

Pending approval as written

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION AND
REFORM BOARD MEETING

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WEDNESDAY
JULY 9, 2025

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The Board met at 300 7th Street SW, 11th
Floor, Washington, D.C., at 1:00 p.m. EDT, Raymond
Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

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

THERESA SILLA, Commissioner
ROSA BURBRIDGE, Commissioner

STAFF PRESENT:

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

1 COMMISSIONERS ABSENT:

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3 KATRINA D. JONES, Commissioner
JENNIFER REED, Commissioner

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

2 12:59 p.m.

3 CHAIRMAN SKINNER: Good afternoon. My
4 name is Raymond Skinner and I'm chair of the DC HA
5 Stabilization and Reform Board and I'd like to call
6 this meeting to order.

7 This is the regular monthly meeting of the
8 DC HA being held today, July the 9th, 2025, and the
9 time is now 1:00 p.m.

10 This meeting is being held via Zoom
11 videoconferencing and the Board is here in person
12 in the board room.

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

15 (Moment of silence.)

16 CHAIRMAN SKINNER: Thank you. So today's
17 meeting is a regular meeting of the Board and we've
18 invited members of the public to sign up to speak
19 via our website. For those who would just like to
20 view the meeting can do so live via the DC HA website
21 link to our Facebook Live page.

22 The Board of Commissioners welcomes public

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

7 For this virtual meeting DC HA asks that
8 you remain muted until you are instructed to speak.

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

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

21 At this time I would ask for a roll call
22 vote to determine if we have a quorum.

1 MS. HARDEMAN-JONES: Sure. Denise
2 Blackson?

3 COMMISSIONER BLACKSON: Present.

4 MS. HARDEMAN-JONES: Thank you.

5 Rosa Burbridge?

6 Rosa Burbridge? Commissioner I see you

7 on the screen. *6 to un-mute yourself.

8 I'm going to move forward. Leroy Clay?

9 COMMISSIONER CLAY: Present.

10 MS. HARDEMAN-JONES: Thank you.

11 Jim Dickerson?

12 COMMISSIONER DICKERSON: Here.

13 MS. HARDEMAN-JONES: Thank you.

14 Ronnie Harris?

15 COMMISSIONER HARRIS: Present.

16 MS. HARDEMAN-JONES: Thank you.

17 Katrina Jones?

18 Chris Murphy?

19 COMMISSIONER MURPHY: Present.

20 MS. HARDEMAN-JONES: Thank you.

21 Jennifer Reed?

22 Theresa Silla?

1 COMMISSIONER SILLA: Present.

2 MS. HARDEMAN-JONES: Thank you.

3 And Chairman Raymond Skinner?

4 CHAIRMAN SKINNER: Here.

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

6 CHAIRMAN SKINNER: Thank you.

7 At this time I would like the Commissioners
8 to consider the minutes of the June 11th, 2025 Board
9 meeting. Are there any additions or corrections
10 to the minutes?

11 If none, can I get a motion to approve?

12 COMMISSIONER SILLA: Motion.

13 CHAIRMAN SKINNER: Second?

14 COMMISSIONER CLAY: Second.

15 CHAIRMAN SKINNER: All in favor?

16 (Chorus of aye.)

17 CHAIRMAN SKINNER: Any opposed?

18 No? Let the minutes stand approved as
19 presented.

20 Okay. Next we're going to move onto our
21 Executive Director's report. Mr. Keith Pettigrew.

22 MR. PETTIGREW: Thank you, Mr. Chairman.

1 So property management, you notice in the
2 summary, it ticked down 1 percent. The list of some
3 of the things that have been identified since
4 Caroline has taken over with regard to why that 1
5 percent decline, obviously as we said at the last
6 --

7 CHAIRMAN SKINNER: I'm sorry. What
8 kicked down 1 percent?

9 MR. PETTIGREW: The utilization.

10 CHAIRMAN SKINNER: Okay.

11 MR. PETTIGREW: Sorry. I just forgot to
12 say utilization.

13 (Simultaneous speaking.)

14 CHAIRMAN SKINNER: So remember, the
15 public doesn't know --

16 MR. PETTIGREW: Right.

17 CHAIRMAN SKINNER: -- what you're talking
18 about.

19 MR. PETTIGREW: Okay. I'm sorry.
20 Forgive me, public.

21 But obviously we're forging ahead with
22 preparing both of the wait lists in late September,

1 early October. So we'll be sharing information
2 with the subcommittees as we go along riding up to
3 that point, particularly what it will look like,
4 the whole marketing aspect of it, the whole outreach
5 of it. So I don't want people to be worried. We
6 are going to do a lot of outreach to a lot of
7 organizations and training sessions on Housing work
8 as we go forward. So just be prepared to look
9 forward to more information coming as we move
10 forward before we announce the wait list openings.

11 COMMISSIONER MURPHY: Director, on
12 occupancy --

13 MR. PETTIGREW: Yes?

14 COMMISSIONER MURPHY: -- because
15 obviously it's troubling --

16 MR. PETTIGREW: Yes.

17 COMMISSIONER MURPHY: -- to see it go
18 down, I assume -- every time I ask this the answer
19 I often get is because we're offering units and
20 people aren't taking them.

21 MR. PETTIGREW: Yes.

22 COMMISSIONER MURPHY: And I guess as we

1 think about it -- as a question here, as we think
2 about opening up to the site-based list, are the
3 rules going to change so people will get fewer bites
4 at the apple? Because I just -- it troubles me that
5 -- I want to respect choice, but when we respect
6 it so much that it means we have hundreds of units
7 sitting there that could be filled by other people
8 lower on the list --

9 MR. PETTIGREW: Yes.

10 COMMISSIONER MURPHY: -- it pains me.
11 And I just wonder are we thinking about changing
12 that policy a little bit when we go to site-based?

13 MR. PETTIGREW: Yes, we will. We will
14 shorten the period. We have to comply with -- I
15 think it's two offers.

16 COMMISSIONER MURPHY: Okay.

17 MR. PETTIGREW: But obviously I guess we
18 were being more generous because of circumstances
19 we were in already and I didn't want to change it.

20 COMMISSIONER MURPHY: Yes.

21 MR. PETTIGREW: But once we do the
22 site-based wait list -- the good thing about

1 site-based is, number one, they're picking the site
2 for a reason.

3 COMMISSIONER MURPHY: Yes.

4 MR. PETTIGREW: So that's going to really
5 help us, right?

6 COMMISSIONER MURPHY: That's a head
7 start.

8 MR. PETTIGREW: Yes. Yes. So you're
9 probably not going to see a whole lot of declines
10 because they picked those sites for a reason,
11 because they want to be there as opposed to now
12 offering places that nobody wants to go like
13 Woodland --

14 COMMISSIONER MURPHY: Yes.

15 MR. PETTIGREW: -- unfortunately right
16 now.

17 CHAIRMAN SKINNER: So isn't another part
18 of the issue the studio, the zero bedroom?

19 MR. PETTIGREW: Yes.

20 CHAIRMAN SKINNER: You can't get people
21 to take the zero bedroom?

22 MR. PETTIGREW: Yes, but remember now, if

1 they pick that site, they're probably picking it
2 because they want a studio. So the site-based
3 covers that both where you want to live and also
4 the bedroom size you're looking for.

5 CHAIRMAN SKINNER: Okay.

6 MR. PETTIGREW: So there would be that
7 detail.

8 COMMISSIONER SILLA: I want also
9 encourage us to think about like how we work with
10 homeless services because lots of single adults do
11 not have access to affordable housing. And so if
12 there's a way that we can partner around that, we
13 have a lot of liaisons that can help funnel people
14 to those opportunities. So as we're working on the
15 wait list if we can think through the homeless
16 preference or some way to support the referral
17 process, we're ready --

18 CHAIRMAN SKINNER: Okay.

19 COMMISSIONER SILLA: -- on our end.

20 MR. PETTIGREW: I think I may have an idea
21 for you but we need a good reference.

22 (Laughter.)

1 COMMISSIONER SILLA: Okay.

2 MR. PETTIGREW: Because we're always
3 thinking about it.

4 On the voucher side, good news. It
5 continue to rise. Utilization continues to rise.
6 We're at 96 percent now, which is wonderful. We're
7 doing pretty good on that side of the house right
8 now. And also with the federal program --

9 (Off-microphone comments.)

10 COMMISSIONER MURPHY: Can I ask you a
11 question on vouchers?

12 MR. PETTIGREW: Sure. Sure. Yes, sir.

13 COMMISSIONER MURPHY: And maybe this --
14 if you want to say wait until we get to the MTW
15 conversation, that's fine. But obviously one of
16 my anxieties is that we just have all the vouchers
17 on the street.

18 MR. PETTIGREW: Yes.

19 COMMISSIONER MURPHY: I think there's 933
20 of LRSP vouchers. It seems like some of the
21 initiative in the MTW conversation are aimed at
22 addressing and sort of getting at some of the root

1 causes for that delay. Is that correct? Do you
2 want to wait until MTW?

3 MR. PETTIGREW: For the delay of the
4 lease-ups?

5 COMMISSIONER MURPHY: The delay of the
6 lease-ups, yes.

7 MR. PETTIGREW: Yes. I'll let Nicole
8 cover some of that, but what I will say is this:
9 particularly on the local side, we're working with
10 DHS and the advocates.

11 COMMISSIONER MURPHY: Yes.

12 MR. PETTIGREW: So we're going to be
13 meeting next week to talk about it, look at that
14 whole process from beginning to end. So hopefully
15 we'll come out of that room in two days with a
16 solution --

17 COMMISSIONER MURPHY: Yes.

18 MR. PETTIGREW: -- to speed it up.

19 COMMISSIONER MURPHY: Because what I
20 notice is that we are issuing new vouchers, which
21 is great, but we're not filling them fast enough
22 to even keep the number on the street steady.

1 MR. PETTIGREW: Right.

2 COMMISSIONER MURPHY: So that number over
3 the last couple months seems to be climbing. So
4 it's like we're putting more -- more sand in the
5 top than can sneak out the bottom, which means it's
6 rising.

7 MR. PETTIGREW: I thought we were
8 reducing?

9 PARTICIPANT: We were reducing, yes, but
10 we're also adding new -- deeming more families
11 eligible --

12 (Simultaneous speaking.)

13 COMMISSIONER MURPHY: Well, right. No,
14 I mean, I looked at -- we did 180 vouchers issued
15 in May, but the number of vouchers searching went
16 up 83. So we were reducing --

17 (Simultaneous speaking.)

18 COMMISSIONER MURPHY: We were below 900
19 and now we're above 900 again, which is where we
20 haven't been in some time.

21 PARTICIPANT: The number rises naturally
22 because we are deeming more families eligible.

1 More applications are being received on the local
2 side?

3 COMMISSIONER MURPHY: Right, but that --
4 so you're saying in the last couple months that
5 wasn't the case because we were doing fewer
6 issuances?

7 PARTICIPANT: Yes. Partly.

8 COMMISSIONER MURPHY: Okay.

9 MS. WICKLIFFE: Well, just also to add,
10 we have some families that brought paperwork in or
11 paperwork may have gotten missed. So we allowed
12 them to come back. So that's why you see that rise
13 in the numbers over the last month or so.

14 COMMISSIONER MURPHY: Is that -- I'm going
15 to put you on the spot. Is that something you would
16 expect? Will searches go down again?

17 MS. WICKLIFFE: Yes.

18 COMMISSIONER MURPHY: Okay.

19 COMMISSIONER SILLA: Can I take a moment
20 to express appreciation for what's about to happen
21 next week. The facilitator that you've selected.
22 Although I wasn't able to join the initial

1 engagement, all of the feedback that I've gotten,
2 her energy, the -- her approach, and what she sees
3 as a possibility for us has been very exciting and
4 invigorating to folks on the ground.

5 CHAIRMAN SKINNER: Commissioner, can you
6 explain what you're talking about for the public?

7 COMMISSIONER SILLA: Yes, of course. My
8 apologies. This is an effort to expedite lease-up
9 in partnership with DHS, D.C. Housing Authority,
10 and also the Interagency Council for Homelessness.

11 And so this should be supporting the families that
12 exited FRSP and that we're accommodating on HCVP,
13 but also all of the local vouchers, the LRSP vouchers
14 and that process. So just expressing early
15 appreciation and gratitude for D.C. Housing
16 Authority coming to the table, bringing and offering
17 the facilitator as well.

18 MR. PETTIGREW: Yes, I'm looking forward
19 to it, too, but I want to resolve this.

20 (Laughter.)

