
7 might change things.

8 MS. ELLEHAZEEN: Sure.

9 COMMISSIONER SILLA: Is there -- can I
10 ask?

11 CHAIRMAN SKINNER: Yeah.

12 COMMISSIONER SILLA: I'm assuming that
13 these new policies and procedures are also a
14 part of the reason why such a significant part
15 of their scope of work is to train staff. Is
16 that a correct inference?

17 MS. ELLEHAZEEN: Yes, we are trying to
18 take a lot of the day-to-day tasks away from BDO
19 and give them back to staff.

20 COMMISSIONER SILLA: Okay.

21 MS. ELLEHAZEEN: And to be able to do
22 that, we have to do a transition and handoff.

1 COMMISSIONER SILLA: Okay.

2 MS. ELLEHAZEEN: And during that time,
3 there will be training on the new policies and
4 new procedures.

5 COMMISSIONER SILLA: Okay. So just
6 especially, you know, one thing that I really
7 appreciated about the hearing was the
8 opportunity to talk about, like, the fact that
9 it's time to address audits versus, like,
10 continue to do audits, whether it's a forensic
11 investigation, whatever the case might be.

12 And so I am grateful to have a
13 resolution in front of us that's actually about
14 how do we address issues and address them
15 systematically going forward.

16 Very grateful to see that training
17 staff and making sure that we have the internal
18 capacity to address these issues in a way that
19 is systemic is a part of that answer as well.
20 So, you know, I think I see a lot of good stuff
21 there.

22 CHAIRMAN SKINNER: Okay. So with that,

1 I'll ask for a motion to approve Resolution 26-
2 01.

3 COMMISSIONER SILLA: Motion.

4 CHAIRMAN SKINNER: Is there a second?
5 Second?

6 COMMISSIONER MURPHY: Second the
7 motion.

8 CHAIRMAN SKINNER: Okay. Can we have a
9 roll call vote?

10 MS. HARDEMAN-JONES: Sure.

11 Commissioner Jim Dickerson?

12 COMMISSIONER DICKERSON: Yes.

13 MS. HARDEMAN-JONES: Commissioner

14 Denise Blackson? Denise Blackson?

15 Commissioner Theresa Silla

16 COMMISSIONER SILLA: Yes.

17 MS. HARDEMAN-JONES: Thank you.

18 Commissioner Chris Murphy?

19 COMMISSIONER MURPHY: Yes.

20 MS. HARDEMAN-JONES: Thank you.

21 Commissioner Rosa BurBridge? Rosa

22 BurBridge?

1 Commissioner Ronnie Harris?

2 COMMISSION HARRIS: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 And Chairman Skinner?

5 CHAIRMAN SKINNER: Yes.

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

8 CHAIRMAN SKINNER: Thank you. Okay.
9 Then the next resolution is 26-02. And this is
10 an Extension of the Contract for Community
11 Concierge Care, C3.

12 COMMISSIONER SILLA: Yes. So I can
13 give a little bit of a high-level overview in
14 terms of what the discussion that took place at
15 our committee was and some of the questions that
16 I think are still outstanding and haven't
17 actually been answered by the updates.

18 But Gene, it's you again. What would
19 you prefer to do? Like give the presentation
20 and then I can weigh in with some of the
21 outstanding questions and concerns? Or do you
22 want me to specify what some of them are just in

1 case you can answer them as part of your
2 presentation?

3 MS. SUMMERVILLE: Yes, if you would,
4 please. Yes.

5 COMMISSIONER SILLA: Okay. So, you
6 know, I think most of us are familiar because
7 this is not the first time that we've seen a
8 resolution that includes community concierge
9 care or C3.

10 So when we adopted the original
11 resolution, and even as part of the
12 conversation, Commissioner Harris and myself
13 were reflecting on how grateful we are to have
14 this kind of primary care service that's
15 actually readily available and operating on
16 site.

17 We were less concerned about this
18 resolution because it is a lower dollar amount.
19 But I am interested. I know this was important
20 for me, and I'm assuming it was also important
21 for Commissioner Harris is an understanding how
22 their scope is changing and what is dropping off

1 to allow them to provide critical services with
2 that lower dollar amount.

3 Because there is, I think, about
4 \$100,000 less is the scope of this contract.
5 And I didn't see the answers to how their scope
6 of work has changed as part of the resolution
7 that's been submitted to the board book. So if
8 you could speak a little bit about that, I think
9 that would be important from Commissioner Harris
10 and my perspective.

11 MS. SUMMERVILLE: Thank you. So they
12 were able to drop their amount from the previous
13 contract amount due to a decrease in some of the
14 community outreach. So they were hosting a
15 quite a few Lunch and Learns. And we know that
16 can get pricy where you're providing lunch for
17 an exorbitant number of people. So the Lunch
18 and Learns will be cut down.

19 Some of the prior printed materials
20 that they would pass out to the residents,
21 there's a significant cut in those, to where
22 they would mostly just put some of the general

1 information within the property management
2 offices.

3 So a lot of the cuts came in more
4 around outreach. And then they will be cutting
5 back some of the services that are not critical
6 to the community. But they will still be
7 holding the vaccine clinics and still holding
8 the primary care and initial care.

9 So pretty much the cutback is in the, I
10 would call it like the clerical resources that
11 they were billing us for. So as far as like the
12 services that the community would still receive,
13 those medical services will still be there.

14 But it's more something like the
15 printed materials. And then some of the admin
16 staff that was just there to pass out those
17 materials and distribute those materials. But
18 the residents here will be receiving the same
19 amount of care.

20 COMMISSIONER SILLA: Okay, and thank
21 you. As you started talking that through, that
22 prompted my memory. And so maybe a part of what

1 we need to do is capture the Q&A to help us
2 remember these critical questions and factors
3 and the fact that they were addressed as part of
4 --

5 MS. SUMMERVILLE: A lot goes in there.
6 A lot of input goes in there.

7 COMMISSIONER SILLA: It is. And you
8 know, especially when I think our conversations,
9 our committee conversations, they've covered a
10 lot of different resolutions. And we do have
11 lots of back and forth on each one. And so just
12 like an ability to identify which concerns were
13 addressed and make sure that those are centered
14 in the memo.

15 MS. ELLEHAZEEN: We can definitely do
16 that.

17 COMMISSIONER SILLA: The same way, as
18 soon as I saw that task list in that memo about
19 the accounting, I was able to say, okay, our
20 Q&A, the major areas of concern are addressed
21 and are updated in the memo.

22 MS. ELLEHAZEEN: We can definitely do

1 that.

2 COMMISSIONER SILLA: Thank you.

3 MS. SUMMERVILLE: You're welcome. Were
4 there any more questions, or did I need to go
5 ahead and --

6 CHAIRMAN SKINNER: No, I think we can
7 move forward in the interest of time. So the
8 chair will entertain a motion to approve
9 resolution 26-02, Extension and Increase of
10 Contract for Community Concierge Care.

