FINAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION AND REFORM BOARD MEETING

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WEDNESDAY
June 11, 2025

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

COMMISSIONERS PRESENT:

RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner
ROSA BURBRIDGE, Commissioner
LEROY CLAY, Commissioner
RONNIE HARRIS, Commissioner
KATRINA D. JONES, Commissioner
CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

STAFF PRESENT:

SHENETTA HARDEMAN-JONES, OED Manager
CAROLYN KORNEGAY-PUNTER, Senior Vice President, Property Management Operations
ALETHEA MCNAIR, Chief of Staff
SHEILA MILLER, Director, Capital Programs
KEITH PETTIGREW, Executive Director

ANTON SHAW, Director, Housing Choice Voucher Program
NICOLE WICKLIFFE, Deputy Executive Director

COMMISSIONERS ABSENT:

JAMES A. DICKERSON, Commissioner
JENNIFER REED, Commissioner

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

1:00 p.m.

CHAIRMAN SKINNER: Good afternoon everyone. My name is Raymond Skinner, I'm Chairman of the DCHA Stabilization and Reform Board, and I'd like to call this meeting to order.

This is a regular meeting of the Stabilization and Reform Board being held today, June 11, 2025. This meeting is being held via Zoom videoconferencing, and the Board is here in person -- some of the Board is here and some of the Board is virtual.

The time is 1:01 p.m.

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

(Moment of silence.)

CHAIRMAN SKINNER: Thank you. Again, this is our regular meeting of the Board, and we

invited members of the public to sign up to speak via our website.

For those who would just like to view the meeting, can do so via the DHCD website link to our Facebook Live page.

The Board of Commissioners welcomes constituent input on matters of concern, and offers the public today an opportunity to express views during the public testimony portion of this meeting.

However, we require that members of the public who attend our meetings abide by certain rules of decorum, to allow the Board to complete its business.

For this virtual meeting, DCHA asks that you remain muted until you are instructed to speak.

Members of the public cannot engage in any disruptive conduct, or loud, threatening, or abusive language, during our meetings. This includes any loud outbursts or shouting during

times when you have not been invited to speak. Anyone who violates these rules will be removed from the virtual meeting. Serious or repeated violations of the rules may result in your being barred from speaking at future meetings.

However, we do appreciate your interest in the business before us today, and I want to thank you in advance for abiding by these rules of conduct.

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

MS. HARDEMAN-JONES: Sure. Denise Blackson?

COMMISSIONER BLACKSON: Present.

MS. HARDEMAN-JONES: Thank you. Rosa Burbridge? Commissioner Burbridge, I see you on the screen. I think that was you.

COMMISSIONER BURBRIDGE: I am here.

MS. HARDEMAN-JONES: Perfect. Thank you. Leroy Clay?

COMMISSIONER BURBRIDGE: Thank you.

Sorry about that.

COMMISSIONER CLAY: Present.

MS. HARDEMAN-JONES: Thank you. Jim Dickerson? Ronnie Harris? Katrina Jones?

COMMISSIONER HARRIS: Present.

MS. HARDEMAN-JONES: Oh, Ronnie Harris? Thank you. Katrina Jones?

COMMISSIONER JONES: Present.

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

COMMISSIONER MURPHY: Present.

MS. HARDEMAN-JONES: Jennifer Reed? Theresa Silla?

COMMISSIONER SILLA: Yes, present.

MS. HARDEMAN-JONES: And Chairman Raymond Skinner.

CHAIRMAN SKINNER: Here.

MS. HARDEMAN-JONES: We have a quorum.

CHAIRMAN SKINNER: Thank you. So, the next item on the agenda is approval of the

minutes from our May 14, 2025, Board meeting. Are there any additions or corrections to the minutes?

Hearing none, I'll ask for a motion to approve the minutes.

COMMISSIONER MURPHY: So moved.

CHAIRMAN SKINNER: Second? All in favor signify by saying aye.

(Chorus of aye.)

CHAIRMAN SKINNER: Any opposed? So, let the minutes stand as presented. Thank you.

Okay, the next item on the agenda is the Report from our Executive Director Keith Pettigrew. Mr. Pettigrew, the floor is yours.

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

Obviously, the first two items are the authorization of funds for utilization of both the public housing side and the voucher side. The public housing creased up a little bit over the last month. I know Carolyn, who's now had a

little more than a month to get her arms around the PMO operation, has ramped up the outreach with regard to the units that are available, and trying to find families that match up and that want to actually take these units.

As I indicated at the previous Board meeting, that we're probably really going to see a much more positive response to these units, because a lot of folks are turning them down right now. They don't want to live in certain areas, and that kind of thing.

So, we're looking forward to the wait list preparation. And we're going to talk more about that with our operations subcommittee at the next subcommittee meeting, about schedule for the wait list opening, and other ideas that not only Commissioner Silla, but others have talked about, in terms of how we do this wait list.

It is going to be site-based, which is, I think, extremely important in terms of helping us identify people that want to live at

certain properties. But more importantly, it's going to allow us to refresh the list with people, because this list is probably getting very stale by now, given the fact that we're so low and people are still turning units down. So, I think we can refresh it.

And so, we're excited about the process of working behind the scenes with IT, as well as our consultants, to make sure that we prepare correctly. And we will be coming back to the Board, obviously, and the subcommittees, with ideas and updates and plans going forward.

CHAIRMAN SKINNER: So, in terms of timing, do you anticipate that the wait list will be open by the end of the year? By the end of the calendar year?

MR. PETTIGREW: Oh, absolutely. Yeah, we're shooting way before that. We're shooting for the end of, actually, the fiscal year.

CHAIRMAN SKINNER: Fiscal year.

MR. PETTIGREW: Yeah.

CHAIRMAN SKINNER: Okay, that would be October.

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: Okay.

COMMISSIONER MURPHY: This is a question about the 1,218 applicants pending unit offers.

MR. PETTIGREW: Right.

COMMISSIONER MURPHY: I just didn't know, precisely what does that mean, pending unit offered? That's like they've been determined eligible?

MS. WICKLIFFE: Correct.

COMMISSIONER MURPHY: Okay.

MS. WICKLIFFE: Yep, that's exactly that. Determined eligible, waiting for offers to come, or offers may have been made.

COMMISSIONER MURPHY: Okay. So, of those people, fairly soon, they will either take a unit, or decide to decline a unit and move on.

I mean, I guess they get two bites. Yeah, three bites at the apple?

MR. PETTIGREW: Actually, they get four. We get two letters and two phone calls.

COMMISSIONER MURPHY: Yeah, you know I told all that, but okay. And then there's a result and we get to keep going on the wait list. On the remaining --

MR. PETTIGREW: Yes.

MS. WICKLIFFE: Right.

COMMISSIONER MURPHY: Okay. I mean, compared to what it was a couple of years ago, it's pretty amazing to partner with all -- probably a fair number of folks have just fallen off the list.

MS. WICKLIFFE: Right. And we've had a lot move over and had vouchers.

MR. PETTIGREW: Yeah, and I take vouchers. Yeah. That's what some of them are waiting on too. Some of them may be on the wait list and/or have a voucher and they're just

waiting to try to accept one. And then they'll fall off, because we found a lot of that going on. Yeah.

COMMISSIONER MURPHY: It's great. It's great that we're making progress on that. So, thank you.

MR. PETTIGREW: On the wait list side, I mean the voucher side, obviously the numbers are increasing.

We're ninety-five percent for the federal, which is really good. We had ninety-one percent -- we took a little dip in the LRSP, which I'll talk about a little bit in a minute -- and then the DHSMOU vouchers have increased. So, I'm pleased to see that increase on that side of the house, given the challenges that we encountered when we first got here.

On the LRSP side, as mentioned, we have met with Ms. McShane and Mr. Wassinik (phonetic) and several others -- I can't remember their names, so forgive me -- but those were the

two that initially reached out to us with regard to sitting down and working out a more improved process in terms of coordination between us and DHS, in terms of how we reduced that time frame for local voucher lease-up.

We had another meeting this past week on Monday, to talk about planning and preparation, and then we're scheduled to have a meeting next week with an individual, Cydney Ratliff, who we recommended actually to facilitate the session for us, to talk about how we go about looking at what the problem points are within that process, and resolving them so that we can all be on the same page.

And Commissioner Silla, they mentioned your name, and rightly so. So, I told her, I said, you already told me you're going to be a part of the process. I said, CRA told me. We're good.

CHAIRMAN SKINNER: As a facilitator.

COMMISSIONER SILLA: No, no.

(Simultaneous speaking.)

MR. PETTIGREW: She'll be part of the group.

COMMISSIONER SILLA: No, this is as part of my role as Director for the Interagency Council on Homelessness. Not as Commissioner for this Board, but as someone who is responsible for ending and preventing homelessness in the District.

MR. PETTIGREW: So, we're looking forward to it, getting this done.

COMMISSIONER SILLA: I am too.

MR. PETTIGREW: And they're extremely, extremely excited. That's told them I'm excited too, because at the end of the day, if you can't get excited about trying to help people, then you got a problem.

CHAIRMAN SKINNER: But this has been a pain point for us for a while.

MR. PETTIGREW: Yeah, it has. It has. It has.

So, a couple of other things I just want to sort of highlight that are coming down the pipeline.

So, as part of the whole HUD closeout, you all recall we were putting together a landlord fund to be able to allow landlords to be able to apply for funding if their units were damaged by some residents.

So, we've selected a vendor. CNHED won the award. They've done some of that work before. I'm assuming that -- I don't know whether that had anything to do with the selection. That was on the Sledge Committee. But they have been selected.

So, we're looking at an implementation-to-start date of August. So, we're behind the scenes now working out the process and the forms, and that kind of stuff. But the fact that got somebody on board now, we're going to be moving forward.