21 MR. PETTIGREW: I can get in trouble on
22 my own.

1 Okay. So any more questions,
2 Commissioner Murphy?

3 COMMISSIONER MURPHY: Those are my two,
4 so thank you.

5 MR. PETTIGREW: Okay. Obviously my
6 summary touches on some resident services
7 activities as well as procurements, et cetera, but
8 I guess I shouldn't bury the lede, right? The big
9 news that we have is that the City Council approved
10 a bond request.

11 PARTICIPANT: Yay.

12 PARTICIPANT: Yes.

13 PARTICIPANT: Very good.

14 MR. PETTIGREW: So we're extremely
15 excited. I think a lot of people are excited.
16 We're extremely grateful to the Board, first of all
17 for supporting this initiative and this activity
18 as well as the mayor's office and City Council, and
19 DMPED as well. So the RFP is out, we've talked
20 about. So this will be closing at the end of the
21 month with --

22 (Simultaneous speaking.)

1 CHAIRMAN SKINNER: This is the RFP to
2 select developers --

3 MR. PETTIGREW: Yes, yes.

4 (Simultaneous speaking.)

5 CHAIRMAN SKINNER: -- on renovating those
6 properties, right?

7 MR. PETTIGREW: Yes. Yes, so we're
8 moving forward. We'll be giving you updates with
9 our schedule and everything else every -- moving
10 through the subcommittees throughout the latter
11 part of the month. So we'll give you more updates
12 on where we are and show you guys the schedule, the
13 timeline so you'll know what, when, where, and how
14 we're going to moving forward. So we're excited.

15 CHAIRMAN SKINNER: So I know you're on a
16 pretty fast track. So you anticipate that
17 construction will be underway by the end of the year?

18 MR. PETTIGREW: No, no, no.

19 CHAIRMAN SKINNER: Oh.

20 MR. PETTIGREW: I ain't that fast.

21 (Laughter.)

22 CHAIRMAN SKINNER: I put you on a really

1 fast track.

2 MR. PETTIGREW: No. No. No, no.

3 Probably the first quarter of next year.

4 CHAIRMAN SKINNER: First quarter?

5 MR. PETTIGREW: Yes, the first quarter of
6 next year. Really put me on the spot, man.

7 (Laughter.)

8 MR. PETTIGREW: Talk to Nicole.

9 MS. HARDEMAN-JONES: I was already ready
10 first quarter.

11 (Simultaneous speaking.)

12 MR. PETTIGREW: But, no. But this is a
13 good thing. It's going to allow us to address a
14 lot of issues immediately. And given this change
15 in market the bond situation was a good way to go.

16 The team, we sat down and brain-stormed about it
17 beforehand and I'm just excited for the team. I
18 appreciate the team because we pulled this off.

19 CHAIRMAN SKINNER: Okay.

20 MR. PETTIGREW: Let's see, is there
21 anything else? We touched on DHS, touched on the
22 wait list, touched on the RFP. Does anyone have

1 any questions?

2 CHAIRMAN SKINNER: Any questions? Any of
3 the Commissioners virtual? Any questions,
4 Commissioner Harris?

5 I see Commissioner Blackson. Okay.

6 Okay. Well, thank you, Executive
7 Director. And things are continuing to improve and
8 so we really appreciate the work of you and your
9 team in moving us along.

10 Okay. At this time we're going to move
11 to the next agenda item, which is public testimony.

12 So we're going to have resident testimony first.

13 And again, just a reminder, as part of your
14 testimony you can bring up any issues you would like.

15 And you have three minutes to complete your
16 testimony.

17 MS. HARDEMAN-JONES: So we're going to
18 start with Collett Matthews.

19 Collett Matthews? And I'm going to give
20 a little time because I know there's a little bit
21 of a delay. And *6 to un-mute yourself.

22 MS. MATTHEWS: Hello?

1 MS. HARDEMAN-JONES: We can hear you, Ms.
2 Matthews.

3 MS. MATTHEWS: Hello, hello, hello?

4 CHAIRMAN SKINNER: Hi, Ms. Matthews.

5 MS. MATTHEWS: Hi. You all finally can
6 hear me. Okay.

7 CHAIRMAN SKINNER: Yes.

8 MS. MATTHEWS: Great. That's terrific.

9 Okay. Well, I first want to say hello to
10 everybody in the room, doing Zoom, wherever. I am
11 just thankful to be on the call today and to be able
12 to see all the changes that are coming forth. So
13 I want to do a shout out for DC HA and I hope that
14 the Board members will give them the opportunity
15 to make the things that are happening continue to
16 happen.

17 I know that everywhere seem like funds are
18 being cut here, there, we got to fight for them and
19 do all these different things, but I hope that that
20 too will change because these things are needed.

21 Housing is needed. To be able to eat, all these
22 different things. And I know that in time things

1 are going to change around, but right now I feel
2 kind of good about the things that are going on
3 because I also know same time, all the time that
4 there's a process which is all of this is going on.

5 So I have not been to Barry Farms in a
6 minute, but as you all know, and if you don't know,
7 I was -- I used to live in Barry Farms. And so that
8 is a concern of mine even though I'm not there.
9 And I really like to hear more updates and things
10 in reference to Barry Farms and what's taking place
11 there.

12 Also, the historical buildings because
13 whole time we wanted the whole area to be deemed
14 as historical, because it is. But what we got was
15 those buildings. And so I want to know what's going
16 on with the buildings or what are the future plans
17 for these buildings.

18 And on this end where I now live everything
19 is going pretty good, so thanks to all of the DC
20 HA staff that is working, all of us together, to
21 make things happen.

22 So Barry Farms is what I'd like to hear

1 more discussion about, whenever you all have
2 meetings, and I don't have to keep continuously
3 saying something about Barry Farms to hear the
4 updates of Barry Farms. Please and thank you. And
5 I'm done.

6 CHAIRMAN SKINNER: Okay. So I mean, this
7 is really critically important, so I'm going to ask
8 Keith or maybe Sheila to just give a really brief
9 update on Barry Farms and what the plans are going
10 forward.

11 MS. MILLER: Sure. For the record I'm
12 Sheila Miller, Director of OCP.

13 We're going to talk about one of -- a third
14 phase of the Barry Farm Development Rental Flats
15 a little later in the meeting, but we are progressing
16 forward, Ms. Matthews. As you may be aware, we just
17 finished the Asbury. Edmonson is currently under
18 construction. We have the third building that will
19 be coming on line in another two years.

20 The overall plan is to complete the entire
21 development by 2030, but we're trying our best to
22 expedite that. But funding is part of the challenge

1 there, but we're -- fortunately we have good
2 partners with the district. They're helping us to
3 move the project along.

4 So things are progressing. Again, we're
5 going to talk about the third building to be
6 constructed on the Barry Farm site. And I know that
7 the third building -- and I'll talk a little bit
8 more about it -- is one that most residents are
9 excited about because of the bedroom mix there.
10 And so I know that that is one that Ms. Matthews
11 is --

12 (Laughter.)

13 CHAIRMAN SKINNER: Okay. Thank you.

14 Next?

15 MS. HARDEMAN-JONES: Next we have Rachell
16 Rosco.

17 MS. ROSCO: Good afternoon, everyone.
18 Can you hear me?

19 MS. HARDEMAN-JONES: We can.

20 CHAIRMAN SKINNER: Yes.

21 MS. ROSCO: Okay. Hello, can you hear me?

22 CHAIRMAN SKINNER: Yes, we can hear you.

1 MS. ROSCO: Okay. Good afternoon.

2 Well, I guess some of my concern was is that -- maybe
3 going to get into what you all were talking about,
4 but it is related to the housing specialist we had
5 and the one that I have and how it took like almost
6 a year for her to get back in touch with me due to
7 some issues that I was having with my landlord.
8 And one of them were not knowing who my specialists
9 were at the time when I was into the building and
10 then with the rent increasement that I had no
11 recognition of. And then they were saying that I
12 owed a tremendous amount of back pay when I told
13 them that was not true. And I had receipts for
14 everything.

15 And the other issue was about when you move
16 in -- get into these places how the landlords always
17 try to go up on our rent and not let Housing know.

18 And they try to say that we owe this XYZ amount
19 of money, which is not true.

20 Hello?

21 CHAIRMAN SKINNER: Okay. Are you done?

22 MS. ROSCO: Yes. Oh, I'm done. Yes,

1 sir. I'm sorry. Yes, that's -- those were my
2 concerns. Thank you.

3 CHAIRMAN SKINNER: Okay. Thank you.

4 MS. HARDEMAN-JONES: Next we have Norman
5 Propst.

6 MR. PROPST: Can you guys hear me?

7 MS. HARDEMAN-JONES: We can.

8 CHAIRMAN SKINNER: Yes, we can hear you.

9 MR. PROPST: Hello, my name is Norman
10 Propst and I live at Brookfield Property at -- in
11 the Navy Yard. And we formed a tenants' group, over
12 800 apartment. And Mark Bills and I live in Guilds
13 Apartment fixing -- because there are low incomes
14 in there. And we are being charged hidden fees,
15 common area fees outside our apartment. And the
16 fees are keep going up. And I've been paying double
17 trash fee, which my lease say \$9. They are paying
18 double rental insurance. I'm paying their rental
19 insurance and my rental insurance.

20 And it's like no help here. I came up to
21 the Housing Authority to speak to my housing
22 specialist, speak to the supervisor. I was turning

1 around and said could nobody help me because there's
2 a tenant and a landlord issue.

3 So it's like
4 we stuck here up here and all these hidden fees and
5 common area, common electricity fees. I'm paying
6 for something on top of the roof. I don't even have
7 gas in my apartment. So I had to file a class
8 lawsuit so somebody could hear our voices. The news
9 people being out here. They said they've been
10 overcharging us, the leasing manager. So it's like
11 no help here for us. We have elderly people live
12 in Brookfield Properties here and they calling out
13 for help. So it's like no help for us.

14 So we still waiting for the class lawsuit
15 in the superior court. Do you know, did you all
16 -- you know if we could continue our lawsuit? And
17 I'm a disabled person here. I feel like that I don't
18 have no help. I've been calling everywhere to get
19 help, even for some of the tenants here who are
20 disabled.

21 CHAIRMAN SKINNER: Okay, Mr. Propst.
22 What I can do is just have one of the staff people
to follow --

1 MR. PROPST: Yes, my question is --

2 CHAIRMAN SKINNER: -- up with you.

3 MR. PROPST: -- are you guys going to do
4 something about the hidden fees --

5 CHAIRMAN SKINNER: Well, we have --

6 MR. PROPST: -- the common area fees?
7 Because some of the tenants are paying and some of
8 them not. Depends what kind of housing voucher you
9 put on.

10 CHAIRMAN SKINNER: Okay. So --

11 MR. PROPST: And the tax credit. DC HA
12 Housing. I've been onto the choice housing
13 voucher. I feel like that discriminate against --
14 pick and choose whoever pay hidden fees, whoever
15 pay common electricity in the apartments buildings
16 here.

17 CHAIRMAN SKINNER: Okay. So again, I'll
18 have --

19 MR. PROPST: That's all I --

20 (Simultaneous speaking.)

21 CHAIRMAN SKINNER: -- the staff follow up.

22 MR. PROPST: And thank you for allowing

1 me to talk and speak.

2 CHAIRMAN SKINNER: Okay. I'll have
3 someone follow up with you so we can get all the
4 information and know how to respond. Thank you.

5 MS. HARDEMAN-JONES: Next we have Travida
6 Chance. Travida Chance? *6 to un-mute if you're
7 on, if you called in.

8 Next we have Kenneth Council. Kenneth
9 Council? *6 to un-mute.

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

12 MS. HARDEMAN-JONES: We can hear you.

13 CHAIRMAN SKINNER: Oh, we can now.

14 MR. COUNCIL: Good afternoon. In the
15 press I noticed the press release last week about
16 the \$700 million, but I'm wondering, the scope of
17 work that will be discussed with the residents this
18 month why is it being done afterwards? All the
19 paperwork have been signed. I'm trying to figure
20 that out. It's already been signed on the dotted
21 line.

22 But the press release also said that

1 there's an IR&B revitalization project of
2 innovative. I guess you all think that we don't
3 realize it, but residents do have a say. And being
4 creative, it means creative or original.

5 A simple Google search just shown me before
6 I came on that it was introduced in the Alexandria
7 Housing Authority by Director Pettigrew and the
8 developer was David Cortiella at the Alexandria
9 Housing Authority. Looking at the timeline it
10 looks like that Director Pettigrew left the
11 innovative still running when he joined DC HA. I'm
12 curious about the status of Alexandria. It looks
13 like the gift keeps giving to the developer and the
14 investors.

15 My question is, is David Cortiella a DC
16 HA employee or is he a developer? I'm curious why
17 as well their court penalized developer. It's so
18 entangled. Why is he so entangled in DC HA
19 financials? Was HUD notified about Mr. Cortiella,
20 his past indictment in Massachusetts? Why is he
21 allowed to be so close with DC HA's financial
22 decisions and who are the other developers on this

1 project?