11 COMMISSIONER MURPHY: So moved.

12 CHAIRMAN SKINNER: Is there a second?

13 COMMISSIONER SILLA: Second.

14 CHAIRMAN SKINNER: Roll call vote,
15 please.

16 MS. HARDEMAN-JONES: Sure.

17 Commissioner Denise Blackson. Denise
18 Blackson.

19 Chris Murphy.

20 COMMISSIONER MURPHY: Yes.

21 MS. HARDEMAN-JONES: Thank you.

22 Ronnie Harris.

1 COMMISSION HARRIS: Yes.

2 MS. HARDEMAN-JONES: Thank you.

3 Rosa BurBridge.

4 COMMISSIONER BURBRIDGE: Yes.

5 MS. HARDEMAN-JONES: Thank you.

6 Theresa Silla.

7 COMMISSIONER SILLA: Yes.

8 MS. HARDEMAN-JONES: Thank you.

9 Jim Dickerson.

10 COMMISSIONER DICKERSON: Yes.

11 MS. HARDEMAN-JONES: Thank you.

12 And Chairman Skinner.

13 CHAIRMAN SKINNER: Yes.

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

16 CHAIRMAN SKINNER: Commissioner
17 Blackson, are you back?

18 COMMISSIONER BLACKSON: Yes.

19 CHAIRMAN SKINNER: Okay. That's a vote
20 on resolution 26-02.

21 COMMISSIONER BLACKSON: I am voting
22 yes?

1 CHAIRMAN SKINNER: Okay. All right.
2 So the next one is resolution 26-04, and this is
3 to adopt procedures for election of resident
4 commissioners. And, again, this is a new
5 process under the law that was passed, the
6 Rental Act, and the Housing Authority Act was a
7 part of the Rental Act.

8 And it requires us to have an election
9 for two resident commissioners, one this year
10 and then one next year, I believe. So we have
11 to adopt -- the board has to adopt procedures
12 for how those elections will transpire.

13 And so that's what this resolution is.
14 So I'm going to call on -- do you want to do
15 this, or Amy?

16 COMMISSIONER SILLA: Well, yeah.
17 So, I mean, I can give a little bit about, like,
18 what the committee found confusing about this
19 resolution so that we are also making sure we
20 clear that as we're presenting on this
21 resolution.

22 So there are things that are new in the

1 sense that the outcomes of the election
2 determine who the resident commissioners to the
3 board of -- to the D.C. Housing Authority Board
4 of Commissioners are.

5 But elections as an activity that
6 resident -- and maybe this is where I need
7 support and help, right? Because there was an
8 aspect of this that's not new, that this
9 organization is helping capture the election
10 procedures or process that are currently taking
11 place.

12 Or maybe this is where we have a
13 significant kind of challenge in communicating
14 what is existing versus what is new about this
15 process.

16 MS. GLASSMAN: How about I -- I'll
17 start. So although resident elections did
18 happen in the past for commissioners. So that
19 is correct. I mean, not the current resident
20 commissioners, but in the past. DCHA did elect
21 resident commissioners.

22 CHAIRMAN SKINNER: In the past, like

1 when?

2 MS. GLASSMAN: In past years, prior to
3 the star board.

4 CHAIRMAN SKINNER: Okay.

5 MS. GLASSMAN: But DCHA procured
6 Resident Participation Services, PLLC, which is
7 an independent third-party monitor who took some
8 of the prior procedures and for those old
9 elections, updated them, worked with staff to
10 update those prior procedures that were used.

11 CHAIRMAN SKINNER: And incorporated the
12 new law.

13 MS. GLASSMAN: And incorporated the new
14 law. Right.

15 CHAIRMAN SKINNER: Exactly.

16 MS. GLASSMAN: To try to create new
17 procedures for this election, if that's what
18 you're -- and maybe that's part of the --

19 COMMISSIONER SILLA: Yes, that is a
20 part of the confusion.

21 MS. GLASSMAN: Okay.

22 COMMISSIONER SILLA: So it is really

1 important to, like, clarify and specify that,
2 that we are taking old procedures but revamping
3 them and making sure they make sense for current
4 procedures.

5 MS. GLASSMAN: Yes.

6 COMMISSIONER SILLA: Another piece of
7 the concern that Commissioner Harris and I had
8 was whether current resident councils and their
9 representatives had an opportunity to review or
10 provide feedback on these -- on these policies
11 and procedures.

12 MS. GLASSMAN: These particular
13 policies and procedures, I think, in the past
14 had been done in consultation with resident
15 councils, but this particular -- this particular
16 version was not done in consultation with the
17 resident councils.

18 So that is, you know, because it was
19 really updated to reflect the new statute. So
20 the updated procedures were not really, you
21 know, like one of our -- you know, one of the
22 folks who testified were concerned about the

1 fact that D.C. employees and their spouses who
2 are D.C. employees, district employees, cannot
3 run for election. Like, that's in the law.
4 It's been in the law. We just -- it's just the
5 law. So, like, that's in here.

6 So things like that, like the pieces
7 that were added are largely just, you know, the
8 pieces that -- and honestly, I think that part
9 may have already been -- we may have updated the
10 language a little bit to make sure it's
11 consistent with the current law. But, you know,
12 I think that part was already in the existing
13 procedures, for example, because that has been
14 the law for some time.

15 COMMISSIONER SILLA: Okay.

16 MS. GLASSMAN: So the updates that were
17 made were not vastly different from the prior
18 procedures, if that makes sense. Other than,
19 for example, one of the big changes in the new
20 law is that commissioners, including non-
21 resident commissioners, cannot serve for more
22 than nine years in the aggregate. So no one --

1 you know, a resident commissioner nor any other
2 commissioner cannot be on the board for more
3 than nine years.

4 COMMISSIONER SILLA: In total.

5 MS. GLASSMAN: In total. So old board,
6 new board, star board, you know, none of that.
7 So, you know, for example, we added that to this
8 because it's in the law. So there are some
9 provisions like that that we wouldn't put in
10 these procedures because they're in the new law.

11 COMMISSIONER SILLA: Amy, tell us a
12 little bit about the timeline that this has to
13 pass and why there is or is not an opportunity
14 to take this to, for example, Commissioner
15 Blackson's Block by Block to make sure our
16 resident leaders have an opportunity to review
17 and provide feedback.

18 Is there a time limit that we are
19 trying to be responsive to in terms of advancing
20 this now? If there is a time limit, is there
21 also an opportunity, once we pass and adopt
22 this, recognizing this is what's in play for

1 right now, is there still an opportunity to go
2 back to at least our resident leaders to get
3 feedback from them, you know, and to address
4 that at a different cycle, not right now?

5 MS. GLASSMAN: So we are -- the funny
6 thing is, the rental act included a deadline for
7 this that actually occurred before the rental
8 act took effect. So we are behind.

9 CHAIRMAN SKINNER: We're behind.

10 MS. GLASSMAN: I'll disclose we are
11 behind, but it's also because the rental act
12 language just didn't -- you know, the rental act
13 didn't take effect until mid-January and the
14 deadline was December 31, 2025.

15 MS. WICKLIFFE: The bigger piece is, if
16 this is law and legislation, there's nothing
17 that can be changed. Although if someone has
18 comments, it's the law, right?