We're going to meet with the landlord

associations to talk to them about the process, get their feedback, so that once this thing kicks off, it's seamless for us. So, we're excited about that.

One other thing I do want to bring up, at the Oversight Hearing -- the last two anyway -- Councilmember Frumin had brought up square footage with regard to rent reasonableness. And obviously, he's focused on that and I understand his concern.

And we've shared with him, as well as Chairman White's office, that HUD doesn't mandate it.

We meet with HUD once a week. And so, we've also talked to Laurel about it and she agreed with us that, hey, it's not a mandate.

CHAIRMAN SKINNER: Laurel Davis?

MR. PETTIGREW: Laurel Davis, she's our HUD field rep.

CHAIRMAN SKINNER: Okay.

MR. PETTIGREW: And so, just to share

with her, because if it comes up, we'd want her to be aware as well. We don't want her to be blindsided by anything.

And so, she's sort of agreeing with us that, hey, it's not mandated, but that she would have no problems talking to the councilmember, or anyone else, about where HUD stands on this issue for right now. So, just so you all know. So, that's out there.

And I think that's it for right now. Any questions?

CHAIRMAN SKINNER: Just on that note you just mentioned. So, what's the feedback we're getting now on the whole rent-reasonableness? I mean, it's generally accepted now? Are there still some issues?

MR. PETTIGREW: No, it's pretty -- I mean, once it got implemented and we got through those growing pains, you don't hear much from landlords anymore about it.

And the feedback for process has been

fairly even.

CHAIRMAN SKINNER: Okay.

MR. PETTIGREW: Once in a while somebody would challenge it, but that's far and few in between.

CHAIRMAN SKINNER: Are you done?

MR. PETTIGREW: Yes.

Any questions?

(Laughter.)

MR. PETTIGREW: Listen. So, it's sweet. So, it's sweet, man.

CHAIRMAN SKINNER: From any of the Commissioners who are virtual, any questions for the Executive Director? I see some shaking heads, so that's a no. Okay.

COMMISSIONER MURPHY: I did have one quick -- and maybe it's for next time. In the monthly report to the Board at the end, the occupancy rate chart by property -- and we had a meeting and I think some Commissioner maybe wasn't familiar that that was there, so I wanted

to say that it is there and I appreciate it.

I do wonder if something's a little off on the chart, because it shows the percent occupied at ninety-five percent for every single property. And I'm guessing that's just a mistake.

MS. WICKLIFFE: It is. So, there's a roll missing. That's the actual goal. So, it sounds like when they --

COMMISSIONER MURPHY: It's the goal, right.

MS. WICKLIFFE: Kids and columns. So, we'll get that.

COMMISSIONER MURPHY: So, maybe just going forward it would be helpful.

MS. WICKLIFFE: Yeah. And it's generally there. So, they must have hid it or changed something.

COMMISSIONER MURPHY: Yeah, I was surprised. Because I was like -- and I always glance at it, because what's interesting to me

about it is you have a number of properties that's very high, and a number that is very low. And then not a lot in between.

MS. WICKLIFFE: Right. Yeah, I'll buy that. So, we'll correct it.

COMMISSIONER MURPHY: Great. Thank you.

MS. WICKLIFFE: Oh yeah, I just see the columns, the occupancy goal is now to the right, so we'll get it straight.

COMMISSIONER MURPHY: And actually, just maybe one other question. Are we now done with the DHS FRSP initiative? Are we through that?

MR. PETTIGREW: No, we're not. So, the sunset date is the 30th of June, all right?

COMMISSIONER MURPHY: Okay.

MR. PETTIGREW: There are only people left to be processed, right? We're at 1,297. So, three other people have to be processed.

But remember now, once they get their

voucher, even if it's past the 30th, they still get to lease-up.

COMMISSIONER MURPHY: They get their voucher for the 91A --

MR. PETTIGREW: The duration, yeah.

COMMISSIONER MURPHY: One twenty days.

MR. PETTIGREW: Yeah, yeah.

COMMISSIONER MURPHY: Yeah, okay. Okay. And it seems like tick-up rate's been pretty good.

MS. WICKLIFFE: Mm-hmm. Yeah.

CHAIRMAN SKINNER: Okay, that's great, yeah. Only three left? Okay.

COMMISSIONER MURPHY: Okay, thank you.

CHAIRMAN SKINNER: Okay. All right, so the next item on the agenda is our comment period, or testimony period. And we're going to start with residents, and then the general public.

Each person who speaks will have three minutes to provide testimony on whatever issues are of concern, and we will be keeping time. And hopefully, we can keep to within the three minutes.

And we're going to start, again, with residents who will now provide testimony.

MS. HARDEMAN-JONES: So, first I'm going to call Rachelle Ellison. And it's star-6 to unmute. You will get an email, or a message, to be promoted, so that you can speak. So, we're going to give it a second. Rachelle Ellison?

I'm going to move forward. Former Commissioner Kenneth Council? Kenneth Council?

CHAIRMAN SKINNER: Move on.

MS. HARDEMAN-JONES: Yep, is Sabrina Warren McCollum (phonetic)? Once again, star-6 if you have not received the notice to be promoted.

MS. MCCOLLUM: I'm here, Sabrina Warren McCollum.

MS. HARDEMAN-JONES: Thank you. I'm sorry about that. Ms. McCollum, you have three minutes.

MS. MCCOLLUM: I would just like to address the fact that my housing specialist, who is Cameron Isaac (phonetic), has been very, very non-assistance to me.

He doesn't respond to emails with any of my concerns, no phone calls, no nothing. I just received a letter about two weeks ago stating that I would be losing my voucher due to me not returning in a packet.

But that following Monday -- because I received it on a Saturday -- the following Monday, I went down to 702 H Street, NW, with the receipt showing that I had turned in my packet, and the person that had taken it from me that day.

As of yet, no one has reached out to me to say if they found my packet, or whatever happened with my packet. And I've just been

going through a lot -- a lot -- with Mr. Cameron Isaac to the point I have a hearing coming up in August -- I believe August 10th.

Like, I'm really frustrated. I can't get this man to respond to anything, or help me with anything. And I think that's wrong.

CHAIRMAN SKINNER: Okay. Yeah, that is wrong. And we will have staff follow up with you directly.

MS. MCCOLLUM: Okay.

MS. HARDEMAN-JONES: Thank you.

MS. MCCOLLUM: So, thank you.

MS. HARDEMAN-JONES: Sure. Next, I'm moving to Mykesha Britt. Mykesha Britt? Star-6 to unmute and accept the promotion request.

I'm moving forward. Dalphine Driver? Dalphine Driver? Okay, I'll move forward. Pat Malloy?

MS. WICKLIFFE: Go back and --

MS. HARDEMAN-JONES: Yep, there she is. Ms. Malloy, we're sending your promotion

request, and star-6 if you need to be unmuted.

MS. MALLOY: Good afternoon everyone.

CHAIRMAN SKINNER: Hi, Ms. Malloy.

MS. MALLOY: Before I start my testimony, I would like to thank Andre Johnson for hosting an excellent event on May 24th in Lincoln Heights for the residents, and the residents offsite, along with Mr. Tyree (phonetic), the area manager, he was formerly the manager.

Today, I am speaking on Resolution 25-16, which says, to ratify submission of an application to DMPED for issuance of industry revenue bond, to modernize up to nineteen DCHA properties, and approve intent resolution to reimburse costs for bonds, authorized projects.

My question is, what is this resolution saying? Also, what are the nineteen properties in question?

You have Lincoln Heights and Richardson Dwellings, two community properties

listed in your Moving to Work Annual Plan. Per the Moving to Work Plan, there is no DC dollars to redevelop these two properties under NCI.

DCHA is looking for funding for these properties to be developed. In 2016, there was funding. Should I be asking the Mayor or DMPED what happened to the New Communities funding for Lincoln Heights and Richardson Dwellings? Will Lincoln Heights ever be redeveloped as promised?

And Lincoln Heights, that was 440 units. Out of the 440, only thirty-three have been demoed. Nothing has been dealt.

Out of the 440, you have over twenty buildings sitting vacant. They've been empty for over ten-plus years. My question to DCHA is, what are you trying to say? There's no money to renovate Lincoln Heights and Richardson? Please tell me why. Thank you.

CHAIRMAN SKINNER: Thank you, Ms. Malloy. When we get to the resolution, Mr. Pettigrew will explain what the resolution is

about and what's going to be covered.

MS. MALLOY: I hope someone can, because right now it's very disturbing. All the hard work that I have put into this project, to me it's a slap in the face, as well as to the ones that have been relocated.

And I hate to say, if I have to, I will have to file a lawsuit against Housing and DMPED. You have us in limbo. Thank you.

CHAIRMAN SKINNER: So, I know I can say that DCHA is still committed to the redevelopment of Lincoln Heights, and again, we'll be getting back to you and the members of the community as we move things forward.

MS. HARDEMAN-JONES: Next, we have Linda Brown. Ms. Brown, we're sending your promotion request, star-6 to unmute, and please accept the request. Linda Brown?

MS. BROWN: Good morning. Can you hear me?

MS. HARDEMAN-JONES: We can.

CHAIRMAN SKINNER: Yes.

MS. BROWN: Okay. Good morning. My name is Linda Brown, I am a resident of Ward 6.

And I'm here today to talk about, I think the last time I spoke with this panel about coming out to the property, and coming out and visiting, and had those listening sessions that you had before, because I think it's important, not that you just give reports, but actually come out and see for yourself the lived experience of the residents as they talk to you about what's happening on these properties.

So, I would really like for you to revisit about coming out to the properties and having these Commissioners meeting once a month on some of these properties, and come out and have these listening sessions.