2 There's supposed to be a bid, which I've
3 never seen in the newspaper, with the developers
4 to be going -- is this going to happen or who will
5 oversee the project other than Mr. Cortiella? If
6 you don't see that it's conflict of interest, we
7 all are in trouble. This type of thing keeps
8 happening and I don't understand. There's
9 a lot of things that's happening on these properties
10 where I don't see the names, I don't see who's over
11 the contractors. They're coming in, they're doing
12 things, they're leaving out and there's nobody
13 that's coming behind them correcting to make sure
14 that their work is properly done.

15 Last August Nicole told us, meaning the
16 block-by-block leadership -- she told us that they
17 were doing a demo 18 on every property, but it would
18 come back to us and have a discussion. That
19 discussion has not happened yet. Thank you.

20 CHAIRMAN SKINNER: Thank you, Mr.
21 Council.

22 For the record, Mr. Cortiella is neither

1 a DC HA employee or a developer. And there is an
2 RFP on the street now to hire development partners
3 to work with the Housing Authority and the residents
4 on the scope of services for the rebuilding of our
5 properties. But thank you, Mr. Council.

6 MS. GLASSMAN: Yes, just one correction.
7 He is an employee.

8 PARTICIPANT: He has a contract.

9 MS. GLASSMAN: A contract employee.
10 Sorry. Yes.

11 COMMISSIONER MURPHY: But a contract
12 employee is not --

13 (Simultaneous speaking.)

14 CHAIRMAN SKINNER: Right. Yes, he's a
15 contract --

16 (Simultaneous speaking.)

17 COMMISSIONER MURPHY: The only other
18 thing I just want to clarify -- and maybe I can
19 clarify with a question, the properties that we have
20 talked about developing, we have now consulted with
21 the residents at those properties, is that correct?

22 MS. WICKLIFFE: On the --

1 COMMISSIONER MURPHY: On the first wave.

2 MS. WICKLIFFE: -- nine?

3 MR. PETTIGREW: On the first nine, yes.

4 MS. WICKLIFFE: The first nine, yes.

5 MR. PETTIGREW: I reached out to the
6 resident leaders.

7 COMMISSIONER MURPHY: Yes.

8 MR. PETTIGREW: And we're going to start
9 meetings next week.

10 COMMISSIONER MURPHY: So to suggest that
11 they don't know, that would be incorrect?

12 MR. PETTIGREW: Right. Yes. And we're
13 going to, like I said, start the resident meetings
14 next week as well.

15 COMMISSIONER MURPHY: Okay. So who at
16 the properties is aware that they're in the first
17 nine?

18 MR. PETTIGREW: The resident leaders. I
19 called all the resident leaders.

20 COMMISSIONER MURPHY: The resident
21 leaders?

22 MR. PETTIGREW: Yes.

1 COMMISSIONER MURPHY: Okay. All right.
2 So leadership of those properties is aware?

3 MR. PETTIGREW: Yes.

4 COMMISSIONER MURPHY: To suggest that
5 they are not aware would be false?

6 MR. PETTIGREW: Right.

7 MS. WICKLIFFE: And just to add, Section
8 18, you have to apply for. So if at a meeting I
9 said all of them are going Section 18, that's not
10 correct, because every property would not qualify.
11 So you have to put in an application for Section
12 18. So the repositioning tools may be Section 18
13 or RAD and a blend. So it really depends upon the
14 strategy that we take and what HUD accepts, just
15 to clarify for the Section 18.

16 MS. HARDEMAN-JONES: Okay. Next we have
17 Shonta High. Shonta High? And *6 to un-mute.

18 Okay. I'm going to move forward. Next
19 we have Dayvonne Vick. *6 to un-mute, please.

20 MS. VICK: Good afternoon.

21 MS. HARDEMAN-JONES: Good afternoon.

22 MS. VICK: Oh, okay. You can hear me.

1 MS. HARDEMAN-JONES: Yes.

2 MS. VICK: I'm only hearing (audio
3 interference) I guess talk to you guys or (audio
4 interference) of the welfare when you're moving into
5 a new building under NCI, New Communities
6 Initiative. So I moved into -- moving up there Park
7 Morton. And the process for six months since
8 February was horrible. When I say horrible, I mean
9 I couldn't fully go into details. I will email the
10 Director Pettigrew to sharing the experiences in
11 hoping that in the future that things were different
12 for residents that are going. Because you have so
13 many different teams coming together to try to make
14 (audio interference) work. It does not work. It
15 was horrible. It was chaotic.

16 I will say this: Had it not been for an
17 individual at Housing, which I'm very surprised at,
18 they kept me informed about myself and what was going
19 on. And I mean he was like good, okay, which kind
20 of calmed my spirit because it was stressful, very,
21 very stressful up until the day I moved in.

22 So as I say this, I will -- I'm going to

1 do a email to you guys just to kind of give you some
2 of my experiences, okay, and hoping that in the can
3 help for the next project or the projects that you're
4 on. It can help where the residents are not left
5 in the dark, scrambling, stressed out, and doesn't
6 know what to do when nobody's communicating with
7 them. Nobody.

8 CHAIRMAN SKINNER: So thank you.

9 MS. VICK: So that was it and thank you
10 for listening.

11 CHAIRMAN SKINNER: Okay. Thank you, Ms.
12 Vick, and we look forward to getting your email with
13 your experiences.

14 MS. VICK: Okay. Thank you so much for
15 your responses, too.

16 CHAIRMAN SKINNER: Okay.

17 MS. HARDEMAN-JONES: So that concludes
18 our resident section of the testimony. Next we have
19 our non-resident. First I'm calling Heaven
20 Gebresellasie. I believe I'm saying that correct.

21 And *6 to un-mute yourself.

22 MS. GEBRESELLASIE: Hello?

1 MS. HARDEMAN-JONES: Good afternoon.

2 CHAIRMAN SKINNER: Hello. We can hear
3 you.

4 MS. GEBRESELLASIE: Hello?

5 MS. HARDEMAN-JONES: Hello?

6 MS. GEBRESELLASIE: Hello?

7 MS. HARDEMAN-JONES: Hi. We can hear
8 you. You can begin your testimony.

9 MS. GEBRESELLASIE: All right. Good
10 afternoon. My name is Heaven Star, and as I told
11 you, I'm a disabled person. I have a (audio
12 interference) and ostomy bag.

13 Hello?

14 MS. HARDEMAN-JONES: Hi, Heaven. We can
15 hear you.

16 MS. GEBRESELLASIE: So I just to -- I'm
17 sorry. I just want to ask how the process will be
18 because like as we know the wait list is closed.

19 And then I am like disabled. I have ostomy bag.

20 I can't do that much work. And then I'm going to
21 do another surgery. Like I have a (audio
22 interference). It's a life timings.

1 So I just want to ask how will be the
2 Section 8 process will be going the way to waiting
3 list. How going to be going? Because we don't know
4 what's like -- what will be the process waiting list.

5 So I just want to ask that.

6 And then how will be provide because like
7 as I told you I'm living with my family and I can't
8 -- I sit on the couch and (audio interference) ostomy
9 bag. I'm going to do next surgery. I'm too young.

10 So that's why I was applying to the Section 8
11 because I can't work. If I work, like I will be
12 hired and I -- the -- this was suggest me my primary
13 care doctor. So I just want to ask how the process
14 going? How you providing me (audio interference).

15 That's it. Thank you.

16 CHAIRMAN SKINNER: Thank you. Okay. So
17 we'll have somebody call you to follow up.

18 MS. HARDEMAN-JONES: Next we have
19 Nathaniel Henry. Nathaniel Henry?

20 I'm going to move forward. Next we have
21 Daniel del Pielago.

22 MR. DEL PIELAGO: Good afternoon.

1 MS. HARDEMAN-JONES: Good afternoon.

2 CHAIRMAN SKINNER: Good afternoon.

3 MR. DEL PIELAGO: My name is Daniel del
4 Pielago. I work with EmpowerDC. We work with
5 public housing residents around the city.

6 I've got a couple of things I'd like to
7 -- just to make some suggestions. I know there's
8 a lot of good things happening at DC HA and there's
9 still a lot of concerns. As I've been looking at
10 -- right now the Housing Committee is probably
11 finalizing the Rental Act. I know you all will be
12 voting on the Moving to Work plan today. And then
13 there's also the ACOP that is still out there that
14 has not been finalized.

15 So there is quite a bit happening. And
16 at least as a person who at least says they try to
17 follow all of this and still confused around how
18 all of this works together, especially in the
19 context of the redevelopments that still need to
20 happen and what people's right will be around those
21 with the renovation project that's coming up, the
22 19 properties, realizing that they're starting with

1 9, I'm just concerned that there's all these kind
2 of disparate parts, but that I know are all attached.

3 And I think residents are owed a clearer
4 explanation of how all this is working together.

5 For example, I see that Lincoln Heights is part
6 of the first nine properties. They were a New
7 Communities Initiative property. But Lincoln --
8 but Richardson Dwellings isn't in this number. And
9 I don't know if anything has been communicated to
10 that property, so -- about what's happening or not
11 happening in their case.

12 I would urge this Housing Authority once
13 again -- you know we're all for repairs and I think
14 we can get behind that. And hopefully it's a
15 benefit for residents, but I think let's not fall
16 into the miscommunication or lack of communication
17 that has ailed this Housing Authority for a very
18 long time where residents just aren't clear on
19 what's happening.

20 So I would encourage you all to not only
21 communicate to these nine properties about what's
22 to happen, but to your portfolio at large, just a

1 -- even if it's a summary of what this agency is
2 prioritizing, what will happen, what won't happen,
3 what is still waiting.

4 As we heard, there's not enough money for
5 some projects that are actively happening like Barry
6 Farm to finalize them. So just a update. As we
7 talk to residents this is what we hear, the confusion
8 of what they were told from prior administrations
9 and what's happening now. And there's a big change.

10 So encouraging this Housing Authority to
11 communicate clearer. Thank you.

12 CHAIRMAN SKINNER: Okay. Thank you,
13 Daniel. That's clearly an important point. And
14 as the director indicated earlier, we're going to
15 be stepping up and having one-on-one meetings with
16 each of the properties to talk about the upcoming
17 renovations.

18 And in that context I would urge the staff
19 to also try to incorporate as much as you can in
20 terms of the big picture of everything that's going
21 on with the Housing Authority.

22 MR. DEL PIELAGO: Yes.

1 CHAIRMAN SKINNER: Because there is a lot.

2 MR. DEL PIELAGO: There is a lot.

3 CHAIRMAN SKINNER: There's absolutely a
4 lot.

5 COMMISSIONER SILLA: Chair?

6 CHAIRMAN SKINNER: Yes? Yes, go
7 ahead --

8 COMMISSIONER SILLA: It might be --

9 CHAIRMAN SKINNER: -- Commissioner Silla.

10 COMMISSIONER SILLA: -- appropriate here
11 as well. Thank you. One of the discussions that
12 we had in the Committee on Operations was the fact
13 that we are making a lot of different investments.

14 It's not just a bond. But there are other vehicles
15 of investments. And so a cheat sheet or a table
16 that outlines the investments by property might
17 actually be super helpful, a matrix.

18 (Laughter.)

19 MR. PETTIGREW: Way ahead of you.

20 COMMISSIONER SILLA: And it looks like
21 those -- that feedback was appreciated and has been
22 acted on. So I'm happy to hear that we are moving

1 in a direction to provide the kind of clarity and
2 transparency around the investments that are being
3 made property by property. So thank you for that
4 feedback and also for the follow-up actions on the
5 part of the executive team.

6 CHAIRMAN SKINNER: Yes, Commissioner
7 Murphy?

8 COMMISSIONER MURPHY: Ditto. Thank you.

9 Ditto to both of your comments. I believe that
10 in the fall the staff is going to be asking us to
11 authorize the first tranche, to go in and cure the
12 first tranche of the bond funding. And I think the
13 plan; and if it's not, maybe it could be the plan,
14 to sort of use that moment to do a presentation to
15 the Board and the public about how we've -- what
16 the first nine properties are, which were mentioned
17 in the press release. But we could explain in a
18 little bit more detail how we got to that list
19 because I know there was quite a bit of thoughtful
20 consideration given to what the first properties
21 should be and how -- and it might -- I'm realizing
22 that like we'd have conversations in our committee

1 that we haven't had publicly and it might be helpful
2 to do that presentation for a Board meeting.