19 MS. GLASSMAN: Well, so the provisions
20 that are the law, we cannot change. And so, I
21 mean, my point was just the changes that we
22 made. And, I mean, in fact, we talked about

1 other changes that we didn't make because we
2 thought they were -- we talked to other changes
3 that we were concerned would be too substantive,
4 you know, to the prior procedures.

5 But, so I guess, you know, my
6 suggestion would be, because we are behind, if
7 there's a way for the board to adopt these, we
8 had some language in the procedures that would
9 allow for, I'll say, sort of, I think it was
10 something like non-material changes or, you
11 know, or something like that.

12 And so, you know, because we recognize
13 that there's, we don't have to come back to the
14 board if we change little -- if we change some
15 pieces of this.

16 CHAIRMAN SKINNER: But the other thing
17 is, again, there's, you know --

18 MS. GLASSMAN: But there's two
19 elections.

20 CHAIRMAN SKINNER: There's two bites at
21 the apple, right? We have to -- I would like to
22 see us get a resident commissioner on as quickly

1 as possible. So, if we proceed with this one,
2 then next year there will be a second election.
3 Remember, there will be two elected.

4 MS. ELLEHAZEEN: And, actually, it's
5 supposed to occur by the end of this year.

6 CHAIRMAN SKINNER: Yeah, because the
7 other ones were supposed to occur by the end of
8 '25, which didn't happen, so --

9 MS. GLASSMAN: So, that would be an
10 opportunity to sort of, if the board were
11 amenable to these procedures, to adopt these.
12 But then, if you wanted for us to go to the
13 Block by Block or to the resident committee next
14 time for more feedback, the procedures could be
15 changed before the next election. I mean, that
16 would be another -- I mean, again, there are
17 things that we can't change because of the law.

18 COMMISSIONER SILLA: Understood.
19 Understood. And I think it is fair and really
20 important. And I want to make sure, because we
21 know our resident leaders are listening to this
22 call.

1 MS. GLASSMAN: Yeah, absolutely.

2 COMMISSIONER SILLA: And I also want to
3 make sure we give some time and space to
4 Commissioner Blackson to weigh in but I --

5 CHAIRMAN SKINNER: Commissioner
6 BurBridge.

7 COMMISSIONER SILLA: And BurBridge,
8 yep. I'm not going to stand in the way of us
9 adopting this. I'm all for that. But I do want
10 to make sure that we are promising and we are
11 going to ensure that we schedule an opportunity
12 for feedback and reflections after the first
13 election.

14 COMMISSIONER BLACKSON: Yes, this is
15 Commissioner Blackson. I do not agree with
16 this. Just want to put that on the record. I
17 do not agree. I believe the resident leaders,
18 resident council, citywide advisory board, all
19 of those should have been included in this
20 decision-making. At least weigh in and be able
21 to share their concerns on this.

22 I also wanted to know why couldn't the

1 residents work for D.C. government? So are you
2 saying the elected mayor officials can work for
3 the government, but the residents cannot? I'm
4 just trying to understand that part.

5 MS. GLASSMAN: Yeah, it's the law, the
6 D.C. law that the city council passed, I mean,
7 some time ago, I mean, basically says that a
8 person cannot be a commissioner if you're an
9 employee of the authority, a district
10 government, a member of another board, a spouse,
11 you know, someone who's a district government or
12 authority employee.

13 I mean, there's a whole list of things
14 you cannot be, you know, if you're also a
15 commissioner. I mean, I think the attempt is
16 really to prevent potential conflicts, right?
17 Like if you're -- you know, they don't want you
18 to be -- I mean, it's an attempt to prevent
19 conflicts.

20 COMMISSIONER BLACKSON: Okay. We can
21 argue the law or debate back and forth, but I
22 mean, I was a former commissioner before the

1 star board. I worked D.C. government. I'm just
2 trying to get understanding.

3 So you're saying if someone is working
4 and they're bettering themselves and they're
5 establishing themselves, they can appoint people
6 who work for the government, but a resident
7 can't work for the government. It's not making
8 sense to me.

9 MS. GLASSMAN: No, no, it's everyone.

10 COMMISSIONER BLACKSON: It's not making
11 sense. I'm not going to debate about that right
12 at this time. I'm just going to say I'm not in
13 agreement with this resolution.

14 CHAIRMAN SKINNER: Okay.

15 COMMISSIONER BLACKSON: I just wanted
16 to weight in on that.

17 MS. GLASSMAN: I do want to be clear,
18 though, that the prohibition on working for the
19 District is for everyone on the board except for
20 there is a carve out for existing commissioners
21 who are also district employees.

22 I just want to be clear that this

1 prohibition applies to everyone, not just
2 resident commissioners as we read it.

3 COMMISSIONER BLACKSON: And what's the
4 carve out for?

5 MS. GLASSMAN: There's a carve out for
6 the transition for Commissioners Clay and Silla
7 and Reed specifically while they are on the
8 board. But once they are no longer on the
9 board, there is a prohibition on any board
10 members also being district employees.

11 COMMISSIONER BLACKSON: No, no, what
12 I'm asking is, and I appreciate the carve out
13 because they're great commissioners. But what
14 I'm asking is why? That was a concession that
15 was made? That was a decision that was made
16 specifically for those commissioners?

17 MS. ELLEHAZEEN: No, it was just
18 they're named as being part of the transition in
19 the transition period. So as the new board is
20 being established, that all the existing board
21 members will serve one, two, or three-year
22 terms. And thereafter, it's just that's where

1 the prohibition comes in.

2 MS. GLASSMAN: I think there was an
3 attempt to try to allow for a smooth transition
4 of the board. So you didn't have an abrupt
5 change so that we suddenly lose all
6 commissioners when the star board goes away.

7 And so I think that the city council
8 created this transition language to allow for
9 all of our current board members to continue on
10 for some period of time until they were replaced
11 by another appointment or election.

12 COMMISSIONER BLACKSON: Okay, that
13 makes absolute sense. My other question is, are
14 we 100% sure that the council specifically meant
15 that this rule, this law, should be wrapped into
16 our resident commissioners?

17 There are our residents who are in our
18 program. You know, they're residents. They're
19 living on the property or they're living near
20 the property. And maybe participating in
21 programs that they were urged to do, like we
22 were just talking about, bettering themselves in

1 their government position.

2 Have we reached out to them just to
3 see, okay, do we have to include our resident
4 commissioners with this provision?
5 Have you done that?

6 MS. GLASSMAN: We have not. I mean, we
7 certainly can. But, I mean, I will say that the
8 language in the law does not create any carve-
9 outs for any commissioners so they would need to
10 modify the law.

11 COMMISSIONER MURPHY: I feel like, Amy,
12 you're in a hard position here. I think you're
13 being put in a hard position here because I
14 think you should not have to be in the position
15 of defending decisions that the council made.

16 Right? And if folks don't like this,
17 then they should go talk to Robert White's
18 Housing Committee and get them to change the
19 law. That's a very reasonable position and have
20 at it. But I just don't, we can't really pile on
21 our staff for, like, complying with the law that
22 was given to us.

1 COMMISSIONER CLAY: Can I just also
2 add, I don't know if this helps or not, but one
3 of the concerns also that I know is a broader
4 concern is the appearance of district government
5 having a level of control over the housing
6 authority.