A lot of things are changing and moving parts, and residents aren't clear on what is exactly happening with these moves, and how it changes or reshapes their lives.

So, it's very important if you could tell me when you are going to at least attempt to come back out to these properties, or visit these properties at least for some listening sessions. Thank you.

CHAIRMAN SKINNER: Thank you, Ms. Brown.

MS. HARDEMAN-JONES: Next, we have Detrice Belt. Ms. Belt, we're getting ready to send you a request to be a panelist, so please accept the promotion, and star-6 to unmute. Detrice Belt?

MS. BELT: I've got to jump -- okay, can you go with somebody else? I'm sorry, I'm not ready yet.

MS. HARDEMAN-JONES: Okay.

MS. BELT: Okay.

MS. HARDEMAN-JONES: I'll come back to Ms. Belt. Next is Karen Settles. Ms. Settles, you should have received a promotion request. Star-6 to unmute.

MS. SETTLES: Can you hear me now?

MS. HARDEMAN-JONES: We can, Ms. Settles. You have three minutes.

MS. SETTLES: Yes, thank you so much. I would like to thank as well the persons who did the event in Lincoln Heights as a successful event. I also would like to thank our director for speaking at the street-naming for my mother on the 9th of May.

But what I'm really here for is to talk about the testimony that I made at the City Council about the STAR Board. There are many questions about the STAR Board that are unanswered to many residents.

And one of those things I would like to know is what are the bylaws for the STAR Board, and what is the structure? Where can I find that?

It is urgent that because of our change in Housing Authority, that we understand the dynamics or the structure as to what it works

with.

I yesterday had a conversation with the Ombudsman's Office. And I know what a structure of an Ombudsman office and the purpose of it is, it just wasn't being used as the purpose that I know that it is. So, I was called to find out what did I want to speak about.

I would say about that is, is that that's putting the cart before the horse. And what we need to do is do it in the instructive way that it's supposed to be done.

The Ombudsman's office is the last resort, not the first. And I can understand what we're trying to do prevention, but we need prevention in other matters, as far as the Housing Authority's concerned right now.

So, again, I want to go back to the question, how can I obtain the bylaws for the STAR Board, the purpose for the STAR Board, and the structure of the STAR Board. So, can anybody respond to that?

CHAIRMAN SKINNER: Yes. When the STAR Board was put in place, it was through legislation that was proposed by the Mayor and passed by the City Council.

So, that is public information and is available, and subsequent to our taking over as the STAR Board, we also updated the bylaws for the board.

And so, while that's not generally public information, I think we can make the bylaws available.

MS. SETTLES: Could I just ask where can I obtain those, or can they be mailed to me?

MS. GLASSMAN: If you submit a FOIA request, we can send them to you. Or if we have your email, we can just send it.

(Simultaneous speaking.)

CHAIRMAN SKINNER: Yeah, I don't think she needs to submit a FOIA.

MS. SETTLES: Could you please send me a hard copy? It's a little hard. I don't

have the technology to have on emails.

(Simultaneous speaking.)

CHAIRMAN SKINNER: Yeah, we can do that.

MS. SETTLES: Thank you very much.

CHAIRMAN SKINNER: Okay.

MS. HARDEMAN-JONES: Next, we have Donna Townes. Ms. Townes, we're sending you a promotion request.

MS. TOWNES: Hello?

MS. HARDEMAN-JONES: Yes, we can hear you, Ms. Townes. You have three minutes.

CHAIRMAN SKINNER: Hi Ms. Townes.

MS. TOWNES: Hello everyone. Again, my name is Donna Townes and I'm a Southwest resident. And I thank you all for reviewing my testimony last month.

And that was the first time I've been on the Board of Commissioners meeting for the whole year, because I have some technical issues of sorts, I tried to be on February, March, and

April. I was unable to speak during the meeting.

So, I would like to ask -- and then the last meeting in May, I asked for a follow-up appointment with Director Pettigrew, so that I can get the final, get a resolution to the unlawful eviction of 620 Morton Street, Apartment 21, where my property was bolt trucked (phonetic), although my rent was paid, I wasn't certified, my tenant obligations were satisfactory, but the housing managers' employee obligations were very much ignored.

So, first, there's been no repairs or inspections, but then we're coming up on a lead abatement and everything, so that the day before, she called me and asked me to sign this lease, and promised me half my stuff was going to be upstairs and half were going to be downstairs.

But instead, all my stuff, my property went over that balcony into a bolt truck. I think that was very unfair and very -- messing with my mind all the time. And I need a

resolution to that so I can move forward with my life and stop dwelling on this each and every day.

And also, I would like to thank DCHA for extending the opportunity to receive a housing choice voucher. I thank you so much, and it's in the process, I hope everything goes well, I've done the best I can do with doing all I have been asked to do. So, I thank you for that.

And also, thank you for the removal of that rent balance off my account after it's been on there for years. And with that balance on my account all that time, I was denied the opportunity to obtain a voucher.

But in a follow-up meeting, I will be able to have a better time to speak more about that all has occurred to me, so I direct to Director Pettigrew, I would like to have a follow-up meeting with you, and I look forward from the last meeting, Board of Commissioners meeting, to get a call to me or a text to me

regarding an appointment, but I didn't receive anything.

So again, I'm asking for a follow-up appointment to bring closure to all the inactions and actions of DC Housing Park Morton management.

And Director Pettigrew, can I ask you a question?

MR. PETTIGREW: Sure.

MS. SETTLES: No response from Director Pettigrew?

MR. PETTIGREW: Sure. I said sure.

MS. SETTLES: I look forward to meeting with you and your staff, Ms. Wickliffe, and the Park Morton managers that have taken into -- to try to put a closure to all that I'm dealing with.

And I thank you, and I look forward to hearing from you, Director Pettigrew and his staff, regarding a follow-up appointment.

CHAIRMAN SKINNER: Okay, thank you, Ms. Settles.

MS. SETTLES: And I don't want to penalized for not being able to speak on the Board meeting to request a follow-up meeting.

CHAIRMAN SKINNER: Okay, thank you, Ms. Settles.

MS. SETTLES: So, I look forward to a follow-up meeting, and thank you all for listening, and hope you understand my situation.

CHAIRMAN SKINNER: Okay.

MS. SETTLES: Thank you.

CHAIRMAN SKINNER: Thank you.

MS. HARDEMAN-JONES: Next, we have Paulette Matthews.

MS. MATTHEWS: Hello?

MS. HARDEMAN-JONES: Hi, Ms. Matthews.

MS. MATTHEWS: Hello everybody. Can you hear me?

MS. HARDEMAN-JONES: We can hear you.

CHAIRMAN SKINNER: Yes. Hi, Ms. Matthews.

MS. MATTHEWS: Hi. I'm actually on right now to ask is it possible that we get our minutes back? Is it possible that we can start meeting in rooms, opposed to doing this what we're doing right now, so that we can get together and, as Linda was saying, and Karen -- I haven't seen them in years, but we've been doing this thing for a long time, and it would be just nice to have the opportunity to be able to be in one room, and you all can visit these properties as well, because you could do a meeting at every property.

Now, I understand at the same time, whole time, that some people might not can get around. So therefore, if the option still would be able that you could do it the way that I'm doing it, or Zooming it.

So, can you all really consider coming back to the roots of how this used to work? Because COVID ain't going to go nowhere. And what's the need of being in fear, when you can go

on trips and all of that, but we can't seem to get in these rooms together.

And the other part of this is, when you know better, you're supposed to do better. And so, when we have all these conversations, that would be nice to consider the fact that you're getting the information from the residents, and you're still hearing sometimes the same things.

So, there's got to be, like, a better way that we can do this. And by me being a former resident, and also I was the vice-president of Barry Farm, I have a lot of concerns about that. That's very rarely talked about unless somebody asks the question. It's nice to be able to go over to the Goodman League, to the games that Miles still holds. But the fact that a lot of people have gone on and will never be able to come back to housing, and then you got some that have been gone for fifteen years or more. Me personally, I've been gone for five years from

there.

But a lot of things need to be considered, because it'd be very stressful for each individual that has to live this life. And to be able to have to come here and constantly repeat the same things -- but I do see a lot of changes.

Because right now, I'm sitting right outside of the community room where they're actually waterproofing this community room. And Mr. Pettigrew, thank you and all your staff for that.

So, we are doing better. And we just need to come together as one to do so much more, because we all want the same things. Communication is the key.

And sometimes, a lot of balls get dropped. But they can easily be picked up if everybody would listen and understand, and do what needs to be done. But I appreciate you all. And that's it.

CHAIRMAN SKINNER: Okay. Thank you, Ms. Matthews.

MS. HARDEMAN-JONES: Thank you. I'm going to back, before we move with the non-resident, I'm going to go back to three residents that are now on. I'm going to go back to Rachelle Ellison.

Ms. Ellison, you have three minutes. It's star-6 to unmute.

MS. ELLISON: Hi, good afternoon. I'm sorry I didn't join via video. However, I just wanted to come today and to thank Director Pettigrew and Director Shaw, and all the staff at DCHA.

Because not only are you directors of the organization, you're change agents. And you're helping to change so many lives out here in the community.

Like, I get emotional, because we're literally, under their administration they opened the wait list, we're walking people to their

keys, hand-in-hand, your three-year plan is coming together beautifully as far as the community, and I'm a person that benefits from that.

I'm a housing choice voucher-holder myself, and then I'm in service with the unhoused population. And I am so grateful for Director Shaw and Director Pettigrew. We don't get people in service and in the administrations like that. They're the best things that have happened to Washington, D.C., in so long.

I have never seen so many people get housed and walked to their keys so fast but it's easy when you're in collaboration and you're coalition partners. Collaborating with people that truly care and are patient about making a dent and a change in the community. And you're definitely doing an amazing job.