3 CHAIRMAN SKINNER: Okay.

4 COMMISSIONER MURPHY: Absolutely.

5 MS. HARDEMAN-JONES: Okay. Next we have
6 William Jordan. William Jordan? *6 to un-mute.

7 MR. JORDAN: Hello.

8 MS. HARDEMAN-JONES: Hi, we can hear you.

9 CHAIRMAN SKINNER: Yes?

10 MR. JORDAN: You can hear me now?

11 CHAIRMAN SKINNER: Yes.

12 MS. HARDEMAN-JONES: We can.

13 MR. JORDAN: Good afternoon.

14 MS. HARDEMAN-JONES: Good afternoon.

15 MR. JORDAN: I'm going to make it brief.

16 First, around Park Morton, I think you all need
17 to audit that project. I would say that the
18 lease-up and management of that project was Keystone
19 Cops. And given the amount of time that we had to
20 prepare and make sure everything was smooth and we
21 just -- it was just a fiasco, right? If it was up
22 to me, I would fire everybody in the chain of command

1 on that project.

2 TCB has definitely got to go. They should
3 not be the property manager for that project moving
4 forward. I don't know what the director of the --
5 Sheila Miller was doing, but she was asleep at the
6 switch and that has to be dealt with. I think this
7 project should have been an example of how you do
8 it and it turned out to be an example of how not
9 to do a New Communities project.

10 Second, dealing with the Move to Work.

11 Under Move to Work is the Self-Sufficiency Program.

12 The Self-Sufficiency Program really would dovetail
13 greatly with the Human Capital Program and a program
14 or development like Park Morton. But the two were
15 never merged although we asked over and over and
16 over again that the two programs work together to
17 ensure that human capital benefits -- a project at
18 Park Morton became a perfect example of how you do
19 human capital and ensure that the residents improve
20 their condition.

21 Again, I've warned you all about this
22 widgetization of residents. We build houses and

1 plug people in like they're widgets. That is not
2 what we signed up for. That's not what New
3 Communities was about. It was about giving a
4 resident life-changing opportunities. And that's
5 not what we got.

6 You all allowed it to be broken. We've
7 tried over and over again to work with the Board,
8 work with the staff to ensure that this didn't
9 happen. And this is like Colin Powell in Iraq.
10 You broke it, you own it, and you need to take
11 responsibility for the harm that was done.

12 Finally, so back to Move to Work, there
13 needs to be an option added that is tailored to New
14 Communities human capital. So you have these --
15 at this point I think there's five categories. You
16 need a sixth and it needs to be designed for these
17 types of programs. And you all need to get it done
18 and you need to make it happen because you own it
19 now. It's broken. Fix it. Thank you.

20 CHAIRMAN SKINNER: Thank you, Mr. Jordan.

21 MS. HARDEMAN-JONES: Thank you.

22 Chairman, that concludes your resident and your

1 non-resident testimony for today.

2 CHAIRMAN SKINNER: Okay. So I'd like to
3 thank all of those who presented testimony today.

4 It's important for us as a Board and the staff to
5 hear from the public and understand what some of
6 your issues and concerns are. So thank you again.

7 Okay. We're going to next move onto our
8 committee reports and resolutions. And I'm first
9 going to all on Commissioner Murphy, who chairs the
10 Capital Projects committee for the Board.

11 COMMISSIONER MURPHY: Great. Thank you,
12 Mr. Chairman. I think we have one motion to bring
13 to the Board's attention today regarding Barry Farm
14 Flats. This is, as we've talked -- I found out about
15 Barry Farm today, which is great. There are
16 multiple phases, as folks know, to this pretty
17 significant redevelopment. We remain in the first
18 phase. The good thing about today's news is we're
19 here to talk about the third building in the first
20 phase, so just to give it some context.

21 So let me turn it over to Sheila who can
22 present about where we are in this process and then

1 she can speak to the resolution that we'll consider
2 today.

3 MS. MILLER: Thank you, Commissioner.

4 Again, Sheila Miller. Good afternoon,
5 Commissioners. Thank you for your team tееing it
6 up.

7 Barry Farm Rental Flats represents the
8 third building for development in the overall Barry
9 Farm phase. This is part of Phase 1. There will
10 be a Phase 2 Rental Flats in the -- in a few years
11 out, but right now this will be the third building,
12 which will hopefully commence construction. We
13 hope to close on this transaction by the end of the
14 year and we'll follow with construction
15 commencement. And it will take two years to come
16 on line.

17 So I'm here before you today to ask for
18 authorization for the ED to submit to HUD a
19 disposition application for the Barry Farm Rental
20 Flats. And that's basically just taking the
21 parcels of land that will be used for the Rental
22 Flats and disposing it, moving it over to the

1 ownership entity for development.

2 We're also asking for authorization to
3 move forward with closing on the transaction.
4 Again, the transaction is scheduled to close October
5 of this year. We're on track. We've gone through
6 HFA initial inducement. And then we'll go through
7 final inducement in September and proceed with
8 closing from there.

9 Let's talk about Rental Flats for a second.

10 So the Rental Flats -- and there's a lot of
11 excitement about Rental Flats, as we heard Ms.
12 Matthews testify and is always asking about when
13 is Rental Flats coming on line. It will be
14 comprised of 90 units of which more than half, over
15 half will be comprised of three, four, and
16 five-bedroom units, which is a bit unusual in this
17 market where you typically see studios,
18 one-bedrooms, and some twos. So it will be
19 contained in nine buildings. And again they'll be
20 stackable walk-up flats, 90 of which -- 42 of the
21 90 will serve as replacement units for the returning
22 residents, relocated tenants.

1 Let's talk about the development costs for
2 a second. There's been a lot of discussion about
3 the cost to build affordable projects. In
4 particular with Barry Farm, the Rental Flats
5 project, the development cost per unit is pretty
6 high. It's over a million dollars per unit.

7 So thank you, Commissioner Silla, for
8 asking us to start to present deals in terms -- our
9 deals in terms of development cost per unit. So
10 that forced us to take a look at it and do further
11 analysis based on a subsequent meeting on what's
12 driving the cost? Why is the development cost for
13 Barry Farm Rental Flats higher -- so high?

14 And so we did some analysis. We've
15 reached out to our counterparts, our agency partners
16 to get some comps. And we also looked at some comps
17 properties that we have currently in our portfolio
18 under development. And what we found is that, in
19 short, the Barry Farm Rental Flats is pretty much
20 in line with where we are, where the market is today.

21 I'll just -- because I'm not -- I don't
22 want to get too much into the weeds, into the numbers

1 here, but if there are questions, happy to answer
2 them.

3 If we look at the total development cost
4 today compared to where we were in '21, right, total
5 cost -- total development cost increased by 53
6 percent. Of that hard cost increased by 45 percent.

7 If we look at '21. All right? Year '21.

8 Fast forward to '22, total development
9 costs increased 45 percent and hard -- and of that
10 hard cost increased 32 percent.

11 Fast forward to where we are in '24,
12 compared to where we are today, total development
13 costs increased by 6 percent. And then hard costs
14 increased by 1 percent. So we're pretty much in
15 line with where the market is in terms of cost
16 increases over a four or five-year period. And I
17 say five-year period because particularly with the
18 '21 developers had to go back receive the bids in
19 2020 or 2019. So a lot of that is kind of baked
20 in.

21 So where we are today is pretty much where
22 the market is. And that's if you -- in the

1 presentation you'll see that most of the hard --
2 total development cost is driven by the hard cost.

3 Now what makes this one a little bit more
4 unique as well in terms of why it's so hard is the
5 type of structure it is. So I just described it's
6 nine buildings, stackable walk-up units, and again
7 larger bedroom units. So we have a huge composition
8 of three, four, and five-bedroom units, which adds
9 to the cost.

10 So I'll just pause there and see if there
11 are any questions.

12 COMMISSIONER MURPHY: And maybe we could
13 just say a word from sort of the committee's
14 perspective. So really I also just wanted to echo
15 the -- Commissioner Silla's the one who really
16 prompted us to be really focused on this. And so
17 we as a committee have made a commitment that this
18 is something we're going to be looking at going
19 forward on all our projects. So I think that's
20 helpful.

21 I think the other thing -- and I'd just
22 pick up on a couple themes you said.

1 MS. MILLER: Yes.

2 COMMISSIONER MURPHY: We want to be -- we
3 don't want to just look at a number without context.
4 That context matters. And there are a couple
5 unique things about this -- where we are now with
6 this particular project.

7 One is just we are seeing cost increases
8 over the last couple of years. And that is just
9 a fact of life. It is increasing everywhere with
10 every kind of project, whether it's DC HA or not.

11 So number one, costs are going up and we need to
12 be aware of that.

13 Secondly, we also know, and we've talked
14 a lot about sustainability, these are important
15 parts of our project, important components of our
16 project, but they don't happen for nothing. They
17 cost money. And a lot of these are because the city
18 has decided from a policy perspective that they want
19 projects like these to include those sustainability
20 elements. That is completely fine by us, but we
21 want to be transparent with the city and everyone
22 else that that drives up costs.

1 And then the last thing is this -- we have
2 -- about the number of bedrooms -- is that we are
3 building in some cases many more units that are
4 larger than like a typical market unit. Would have
5 more bedrooms than a typical unit. Why? Because
6 that's what our residents are telling us they want.

7 And so we're trying to be responsive to residents.

8 When we build a three or even a
9 four-bedroom unit, in a market rate building that
10 could be a two-bedroom, right? So we're getting
11 one unit for where the market rate would be two
12 units, which means when you start doing -- you divide
13 it out by the per unit cost, you're going to have
14 fewer units to divide by. So there are -- those
15 are some of the contexts that are important to
16 consider when we think about this. Overall
17 we want to keep our cost per unit as low as we
18 reasonably can, but there are other factors that
19 come into play and several of those factors drive
20 up the cost. And so we just want to be open and
21 transparent about sort of how we're trying to manage
22 all these different variables.

1 MS. MILLER: Thank you.

2 COMMISSIONER MURPHY: So that was -- I
3 just wanted to sort of throw that out there.

4 COMMISSIONER DICKERSON: Yes, I -- go
5 ahead.

6 COMMISSIONER SILLA: Thank you so much for
7 taking the feedback into account and coming forward
8 and helping us highlight that about this particular
9 project and how it compares across all the projects.

10 I want to make sure -- because William
11 Jordan I think has been heavy on my mind. He wasn't
12 at our last month's meeting, but I think the month
13 before that he really articulated that somehow our
14 conversations are not communicating that residents
15 are really at the heart of what we are doing.

16 So thank you for uplifting that, that in
17 this case we are being driven by the demand for the
18 larger units that we know our residents want and
19 need. So I definitely want to make sure that he
20 is hearing how we are centering residents and that
21 we are not always focused on the dollars, the cents,
22 and the numbers, that we are trying to be as

1 human-centered, as resident-centered as we can in
2 our deliberations and our decision making.

3 So I wanted to speak to his critique and
4 like let him know we are listening, we are acting
5 in that accord. And if we have not communicated
6 that effectively previously, just making sure that
7 we are centering that in our communications as we
8 move forward. So just wanted to reflect that back
9 to -- he's just a dedicated attendee and really a
10 -- at least for me somebody whose feedback weighs
11 heavy. And so just wanted to make sure he realizes
12 we're listening.

13 COMMISSIONER DICKERSON: Well, I don't
14 think we're only listening, I think we're acting.

15 But no one, everybody, I developed affordable
16 housing. I've been doing it for 60 years here.

17 And nobody is escaping these costs. And
18 they're going to keep going up. If you realize that
19 the president is putting tariffs on everything now.

20 So it's a different environment that we're
21 in, and we just have to find ways to do this.

22 The problem too, is there's a lot of

1 different costs that are loaded up in a per-unit,
2 what it costs to develop one unit of housing.

3 So, and a lot of it is not directly related
4 to the construction of the unit. There's all these
5 regulations, and all these larger.

6 So there's going to need to be some work
7 to sort out some of the things that are more general,
8 that go for regulations and what we're required to
9 do, and what it actually costs to do that unit.

10 So I mean that's going. And the other
11 thing I want to again, give the staff a lot of credit,
12 and Ms. Miller a lot of credit for all the work that
13 she does, and that you do.

14 And I know it's a very tough job and you
15 didn't back away from it. You aren't backing away
16 from it.

17 MS. MILLER: I'm still here.

18 COMMISSIONER DICKERSON: And I know we
19 have, yes, there's plenty of room to criticize a
20 whole lot. And plenty of room to nothing's perfect.

21 But people are really dedicated and they
22 are working hard at this. And we need to kind of

1 pull together as much as possible here.

2 And I want to thank you for that.

3 MS. MILLER: Thank you.

4 COMMISSIONER DICKERSON: So, yes, I think
5 when you have an article that comes out and they
6 just come out with one big number and that whole
7 thing of the cost of the unit, I go back to when
8 the unit cost less than \$50.00 a square foot.