7 And so when you have district
8 government employees who are on the board, then
9 it can give an appearance that the District has
10 a level of control over the housing authority.
11 One of the reasons why my position is non-voting
12 is because it gives the appearance that we have,
13 or the District has control.

14 So I think that's one of the concerns
15 regarding district employees. I would ask the
16 federal government, is that also in the District
17 law or is that in the federal?

18 MS. GLASSMAN: That's the District law.

19 COMMISSIONER CLAY: That's the District
20 law. I would say, and I would recommend for
21 people to talk to the council about changing it
22 before the next election. I think the federal

1 government might be viewed differently, but I
2 know the District is in part so that we don't
3 appear to be under control of the District.

4 CHAIRMAN SKINNER: So Commissioner
5 Clay, thank you for making that point because I
6 just want to emphasize that the Housing
7 Authority is an independent agency, independent
8 of the District government. And we want to make
9 sure that we do everything to keep that status.

10 COMMISSIONER SILLA: You know, and I do
11 recognize and I do apologize if it feels a
12 little bit like a pile on, but it might not be
13 council member Robert White himself, but his
14 staff do pay close attention to our board
15 meetings and are listening to this.

16 And so I think they also benefit from
17 hearing and understanding, seeing how like all
18 of these questions that come up and we don't
19 have reasonable answers or explanations for the
20 thinking behind some of this.

21 And so they have an opportunity to hear
22 that it's not just the commissioners that are

1 concerned, but the public is concerned.
2 Especially our residents, representatives who
3 are commissioners are concerned. So all around,
4 I think they're hopefully hearing this and
5 understanding that there needs to be a change.

6 CHAIRMAN SKINNER: Commissioner
7 BurBridge, did you have any comments or
8 concerns? Is she still on?

9 COMMISSIONER SILLA: She has not voted.

10 CHAIRMAN SKINNER: Yeah, she was here
11 earlier.

12 COMMISSIONER BURBRIDGE: I think what
13 I'm hearing and what the concern is, is when you
14 say resident commissioner, the residents want to
15 be a part of the representative, but also a lot
16 of other things have to take place.

17 You know, it's not just the president.
18 When we think about the residents, we're talking
19 about the residents at large, all of the
20 residents that are part of DCHA. We have no
21 voice. And that's what I keep hearing, we have
22 no voice.

1 When we spoke briefly about the red
2 conversion, I was waiting for someone to say,
3 well, one of the things you can do while you're
4 waiting to hear what's going to happen is do
5 like a meat buster section.

6 Because red, for some people, is
7 fearful. You know, let's not just sit and wait
8 and tell once you get to approve it and you can
9 move forward. You shouldn't keep a body in the
10 limbo. But what can we do as an agency so that
11 the residents are not just a cash cow? That's
12 what I'm hearing from this.

13 Because the way it has been is that the
14 residents come, they have an election, they
15 vote, and that person represents them. I
16 understand everything, but I think we, as an
17 organization, as housing, we need to do more.
18 We haven't had any listening sessions. We
19 talked about what have we -- and I thank
20 Commissioner Blackson for the Block to Block
21 initiative.

22 It's very powerful, but we need to get

1 out and they need to hear that we are going to
2 take the concerns of the residents and see how
3 we can take what they want and what we can do.

4 And if it means taking it to the
5 housing community and right to the people, then
6 let that be done. That's all I have to say.

7 CHAIRMAN SKINNER: Okay.

8 COMMISSIONER BLACKSON: And I have a
9 comment, too. You're welcome, Commissioner
10 BurBridge. And thank you, Commissioner Clay,
11 for clarifying a little more, making it
12 understandable of what you're saying.

13 But no one's piling on, but I think
14 it's a right we have as commissioners to voice
15 our opinion. That's for the entire board and
16 anyone else that's listening. So it's not a
17 pile-on when we seem to have -- to ask for more
18 indefinite information on what's being presented
19 to us.

20 If I don't understand it, I'm letting
21 you know I don't understand it. If I don't
22 agree with it, I'm letting you know I don't

1 agree with it. I talk to the residents on a
2 daily basis.

3 I have my listening sessions, which I call Chat
4 and Chew.

5 I hear the residents on so many
6 different platforms. So when I say residents or
7 resident leaders, resident leaders are
8 representing the residents. That's their voice.
9 So residents across the board, Amy, like I said,
10 it's not a debate between you and the law. I'm
11 not going to go back and forth about it.

12 Like I said, I don't agree with it.
13 And so just let the record reflect that. Thank
14 you. And the chat and truths are very well
15 attended from residents. So I have many
16 platforms that anyone will want to come to
17 present.

18 I've invited anyone from DCHA across
19 all divisions to come to the Block by Block or
20 Chat and Chew to speak with residents directly.
21 Thank you.

22 CHAIRMAN SKINNER: Okay. Thank you.

1 COMMISSIONER DICKERSON: I had a
2 question. What are we doing -- what are we
3 trying to decide here today with this?

4 CHAIRMAN SKINNER: So we're just
5 adopting the procedures for how the election is
6 going to proceed. How the election will take
7 place and who's going to do what at what time.
8 And then the election will take place and that
9 person will become the resident commissioner on
10 this board.

11 MS. GLASSMAN: The first resident.

12 CHAIRMAN SKINNER: Yeah. And then we
13 have to have a second election for a second
14 commissioner.

15 COMMISSIONER SILLA: And we're in
16 agreement, or at least like when we're -- when
17 we're advancing this resolution, you are in
18 agreement that going back to residents with the
19 procedures after we have elected the first one
20 to ensure we're in compliance as quickly as
21 possible is something that you can do, that you
22 will do.

1 MS. GLASSMAN: We can certainly do
2 that. We can do that. Yeah.

3 CHAIRMAN SKINNER: I don't have a
4 problem with that.

5 MS. GLASSMAN: And if you want -- and I
6 should also flag just I mean, there was a slight
7 tweak to the resolution after it was posted just
8 to remove what I think is what they realize
9 there was a slightly confusing typo in it.

10 I'm just I just want to flag about what
11 was posted. But there was a reference to that
12 December 31st date and we just removed it from
13 the resolution because it wasn't -- it just was
14 --

15 CHAIRMAN SKINNER: It's passed.

16 MS. GLASSMAN: Yes, it's passed. So I
17 just I just did want to note that because it was
18 -- but it was reference to sort of the effective
19 date of the statute, which was not correct. So
20 we just we did tweak that. So the resolution
21 that we'd be asking you to pass has that date
22 deleted from it.

1 CHAIRMAN SKINNER: Okay. All right.
2 So let's move forward. So chair will entertain
3 a motion to adopt resolution 26-04 to adopt
4 procedures for the election of residents. Is
5 there a motion?