I know you're up against a lot of cynicism. I know you're backed up against a lot of walls, and you still come out swinging

passionately and compassionately. And I am so grateful, along with the community members I know that I speak for, we're just really grateful to have your administration in place.

So, I just want to say thank you to Director Shaw and to Director Pettigrew, for doing such an amazing job and making a dent in the unhoused population receiving keys.

I'm out here, boots on the ground, the front door services, and I'm watching people's transformation of their thought process and their mind. And seeing the hope in, like, the light come back into their eyes, and I am so grateful for all of you.

And that's pretty much what I came here to say today. Because they need to be uplifted, you have to speak life into people that are doing so much for the community under such stressful situations.

And for me and the community here in Washington, D.C., I just want to say thank you.

CHAIRMAN SKINNER: Okay, thank you so much.

MS. HARDEMAN-JONES: Next, I'm going to come back to former Commissioner Kenneth Council. Kenneth Council? Moving forward, I'm going to go back to Detrice Belt.

Ms. Belt, we're sending you a promotion request. Star-6 to unmute yourself.

MS. BELT: Okay, good afternoon, I'm Detrice Belt. I'm the President of the Barry Farm Citizen Allies, former resident of Barry Farm.

I just want to know what's going on now on the property. I know the senior building has gone up and some residents are back in there. When is the next building, I know there's another building supposed to be going up. When is that due to be finished? The multifamily building?

And I know I saw something in the media saying that the houses weren't going to be done until 2030. Just want to know like, some

information.

Because I got a newsletter from DCHA, but still kind of lost in all the wording of a lot of things, like the STAR Board, we don't know what that is. And there was a point about the mayor, whatnot.

Just want to know what's going on with the Barry Farm property. I'm still here at another property that is not DC Housing property, I guess. It's another, it's private, or they have a partnership with you all, I'm not sure the details of that, Residences at Hayes. I've been here for like six years, and I'm ready to get back to my community. I'm ready to get back to Southeast. Northeast is very challenging. My mom live on the other side, all my family lives in Southeast, so we have to travel there, and it's a lot of hardships.

But I want to get back into a house and not an apartment, because there's not enough room. And that's why I do need my storage that

is there, that's in place now.

But still very worried about that also. So, I just want to know what's happening, how are we communicating and keeping in touch with the residents, and when are we going to have a meeting with the residents?

That's what I mean. Like, we get some mailing, or we get information and calls. Like today, I had two calls, but I wasn't able to get on and speak with someone from Housing. I don't know why they're calling today when I'm going to speak. That's a little intimidating.

I know Far Southeast, possibly they had something with the residents, like last week, and it was back in person.

We still need the in-person option and the Zoom option. A lot of these meetings, they will say it's only in person.

For some people, like I said, I'm on another side of town, getting over, traveling, I'm not mobile. I'm not sure how many people are

mobile to move around. Uber's not always feasible for everyone.

So, yeah, we still do need to have, like, all three options -- the phone, Zoom, and in-person, should be the option to have residents. It shouldn't just be, oh, this is all we have.

And I've been told that at some meetings and I wasn't able to attend.

So, I don't know what the capacity was for a meeting with the residents, with the Far Southeast people, and I don't know if DCHA was there to speak on what's going on next, or what's happening in Barry Farm, with Barry Farm residents. Thank you.

CHAIRMAN SKINNER: Thank you, Ms. Belt. I'm going to ask Director Pettigrew to just give a brief update on Barry Farm's next steps.

MR. PETTIGREW: Well, we're into the second phase of Edmonson, right?

MS. MILLER: Yes. The Edmonson's slated to come online November 2026. So, November of next year, 2026. And that'll be 138 rental units.

CHAIRMAN SKINNER: What about communication with the residents who've been relocated?

MS. MILLER: Yes, we're planning on scheduling a resident meeting this summer. We've just finished lease-up for the Asbury. The team wants to get together to come up with a plan and a strategy for outreach for the next phase, so that we can start to get on our interest, start creating a site-based wait list, etc.

So, we're going to work through that process, and then we'd like to have a resident meeting in the summer to just talk about what the future development looks like, the timeline, and process for when they can expect to receive information correspondence about lease-up for the next term.

And I know that there's a lot of interest in the rental flats, which will be coming online in the following two years. Those are all the larger units.

CHAIRMAN SKINNER: Okay, thank you.

MS. HARDEMAN-JONES: Next, we'll move into our non-residents public comment section. First, we have Michael Kornegay. Michael Kornegay? I'm going to move forward. Next, we have Batrice Evans -- or Beatrice, I'm sorry. Ms. Evans, we have sent your promotion request, star-6 to unmute.

MS. EVANS: Unmute?

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

MS. EVANS: Okay. Okay. Okay. Good afternoon. My name is Beatrice Evans, I'm a public housing resident, so this is personal to me. I just attended the Lincoln Heights Rebuilding Our Community event.

I lived in Lincoln Heights from 1960

to 1970, and moved to Stoddert Terrace in 1971, I've come full circle.

At the Lincoln Heights event, I saw a lot of vendors, organizations, police, and DCHA workers.

What I didn't see, and had not seen at these events, is large crowds of the community people.

You got the word out to your folks. How about doing a better job getting the word out to the community people --

CHAIRMAN SKINNER: Mm-hmm.

MS. EVANS: -- with flyers -- okay. Excuse me, my phone disturbed me. Okay. Also, I did not see groups like Empower DC and other organizations, with their tables.

DCHA -- I got this written and I lost, I'm sorry.

DCHA gave out food and trinkets, that I say lasts for a day, when that money could have been better spent for maintenance and repairs

that will last and make a difference.

We want to see qualified people, professionals like Brian Kelly, who just left Triangle View senior building, where I currently live.

At seventy-one, I have earned the pronoun Ms. And as an elder, what I'm witnessing is deplorable behavior from management staff, dismissing, ignoring our valid concerns.

We negotiated a simple price list over a year ago, that was to no avail. And to add insult to injury, the management teams of E&G are not resident-friendly.

I was asked what am I doing monitoring the office openings and closings, and that I could not speak for my neighbors.

Well, I had been asked by tenants of Milestone and Capital Gateway, as well as other E&G properties. And as president of the Triangle View Tenants Association, I think I have that right.

There's an atmosphere of fear that has been created because of the intimidating notices given by management, that our culture of socialization is now called loitering.

Neighbors talking with neighbors? We're loitering? Several of the neighbors have been given notices that their rent has increased because of some recertification problem, and very little explanation has been given, and that they owe back rent. And these people have paid their rent on time, every time.

At this juncture we're having, this is causing a lot of confusion and stress, with their arbitrary enforcement of their policies, we're having a policy-versus-practice problem, reserving the community room here at our building. If E&G is now going to keep the $100 deposit, we want to know where the money's going.

And in conclusion, I'd like to thank organizations like Empower DC, Karen Settles, and Ms. Malloy. And also, I think that we need more

oversight from DCHA with these companies.

And I'm looking forward to the new area manager I have, Wanda Harvell (phonetic). Thank you for your time.

CHAIRMAN SKINNER: Thank you, Ms. Evans.

MS. HARDEMAN-JONES: Next, we have Noel Williams. Mr. Williams, we sent the promotion request.

MS. WILLIAMS: Can you hear me?

MS. HARDEMAN-JONES: Oh, Ms. Williams, yes, we did. You have three minutes.

MS. WILLIAMS: All right. Good afternoon, and thank you for the opportunity to speak.

My name is Noel Williams, a proud community member of Ward 5 and a landlord.

I'm here today to raise serious concerns about the inconsistencies and systematic flaws in the DCHA inspection and oversight process.

I've raised multiple inspection concerns to DCHA, but received no meaningful resolution until yesterday, after speaking to Mr. Shaw. Thank you, Mr. Shaw.

With each reinspection, new violations appeared that were not in previous reports. This creates a moving target and leaves landlords confused and frustrated.

These inconsistencies undermine transparency and raise concerns about the professionalism and integrity of the inspection process, particularly regarding the contractor, Prime Time.

The tenant in my property has tampered with safety equipment, including removing smoke detectors, to smoke indoors. Yet, I'm being held responsible.

We have photo evidence showing the detector was in place, and the newly installed sink failed inspection due to the tenant misuse, specifically using it as an ashtray.

These actions jeopardize both property integrity and safety, and I the landlord is being unfairly penalized.

The tenant has been in the same subsidized unit for over twenty years, and has not paid rent in the last two years, and lives in other -- other adult occupy the unit as well. Meanwhile, thousands of D.C. residents remain on the wait list in urgent need of housing.

Section 8 was intended to provide stability and help people become self-sufficient, not serve as indefinite housing without accountability.

I respectfully request three actions: that future inspections at my property conducted by a different agency or inspector, with a clear and consistent standard; that the tenant's file be reviewed for ongoing ineligibility, property misuse; and lastly, the councils reconsider Section 8 reforms, such as regular re-evaluation of eligibility and require participation of

workforce or self-sufficiency programs.

In closing, I speak not just as a property owner, but as a neighbor and community member, and committed to fairness. This is about creating a housing system that works for tenants, landlords, families, and everybody in D.C. Thank you.

CHAIRMAN SKINNER: Okay, thank you, Ms. Williams. And we'll have one of the staff follow up with you.

MS. HARDEMAN-JONES: Next, we have Daniel del Pielago. Daniel, I believe we just sent you a promotion request, star-6 to unmute.

MR. DEL PIELAGO: Good afternoon.

CHAIRMAN SKINNER: Good afternoon.

MR. DEL PIELAGO: My name is Daniel del Pielago, I work with Empower DC, and then we work with public housing residents around the city.

This afternoon, I want to bring one very small issue. When the agenda and

resolutions became available online, when I click on resolution 25-15, it would take me to 25-16.