9 (Laughter.)

10 COMMISSIONER DICKERSON: Then I was
11 before the Board.

12 (Laughter.)

13 COMMISSIONER DICKERSON: And that was
14 high, even that was high in those days, okay? But
15 that is no longer the case.

16 And so I just want to say you're doing a
17 great job. And there's nothing perfect, but keep
18 it up.

19 And we're going to keep trying, all of us,
20 and I'm very, I want to make sure you hear that as
21 well.

22 MS. MILLER: Thank you very much.

1 CHAIRMAN SKINNER: Thank you,
2 Commissioner Dickerson.

3 Is there any other commissioners who are
4 online have any questions?

5 If not, then I'll entertain a motion to
6 approve Resolution 25-17, which is to authorize the
7 execution and submission of documents to HUD, to
8 dispose of land for the third building at the Barry
9 Farms project.

10 COMMISSIONER MURPHY: So moved.

11 CHAIRMAN SKINNER: Second?

12 COMMISSIONER DICKERSON: Second.

13 CHAIRMAN SKINNER: We'll have a roll call
14 vote.

15 MS. HARDEMAN-JONES: Commissioner Ronnie
16 Harris?

17 COMMISSIONER HARRIS: Yes.

18 MS. HARDEMAN-JONES: Thank you.

19 Commissioner Theresa Silla?

20 COMMISSIONER SILLA: Yes.

21 MS. HARDEMAN-JONES: Thank you.

22 Commissioner Jenny Reed? Was she able to

1 join us?

2 CHAIRMAN SKINNER: Is she here?

3 MS. HARDEMAN-JONES: Commissioner Chris
4 Murphy?

5 COMMISSIONER MURPHY: Yes.

6 MS. HARDEMAN-JONES: Commissioner Jim
7 Dickerson?

8 COMMISSIONER DICKERSON: Yes.

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

11 COMMISSIONER BLACKSON: Yes.

12 MS. HARDEMAN-JONES: Thank you.

13 And, Chairman Raymond Skinner?

14 CHAIRMAN SKINNER: Yes.

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

17 CHAIRMAN SKINNER: Okay, thank you.

18 Commissioner Murphy, anything else for
19 your committee?

20 COMMISSIONER MURPHY: No, I think that's
21 it for now.

22 CHAIRMAN SKINNER: That's it? Okay.

1 Then I'm going to call on I guess
2 Commissioner Silla, Operations Commissioner Jones
3 is not here today as vice-chair of Operations. Call
4 on Commissioner Silla.

5 COMMISSIONER SILLA: I think are we
6 introducing the resolution now?

7 CHAIRMAN SKINNER: Yes.

8 COMMISSIONER SILLA: Okay.

9 CHAIRMAN SKINNER: Let's go ahead and do
10 it now.

11 COMMISSIONER SILLA: Okay, so I think
12 maybe it's best for Nicole B. to give the
13 presentation.

14 MS. BARRETT: Sure.

15 COMMISSIONER SILLA: I do want to
16 recognize the effort that she has put into helping
17 especially me, understand what was in the Move To
18 Work plan.

19 She did several presentations. We walked
20 through it at least two times, her presentations
21 back to cover-to-cover with lots of questions and
22 concerns. But she's been very diligent in making

1 sure to be available to answer to them.

2 Some pieces are complicated because this
3 is how HUD wants the plan, and this is about the
4 language that HUD is looking for in the plan.

5 It is not very necessarily Board or
6 resident friendly.

7 CHAIRMAN SKINNER: User friendly, right.

8 COMMISSIONER SILLA: Yes.

9 CHAIRMAN SKINNER: Resident friendly
10 particularly.

11 PARTICIPANT: The language, not the
12 policy.

13 COMMISSIONER SILLA: Not the policy,
14 exactly, not the policies but the language can be
15 hard to navigate.

16 And that's why we went back and forth a
17 couple of times, to really understand what was
18 included in the plan.

19 CHAIRMAN SKINNER: Okay. So again, just
20 for the benefit of the public, this presentation
21 is regarding the FY2026 Move To Work plan.

22 MS. BARRETT: Thank you, Commissioners,

1 for having me and I'm going to be talking about the
2 FY26 MTW Plan, and changes that we are proposing
3 for the upcoming fiscal year.

4 Next slide, please. So we are proposing
5 making, we are proposing three new MTW initiatives
6 for the FY26 plan.

7 We are also proposing changes to three of
8 our existing initiatives, and I'll talk about those
9 in the next couple of slides.

10 For the proposed new initiatives, the
11 first initiative that we are proposing as new is
12 the Voucher Success Fund. As I think most of you
13 know, DCJ has established a voucher assistance fund
14 using about \$7 million in non-federal funds this
15 past spring.

16 We already have some current activities
17 active under that fund, including security deposit
18 assistance. We have brought on housing navigators
19 and landlord liaisons, and we are also currently
20 actively developing and exploring additional
21 activities like a damage mitigation fund,
22 application fee assistance, and maybe some other

1 potential landlord engagement fees.

2 We wanted to anticipate these non-federal
3 funds potentially being expended by the end of the
4 fiscal year of 2026. And so what we're proposing
5 here is using our MTW flexibility to continue some
6 of these selected activities as a new MTW
7 initiative.

8 As these activities are rolled out and
9 implemented, we want to be assessing the data and
10 the utilization, and use that information to
11 potentially continue on some of these activities
12 under our MTW flexibility.

13 The second initiative that we are
14 proposing is the Affordable Housing Preservation
15 and Development Fund. Here, we want to use our MTW
16 flexibility to set aside MTW funds that will be used
17 towards affordable housing development.

18 Activities under this initiative could
19 include the preservation of our existing DCHA
20 housing, development of new potential affordable
21 housing, and/or the acquisition of land or
22 properties towards the purposes of affordable

1 housing. Currently --

2 COMMISSIONER DICKERSON: Go ahead and
3 finish.

4 MS. BARRETT: Currently, DCHA we are
5 planning to use \$70 million in MTW funds under this
6 activity towards the internal revenue bond project,
7 which will level, as everyone knows, will leverage
8 an additional \$700 million in funds to revitalize
9 19 of DCHA's public housing properties.

10 Do you have a question?

11 COMMISSIONER DICKERSON: I think you
12 answered it.

13 MS. BARRETT: Oh.

14 COMMISSIONER DICKERSON: Is there
15 anything else other than the internal bond?

16 MS. BARRETT: Not currently.

17 COMMISSIONER DICKERSON: That you would
18 put this toward? Can you give an example of what
19 you might could do beyond this?

20 MS. BARRETT: Yes, in the future if we
21 wanted to step in to for example an expiring tax
22 credit property and use some of our funds to help

1 re-develop that, or maintain its affordability.

2 COMMISSIONER DICKERSON: So there's a lot
3 of flexibility?

4 MS. BARRETT: It does have a lot of
5 flexibility as we've written it, and that's
6 intentional. But currently the plan is to set aside
7 those specific funds for the bond revitalization
8 project.

9 COMMISSIONER DICKERSON: Okay, good.

10 MS. BARRETT: And then, the final
11 initiative that we're proposing is the extension
12 of RAD resident rights to Section 18 projects. We
13 want to use our MTW regulatory authority here to
14 extend those resident protections to households
15 that would be impacted by conversions or
16 dispositions, under Section 18 only.

17 This would include things like the right
18 to return, no re-screening of current residents when
19 their property gets converted. Procedural rights,
20 grievance rights. The full list is in the MTW plan.

21 And this initiative in particular I think
22 is in response to feedback that we've received from

1 residents and other stakeholders. It's also aligned
2 with the Board resolutions that have been passed
3 around. Those guiding principles about making sure
4 that DCHA residents benefit from redevelopment of
5 communities.

6 Any questions about the new proposed
7 activities?

8 COMMISSIONER MURPHY: I just want to, I
9 think they're all excellent, and I was really
10 excited to see them in there.

11 I think the Voucher Success Fund in
12 particular, and the innovations there are really
13 just, what I feel when I see these is you guys having
14 your finger on the pulse of what's happening, and
15 figuring how to respond to them, which is just a
16 great feeling, so thank you.

17 COMMISSIONER SILLA: I just want to echo
18 that, especially given the feedback that we got
19 about the different kinds of fees that people are
20 seeing, especially upon move-in. This is very much
21 something that's needed, and I recognize that this
22 might be something that you can only extend to HCVP

1 voucher holders.

2 But if you have any dollars that are
3 available that you can also make available for the
4 LRSP clients that we are serving, I would be very
5 grateful for that as well, as those clients are also
6 reaching out to the ICH and to the Housing Authority
7 explaining what they are navigating in terms of
8 move-in fees.

9 And so this is a critical initiative.

10 MS. GLASSMAN: I think we do have security
11 deposits available for LRSP.

12 COMMISSIONER SILLA: Okay. And
13 sometimes it's not just a security. Like some folks
14 have encountered move-in fees. So as long as it's
15 flexible and can cover those things, that would be
16 fantastic.

17 MS. GLASSMAN: I'm not sure if it is that
18 flexible but I'm just going to say there's
19 something, I feel like there is something.

20 COMMISSIONER SILLA: Okay.

21 MS. GLASSMAN: But that not, but hear what
22 you're saying.

1 COMMISSIONER SILLA: Okay, perfect, thank
2 you.

3 MS. BARRETT: Next slide, please. So now
4 I'm going to get into the proposed changes to three
5 of our existing MTW initiatives, the first one being
6 Initiative 1, which is Modifications to DCHA's
7 Project-Based Voucher Program.

8 We've had this activity in our MTW plans
9 since I think 2004, so it's a longstanding activity.

10 We are making some changes this -- for this upcoming
11 fiscal year partially due to us responding to some
12 new HOTMA regulations that came out related to the
13 PBV Program.

14 And also we took a look at our existing
15 policies and found that there's some additional
16 flexibilities that we could use, that we just hadn't
17 been using previously.

18 So the first change that we are proposing
19 is that when allocating new project-based vouchers
20 to a property specifically, owned directly or
21 indirectly by DCHA, we want to waive the requirement
22 to have a competitive process. We feel like it

1 doesn't make a lot of sense for us to have a
2 competitive process when we are awarding those
3 vouchers to ourself.

4 The second change is related to rent
5 reasonableness. So what we're proposing here is
6 that DCHA will conduct rent reasonableness
7 terminations at PBV projects owned directly or
8 indirectly by us and will waive the standard
9 requirement to use a third party instead.

10 This also puts us in line with how the rest
11 of the voucher program is currently being run. We
12 do our rent reasonableness determinations in-house.

13 We have an outside software that we use, but we
14 conduct them.

15 So both the tenant side and then the
16 project-based voucher side will do those rent
17 reasonableness determinations here at DCHA.

18 And then the third one is around under
19 HOTMA, there is a new requirement that if you are
20 going to exceed 50 percent of your voucher
21 allocations with PBV units, that you would have to
22 do an impact analysis. However, as an MTW agency,

1 we have had a longstanding authorization that we
2 can exceed the PBV caps.

3 And so we feel that this is a sort of
4 administrative hurdle duplicative based on the
5 flexibilities and the waivers that we already have
6 in place.

7 And then finally, we want to increase the
8 HOTMA/PBV contract terms for 15-20 years, from 15
9 to 20 years. We want to give those PBV units a
10 longer term of affordability.

11 COMMISSIONER DICKERSON: What is HOTMA?

12 MS. BARRETT: Sorry, so HOTMA is the
13 Housing Opportunities Through Modernization Act.

14 It was passed back in like 2016. HUD has been
15 slowly rolling it out over the last decade.

16 In the past 2 years, they put out a number
17 of notices implementing guidelines. And so they
18 have been, they released one related to PBV. They
19 released some related to asset limits and income
20 calculation.

21 So when we are looking at our plan, we want
22 it to say what's come out under HOTMA recently, and

1 how does that sort of bump up against what we already
2 have, and our MTW flexibility.

3 So there's a couple places in our plan
4 where we reference HOTMA because we're doing things
5 in reaction to what's in HOTMA.

6 COMMISSIONER DICKERSON: Thank you.

7 MS. BARRETT: Yes.

8 Next slide. The second initiative that
9 we already have that we're proposing changes to,
10 is Initiative 12, rent simplification and
11 collections.

12 Again, a number of these are related to
13 changes that are in HOTMA. The first thing we want
14 to do is we want to increase the self-certification
15 of asset limits from the current policy of \$15,000
16 up to \$50,000. We will also exclude assets under
17 \$50,000 from the rent calculation.

18 So this is residents will get to keep more
19 of their assets, and it also reduces some of the
20 administrative burden for staff and residents
21 around verification.