6 COMMISSIONER SILLA: Motion.

7 CHAIRMAN SKINNER: There's a motion.
8 Is there a second?

9 COMMISSIONER DICKERSON: Second.

10 CHAIRMAN SKINNER: Thank you. Second.
11 Okay. We'll have a roll call vote on Resolution
12 26-04.

13 MS. HARDEMAN-JONES: Sure.

14 Commissioner Ronnie Harris. Commissioner Ronnie
15 Harris.

16 CHAIRMAN SKINNER: Keep going and come
17 back to her.

18 MS. HARDEMAN-JONES: Commissioner
19 Blackson.

20 COMMISSIONER BLACKSON: No.

21 MS. HARDEMAN-JONES: Thank you.

22 Commissioner Jim Dickerson.

1 COMMISSIONER DICKERSON: Yes.

2 MS. HARDEMAN-JONES: Thank you.

3 Commissioner Rosa BurBridge.

4 COMMISSIONER BURBRIDGE: No.

5 MS. HARDEMAN-JONES: Thank you.

6 Commissioner Chris Murphy.

7 COMMISSIONER MURPHY: Yes.

8 MS. HARDEMAN-JONES: Thank you.

9 Commissioner Theresa Silla.

10 COMMISSIONER SILLA: Yes.

11 MS. HARDEMAN-JONES: Thank you.

12 Chairman Raymond Skinner.

13 CHAIRMAN SKINNER: Yes.

14 MS. HARDEMAN-JONES: Thank you. The
15 resolution is approved.

16 CHAIRMAN SKINNER: Okay. And then
17 last, but certainly not least, is Resolution 26-
18 05 to Authorize Extension Approval and
19 Publication of the DCHA Administrative Plan for
20 our Housing Choice Voucher Program.

21 MS. GLASSMAN: So, we have two -- so,
22 well, we have two things. Commissioner Silla,

1 you wanted us to do the presentation on the
2 revision to the admin plan, on some of the
3 revisions, or just to -- so I know we had done
4 that with the committee.

5 It is in the board's book. I know
6 Anton is prepared to talk through some of those
7 changes if you want, or we can focus on the
8 resolution. I'm not sure how you wanted to do
9 that.

10 COMMISSIONER SILLA: So, I think
11 it's --

12 CHAIRMAN SKINNER: Go ahead.

13 COMMISSIONER SILLA: From my
14 perspective, it is really important to
15 acknowledge that, at least on the committee
16 level, when, with a resolution like this, it's
17 really important for the committee members to
18 get a sense of the comments that the housing
19 authority made.

20 I mean, the comments that the housing
21 authority received, and then the determination
22 about whether to integrate, incorporate, and

1 address those comments or not.

2 And that in the committee meeting time,
3 that we have sufficient time to ask questions
4 and better understand the reasoning behind the
5 determinations that you made, and an opportunity
6 to talk those through.

7 We had asked for additional
8 explanations and updates across a number of
9 areas. We got the update, but we got the update
10 today, even though Commissioner Harris and I
11 flagged these issues at our committee meeting on
12 January 13th, 30th, right?

13 So, looking at and quickly glancing at
14 the responses and your explanations, I don't
15 know that I have additional questions or
16 concerns that we need to talk through at this
17 meeting. I do want to make sure I give
18 Commissioner Harris an opportunity to reflect
19 back on any outstanding questions or concerns
20 that she might have.

21 But when we are talking about
22 communication, and communications in a timely

1 manner to help inform decision-making, right?
2 Because you are asking us to adopt this
3 emergency ruling, and it'll go into effect as
4 soon as we adopt it.

5 I just, I think it's absolutely
6 critical and important that you circle back with
7 the updates sooner rather than later, and that
8 you give us an opportunity to say whether the
9 updates sufficiently address our concerns or
10 not. Like I said, quickly glancing at what you
11 ultimately provisioned, my, at least my concerns
12 and questions, I feel like there's enough
13 information there that we don't need to hold up
14 the emergency resolution to continue to drill
15 down on those decisions.

16 And then also because the way in which
17 you're adopting these emergency provisions allow
18 you to continue receiving comments, and we will
19 have another opportunity to revisit both these
20 comments if they don't work for us, as well as
21 the additional comments you are getting.

22 I am fine with us advancing this and

1 with, you know, voting yes to move forward, but
2 we do need to be on the same page as when we
3 take, because we took a significant amount of
4 time to really go through this.

5 And it was, you know, we delayed
6 talking about a lot of topics and issues that
7 are top of mind for me, for Commissioner Harris,
8 to, like, make sure we were on the same page
9 about what was passing.

10 So, as we move forward, I will do a
11 better job as acting chair to, like, reach out
12 and be like, hey, we're not getting the updates
13 that we need to help us get to pass this without
14 this kind of a conversation happening at the
15 table, right?

16 But we need to do a better job, again,
17 around communication and making sure we have,
18 like, timely communication, especially when we
19 are taking such -- we're taking a significant
20 amount of time to actually flag to you what our
21 issue areas are and what gives us heartburn.

22 So, let me also just turn it over to

1 Commissioner Harris, who was at that meeting and
2 who spent a significant amount of time flagging
3 what were significant concerns for her.

4 COMMISSION HARRIS: So, as Commissioner
5 Silla said, we just got the update today,
6 minutes ago, if I'm not mistaken. Well, I've
7 not looked at it, but Commissioner Silla, if
8 you've taken a glance at it yourself and we will
9 have the opportunity, if needed, to come back
10 and revisit some things, I'm okay with that.

11 But I just had no time to kind of look
12 at it, so I don't really have a say, but I don't
13 want to hold up any progress as well if it's
14 something that we can come back and revisit, if
15 needed.

16 COMMISSIONER SILLA: So, I see people
17 nodding. So, Amy, what we are looking for in
18 your presentation is a verbal confirmation that
19 we can come back to both the issue areas that
20 were identified as part of this round of
21 comments, as well as the new round of comments
22 that you're going to be receiving, especially

1 because we got these so late and haven't really
2 had an opportunity to digest, like, whether
3 these issues --

4 MS. GLASSMAN: And we have discussed
5 these at the committee before. I do want to
6 say, like, we've discussed these issues, these
7 specific issue areas, but I do acknowledge --
8 I'm sorry that we did -- we had not realized
9 that this wasn't uploaded, so we will do better
10 about that as well. So, yes.

11 So, the resolution, as you noted --
12 just to be clear, what this resolution would do
13 is, as -- just to take a step back, in November
14 of 2025, we did -- so, we have been in the
15 emergency admin plan cycle for some time, since
16 2023.

17 In November of 2025, we published a --
18 published on our website only -- posted, I
19 should say, on our website -- a updated admin
20 plan that included a number of changes. We
21 received over 300 comments on that document,
22 which we have been, you know, going through very

1 diligently and, you know, revising the admin
2 plan as needed, based on those comments.

3 What we are seeking more approval for
4 at this point would be to publish and transmit
5 to the D.C. Office of Documents an updated
6 administrative plan for the voucher program that
7 reflects changes from the November version,
8 right?

9 So, you know, changes that incorporate
10 a lot of the comments received, the ones that we
11 accepted, and they would be asked to publish as
12 emergency and proposed regs, so that once they
13 publish, there will be, as Commissioner Silla
14 noted, another round of public comments, which
15 we would consider, come back to the committee
16 and the board on, and then ultimately ask the
17 board to adopt as final regs the administrative
18 plan. So that is the upshot.