Just a few minutes ago, that was resolved, it appears, because I did click on it again and it took me onto it. But just a reminder to maybe check those links when they're posted.

I did want to give some feedback on 25-16, the resolution around the bonds.

I'm concerned that here we are again. Here we are again with another huge endeavor. And I want to appreciate -- I'm not necessarily speaking ill of the effort to fix public housing properties. I'm all for that.

But here we are again with another huge endeavor that has kind of been sprung on us. I know during the budget oversight hearing, Director Pettigrew mentioned that we would have a rehab and redevelopment plan by the end of the year.

So, I know you all are moving fast and doing what you can do, but this does come as a

surprise, when it wasn't necessarily expected.

And I think that's been the problem now for several administrations, where we continue to see these type of very grandiose plans that promise a lot being presented, but oftentimes they don't come to fruition.

What we've seen is director after director leave, or be pushed out, before these projects can really take hold.

So, one major concern for me is that this administration sees this project all the way through, and that of course there is more resident involvement than ever in and around this.

I'm concerned that this is just, once again, a big project, when what we've heard from several folks -- we heard Park Morton, we heard Barry Farm, we heard Lincoln Heights, where these projects are, for many, not close to being done. And here we go with another big, big project that promises some very good things, but once again

the proof will be in the pudding, as it were, if it gets off the ground, and if it gets finished the way it should be.

So, I know we'll be keeping an eye on this. We look for more engagement with the residents and the community.

I know we are in good contact with the Housing Authority -- shout out to Director Shaw, shout out to some of the other staff that have been helpful in some situations that have been just happening.

And so, as I close, it's not my intent to be on the other side, but just kind of being cautious and hoping that we can work together to make sure that we get something that works.

So, thank you for the opportunity this afternoon.

CHAIRMAN SKINNER: Thank you, Daniel. I think your comments are certainly insightful, and we all know promises have been made in the past and were not delivered on.

So, I think as we talk through this new project and new process, I think you're going to be convinced that this is in fact different and this administration will see it through.

MS. HARDEMAN-JONES: Chairman, that concludes your testimony for today.

CHAIRMAN SKINNER: Okay. I want to thank everyone who presented testimony. And for those where we mentioned that the follow-up from the staff, you can look forward to that happening quickly.

Okay, next we're going to go to Committee Reports and handling of the resolutions. And we have three resolutions before us today.

And I'm going to start with the Operations and Administrative Services Committee. Commissioner Jones is Chair of that, who's with us virtually, I believe. Now I don't see her.

COMMISSIONER SILLA: Commissioner

Jones has indicated that her sound is not working. She's having some technical difficulties, so she asked me to support.

I am assuming procurement. Jean is actually doing the presentation, but I'm happy to report up on the discussion that we have in the Committee.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: Yep. Gene?

MS. HARDEMAN-JONES: Gene?

MS. SUMMERVILLE: Yes, I'm here. Hello, Commissioner Skinner and Commissioner Silla, and all of the other Commissioners.

I am presenting two resolutions today. The first will be Resolution 25-14. And Resolution 25-14 is to authorize the execution of a contract for recycle collection services.

This resolution covers the first tranche of properties, to kick off DCHA's recycling initiative. I will not re-read the resolution, for purposes of time. I will now

open the floor up for questions.

CHAIRMAN SKINNER: Okay. Okay, go ahead, Commissioner Silla.

COMMISSIONER SILLA: Well, it's not questions, as much as a report out on the discussion and some of the issues that we highlighted, or the concerns that we highlighted, that Gene helped address for us.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: First and foremost, it's the number of bidders. We only had two bidders.

Gene, of course, explained the extensive outreach that they had done, and the ways in which that she is working to improve outreach so that when the next tranche of buildings are bid, we can expect to get better response.

We were also concerned about -- or actually, Commissioner Jones was especially concerned about the dollar value of the contract.

She thought that the winning bid maybe was too low for the number of properties, the number of pickups that were involved.

But Gene reassured us that this is a vendor that has extensive experience with the DC Housing Authority, is currently doing collections, and therefore understands the scope of the work that is ahead of them.

CHAIRMAN SKINNER: Okay. With that, can we get a motion to approve Resolution 25-14, a contract for recycling collection service?

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: There's a second?

COMMISSIONER MURPHY: Second.

CHAIRMAN SKINNER: Any further discussion or questions? Hearing none, can we have a roll call vote?

MS. HARDEMAN-JONES: Sure. Commissioner Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Commissioner

Jones? I understand we have you.

COMMISSIONER JONES: Can you hear me?

MS. HARDEMAN-JONES: We can. Yes, we can.

COMMISSIONER JONES: Okay. So, it's yes.

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

COMMISSIONER HARRIS: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Murphy?

COMMISSIONER MURPHY: Yes.

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

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: Resolution approved.

CHAIRMAN SKINNER: Okay. Thank you

everyone. Next, we're going to go Resolution 25-15, and this is to authorize a contract for body-worn cameras.

(Simultaneous speaking.)

COMMISSIONER SILLA: No, I was literally about to defer to you. So, you're right on time.

(Simultaneous speaking.)

MS. SUMMERVILLE: Thank you. Again, Resolution 25-15 is to authorize the execution of a contract for body-worn cameras and taser systems, and services that will be required to maintain the systems.

This resolution comes from our Public Safety OPS Department, and I'm just going to give you a brief description of the scope of what we will be purchasing.

It includes one hundred body-worn cameras and related accessories, one hundred tasers, limited file-based storage, an evidence-sharing platform, and then the integration of

maintenance technical support and training services that will be required to satisfy the needs for OPS. I will now open the floor for questions.

COMMISSIONER SILLA: Commissioner Jones, would you rather do the summary, now that your voice is working? Sorry to sound --

(Simultaneous speaking.)

COMMISSIONER SILLA: Maybe not. So, let me also summarize the discussion.

I think we were pleased to see that tasers were being deployed, something that is non-lethal weapons. Something that's not lethal, I think was something that we were delighted to see. Body cameras in that same vein as well.

We did have some conversation with the chief about what comprises the size and scope of his team, to ensure that this was going to be an adequate number of body cameras and tasers.

And so, there was a robust discussion.

We were very happy with the answers that were proffered. So, that's my recollection, Commissioner Jones. If you have anything to add.

COMMISSIONER JONES: Yeah, the other part that we added was the training. We wanted to ensure that everybody was properly trained and frequently trained, so that there would be no incidents, a misuse of the tasers.

And they also shared with us the difference in who would actually have the body cameras and the tasers, which would be actually the armed forces, opposed to the security guards themselves.

But the armed force are those that will have the body cameras and the tasers.

CHAIRMAN SKINNER: Okay.

COMMISSIONER MURPHY: Can I ask a question?

CHAIRMAN SKINNER: Yes.

COMMISSIONER MURPHY: And Amy, maybe this is a question for you. I know the city has

a pretty robust law around governing footage of body-worn camera, how it's released, and things like that.

Do we fall under that policy? I mean, does that apply to us? And if not, it seems like we need one. I mean, we're going to need one. Something will happen, and it's better to fix a roof when it's not raining. So, I just don't know where that stands.

(Simultaneous speaking.)

MS. GLASSMAN: Yeah, and I was going to say, I need to double-check about --

COMMISSIONER MURPHY: Whether the --

MS. GLASSMAN: -- what we thought -- yeah, because I don't --

COMMISSIONER MURPHY: Briefs?

MS. GLASSMAN: But I agree with you a hundred percent on policies and, I mean, irrespective --

COMMISSIONER MURPHY: I mean, what would it be to just adopt the city policy. It

sort of feels like a safe harbor.

COMMISSIONER CLAY: And if I can add to that too to consider, was I know when MPD implemented body-worn cameras, there was the cost associated with redacting the video, that had not been taken into consideration, because there was a cost, and at one time it was relatively significant.

I don't know since then whether or not -- I think they found some ways to address that, but that's something else we ought to consider.

CHAIRMAN SKINNER: The chief is on now. Did you hear the question?

MR. REESE: Yeah, I heard it. So, great questions, and thank you for taking this under consideration.

So, yes, we would adapt the industry standard that always been established by the Metropolitan Police Department.

(Simultaneous speaking.)

COMMISSIONER SILLA: Can you mute?

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: And he's out in the field. So, we can always give --

MR. REESE: I'll try it again.

(Simultaneous speaking.)

MR. REESE: Yeah, so just to give a little history, this body-worn camera was established by the NE RAT in 2016, which mandated the Housing Authority to be one of the agencies that get body-worn cameras that the deputy has, towards transparency.

The escalators are excellent de-escalation tool, as we discussed earlier. So, we will file it all against established practices by Metropolitan Police Department, and use that as the primary benchmark.

But since we're probably the last agency in the region to get them, we already have a good industry standard out there, a good benchmark.

But we will definitely use already-

established policies -- in particular, the District of Columbia -- since we overlap the job with the Metropolitan Police Department.

COMMISSIONER MURPHY: Could I just maybe ask at the next Board meeting, if we could just get a formal clarification on what our policy is? And if the Board needs to adopt something, or something like that, I just always feel better knowing we know what the rules are before we head into this.

MS. GLASSMAN: Agreed.

MR. REESE: Yeah, we've got a lot of time to do the benchmark just using Metropolitan Police Department. So, we haven't written the policy, but our policy is on track to mirror theirs.

CHAIRMAN SKINNER: Okay.

MR. REESE: The docking station, and also, we coincide with their agency all the time. So, that's just the easiest benchmark. And use also the maintenance for a subject run.

MR. PETTIGREW: Okay, we'll check on the factor as well. Is that okay?

COMMISSIONER CLAY: Okay, sure. Absolutely.