22 The second thing is around income

1 re-examinations, and I know these policies are kind
2 of deep in the weeds. But these are the sort of
3 things, not quite as exciting as the new
4 initiatives, but so we want to under HOTMA there's
5 a new requirement that when you do an income
6 reexamination, you will get a 12 full months of
7 income during that period.

8 We want to keep DCHA's current policy in
9 place where we use just a couple of pay stubs. This
10 is partially because one, we have the MTW
11 flexibility to waive this, and we want to understand
12 better how potentially adopting the full 12 months
13 would impact residents; impact calculations and
14 staff time.

15 So because it's a newer policy that's
16 coming in under HOTMA, we want to say let's just
17 use our MTW authority at least for this year, let's
18 waive that, and then we can spend some time sort
19 of evaluating whether that's a policy we want to
20 adopt.

21 COMMISSIONER DICKERSON: I'm sorry if I'm
22 asking too many questions.

1 MS. BARRETT: No, please go.

2 COMMISSIONER DICKERSON: So what do you
3 have, could you just talk, speak a minute about the
4 impact on moving from the 15 to the 50 income
5 guideline limit, or whatever.

6 Will this exclude some people who are very
7 low income, or will this keep them in? I'm for
8 mixing the incomes but I just am asking if this is
9 going to have an effect on very, very, very low
10 income people.

11 MS. BARRETT: Don't believe it would.
12 This is also in reaction to a HOTMA change, so we
13 have to adopt it anyway. We're just doing it a
14 little prematurely, but, no, there's no anticipated
15 impact on those who are low, on the lower income.

16 COMMISSIONER DICKERSON: I think we have
17 to watch it though. When you raise the income
18 guidelines to another level, often that group gets
19 more preference.

20 MS. WIKLIFFE: So --

21 COMMISSIONER DICKERSON: And then, then
22 folks who are really on the bottom.

1 MS. WIKLIFFE: So just to clarify for
2 this. This is for assets. So this is verifying
3 their assets.

4 So this is allowing you have up to \$50,000
5 in assets, you can do a self-certification. So it
6 should not have any impact on our lower income
7 families.

8 COMMISSIONER DICKERSON: Okay, thank you.

9 MS. GLASSMAN: And they would already be
10 selected for a program, so this is just how we're
11 calculating the income.

12 COMMISSIONER DICKERSON: Okay, good.

13 MS. GLASSMAN: And the amount of rent that
14 we're paying. It's not going to impact how we
15 select families to be part of.

16 MS. WIKLIFFE: Right.

17 COMMISSIONER DICKERSON: Well, it's good
18 and it --

19 (Simultaneous speaking.)

20 MS. GLASSMAN: Right, we don't know this
21 information at the time of selection.

22 COMMISSIONER DICKERSON: -- encourages

1 people to have assets and that's great. And to
2 raise all of that, that's great, but just.

3 MS. BARRETT: The last two proposed
4 changes that we're making under this initiative,
5 we want to waive some of the HOTMA changes related
6 to the student financial assistance definition.

7 Under HOTMA, there were some new, it kind
8 of divided student financial assistance into like
9 two separate categories, and now there's extra
10 verification involved. We want to use our MTW
11 authority to waive that, streamline it, and just
12 exclude all student financial assistance from
13 income.

14 And then the last one is around earned
15 income for dependent students. Again, we want to
16 exclude all income, earned income, for dependent
17 full-time students. This would just better
18 streamline the rent calculation, reduce the extra
19 amount of verification needed for both residents
20 and DCHA staff. Currently our policy is that we
21 calculate a deduction first, and then earned income
22 on top, so we're just streamlining that.

1 Any questions, any additional questions
2 about the changes proposed here?

3 COMMISSIONER DICKERSON: I'm sorry, I'm
4 not going to ask another question.

5 MS. BARRETT: You can if you want, you can.

6 COMMISSIONER SILLA: I do want to
7 appreciate Nicole, that some of the language that
8 we were talking about, you've made the adjustments
9 to so that it's much, much clearer in this
10 presentation than, yes, previously.

11 MS. BARRETT: Yes. What we have to put,
12 yes, like you said Commissioner, in the plan is like
13 a very specific terminology that isn't always clear
14 to what we're actually doing, so I appreciated that
15 feedback.

16 The final thing that we are, just next
17 slide. The final thing is we are just closing out
18 one of our DC initiatives. It was we created a local
19 form to support our bi-annual re-certification
20 process.

21 Changes under HOTMA make it so that we no
22 longer need a local version of that form. We're

1 just going to adopt the standard form that all the
2 PHAs use now. So we're just proposing to close that
3 initiative.

4 And that is the end of my presentation.

5 I'm happy to take questions about our plan, any
6 of these proposed changes, or the initiatives that
7 we're considering adopting.

8 CHAIRMAN SKINNER: So I don't have a
9 question about the plan, but I would just ask you
10 take a minute again for the benefit of the general
11 public, to explain MTW.

12 So it's Moving To Work?

13 MS. BARRETT: Sure.

14 CHAIRMAN SKINNER: What does that mean --

15 MS. BARRETT: Yes.

16 CHAIRMAN SKINNER: -- and why do we have
17 to have these initiatives, so called initiatives
18 under Moving To Work.

19 MS. BARRETT: Yes, so Moving To Work, or
20 MTW, is a program that was created by Congress in
21 the late '90s. It's implemented through HUD, and
22 there are a select number of housing authorities

1 across the country who were selected to participate.

2 We had to apply; we had to be a high performer.

3 DCHA has been Moving to Work since the early 2000s.

4 And what the program does is it gives us
5 flexibility to sort of make local decisions, and
6 operate outside of the sort of traditional rules
7 and regulations that govern some of these housing
8 programs. We get to waive certain regulations.

9 We get to use our funding a bit more flexibly. We
10 get to do things like site-based waiting list. We
11 get to do things like re-certifying income every
12 2 years, or 3 years if you are elderly or disabled
13 and on a fixed income.

14 So there are a lot of benefits for
15 residents. There are benefits to DCHA as far as
16 our operations. And we get to also do things like
17 with the Affordable Housing and Preservation
18 Development Fund, use some of that MTW funding
19 flexibility we get to invest back into our
20 buildings, our programs, and potentially be a public
21 developer and look at new opportunities for
22 affordable housing.

1 So it is a unique program. Only 138
2 agencies across the country are out of over 3,000.

3 So I think DCHA has a lot of opportunity to use
4 the program to benefit our residents.

5 And as part of the requirements of being
6 MTW, we have to submit an annual plan that says what
7 we're going to do with our program. At the end of
8 the year, we prepare a report that says here's what
9 we did this year. And there's a number of sort of
10 compliance goals that we have to meet as part of
11 the program.

12 So HUD takes a look at our operations and
13 makes sure that everything's above board, and
14 everything is working correctly.

15 CHAIRMAN SKINNER: Okay, thank you.

16 So we have to submit the plan to HUD. Does
17 HUD have to approve the plan?

18 MS. BARRETT: Yes.

19 CHAIRMAN SKINNER: Okay.

20 MS. BARRETT: So we cannot implement the
21 activities in our plan until --

22 (Simultaneous speaking.)

1 CHAIRMAN SKINNER: Until HUD approves it.

2 MS. BARRETT: -- it is approved by the
3 Board, submitted to HUD, and then approved by HUD.

4 CHAIRMAN SKINNER: Okay, thank you --

5 MS. BARRETT: Yes.

6 CHAIRMAN SKINNER: -- for the
7 clarification.

8 Any other questions?

9 COMMISSIONER DICKERSON: I have a
10 question for the director. I'm full of questions
11 today.

12 CHAIRMAN SKINNER: It's okay.

13 COMMISSIONER DICKERSON: Could we have
14 later on when you get all this submitted and then
15 you have the, could we have kind of a little update
16 on the status of that program, and kind of what the
17 results have been?

18 It doesn't have to be right away, but I
19 think that would be, that would be a great gift to
20 us and to me for sure.

21 And I know that's where you're coming from.
22 I know that's your --

1 (Simultaneous speaking.)

2 CHAIRMAN SKINNER: You can have what you
3 want.

4 COMMISSIONER DICKERSON: And that's mine,
5 as well. And I really know that, and I commend you
6 and the staff for that as well.

7 But if we could just have like a little
8 reporting on what we're doing, and kind of how we
9 want to go, and what the roadblocks are, or whatever.

10 CHAIRMAN SKINNER: Absolutely.

11 COMMISSIONER DICKERSON: Okay.

12 CHAIRMAN SKINNER: Thank you, Nicole.
13 Any other questions for Nicole on the commissioners
14 online, any questions?

15 Okay, I don't see any. So hearing none,
16 the Chair will entertain a motion to approve
17 Resolution 25-18, which is to approve the 2026
18 Moving To Work Plan, and submit to HUD.

19 COMMISSIONER DICKERSON: So moved.

20 CHAIRMAN SKINNER: Second?

21 COMMISSIONER SILLA: Second.

22 MS. HARDEMAN-JONES: Commissioner Denise

1 Blackson?

2 COMMISSIONER BLACKSON: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 Commissioner Ronnie Harris?

5 COMMISSIONER HARRIS: Yes.

6 MS. HARDEMAN-JONES: Thank you.

7 Commissioner Jim Dickerson?

8 COMMISSIONER DICKERSON: Yes.

9 MS. HARDEMAN-JONES: Thank you.

10 Commissioner Chris Murphy?

11 COMMISSIONER MURPHY: Yes.

12 MS. HARDEMAN-JONES: Thank you.

13 Commissioner Theresa Silla?

14 COMMISSIONER SILLA: Yes.

15 MS. HARDEMAN-JONES: Thank you.

16 And, Chairman Raymond Skinner?

17 CHAIRMAN SKINNER: Yes.

18 MS. HARDEMAN-JONES: The Resolution is
19 approved.

20 CHAIRMAN SKINNER: Okay, thank you.

21 Commissioner Silla, any other, any other
22 information from the Operations Committee?

1 COMMISSIONER SILLA: No, just my
2 gratitude for the Executive Team and the staff that
3 are supporting that meeting.

4 Really appreciative of the level of data
5 that's being provided. We are tracking everything
6 from the procurement pipeline, which is at the back
7 of the book, all the way to public safety and
8 services, which is in the front of the book.

9 (Simultaneous speaking.)

10 COMMISSIONER SILLA: Yes, it is.

11 I promise you it does not go into
12 day-to-day activities. It does stay at the
13 strategic level, but this is thank you so much,
14 Director, and your team.

15 I really appreciate the opportunity to
16 support and to do it in a way that's informed by
17 the data, so thank you.

18 CHAIRMAN SKINNER: Commissioner, you can
19 have whatever you want, too.

20 (Laughter.)

21 COMMISSIONER SILLA: And you've been
22 delivering on that promise, so.

1 CHAIRMAN SKINNER: We are data driven.

2 COMMISSIONER DICKERSON: I have one
3 thing.

4 CHAIRMAN SKINNER: Okay.

5 COMMISSIONER DICKERSON: I just want to
6 tell you that I'm over there every day. I live
7 there.

8 CHAIRMAN SKINNER: Over where?

9 COMMISSIONER DICKERSON: On Georgia
10 Avenue.

11 CHAIRMAN SKINNER: Okay.

12 COMMISSIONER DICKERSON: Northwest.
13 And Park Morton is really beautiful.

14 CHAIRMAN SKINNER: Okay.

15 COMMISSIONER DICKERSON: I've been there
16 many years in that neighborhood, and I know the
17 history, I know the -- so I want to congratulate
18 you on a beautiful project that you can't tell the
19 difference in affordable housing and the rest of
20 the neighborhood.

21 And it is really beautiful. I haven't,
22 I don't know about the internals but it really does

1 look beautiful, so congratulations on that.

2 CHAIRMAN SKINNER: Okay, thank you, and
3 thank you, Commissioner Silla.

4 So at this time we're going to move on to
5 the Resident Services Committee. Commissioner
6 Blackson?

7 COMMISSIONER BLACKSON: Good afternoon,
8 everyone. As chair, you may hear me speak many
9 times about the Block-by-Block, and you may hear
10 some of the testimony on Block-by-Block meetings,
11 and what's occurred in those meetings.

12 So usually we're focused on residents
13 under the Resident Service Committee, and we partner
14 with DCHA Office of Resident Services, the
15 Maintenance and Fleet Manager, Property Management
16 and Operations.

17 Just different divisions under the
18 directory board to answer successfully the
19 residents' concerns that are brought on by
20 leadership.

21 On June 26 we held a successful engagement
22 and training session. We had the pleasure of having

1 Commissioner Silla attend that session.

2 We had got training on bylaws and different
3 things from the leadership lawyer. We had passed
4 out tee-shirts for the Block-by Block, and did a
5 soothing exercise out there engaging in the
6 engagement with DCHA Director and staff.