19 I will also say that if the board
20 adopts this, we have a very long document, like,
21 I think it's 90 pages at this point, that
22 summarizes every single comment that was

1 received and, you know, responds to each of
2 those, and that would be posted on our website
3 along with the updated plan.

4 So that would go, you know, that would
5 go up there, so if folks want to see, you know,
6 every single comment and every single response,
7 that would be the place to see it. But I'm
8 happy to answer questions, but that is the brief
9 summary.

10 COMMISSIONER DICKERSON: So what do we
11 need to do here, to get -- to move this forward?
12 I can't -- I mean, I can only process so much --

13 (Laughter.)

14 COMMISSIONER DICKERSON: I'm wondering
15 what we need to do take the next step.

16 CHAIRMAN SKINNER: So my question is,
17 when are we going to be done? We're going
18 around and around. I mean, we can go back and
19 forth with comments and responses to comments,
20 and get more comments and responses. When are
21 we going to stop? That's what I want to know.

22 MS. GLASSMAN: Well, I mean, this is,

1 like, the -- this would be the penultimate step,
2 right? If we can transmit to Office of Docs,
3 they publish the updated admin plan, once it
4 gets published there's a final round of 30-day
5 comments, and then we can, you know, come back
6 to the Board and ask you to adopt them as final
7 regs --

8 CHAIRMAN SKINNER: Final.

9 MS. GLASSMAN: And we are done.

10 CHAIRMAN SKINNER: Okay.

11 COMMISSIONER HARRIS: I think maybe,
12 Amy, you're misunderstanding or maybe I'm
13 misunderstanding, but Commissioner Silla, our --
14 the question was, will we have an opportunity to
15 come back? So, adopting it today when it's time
16 to vote on it after everything is done, we're
17 not asking for public comment to go on and on
18 and change. That's not what I'm asking. But, I
19 think you've answered the question in a
20 roundabout way. So, once it comes back to the
21 Board after the comment period, then we still
22 will have to vote, right? Vote it in?

1 COMMISSIONER SILLA: Yes.

2 CHAIRMAN SKINNER: Yes.

3 COMMISSIONER HARRIS: By that time, I
4 would have more time, definitely, to look at
5 whatever changes and updates were done. That's
6 all I was asking.

7 COMMISSIONER SILLA: Yes, we will.

8 MS. GLASSMAN: You're being asked to
9 vote today --

10 COMMISSIONER HARRIS: Okay, so the
11 answer was yes?

12 PARTICIPANT: Yes.

13 MS. GLASSMAN: Vote today and --

14 CHAIRMAN SKINNER: Just don't say
15 anymore. Yes.

16 PARTICIPANT: Yes.

17 COMMISSIONER MURPHY: Ray, I just -- I
18 feel like your comment, although I understand
19 what underlies it, it sort of misses the bigger
20 headline for me, which is why I'm going to vote
21 present on this today. Which is, we just -- the
22 staff can't ask us to approve something like

1 this when we don't have the document for, like,
2 at least 12 hours. Like, that's not too much to
3 ask.

4 So, it's not that I want -- I'd like
5 lots of rounds more comment, it's just I want to
6 know what I'm voting on. And I didn't have the
7 opportunity to do that, and, so, I can't in good
8 conscience vote yes for something that I don't
9 know what I'm voting on. I'm not going to vote
10 no, but I can't vote yes.

11 COMMISSIONER DICKERSON: Even if we
12 come back to visit it?

13 COMMISSIONER MURPHY: I haven't seen
14 it. I am not in the habit of saying --

15 COMMISSIONER DICKERSON: Okay.

16 COMMISSIONER MURPHY: Of voting yes on
17 things I've never seen. It's just not, in my
18 view, good procedure.

19 COMMISSIONER SILLA: No. Only the
20 committee --

21 COMMISSIONER HARRIS: And I respect the
22 fact that, Amy, I think you mentioned, we've

1 discussed this in the past. But here's the
2 thing, now it's written out and it's in black
3 and white, and if we don't have an opportunity
4 to look at it --

5 COMMISSIONER MURPHY: Right.

6 COMMISSIONER HARRIS: It's hard to say,
7 oh yeah, I remember back in October -- you know
8 --

9 COMMISSIONER MURPHY: Exactly.

10 COMMISSIONER HARRIS: There's no way
11 for us to do that. Now, we looked at some
12 things and me and Commissioner Silla had
13 questions, or revision suggestions, just, you
14 know -- so, for the rest of the Board, we're not
15 computers. You know. I can't download all that
16 data. Anything we discussed months ago and it
17 gets put together and it's packaged up pretty
18 and nice, we need to see it and be able to make
19 our suggestions.

20 I mean, you guys have to do what you
21 need to do is best. We just want to know, you
22 know, what we're voting on first. And, I don't

1 -- I didn't have time -- I don't have time to
2 look at anything that comes to me same day as
3 any meeting, so I will say that.

4 COMMISSIONER MURPHY: Same.

5 MR. PETTIGREW: And let me chime in
6 too, Commissioners. First of all, forgive us.
7 All right? Because, I'm a little annoyed at
8 this, too, just so you know. I've heard the
9 communication piece, it sounds like it's across
10 the board and I need to do a better job with my
11 staff. So -- I don't have a vote but I'm kind
12 of annoyed that you got it today, too, because
13 that doesn't make any sense to me. And, I'm
14 just being honest right now.

15 So, I'm frustrated too, guys. And I'm
16 -- I apologize, my team didn't do what they were
17 supposed to do to get it to you in a timely
18 manner, to make you feel comfortable. But, I
19 had to say that for the record.

20 COMMISSIONER DICKERSON: Okay, then
21 what? Then, what's next?

22 (simultaneous speaking.)

1 COMMISSIONER CLAY: Let me ask a
2 question, too. So if it gets voted on --

3 CHAIRMAN SKINNER: Commissioner Clay.

4 COMMISSIONER CLAY: If it gets voted on
5 now, then it's 30 days, it comes back. When it
6 comes back, if we decided we wanted to change
7 something then, does that mean it would have to
8 go through another 30 days?

9 MS. GLASSMAN: It would sort of depend
10 on what it was. If we're -- if it was something
11 that was in the document and we -- it would sort
12 of depend. It would depend. But, I mean, if
13 it's something that was commented on and we were
14 just changing something based on the comments,
15 then no, it probably wouldn't need to. If you
16 said yeah, we just really don't like half of
17 this document, we want something totally new,
18 then we'd be back in something -- you know, then
19 we'd be back in more public comments.

20 COMMISSIONER DICKERSON: Well, what if
21 there --

22 (simultaneous speaking.)

1 COMMISSIONER CLAY: But, if there was
2 like, one or two --

3 COMMISSIONER DICKERSON: I mean, we
4 just -- we're trying to -- you know, we're going
5 to just wait, do it -- you know, wait and read
6 it, and then get it back -- you would give it
7 back to us in 30 days, and then -- what are we
8 going to do here to get this thing done is what
9 I'm trying to hear and say.

10 COMMISSIONER SILLA: So I think, to
11 Clay's question, at least the committee that's
12 looking closely at this is not talking about
13 unpacking things that are beyond the scope of
14 the comments that have been received and have
15 not been -- and have been addressed in a way
16 that we are trying to understand better. Okay?