MS. GLASSMAN: Right. I mean, typically, we don't release footage unless there's a subpoena for -- like, and this is what we, with our videos as well.

(Simultaneous speaking.)

COMMISSIONER MURPHY: Right. But MPD requires certain disclosures on certain timelines. And I just don't want us to get in a situation where something bad happens and we're like, what should we do?

And we don't want to decide that on a particular incident, right? We want to have a generalized policy beforehand that we're all clear about.

MS. GLASSMAN: Yep. Absolutely.

COMMISSIONER MURPHY: Okay, thank you.

CHAIRMAN SKINNER: Okay, good. Okay, with that, I'll entertain a motion to approve Resolution 25-15, a contract for body-worn cameras and tasers.

COMMISSIONER HARRIS: Commissioner Harris, motion to approve.

CHAIRMAN SKINNER: Thank you. Second?

COMMISSIONER SILLA: Second.

CHAIRMAN SKINNER: Any further discussion or questions? If not, then we'll take a roll call vote.

MS. HARDEMAN-JONES: Perfect. Commissioner Harris?

COMMISSIONER HARRIS: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Murphy?

COMMISSIONER MURPHY: Yes.

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

COMMISSIONER SILLA: Yes.

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

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: Thank you. The resolution approved.

CHAIRMAN SKINNER: Okay. So, I'm going to go through with the other Committee reports before we get to Resolution 25-16, because that's going to take some discussion.

So, anyway, I'm going to start with Capital Project Committee. Commissioner Murphy?

COMMISSIONER MURPHY: I believe we spent the last bit of our meeting talking about the IRB issue. So, you may want to defer that.

CHAIRMAN SKINNER: We'll hold off.

That's right. Okay, that's fine, if you don't have any other --

COMMISSIONER MURPHY: I don't think we're ready yet. We've got some other exciting projects in the works that we're just not quite ready to --

CHAIRMAN SKINNER: Okay. Okay, the Budget and Audit Committee. Commissioner Reed is not here. Commissioner Clay --

COMMISSIONER CLAY: Sure.

CHAIRMAN SKINNER: -- I don't know if you can report on that.

COMMISSIONER CLAY: Sure, sure. So, we had a discussion about follow-up to the OIG audit that some procurements have been made for some of the work to clear up some of the prior year balances.

So, they awarded contracts to BBO, to both do some reconciliations for prior-year balances, as well as do fee accounting for the small entities.

Also, they awarded a contract to Baker Tilly for a comprehensive risk assessment on the Housing Authority. They expect to have a kickoff and schedule in the works beginning this month for all three of those. So, that's great to hear.

I know that for the District, the Housing Authority was part of a meeting a couple of weeks ago, to kick off the city's audit for the ACFR, which also includes the audit that OIG has for the Housing Authority. So, that is going to start kind of kicking in as well very soon.

We also talked a little bit about the budget to actual -- when we looked at the budget to actual report, we noted that, or it was noted, that when the budget was prepared, there were a number of unknowns. So, there were some areas where the budget was probably a little higher, so to date we have outperformed the budget for revenue and expenses. So, we're doing very well.

Additionally, we heard a report about

the internal audit, the audit and compliances report on Garfield Resident Council. And so, we had some discussion around that as well. And that's all I have.

CHAIRMAN SKINNER: Okay. All right, thank you.

COMMISSIONER CLAY: Mm-hmm.

CHAIRMAN SKINNER: And then the Resident Services Committee, Commissioner Blackson?

COMMISSIONER BLACKSON: Good afternoon.

CHAIRMAN SKINNER: Good afternoon.

COMMISSIONER BLACKSON: The Committee on Resident Services, the last two meetings we focused on residents and the ACOP policy and Moving to Work Plan. Just things that residents can share their voice and get educated on, and the impact of what these policies would do with residents.

As the chair, I've been very focused

on my initiative that you hear me speak a lot about, which is the block-by-block, which is an educational and engagement opportunity for the leaders, which they take back into their communities.

In these sessions, I'm often hearing the residents speak on -- and resident leaders -- how they don't have enough time to speak with the directorate team, and things and opportunities they would like more time, even at the Board meetings.

So, doing these engagement and the block-by-block, they have a time to engage with Director Pettigrew and his directorate team, as well as have educational opportunities from different sources, like Stop the Bleed, First Aid, CPR, mental health, healing, and relaxation methods, from the stressors that they state are happening in their communities.

And I just want to thank Director Pettigrew and the directorate team for always

being open monthly to speak with leaders, and allow them that time to share their concerns with them, and look for answers that best fit the residents' concerns.

So, I hear you, residents. I tell them our activities meetings and educational sessions to meet your needs.

I know we're not actually actively having the big sessions that you would like, but this is one way that we can hear from you.

You share what you'll need and your leader bring it to us. And we share with the directorate team, until we can open up sessions again.

I listen to take action. You may not always hear me real vocal here, but that doesn't mean that I'm less educated, or not understanding the need of the residents, because I too was a resident.

So, I want you to know, please reach out to me if you need me again. I'm Commissioner

Blackson, Chair of the Committee on Resident Services, and I can be reached at (202) 250-4451. Thank you.

CHAIRMAN SKINNER: Thank you, Commissioner Blackson. Great. Okay, so now we're going to go to Resolution 25-16, and several of the people providing testimony raised this issue. And this is regarding the DCHA taking on the major new initiative that will entail the District, or DMPED, issuing bonds to fund the renovation of up to nineteen DCHA properties.

And I'm going to ask Director Pettigrew to kick it off, and I know David Cortiella, who's our consultant to DCHA, will chime in with some --

COMMISSIONER MURPHY: Yeah, and I want to say something too.

CHAIRMAN SKINNER: Okay. So, you want to start first?

COMMISSIONER MURPHY: Sure. Maybe

that makes more sense. Yeah, because I want to sort of frame it for the Board, and then you all can get into specifics.

One of the things I think it's important for folks to know, is that the Board has been very encouraging of the staff to be looking at our full portfolio and thinking about how do we make sure that we are offering our residents great places to live?

And we've been doing that for years, since this Board has been in place, and even before this team has gotten here.

The great thing about the team is that they have really taken that challenge to heart. And although lack of federal resources and limited local resources -- as grateful as we are for those local resources -- they are limited.

And what is has meant is that the team has said to us, to be honest, there isn't enough money out there to do all of the work that we would like to do.

And so, we have said, well, how do we get creative? How do we sharpen our pencils? What new tools are out there? What can we do differently, so that we just don't accept the status quo?

And the team has been nothing short of extraordinary in really doing just that, and being creative, thinking about tools that we haven't traditionally used, but finding ways that we can start to move the needle on a category of properties that are appropriate for certain tools. Because certain tools are more appropriate for some properties than others.

One of the tools is the one that we're going to talk about today, which is industrial revenue bonds.

It's a tool that the Agency hasn't necessarily had a lot of experience with, but the team has given us great confidence that we can get up to speed on it, and that we can figure out how to deploy it.

Also, I want to address the fair concern that -- some folks out there may not fully know about this.

One of the challenges we face is there's lots of moving parts here, including have to send this through the council.

And there basically as no way for us -- you have to start somewhere. And no matter where you start in communicating about this, it's imperfect.

So, we knew that this was going to come as a surprise to some folks. And it's not something we want, but I do think it was somewhat inevitable, to some degree.

And so, it's not that we've been trying to keep it a secret or whatnot, but we've been having to follow the council process to get this initiative authorized, and are happy to sort of publicly talk about it some today, and I know that we will be talking about it more in the months ahead.

And I guess the last thing I would say is, we think that the $700 million that we're asking for, will allow us to address up to nineteen properties.

Those will have to be -- we won't do all nineteen at once, we'll have to stagger those.

We have some work to do before we know which of those nineteen properties make the final list, and which of the whatevers, or however that staggering has to go. That will take some time.

We've got to take up a lot of different balance, a lot of different factors, to figure that out. And there's no point in sharing draft lists, because things could change, and we don't want to do that.

The other very important piece is that I know the team is very committed to doing robust resident engagement, and has really given quite a lot of thought to how that occurs, starting with our resident council, and then on to all the

residents in the properties.

And so, we'll need a little bit of time to roll that out, and I appreciate the team's eagerness to do that. And one reason we are trying to move quickly is because we're trying to get the work started so that the work can get done and that people can have better places to live.

So, that's just sort of from the committee's perspective. I'm now happy to turn it over to the director and David to kind of fill in the blanks.

CHAIRMAN SKINNER: So, thank you, Commissioner Murphy. I think that's a really good way of framing the discussion. And you took the words right out of my mouth.

(Laughter.)

MR. PETTIGREW: Really? You really think we did with that one? I was going to say the same thing.

But thanks for the way Commissioner

Murphy put it. And the one thing I do want to emphasize, is we hear the residents loud and clear with regard to communication

And Daniel's been a great partner with regard to the stuff they dropped on him. And I can understand their concern and their skepticism about the urgency of this dropping now.

But what I want to say to the residents, that we will be doing outreach immediately. But it was the timing of the whole event that we weren't necessarily fully aware of, that brought us to this point. And we really can't afford to miss out on this opportunity because of that.

I'm fully committed to meet with the residents, to sit down and walk you through the process.

As Commissioner Murphy indicated, we still have a ways to go in terms of identifying the full nineteen properties. We've thrown some things around, but still we have to sort of

finalize and crystallize those numbers, based on some conversations with the committees, and the Commissioner in general.

I think we had a pretty decent discussion last week with regard to some of the ideas, and we've heard you loud and clear, and we will come back to you all with a list of recommended properties first for us to move forward.

But this is more about the timing of everything, and making sure that we're allowed to take advantage of this tool.

One of the things that struck me immediately when I hit the door a year and a half ago, is that we needed to find new ways of funding projects and moving them quickly, whether it be professional rehab, or the redevelopment.