7 It's just a great initiative where many
8 things can happen during the Block-by-Block. Times
9 that you can reach leadership and the residents,
10 so they can successfully take things back to their
11 community residents.

12 And we received valuable feedback from
13 over 37 leaders on just how important this
14 initiative is and how successful this initiative
15 meets the leaders' expectation.

16 We are scheduled for the next
17 Block-by-Block on July 17, and we'll have training
18 from Stop the Bleed, Department of Public Works on
19 the recycling program with DCHA.

20 And I'm just open to connecting with you,
21 and even taking recommendations or suggestions on
22 reaching the residents and leadership.

1 And you can contact me at 202-250-4451.

2 Commissioner Silla, if you want to share your
3 experience, please feel free to do so.

4 COMMISSIONER SILLA: Oh, I would love to,
5 Commissioner Blackson. I want to thank you for the
6 work that you are doing to bridge our Board with
7 the resident councils, and the leaders.

8 It was a beyond informative. It was a
9 pleasure to meet Mr. Kenneth Council in person, and
10 to be able to build a relationship that extends
11 beyond the virtual. There is such a divide and a
12 distance between us here in this virtual space, so
13 meeting in person was, was really powerful.

14 The reflections and the discussion -- oh,
15 also, also, also. It would be, I would be remiss
16 if I didn't thank the DC Housing Authority team that
17 was onsite.

18 There were multiple team members, and
19 multiple I think divisions might be the right word,
20 represented, responding to questions and concerns
21 from the resident leaders.

22 There were a couple of things that were

1 uplifted, or that caught my attention, and that I
2 think require us to be very creative and deliberate
3 in terms of how we solve some of the problems that
4 they are speaking towards.

5 So one thing that caught my eye was around
6 the question about income re-certification, and
7 what's required and what's not required versus what
8 the practice is.

9 And it's really important for us to be
10 leaning into the Sigma 6 principles. I wish
11 Commissioner Jones was here because that was
12 something that she uplifted to my attention.

13 We have to be sure that we are only
14 requiring and only processing what's required to,
15 in order like just even listening to the answer as
16 a commissioner, someone who has incredible
17 capabilities of navigating complex processes, it
18 was hard for me to track.

19 And if it was hard for me to track, that
20 is something that I think we really need to be
21 thinking about, and centering our work around.

22 Are we processing things as simply as we

1 can, because if it's complicated for Board members
2 to understand, it's complicated for staff to
3 implement, it's going to be impossible for our
4 residents to navigate.

5 Dogs is a tension that we need to resolve.

6 But the tension of resolving dogs should not be
7 just something that our property managers are
8 burdened by.

9 We need to be thinking about that in our
10 design, and how we are working with the property
11 at large. We need dog parks. And I had no idea
12 that our residents, that this was something that
13 might be so important to them.

14 They are calling for us to designate spaces
15 where their dogs can run free, without interference
16 with other residents that want to enjoy the space.

17 We need to be thinking about how we embed that in
18 the design of our properties as we will be building;
19 as we are renovating.

20 I think, so the creativity with which we
21 are listening to the feedback I think is something
22 that I really want to press on the Executive Team.

1 So think out of the box because to me as
2 soon as I started hearing the feedback, I was like
3 I never thought our residents would need dog parks.

4 I thought that was a thing that gentrified
5 D.C. enjoyed, right?

6 (Laughter.)

7 COMMISSIONER SILLA: I did not think that
8 Chocolate City D.C. would really benefit from dog
9 parks, but I'm a convert now after listening to that
10 conversation.

11 One last comment about the Block-by-Block.
12 The resident council leaders were excited for, to
13 see other commissioners also taking advantage, also
14 visiting.

15 So to the extent that you have time, please
16 go. I got feedback on the rebuilding communities
17 initiative, which I think, which I'll speak a little
18 bit about after in Commissioners' Time because that
19 initiative to me, is a joy.

20 But one of our resident council leaders
21 gave a really strong criticism that I think we need
22 to accommodate, and account for.

1 She said, you have tables for all of these
2 other things. We need a table for the Executive
3 Team, and we need a table for the Board.

4 We need representatives that can be there,
5 that can interface with residents, that can get
6 feedback from residents.

7 Commissioner Blackson has a survey that
8 she hands out at every single one of her events so
9 that she's getting feedback directly from people,
10 to understand what their barriers and challenges
11 are.

12 I think she's showing us the way, and that
13 we would greatly benefit from having Andre set up
14 a table for some members of the Executive Team to
15 be there to help people understand, and give us
16 feedback.

17 Similarly, the Board needs a table and I
18 would urge us to consider maybe we do it in shifts,
19 but that at as many of these rebuilding community
20 events as possible, we are there to liaison, to hear
21 directly from residents.

22 CHAIRMAN SKINNER: Okay, thank you.

1 MR. PETTIGREW: Well, speaking of dog
2 parks, talking about creative, there was a building
3 that was built, it's on Connecticut Avenue and I
4 forgot, I think it was Eli that did it. And they
5 had the dog park on the rooftop.

6 CHAIRMAN SKINNER: On the roof?

7 MR. PETTIGREW: Yes, yes, that was the
8 first time I saw it. The dogs are living better
9 than people.

10 CHAIRMAN SKINNER: Okay, Commissioner
11 Blackson, are you done?

12 COMMISSIONER BLACKSON: Yes, thank you.

13 CHAIRMAN SKINNER: Okay, thank you so
14 much, and we do really appreciate the work that
15 you're doing

16 And we get really good feedback in terms
17 of the events that you put on, and the opportunities
18 that the resident leaders are given to come forward
19 with questions and concerns.

20 And we will do whatever we can to as we
21 move forward, to address some of those issues and
22 implement things like dog park, in some of our new

1 developments.

2 So before moving on to the Budget and Audit
3 Committee, I'm going to ask our Deputy Executive
4 Director Nicole to talk about the Resolution 25-19,
5 which is to provide another extension for our admin
6 plan, our administrative plan.

7 MS. WIKLIFFE: And I'm going to delegate
8 it to Amy.

9 CHAIRMAN SKINNER: Our general counsel
10 Amy Glassman.

11 MS. GLASSMAN: I'm Amy Glassman, the
12 general counsel.

13 So as the Chair said, we are coming back
14 to the Board to extend the administrative plan
15 regulations. Again, for what should be the final
16 time as I think we've provided is updates in prior
17 meetings.

18 We've been hard at work revising, I mean
19 heavily revising, our admin plan and ACOP. And so
20 this is an extension of the existing regulations
21 with no changes while we work through the process
22 to issue and finalize a new administrative plan,

1 which will come back to the Board for approval.

2 CHAIRMAN SKINNER: Okay. So in terms of
3 timing, this will be published when?

4 MS. GLASSMAN: These emergency regs?

5 COMMISSIONER SILLA: Yes, right.

6 MS. GLASSMAN: So they're effective upon
7 approval by the Board.

8 CHAIRMAN SKINNER: Okay.

9 MS. GLASSMAN: I can't say when they would
10 be published because we go through the D.C. Office
11 of Docs for that.

12 But they would be effective I believe the
13 current regs expire tomorrow.

14 CHAIRMAN SKINNER: Oh, okay.

15 MS. GLASSMAN: Or maybe Friday. And so
16 this allows us to continue under the current regs.

17 CHAIRMAN SKINNER: Okay. Any questions?

18 Okay, if there are no questions, then can
19 I get a motion to approve Resolution 25-19 to
20 authorize the extension of the 9th Emergency and
21 Proposed Regulations for DCHA's administrative
22 plan?

1 COMMISSIONER DICKERSON: Motion.

2 CHAIRMAN SKINNER: Second?

3 COMMISSIONER DICKERSON: Second.

4 CHAIRMAN SKINNER: Thank you.

5 Any questions?

6 Okay, we'll take a roll call vote.

7 MS. HARDEMAN-JONES: Sure.

8 Commissioner Chris Murphy?

9 COMMISSIONER MURPHY: Yes.

10 MS. HARDEMAN-JONES: Commissioner

11 Theresa Silla?

12 COMMISSIONER SILLA: Yes.

13 MS. HARDEMAN-JONES: Thank you.

14 Commissioner Denise Blackson?

15 COMMISSIONER BLACKSON: Did you hear me,

16 Shanetta?

17 MS. HARDEMAN-JONES: I didn't.

18 COMMISSIONER BLACKSON: Can you hear me?

19 MS. HARDEMAN-JONES: I can hear you now.

20 You can repeat whether you agree or not.

21 COMMISSIONER BLACKSON: Oh, yes.

22 MS. HARDEMAN-JONES: Thank you.

1 Commissioner Ronnie Harris?

2 COMMISSIONER HARRIS: Yes.

3 MS. HARDEMAN-JONES: Thank you.

4 Commissioner Jim Dickerson?

5 COMMISSIONER DICKERSON: Yes.

6 MS. HARDEMAN-JONES: Thank you.

7 And, Chairman Skinner?

8 CHAIRMAN SKINNER: Yes.

9 MS. HARDEMAN-JONES: Resolution is
10 approved.

11 CHAIRMAN SKINNER: Okay, thank you.

12 So then we'll go to the Budget and Audit

13 Committee. Did Commissioner Reed get on? I don't
14 see her name.

15 Okay, so I'm going to ask that Commissioner
16 Clay, who is the vice chair of that committee, to
17 give a report.

18 COMMISSIONER CLAY: All right.

19 CHAIRMAN SKINNER: And they do have one
20 resolution, which is to accept the final audit for
21 FY2024.

22 COMMISSIONER CLAY: Yes, thank you.

1 So you all should have the report for the
2 audit, for the final audit for 2024. As you may
3 be aware back in February, we received the financial
4 statement audit that was required by the council
5 that took place, that was, and we received that
6 audit. And in that audit, we received a disclaimer
7 of opinion, and I know that we've gone through that.

8 This audit is -- was required by HUD and
9 it was required to be submitted by June 30, which
10 effectively is the single audit. And the single
11 audit is both a financial statement audit, as well
12 as a compliance audit, which requires the auditors
13 to both look at the financial information that's
14 reported, as well as compliance with programs.

15 Because we had already had a financial
16 statement audit, we still had a disclaimer of
17 opinion on the financial statement portion. We
18 received a what's called a qualified opinion on the
19 programs. And so the programs that the auditors
20 looked at were the Moving To Work, and the Voucher
21 Program.

22 So those were the two programs that were

1 audited. There were a number of findings that came
2 out as a result of the audit. Many of those findings
3 were really an extension of the findings that came
4 out of the financial statement audit, that was
5 reported back in February.

6 But there were some additional findings
7 that also came out of this audit related to some
8 of the compliance with the programs.

9 Just as kind of additional information the
10 team, the finance team has already begun looking
11 at and working on our remediation of the findings,
12 and have presented a pretty significant plan on how
13 to address the findings.

14 So they are working on those issues and
15 they looked at every finding that was received as
16 part of the audit and worked through a detailed plan
17 on what they're doing to address those issues.

18 So with that, that is what we're asking
19 today is that we accept the financial statements
20 and the audited financial statements that were
21 performed.

22 And one other thing. I think we talked

1 about this. When the contract was first made but
2 the auditors for the single audit were the same
3 auditors that performed the audit earlier in
4 February, SB & Company.

5 And so it was good to have them do the work
6 because they had already gotten a great deal of
7 experience at looking at the information, and
8 looking at our numbers.

9 But also, this was the firm that for the
10 first part of the audit was hired by the OIG. So
11 it gives a great level of comfort with the work that
12 they have done.

13 CHAIRMAN SKINNER: Okay, any questions?

14 Any of the commissioners online have any
15 questions?

16 Okay, then if there are no questions, I'll
17 ask for approval of Resolution, or a motion to
18 approve Resolution 25-20, which is to accept the
19 final financial statement audit of DCHA for fiscal
20 year 2024. Motion?

21 COMMISSIONER SILLA: Motion.

22 CHAIRMAN SKINNER: Second?

1 COMMISSIONER DICKERSON: Second.

2 CHAIRMAN SKINNER: We'll have a roll call
3 vote.

4 MS. HARDEMAN-JONES: Sure.

5 Commissioner Theresa Silla?

6 COMMISSIONER SILLA: Yes.

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

9 COMMISSIONER HARRIS: Yes.

10 MS. HARDEMAN-JONES: Commissioner Jim
11 Dickerson?

12 COMMISSIONER DICKERSON: Yes.

13 MS. HARDEMAN-JONES: Commissioner Denise
14 Blackson?

15 COMMISSIONER BLACKSON: Yes.

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

18 COMMISSIONER MURPHY: Yes.

19 MS. HARDEMAN-JONES: Chairman Skinner?

20 CHAIRMAN SKINNER: Yes.

21 MS. HARDEMAN-JONES: Resolution is
22 approved.

1 CHAIRMAN SKINNER: Okay. Thank you so
2 much.

3 Commissioner Clay, anything else from the
4 Audit Committee, Budget and Audit Committee?

5 COMMISSIONER CLAY: No, that's it, thank
6 you.

7 CHAIRMAN SKINNER: Okay, thank you so
8 much, appreciate it and thank all of the committee
9 chairs and members for work that they do.