17 At least from the -- from, like -- and
18 Commissioner Harris, jump in and correct me if I
19 am misspeaking from your perspective, but the
20 conversations we are having at the committee
21 level is better understanding what the Housing
22 Authority accepted or rejected, and if it is an

1 area where they rejected something that we have
2 been struggling with and that we have been
3 trying to flag. We are unpacking that area to
4 better understand the logic behind the
5 rejection.

6 And, for the most part what I'm seeing
7 is that the staff's explanation and the
8 alternative procedures or policies that are in
9 place, seem to cover and track with the concerns
10 that we are expressing.

11 But, the communication around that is,
12 at least from the perspective of someone like
13 Commissioner Murphy for example, he never even
14 had the advantage of looking at that table that
15 summarized what the comments were and what the
16 Authority's responses were. So, he never had an
17 opportunity to think about what is different
18 about this document based on the public comments
19 received. At least, that's what I hear him
20 saying.

21 COMMISSIONER MURPHY: Yes.

22 COMMISSIONER SILLA: And what I hear

1 Commissioner Harris and myself saying is, you
2 did a great job -- well, Commissioner Harris is
3 saying I didn't have time, I'm not going to have
4 time to look at any updates that you give me
5 day-of, that's not fair. And I'm saying, based
6 on my cursory look I like and understand what
7 you are saying and how you have addressed it,
8 but I'm uncomfortable moving forward unless you
9 confirm to me that we have another bite at the
10 apple to really address the comments that we
11 have received, and to make sure I'm totally
12 understanding and bought in. And they're saying
13 yes, you will have another chance.

14 COMMISSIONER CLAY: But, anything that
15 could come out of that discussion more than
16 likely would not generate another 30-day?

17 COMMISSIONER SILLA: I don't think so,
18 but --

19 MS. GLASSMAN: I mean, I don't think
20 so, but it could. I mean --

21 COMMISSIONER SILLA: But it could, who
22 knows.

1 MS. GLASSMAN: I guess I -- you know, I
2 mean, it --

3 PARTICIPANT: If there's anything in it
4 that we decide to change.

5 COMMISSIONER SILLA: Because, we don't
6 know what public comments we're going to
7 continue to receive as well, right? Because
8 there will be another tranche of public comments
9 that we will have to have this conversation
10 about and that hopefully the Authority will
11 communicate better around.

12 MS. GLASSMAN: Right. I will be honest
13 that, like, the public comments that we have
14 been receiving are very similar --

15 COMMISSIONER SILLA: Are consistent.

16 MS. GLASSMAN: That we have received
17 since 2023. We have engaged in extensive
18 discussions with advocates and others since the
19 initial admin plan was put out in 2023, and some
20 of the comments were repetitive to the extent
21 that, you know, unfortunately there are some
22 things that others would like us to do that we

1 feel are not for the Housing Authority to do,
2 and, you know, it just is -- you know, they keep
3 saying their comment, we keep saying no, and
4 that's -- and explaining why, and, you know, so
5 we'll get some of those --

6 (simultaneous speaking.)

7 MR. PETTIGREW: Amy, let me ask a
8 question.

9 MS. GLASSMAN: Yep.

10 MR. PETTIGREW: The real question, does
11 it have to go today?

12 MS. GLASSMAN: I mean, if you all want
13 to defer it till next -- what?

14 (simultaneous speaking.)

15 CHAIRMAN SKINNER: So let me ask
16 another --

17 MS. GLASSMAN: Is it going to expire --
18 wait, are you checking the expiration date?
19 Well, no. The --

20 MR. PETTIGREW: Yes, I have that
21 question.

22 MS. GLASSMAN: No, I think the admin

1 plan doesn't expire. We just extended the admin
2 plan in December and, so, I believe the
3 expiration date is sometime in April, if I'm
4 looking -- I know you're better -- you track
5 that more than -- I know you're our tracker. I
6 believe it does not. I mean, I think if folks
7 want to wait another month, we can do that, then
8 --

9 CHAIRMAN SKINNER: So let me clarify
10 one thing.

11 MS. GLASSMAN: Yeah.

12 CHAIRMAN SKINNER: So, what are we
13 operating under now? What is in effect right
14 now? Is one of these emergency regs --

15 (simultaneous speaking.)

16 MS. GLASSMAN: Emergency regs.

17 CHAIRMAN SKINNER: Okay.

18 MS. GLASSMAN: We're under emergency
19 and proposed regs, we're under the, effectively,
20 the 2023 version of the admin plan that we've
21 tweaked a little bit over time, but not -- you
22 know, just not the new version.

1 CHAIRMAN SKINNER: So, all the changes
2 that we're talking about now are not in effect?

3 (simultaneous speaking.)

4 MS. GLASSMAN: Just none that would be
5 in effect -- right, none of them would be in
6 effect.

7 CHAIRMAN SKINNER: Right. Okay. All
8 right.

9 MS. GLASSMAN: So, we would just wait.
10 And we do apologize for the confusion, because
11 we -- there was just some --

12 CHAIRMAN SKINNER: So again, my
13 recommendation is we move forward, get this
14 adopted, and then we'll come back and have
15 another round of comments, you know, once this
16 is published. And, this is so we -- the other
17 thing, we had a HUD procedure that we had to do,
18 right? There was a HUD comment period, we did
19 that?

20 MS. GLASSMAN: That was the November
21 period.

22 CHAIRMAN SKINNER: Okay.

1 MS. GLASSMAN: That was really the
2 height of the public comment period, so what
3 would be happening if the Board wanted to
4 approve this today is, we would then be sort of
5 -- once the Office of Docs publishes this
6 document, then what I'll call sort of the D.C.
7 public comment period would then ensue for 30
8 days.

9 CHAIRMAN SKINNER: Okay.

10 MS. GLASSMAN: And, frankly, it's
11 longer than 30 days, because it takes them a
12 while to publish. So, it doesn't happen
13 instantaneously, they've got a lot on their
14 plate.

15 CHAIRMAN SKINNER: Okay. So I'm going
16 to recommend that we move forward and at least
17 take a vote on this resolution now. So, can I
18 get a motion to approve Resolution 26-05?

19 COMMISSIONER SILLA: Motion.

20 CHAIRMAN SKINNER: Is there a second?

21 COMMISSIONER DICKERSON: Second.

22 CHAIRMAN SKINNER: Okay. Roll call

1 vote.

2 MS. HARDEMAN-JONES: Commissioner

3 Silla.

4 COMMISSIONER SILLA: Abstain.

5 MS. HARDEMAN-JONES: Commissioner

6 Murphy.

7 COMMISSIONER MURPHY: Can you please
8 put me down as present?

9 MS. HARDEMAN-JONES: Sure will.

10 Commissioner Harris.

11 COMMISSIONER HARRIS: I'm sorry. I'm
12 just going to go with present as well.

13 MS. HARDEMAN-JONES: Okay.

14 Commissioner Dickerson.

15 COMMISSIONER DICKERSON: Yes.

16 MS. HARDEMAN-JONES: Thank you.

17 Commissioner Blackson.

18 COMMISSIONER BLACKSON: Abstain.

19 MS. HARDEMAN-JONES: Commissioner

20 BurBridge.

21 (No audible response.)