And obviously, we've gone down the Section 8 road, and we have no idea where we're going to come out with that now, giving timing and everything else that's happened.

And obviously, we know that the market, in and of itself, has some challenges within it. And so, we thought that this was one of the best ways for us to now try to put something forward that we could do relatively quickly, but also, importantly, take care of our residents in a relatively quicker time than we've seen in the past.

And so, we approached DMPED about it a while ago, and ironically, it was about something else that was about all the tax credits. And then, when we realized those were run out, we said, okay, let's flip into bonds.

So, we have been trying to think of ways to take care of this portfolio, and take care of our residents. So, with that, I'm going to turn it over to David and let him walk you through the resolution, and some other points that need to be made.

CHAIRMAN SKINNER: So, just let me say one more thing before we get to David. And that

is, so in terms of how we got to where we are today, and so in essence, what you're saying, Keith, is we weren't driving this train, so to speak, but we have to get on board.

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: So, all of the technical issues and the processes that we have to go through, because DMPED will be issuing the bonds.

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: So, we really have to follow their lead.

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: And there are certain steps that they have to go through. And oftentimes, we were kind of caught off guard in terms of having to do a quick turnaround --

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: -- to get things to DMPED. So, again, I'm just emphasizing, it's not that we were trying to delay or not be

transparent in terms of what we're doing, but things just happen very quickly, and again, as Commissioner Murphy, I want to just thanks the staff and commend the staff for a great deal of work, but also just being able to keep up, and to, again, get on that train and make sure that we didn't get left behind.

MR. PETTIGREW: Sure. Yes, thank you. You're up.

MR. CORTIELLA: The resolution does accomplish just three things that are very important before we issue the bonds.

First, it ratifies the application that we submitted to DMPED back on February 19th of this year.

Committee members that asked, saying that we need a resolution on this, DMPED is learning, we're learning, everyone's learning. So, I'm going to tell you, this is the first time something like this has been done with a housing authority.

So therefore, once, as you say, Chairman Skinner, is that once we were told we needed a resolution, so we did it quickly and brought it to your attention, and then that's where we are with this.

So, we're all learning simultaneously. And it's a good process to be able to go through. It's hard to pivot constantly, but that's the way the world works.

When you think about it, and what led us to exploring alternative financing, was the market itself. And you have, essentially -- not my words, not anybody else's words -- but you essentially have financial institutions redlining the District, or disinvesting from the District, then we need to come up with a solution.

In the past, the solution has only been limited to the redevelopment. It's got the next Hope 6, and then the choice grant. Let's get new community initiatives. Let's do a mixed finance of P&D. Let's increase density.

Let's do all these things. But we know it takes a long time. And we know the development cycle for each one of those components is a long time.

And we've been pointing to a lot of properties where the residents are frustrated for not having the ability to return, to return to community development.

So, the market drove us then to say, figure something about. Let's look at new alternative methods, things we haven't considered before.

And also, let's take a look at the other side of the redevelopment coin, which is how do you stabilize the resale properties?

And that's what we looked at. And many times, the preservation and stabilization of properties have solely been capital expenditure meters the bar change windows here this year, and three years from now change the rule for this, but not doing anything comprehensively.

This allows us to be able to come in and do a comprehensive modernization, where we invest well over $100,000 per unit to be able to go in there, fix the units, but also fix the building envelopes, and also fix the side issues that are affecting our properties.

Spoke more to management in settlement of the sites. See there is a malfunction. On many of the space that has been abandoned or not used, and not programmed.

So, there are a lot of factors that go into this, and that's what we're exploring.

The second part of the resolution speaks to before the bonds are issued, we have expenses. And the bonds won't cover those expenses, but the Board needs to approve resolution saying that we will seek from the bonds expenses.

One of the expenses that we're targeting right now, there are two things. You need to lay the foundation before moving forward.

We have design contracts.

So, you need contracts with design firms, so that we start taking a look at what do we have at the properties, what are the kinds of finishes, the plans and specs, and things like that, that eventually have to be submitted for permits, and so we can start moving a renovation of these properties.

So, we're spending money on that. We're spending money also on consultants to be able to assist us well through multiple RAD conversion simultaneously.

We know that HUD has slowed down quite a bit as a result of change in federal policies. And what we will have to do is be a lot more creative. And we procured a consultant that is going to assist us in their process. And there'll be other expenses that we will be incurring prior to the issuance of the bond.

The third is the way that we structured the finances for the property, it's

almost like taking a look at if we were to go to the banks themselves, that they require a certain amount of investment of the Housing Authority, or the property owner, as part of the contribution towards the renovation.

So, what we're saying is, just like if you would buy a house that you needed to put in equity, our downpayment, what we're saying is that we're looking to the Housing Authority to invest $70 million in a separate -- where you can get $700 million from the bonds, to be able to invest.

How does this all work? Is it we change the operating subsidy, we manage our expenses, we have enough money to be able to pay off the bonds from each of the different properties where we invest.

So, it's taken a little bit simply as good owners of property, and stewards of public money, how do we make sure that we are protecting our investments?

More importantly, how do we fix the units in any of these properties where we've invested capital funds, but how we finish doing what we started?

And so, many of the residents went years and years to be able to get the kinds of finishes that we're forecasting that we could do, in a shorter time period, instead of waiting decades for the properties to come through.

CHAIRMAN SKINNER: Okay. Questions from the Board members? Any of the Board members who are virtual have questions? Okay, if there are none, then --

COMMISSIONER CLAY: There's one thing.

CHAIRMAN SKINNER: Oh, I'm sorry.

COMMISSIONER CLAY: No problem.

CHAIRMAN SKINNER: Commissioner Clay.

COMMISSIONER CLAY: There's one thing that I did want to note. It's in the resolution, but I think it's something to consider also when

we talk about timing, is there is discussion about IRS rules and tax law potentially changing, in terms of whether or not these bonds will, long-term, continue to be tax-exempt, as the House and the Senate are looking at tax rules.

If these bonds were no longer tax-exempt, then that would drive up interest rates and it would be more of a challenge. So, I think that's another reason why it is important that we do have to move forward on this as well.

CHAIRMAN SKINNER: Good point. Okay. Okay, so I'll entertain a motion to approve Resolution 25-16, to ratify submission of application to DMPED, for the issuance of our industrial revenue bonds, and to act as our official intent for reimbursement of costs incurred before the bonds are issued.

COMMISSIONER MURPHY: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER SILLA: Second.

CHAIRMAN SKINNER: Okay, roll call

vote, please?

MS. HARDEMAN-JONES: Sure. Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Murphy?

COMMISSIONER MURPHY: Yes.

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

COMMISSIONER SILLA: Yes.

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

COMMISSIONER HARRIS: Yes.

MS. HARDEMAN-JONES: Thank you. Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

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

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN-JONES: Thank you. Your resolution is approved.

CHAIRMAN SKINNER: Okay, thank you. Again, this is very a very exciting initiative, and I think it's really going to result in our residents getting much nicer housing, better places to live, and hopefully that it doesn't take too long. We're going to move as expeditiously as possible to get these done.

COMMISSIONER MURPHY: Could I ask a clarifying question of David? Which is, in terms of Board approvals -- so, two questions. When you're ready to issue the first tranche of bonds, will the Board need to approve sort of the tranche separately, or are we authorized to now do them on your own?

MR. CORTIELLA: No, separately. And it's good practice. So, you want to take a look at what are the properties in the first series.

COMMISSIONER MURPHY: Right.

MR. CORTIELLA: You would see our underwriting, or our forwarding, to forecast both income for the properties, and expenses, and

therefore, also what we're investing in the property on building to repay those bonds. So, each tranche, you'll get it back.

COMMISSIONER MURPHY: Great.

MR. CORTIELLA: And it'll be publicly presented, and that way the public also understands what we were trying to do.

COMMISSIONER MURPHY: And that's left a lot of them. And I went ahead, because there's an opportunity -- we're not going to be doing anything in the dark of night. This will be very transparent where people will be aware of it, and will be followed by robust threads and communications.

CHAIRMAN SKINNER: And just another point of clarification. A couple of times in the discussions that referred to we, are going to issue bonds. We, DCHA, will not be issuing bonds.

(Simultaneous speaking.)

CHAIRMAN SKINNER: So, it's DMPED --

technically, DMPED --

COMMISSIONER SILLA: Technically, DMPED.

CHAIRMAN SKINNER: Is the issuer. Correct.

MR. CORTIELLA: That raises the issue, we want to approve DMPED, is the cost associated with whatever those conditions, and we were to issue bonds ourself the cost would be --

And so, we're continuing to explore. I mean, this is not --

CHAIRMAN SKINNER: Yeah. I mean, that's a discussion for another day. Right. That's the next one, right. Okay. Okay, anything else? Commissioners' time. We'll go around, ask if any Commissioners have issues, or comments. We'll start with Commissioner Silla?

COMMISSIONER SILLA: I have a number. So, thank you.

CHAIRMAN SKINNER: A number?

COMMISSIONER SILLA: Yes, I do. So,

thank you for your --

CHAIRMAN SKINNER: One, two, three, four.

COMMISSIONER SILLA: Four.

(Laughter.)

COMMISSIONER SILLA: So, I want to thank you in advance for your patience.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: First and foremost, I wanted to echo, and I wanted to reflect back to the resident who flagged the call for town halls and listening sessions.

CHAIRMAN SKINNER: Right.

COMMISSIONER SILLA: Those town halls and listening sessions, sometimes the way that they are designed don't actually allow us as Board members to really get to know residents and to speak with residents in a way that is more free-flowing.

And so, I greatly appreciate the invitation from the director to a number of

events, so that we can build relationships with the residents. And I personally plan on, for example, attending the DCHA collaborative initiative that's scheduled for this Friday, and also the Rebuilding Our Communities at Kelly Miller and LeDroit Park.