10 We have this monthly Board meeting but in
11 between the Board meetings, all of the various
12 committees do meet, work with the staff, and delve
13 into some of the details of the programs and what
14 we're doing. And that really allows us to move
15 forward and to make some of the progress that we've
16 talked about today.

17 So with that, the next agenda item is
18 Commissioners' Time. And I have one thing that I
19 want to put on the floor.

20 At the last month's meeting we announced
21 that Commissioner Melissa Lee had resigned, and she
22 has moved on. And so I want to put on the record

1 a proclamation, and this can be noted as
2 Proclamation 25-01.

3 And it's to recognize and honor Melissa
4 Lee for exemplary service to the District of
5 Columbia Housing Authority. And there are a number
6 of whereas clauses, which I'm not going to read all
7 of these.

8 To simplify it, Melissa came on the Board
9 in June of 2022, I believe. And then beginning
10 January 2023 she became a member of the STAR Board,
11 and was specifically designated in that
12 legislation.

13 So she served a total of about close to
14 3 years on the Board. So again, we want to thank
15 her for her service.

16 And after all the whereas clauses, it is
17 summed up by now therefore, be it proclaimed that
18 the DCHA Board of Commissioners through adoption
19 of this proclamation, we do sincerely thank and
20 recognize Melissa Lee for her commitment to the
21 service -- for her commitment to service to the
22 District of Columbia Housing Authority, to help

1 create a better quality of life for all residents
2 of DCHA properties.

3 Okay, and it's signed by myself as Chair,
4 and Keith Pettigrew as Executive Director.

5 (Applause.)

6 CHAIRMAN SKINNER: Okay, so go around?

7 (Laughter.)

8 CHAIRMAN SKINNER: We're going to call
9 on you last.

10 (Laughter.)

11 CHAIRMAN SKINNER: Well first, anyone
12 online after Commissioner Harris, Commissioner
13 Blackson? Commissioner Burbridge, is we haven't
14 heard from her today.

15 Okay, Commissioner Clay?

16 COMMISSIONER CLAY: Sure. I just want to
17 note something and make a request going forward.

18 I think it was, I didn't see it till yesterday,
19 but I think it was filed a little over a week ago.

20 There was an article in the paper that was not,
21 I don't think it was brought to the Board's attention
22 formally.

1 And I just request that in the future when
2 there are settlements, that we be made aware about
3 it before it becomes, especially before it becomes
4 public information. I don't think it was anything
5 that would have required our approval or review,
6 but just for us to be made aware.

7 COMMISSIONER MURPHY: Yes, we did approve
8 this.

9 (Simultaneous speaking.)

10 COMMISSIONER CLAY: Well, no, if we
11 approved, I didn't realize it.

12 CHAIRMAN SKINNER: We did.

13 COMMISSIONER SILLA: Okay, then I think
14 I might have also missed that we approved it.

15 MS. GLASSMAN: There, I think there was
16 some discussions in closed session about this
17 because it was, it's a litigation matter.

18 COMMISSIONER CLAY: Okay.

19 MS. GLASSMAN: So we did have discussions
20 about it but.

21 COMMISSIONER SILLA: Yes.

22 (Simultaneous speaking.)

1 COMMISSIONER SILLA: And I think it might
2 be important to recognize for example, that I do
3 remember the discussions. But I hadn't realized
4 that we were deciding.

5 And so when we are doing deliberations,
6 I think it might be important to mark the point that
7 we are moving from a discussion where we are
8 expressing our viewpoints, to like a decision.
9 That might be helpful.

10 CHAIRMAN SKINNER: Yes, so the concern I
11 have again is that we did discuss it, and we agreed
12 to move forward. But I didn't know that it had,
13 in fact, been settled, and we had put a bow on it
14 until the article came out. That's what we're
15 talking about.

16 So we need to make sure that you inform
17 the Board when something like that happens. We did
18 talk about it and we essentially approved it, but
19 we didn't know that it had actually been settled.

20 MR. PETTIGREW: Okay, And I take
21 responsibility for that. I thought the bow was tied
22 up, but we got it now.

1 CHAIRMAN SKINNER: Okay, I appreciate it,
2 thank you.

3 MR. PETTIGREW: What more do you want?

4 CHAIRMAN SKINNER: Commissioner
5 Dickerson, do you have anything?

6 COMMISSIONER DICKERSON: No.

7 CHAIRMAN SKINNER: Commissioner Murphy,
8 any?

9 COMMISSIONER MURPHY: The only other
10 thing I was going to say just following up on the
11 audit resolution is there are some things in the,
12 there's good and bad and the ugly in the audit.

13 CHAIRMAN SKINNER: Yes.

14 COMMISSIONER MURPHY: And I don't, we're
15 not shying away from that. I really appreciate that
16 the, all of the staff responses were essentially
17 we agree with the finding and we know we got to fix
18 it.

19 So I really appreciated that approach.
20 And our conversations in the audit committee have
21 been very constructive. And the team has said that
22 right now they have the right consultant resources

1 to help us make improvements.

2 CHAIRMAN SKINNER: Right.

3 COMMISSIONER MURPHY: And just want to
4 reiterate our offer like if the team feels like it
5 doesn't have the resources it needs, come to us
6 because we don't want to keep ending up with audits
7 that have these kinds of findings.

8 I think we have, I don't know if you
9 mentioned this already or if you did I missed it.

10 I think we did close out seven of the findings from
11 last year's audit?

12 CHAIRMAN SKINNER: Yes, I did not mention
13 that, yes.

14 COMMISSIONER MURPHY: Okay, so we are
15 making progress.

16 CHAIRMAN SKINNER: Right, yes.

17 COMMISSIONER MURPHY: So that's great
18 news, and we know that this is not something we can
19 solve overnight, and that the team is taking all
20 the right steps to solve it longer term.

21 But I just want to make sure the staff knows
22 don't feel like, don't be shy about asking the Board

1 for help because I'd rather that than keep having
2 repeat findings.

3 CHAIRMAN SKINNER: Okay, Commissioner
4 Silla?

5 COMMISSIONER SILLA: Okay, I will be fast.

6 CHAIRMAN SKINNER: Okay.

7 COMMISSIONER SILLA: First and foremost,
8 joining the Block-by-Block allowed me to return back
9 to Sibley after I think about a year and a half from
10 being there.

11 My first impressions at Sibley then was
12 that it was overran by rats and that the community
13 space was deplorable. To see the change at Sibley,
14 to walk on the property not a rat in sight, and a
15 community room that was just welcoming and like
16 beautiful, was a pleasure.

17 So thank you so much for that. Thank you
18 Commissioner Blackson again for that opportunity
19 so just kudos to property management, and the work
20 that you are doing.

21 Rebuilding communities is a joy, and the
22 ways in which that the activities are evolving also

1 remind me that we need to be thinking about embedding
2 the activities that Andre is innovating and
3 incorporating into the events, into the property,
4 and how we run, operate, design the property.

5 And so barbering and hair care, childcare,
6 arts and crafts. And then something that allows
7 people entrepreneurship or to do something for us,
8 by us, whether it's a clothes swap or there, it just
9 feels like that there are a lot of ways in which
10 we need to learn from what's happening at rebuilding
11 communities over that time block and to really
12 integrate that into how we are designing, how we
13 are administering our properties.

14 It's just amazing so thank you so much to
15 Andre and his team for everything that they are
16 putting in there, into that event.

17 Lastly, my consumer engagement work group
18 is fired up by all of the monies that are being
19 devoted towards the Housing Authority, and the bonds
20 approval. They wanted to join the meeting and
21 testify about how important it is to have a homeless
22 preference, as part of the public housing and the

1 voucher wait list process.

2 But they are, they find it very difficult
3 to navigate the website, to understand how to sign
4 up to testify.

5 And so I wanted to uplift that. I think
6 I sent Chair Skinner and Director Keith, kind of
7 a summary of what we encountered as together we tried
8 to navigate the website to do all of that.

9 So we just need to beef up a little bit
10 how we are communicating, and allowing for people
11 to participate in our Board meetings.

12 Okay?

13 CHAIRMAN SKINNER: Okay. So I would just
14 like to echo that in terms of the website. Because
15 I, the last couple days had the opportunity to go
16 on the website just to look at different things.

17 And it definitely needs a lot of work. It's just
18 really very confusing; very difficult to navigate.

19 But I understand we're working on that.
20 I'm not sure if we actually have a web consultant
21 onboard.

22 MR. PETTIGREW: Not yet.

1 CHAIRMAN SKINNER: Or that we're going to
2 be -- not yet but that's something we're working,
3 we're looking to do, okay.

4 COMMISSIONER SILLA: And it's improved a
5 lot since --

6 (Simultaneous speaking.)

7 CHAIRMAN SKINNER: Yes.

8 COMMISSIONER SILLA: -- where it was.

9 CHAIRMAN SKINNER: I agree with you
10 exactly.

11 COMMISSIONER SILLA: Absolutely, but it
12 does, yes.

13 CHAIRMAN SKINNER: Right, but it still
14 needs some work, right? Okay, thank you.

15 COMMISSIONER BLACKSON: Yes, it does.

16 CHAIRMAN SKINNER: Anything else from
17 commissioners, commissioners online?

18 Hearing none --

19 COMMISSIONER BLACKSON: Yes.

20 CHAIRMAN SKINNER: Oh, I'm sorry,
21 Commissioner Blackson?

22 COMMISSIONER BLACKSON: Yes, this is

1 Commissioner Blackson.

2 CHAIRMAN SKINNER: Okay.

3 COMMISSIONER BLACKSON: I'm not sure if
4 you called me; I may have missed it.

5 CHAIRMAN SKINNER: Yes.

6 COMMISSIONER BLACKSON: I wanted to share
7 a little bit about Community Chat and Chew I had
8 with the residents in Southwest, this past Monday.

9 CHAIRMAN SKINNER: I'm sorry, what was it
10 called, Commissioner?

11 COMMISSIONER BLACKSON: Community --
12 (Simultaneous speaking.)

13 CHAIRMAN SKINNER: Community?

14 COMMISSIONER DICKERSON: Community Chat
15 and Chew.

16 CHAIRMAN SKINNER: Community Chat and
17 Chew, okay, I didn't hear what you said, okay.

18 COMMISSIONER BLACKSON: Okay. I had the
19 pleasure of having four of the DCHA property
20 residents come down from the southwest community
21 and meet in the EnVision Center. And they had a
22 time to share their concerns and their compliments

1 to DCHA, a few had compliments to DCHA and how
2 they're doing, and the new management team and how
3 they can relate to the things that they have
4 experienced.

5 So I also conducted a survey after that
6 meeting. I'm always conducting a survey, and the
7 residents greatly appreciated the engagement.

8 It was only for the southwest quadrant
9 residents, but just looking at do's and other chat
10 and chews with the other communities, I just wanted
11 to keep you informed of this is what happened.

12 And the residents are very appreciative
13 of being able to some say vent, or share those
14 concerns. And we had over 50 residents
15 participate.

16 So just wanted to inform you of that.

17 CHAIRMAN SKINNER: Okay, thank you very
18 much.

19 COMMISSIONER BLACKSON: You're welcome.

20 CHAIRMAN SKINNER: So the Board will not
21 meet in August. We are taking a little break, and
22 I hope everyone has a really wonderful summer. Get

1 a chance to go away and take some vacation.

2 And the next Board meeting will be held
3 on Wednesday, September 10, 2025, at 1:00 p.m. And
4 again, it's going to be via Zoom.

5 Information regarding viewing or
6 participating in the meeting can be found at our
7 website, www.dchousing.org.

8 And with that, I'm going to ask for a motion
9 to adjourn the meeting.

10 COMMISSIONER DICKERSON: So moved.

11 CHAIRMAN SKINNER: Is there a second?

12 COMMISSIONER BLACKSON: Second.

13 CHAIRMAN SKINNER: Second, okay, with
14 that the meeting is adjourned at 2:49 p.m.

15 (Whereupon, the above-entitled matter
16 went off the record at 2:49 p.m.)
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22

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

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

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19 Brandon Paterson
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19 40:22 66:9	25-17 60:6	8	accommodate 92:22
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