22 MS. HARDEMAN-JONES: And, Chairman

1 Skinner.

2 CHAIRMAN SKINNER: Yes.

3 MS. HARDEMAN-JONES: The resolution
4 does not pass.

5 CHAIRMAN SKINNER: Did BurBridge vote?

6 COMMISSIONER MURPHY: Commissioner
7 Clay.

8 PARTICIPANT: Clay doesn't vote.

9 CHAIRMAN SKINNER: Did BurBridge vote?

10 MS. HARDEMAN-JONES: BurBridge did not
11 respond.

12 PARTICIPANT: She was silent.

13 CHAIRMAN SKINNER: Okay. So the
14 resolution does not pass?

15 MS. HARDEMAN-JONES: That's correct.

16 CHAIRMAN SKINNER: Okay. In the
17 interest of time, Commissioner Silla, can we ask
18 that you defer your additional --

19 (simultaneous speaking.)

20 COMMISSIONER SILLA: Yes.

21 CHAIRMAN SKINNER: Committee report?

22 Okay.

1 COMMISSIONER SILLA: Yes.

2 CHAIRMAN SKINNER: So, we still have,
3 Commissioner Blackson, Resident Services
4 Committee report.

5 COMMISSIONER BLACKSON: Good afternoon.

6 CHAIRMAN SKINNER: Good afternoon
7 again.

8 COMMISSIONER BLACKSON: Okay. At our
9 last meeting, which was in January, we had an
10 opportunity to have the Office of Resident
11 Services, who always gives us an update on all
12 that's happening with the Office of Resident
13 Service. But our biggest concern was public
14 safety, so we had the public safety team and
15 some of their partners, I want to say
16 contracting security company that was there, and
17 we discussed some of the improvements they'll be
18 making with the contractors. Because the
19 residents have been complaining, across the
20 multiple properties, about public safety, they
21 don't feel safe.

22 So, some of the updated things that

1 they'll be working on is the substations among
2 many of the properties, the private companies
3 will encourage their officers to stay off cell
4 phones and things of that nature. I'm not going
5 to go into all the details. And, also,
6 encourage residents to call 911 versus calling -
7 - trying to contact me or DCHA staff when they
8 have an emergency. DCHA police department is
9 not as big as MPD, of course, that's the the
10 main police company for D.C.

11 So, those were some of the things that
12 we discussed and was looking into at the
13 Committee on Resident Services, and we will be
14 following up with them at the next committee
15 meeting so we can have more time to discuss.
16 But, we had leaders on that call, Commissioner
17 Silla and some of DCHA staff, it was a very good
18 meeting.

19 CHAIRMAN SKINNER: Okay, thank --

20 COMMISSIONER BLACKSON: Committee
21 meeting. Commissioner Silla, did you have
22 anything you want to add or share?

1 COMMISSIONER SILLA: No. Thank you for
2 that update, and for the meeting, as well.

3 COMMISSIONER BLACKSON: Thanks.

4 CHAIRMAN SKINNER: Okay. Thank you,
5 Commissioner Blackson. Okay, next on the agenda
6 is Commissioner's time. So, I just want to take
7 a minute to thank and congratulate Keith and the
8 staff for putting together the 2024-25 impact
9 report. If you haven't seen this yet, I'm not
10 sure how it's been distributed, I know
11 commissioners should have it and, hopefully,
12 staff and residents have seen copies of --

13 (simultaneous speaking.)

14 COMMISSIONER DICKERSON: It's coming
15 through the mail. It's -- I got mine in the
16 mail.

17 CHAIRMAN SKINNER: Yes. It was mailed
18 to the commissioners. So, when Director
19 Pettigrew came, he said it was going to take
20 three years to kind of turn things around, and
21 he did a three-year recovery plan, and I guess
22 we're moving into year three of that recovery

1 plan. But, this impact report sort of
2 summarizes the first two years of the recovery
3 plan, and has a lot of good information about
4 the progress that has been made in the
5 department since Director Pettigrew has come,
6 and his team, have come on board.

7 So, this, I believe, is actually posted
8 on our website. Is that -- does anyone know?
9 Is that correct?

10 MS. GLASSMAN: It's on the website.

11 CHAIRMAN SKINNER: It is on -- it is
12 posted on the website so, for those of you out
13 there in the public, you can go to our website
14 and see the impact report and you can kind of
15 summarize the progress that we've made over the
16 last two years.

17 COMMISSIONER DICKERSON: It's very well
18 done. It's a very, very well done document.

19 CHAIRMAN SKINNER: Okay.

20 Commissioners, have any other comments?

21 COMMISSIONER BLACKSON: Yes, I'm going
22 to read a email that I received from a ACVP

1 client. Just want to put it on the record that
2 it's received --

3 CHAIRMAN SKINNER: Okay.

4 COMMISSIONER BLACKSON: She asked if I
5 can read it. She -- her name is Sheena McGill,
6 she's here today about a critical issue
7 affecting many of the residents. Despite
8 multiple attempts to contact my housing worker,
9 I've been met with silence. This isn't just
10 about me, it's about the disconnect between
11 workers and residents. Workers are the
12 heartbeat of housing contacts but, without
13 accountability, issues persist, vouchers are
14 delayed, paperwork is stuck and residents
15 suffer. We need workers to be responsive and
16 accountable.

17 I've tried emailing, calling, and even
18 contacting the call center, but nothing seems to
19 work. What if I had an emergency? This can't
20 continue, we need change. Since November, there
21 has been no response. I urge you to take action
22 and demand better communication from housing

1 workers. Let's work together to create a system
2 that supports the residents, not frustrate them.
3 Thank you. Sheena McGill.

4 CHAIRMAN SKINNER: Okay.

5 COMMISSIONER DICKERSON: Amen.

6 CHAIRMAN SKINNER: Thank you,
7 Commissioner Blackson. Yeah, so that -- it's
8 apropos of what we've heard a lot today in terms
9 of communication and responsiveness. And, you
10 know, Director Pettigrew has been listening, and
11 he chimed in a few minutes ago saying --
12 expressing some of his concerns.

13 So, are there any other comments from
14 commissioners?

15 (No audible response.)

16 CHAIRMAN SKINNER: Okay. So with that
17 the next board meeting will be on Wednesday,
18 March 11, 2026, and that will be at 1:00 p.m.,
19 and it's going to be available via Zoom.
20 Information regarding viewing or participating
21 in the meeting can be found at our website,
22 www.dchousing.org.

1 So with that I'll entertain a motion to
2 adjourn.

3 COMMISSIONER SILLA: Motion.

4 CHAIRMAN SKINNER: Is there a second?

5 (No audible response.)

6 CHAIRMAN SKINNER: All in favor, aye.

7 (No audible response.)

8 CHAIRMAN SKINNER: With that the
9 meeting is adjourned at 3:49 p.m. Thank you,
10 everyone.

11 (Whereupon, the above-entitled matter
12 went off the record at 3:49 p.m.)

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22 C E R T I F I C A T E

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

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17
18 _____
19 Ariel Harris
20
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22