And so, I wanted to, like, definitely recognize that as a Board member, I do see this gap and hole, and that to the extent that we can, we can fill in this gap and make sure that we are interacting with residents. And so, I also urge other Board members to join us as your schedule allows.

So, we hear you, and there's lots of opportunities for us to take action on this front to the actual concerns, right? So, that, I just wanted to echo that I heard that and I will personally, like, make sure that I'm doing my level best.

I wanted to flag that at the behest of the Veterans Administration, the District is

working on a surge event to get veterans off our streets.

We greatly need the support of the DC Housing Authority. We have twenty veterans in particular that are currently on our streets, that we would like to match to HUD-VASH vouchers, or that have already been matched to HUD-VASH vouchers.

We want to be in planning and concert with you to make sure that we have pre-inspected units and ways in which to make sure that we have a successful event. The event will be planned for July 15th. And so, you're hearing outreach from me, you will get outreach from the Veterans Administration, as well as HUD Quarters.

And so, I wanted to flag for you that this is an important initiative that we are pulling together, and we would greatly appreciate your support.

CHAIRMAN SKINNER: So, two questions. What is the event itself you're outreaching to

the veterans?

COMMISSIONER SILLA: It is called Get Veterans Off Our Streets.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: We meet weekly as the ICH Veterans-Now Workgroup. We have identified twenty unsheltered veterans that we think we can get off the streets.

We want to work to ensure we are -- when you get the attention of somebody who's residing on the streets, and we are working towards getting their attention at this event and making sure that we have all of the ducks in a row to enroll them and to support them with finding units.

CHAIRMAN SKINNER: Okay. And second, Nicole, how many VASH vouchers do we have?

MS. WICKLIFFE: You caught me there.

CHAIRMAN SKINNER: Okay.

MS. WICKLIFFE: We'll get back to you.

CHAIRMAN SKINNER: Yeah, okay.

COMMISSIONER SILLA: Yeah, these are veterans that are already matched, or that we know we have the resources to match. These are not --

CHAIRMAN SKINNER: When you say matched, what do you mean? Matched where?

PARTICIPANT: VASH are what type of vouchers?

COMMISSIONER SILLA: So, we use specific terminology in some of those services. And so, maybe it might also be helpful for me to follow up directly with you all so that you know how we look at it from our side as we are working with the veterans, with the VA, the CRRC, to make sure that we are not allocating any voucher that you do not have available. So, these are available --

MS. WICKLIFFE: The matched is, they have vouchers.

COMMISSIONER SILLA: Yes, we --

CHAIRMAN SKINNER: Oh, okay.

COMMISSIONER SILLA: -- are working -- yes. Yes.

CHAIRMAN SKINNER: That's what matched means.

COMMISSIONER SILLA: Yes. So, when a voucher is available, we identify and prioritize people based on the length of time that they're experiencing homelessness, and then we work with them once they're matched, to help them through the lease-up process.

CHAIRMAN SKINNER: Okay, great.

MR. PETTIGREW: So, you say we. So, I've dealt with a lot of VASH vouchers in New Orleans after Katrina.

COMMISSIONER SILLA: Okay.

MR. PETTIGREW: And the biggest part of it was -- not issuing the vouchers -- was sort of maintaining the case to keep them in a good space in order for them to continue to live in the units with the vouchers.

So, when you say we, are other

organizations going to be providing the case work and the counseling that they're going to need?

COMMISSIONER SILLA: Absolutely. And maybe this is an opportunity for me to come to meet with you and explain to you the ICH infrastructure, all of the partners that we are working with.

Because this is in concert with the CRRC. It's the Community Referral Resource Center that's on Rhode Island Avenue.

And yes, so this is with the SSVF providers, this is with the case managers at the VA, and we definitely want and need your support and presence at that level, to make sure that this event is successful.

It is a federal push, and so I wanted to let you know that you're going to get a lot of requests for escalations, and so you've been warned.

MR. PETTIGREW: Nicole, you're going to get a lot of questions, Nicole.

(Simultaneous speaking.)

COMMISSIONER SILLA: You have been forewarned.

MS. WICKLIFFE: I'm going on vacation.

MR. PETTIGREW: No, we'll be there.

MS. WICKLIFFE: We'll figure it out.

MR. PETTIGREW: We'll be there. We'll be there.

(Simultaneous speaking.)

CHAIRMAN SKINNER: How many? A hundred?

MR. SHAW: One hundred and seven.

CHAIRMAN SKINNER: One hundred and seven. Okay.

COMMISSIONER SILLA: Okay. So, the other thing is, I want to, in addition to the thanks that Ms. Rachelle gave to Director Pettigrew and Director Shaw, I especially want to highlight the Ombudsman, Wayne. His attention and diligence, his kindness and understanding,

has been an antidote to what one of our residents flagged -- a lack of responsiveness from the front line.

And so, I am very excited and thankful that we are about to do that program review. But I think that there are -- I have been involved in at least one case, but I want to echo that what I saw is exactly, I think, mirrors what -- I think it was Ms. Sabrina, flagged in her testimony. And I would like for us to really hone in at our committee level.

So, just so you have a heads-up, when our Committee meets, I'm going to really be looking towards performance management, especially in the HCPP Department, and how it is that we are addressing issues with programs specialists and program managers that are not being responsive, that are not providing consistent guidance with the policies and procedures of the Housing Authority.

I really want to hone in on training

and professional development, especially around trauma in point of services and customer case. People experiencing homelessness have a lot of baggage. They're literally walking around with their lives in bags.

And that creates a lot of stress for our clients and there is a level, a way of communication and customer service that is not what we are seeing on the ground, and so I really want us to be focused in this area.

I think there is a role for communication here, and so I really urge us to walk with Allison to make sure that there is transparency on the website around what the process is, what the steps are, so that all of us in partnership can make sure we are holding the front line accountable.

So, I really want and urge your support in that area. So, that's my second-to-last issue.

CHAIRMAN SKINNER: Wasn't that four?

COMMISSIONER SILLA: No, that was three.

(Laughter.)

COMMISSIONER SILLA: That was three. All right. So, my last is, especially given the current budget for the District and the foreseeable future of the District, given federal funding that's available, given the way that Congress has interfered with our local budget, I really urge -- and this is my public comment to the admin and the ACOP since it's still in public comment -- that we need some kind of homeless or continuum healthcare preference.

I really need to understand how it is we can accommodate this preference, and I also want to flag to you that I am going to be very diligent in escalating the need for this kind of preference across my infrastructure, which includes my chair as the city administrator, which includes Councilmember Robert White and Councilmember Frumin, and I do not want you to be

blindsided by that. I want to be very transparent with you that this is an urgent matter for the District.

CHAIRMAN SKINNER: Okay. Any of the Commissioners online have any comments, concerns they want to bring up? No?

COMMISSIONER BLACKSON: I have a comment. Commissioner Blackson.

CHAIRMAN SKINNER: Commissioner Blackson, yes.

COMMISSIONER BLACKSON: Yes, I want to shout-out that Chief Reese, I had the opportunity this past Sunday to attend an event the kids from Potomac Gardens going to the Harriet Tubman Museum in Baltimore -- I mean, not Baltimore -- in Maryland.

It was a great opportunity to see the kids engage in learning about Harriet Tubman. So, I enjoyed that.

I also want to shout-out to the DCHA staff. I'm sorry I didn't get to attend the

revitalizing community event last month. I usually attend that every year, all the different sites.

I happen to have my own sustainable clothes swap on that day, and just want to thank all of the DCHA staff that made any donations, or contributed in any way to the sustainable clothes swap, and I look forward to seeing residents and the family fun day this weekend. That was a great opportunity.

And I hope you can join us one day. One of the Commissioners -- my fellow Commissioners. I hope you can join some of these events. Thank you.

CHAIRMAN SKINNER: Okay, Commissioner Clay.

COMMISSIONER CLAY: Sure. I have three things, but they'll be short.

First, I neglected to mention -- and thank you to Commissioner Murphy for reminding me -- one of the things that's happening in the

accounting budget committee is they're still going through the single audit, and the single audit is due June 30th. So, we may have to have another brief meeting to approve the audit. So, we'll be waiting to hear what that timeline will look like.

Two other things. One is, I just want to thank the team and Carla for last month, I mentioned it would be great if we had a list of all the upcoming events, and after that, I saw my calendar flooded with events. But I think it's great.

I won't be able to make any of the upcoming in the next couple of weeks, but I think it's great to have. And I think that as Commissioner Silla said, I think it's great for us to be able to come out when we can. And so, I think it's really helpful to have that information. So, thank you for that.

My last point was just also to commend some of the work that Commissioner Blackson is

doing, and all of her initiatives that she's doing for her committee. I think they are really some great programs that she's working on and leading, and I just want to encourage -- I have not been able to support any of them, but my plan is to do so, and I want to encourage others to do the same. That's all I have. Thank you.

CHAIRMAN SKINNER: Okay. One last chance. Okay, if there are no other comments, the next Board of Commissioners Meeting will be held on Wednesday, July 9, 2025, at 1:00 p.m. in the afternoon, via Zoom.

Information regarding viewing or participating in the meeting can be found at www.dchousing.org.

And with that, I'll entertain a motion to adjourn.

COMMISSIONER SILLA: Motion.

CHAIRMAN SKINNER: Second?

COMMISSIONER MURPHY: Second.

CHAIRMAN SKINNER: Second? Okay,

with that, I'm going to adjourn this meeting at 2:47 p.m. Thank everyone for their participation.

(Whereupon, the above-entitled matter went off the record at 2:47 p.m.)

C E R T I F I C A T E

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

_____

Emma Bower