

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
MAY 14, 2025

+ + + + +

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
JAMES A. DICKERSON, Commissioner
KATRINA D. JONES, Commissioner
MELISSA LEE, Commissioner
JENNIFER REED, Commissioner*
THERESA SILLA, Commissioner

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STAFF PRESENT:

ALISON BURDO, Director, Office of Public Affairs
DOMINIQUE DUNN, Vice President, Property
Management Operations
AMY GLASSMAN, Office of General Counsel
HAMMERE GEBREYES, Director, External
Affairs
SHENETTA HARDEMAN JONES, OED Manager
CARLA HERNANDEZ, Executive Assistant
KEITH PETTIGREW, Executive Director
ANTON SHAW, Director, Housing Choice Voucher
Program
NICOLE WICKLIFFE, Deputy Executive Director

COMMISSIONERS ABSENT:

RONNIE HARRIS, Commissioner
CHRISTOPHER MURPHY, Commissioner

*present via videoconference

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CONTENTS

Call to Order [Moment of Silence]
and Quorum 4

Opening Remarks 4

Approval of Minutes 8

Executive Director's Report 8

Resident Testimony & Non-Resident
Testimony 33

Committee Reports 56

Resolutions

Resolution 25-11 62

Resolution 25-12 71

Resolution 25-13 80

Executive Session 76

Commissioners' Time 88

Announcements and Adjournment 104

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

1:02 p.m.

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

This is our regular monthly meeting of
the DC Housing Authority being held today, May
14th, 2025. This meeting is being held via Zoom
videoconferencing, and the Board is here in the
conference room in person. The time is 1:02 p.m.
I'd like to start out and ask for a moment of
silence to allow for some personal reflections.

(Moment of silence.)

CHAIRMAN SKINNER: Thank you.
Today's meeting is our regularly scheduled
meeting, and we have invited members of the
public to sign up to speak via our website. Or
those who would like to just view the meeting can
do so live via the DCHA website link to Facebook
Live.

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

Members of the public cannot engage in any disruptive conduct, loud, threatening, or abusive language during the meetings. This includes any loud outbursts or shouting during time when you've not been invited to speak. Anyone who violates these rules will be removed from the virtual meeting immediately.

Serious or repeated violation of the rules may result in your being barred from speaking at future board meetings. However, we do appreciate your interest in the matters before

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us today and thank you in advance for abiding by these rules of conduct. At this time, I would ask for a roll call vote to determine if we have a quorum.

MS. HARDEMAN JONES: Sure. Denise Blackson?

COMMISSIONER BLACKSON: Present.

MS. HARDEMAN JONES: Thank you. Rosa Burbridge?

(No audible response.)

MS. HARDEMAN JONES: Leroy Clay?

COMMISSIONER CLAY: Present.

MS. HARDEMAN JONES: Thank you. Jim Dickerson?

COMMISSIONER DICKERSON: Present.

MS. HARDEMAN JONES: Thank you. Ronnie Harris?

(No audible response.)

MS. HARDEMAN JONES: Katrina Jones?

COMMISSIONER JONES: Here.

MS. HARDEMAN JONES: Thank you.

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Melissa Lee?

COMMISSIONER LEE: Present.

MS. HARDEMAN JONES: Thank you.

Chris Murphy?

(No audible response.)

MS. HARDEMAN JONES: Jennifer Reed?

COMMISSIONER REED: Present.

MS. HARDEMAN JONES: Thank you.

Theresa Silla?

COMMISSIONER SILLA: Present.

MS. HARDEMAN JONES: Thank you. And

Chairman Skinner?

CHAIRMAN SKINNER: Here.

MS. HARDEMAN JONES: You have a
quorum.

CHAIRMAN SKINNER: Thank you. At
this time, I would like the Commissioners to
consider the minutes of the April 9th, 2025 Board
meeting. Are there any additions or corrections
to the minutes?

(No audible response.)

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CHAIRMAN SKINNER: Hearing none, I'll entertain a motion to approve the minutes.

COMMISSIONER DICKERSON: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER JONES: Second.

CHAIRMAN SKINNER: All in favor?

(Chorus of aye.)

CHAIRMAN SKINNER: Any opposed? Let the minutes stand approved as presented. Okay. The next order of business is our executive director's report. And I'm going to call on Director Keith Pettigrew for his report.

MR. PETTIGREW: Thank you, Mr. Chair. So dive right into executive summary and the numbers, I noticed we've also -- I had the team move up the utilization numbers on the voucher program as well to the summaries and to gather it up and look at it before we move back to the book. But for property management operations, we're hovering around 83 percent.

As you guys probably remember, at the

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end of the year, the numbers changed slightly because we did a reconciliation, an annual reconciliation. But what we decided to do as Nicole said, let's do this every quarter now just to make sure we're not missing anything by waiting for a longer period of time. And so if you noticed the number dropped a little bit, that's because the reconciliation as well as some other things that normally happen in the normal course of business.

We have 46 units come back online that were offline with HUD. And one of the things that we started doing that we realized toward the end of the last year was we got a list of all of the units that were already offline. But more importantly, trying to identify when they're coming back into the portfolio because that affects your inventory and that affects our numbers in terms of utilization.

And so what I expected the team to do was the reason why we did that because my main

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thing now is when we're really having to turn these units, the ones that are coming back online soon, I want to now turn those before they hit us so we can lease them up as quickly as possible. They were coming back before not being rehabbed. And they were dragging down our numbers and our ability to lease up. So just so you know, you should start seeing this number go up a little bit. But it's a better coordinated effort now with these units coming back online just so you know.

COMMISSIONER SILLA: Can you say that again? Sorry.

MR. PETTIGREW: Which part.

COMMISSIONER SILLA: The part about the coordinating --

MR. PETTIGREW: The coordination?

COMMISSIONER SILLA: -- around units.

MR. PETTIGREW: Yeah.

COMMISSIONER SILLA: So what was happening before they were --

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MR. PETTIGREW: So before what was happening was the units -- we weren't being told when they were coming online until they hit us. And when they hit us, they were still in bad condition. Because remember when they get pulled offline, they can sit there for two, maybe three years longer, depending upon the reasons for being offline. But when it came back --

CHAIRMAN SKINNER: When you say pulled offline, is that HUD approving it be offline?

MR. PETTIGREW: Yes, yes, yeah.

CHAIRMAN SKINNER: Is that what you mean? Okay. All right.

MR. PETTIGREW: Yeah, yes, yes, yes. So when they were coming back to us initially last year, they were still in bad condition. And so my thing was, okay, guys, this doesn't make any sense. Give me a list of all these units and when we're expecting them to come back online, whether it's this year, whether it's next year,

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whatever month it is.

And I said, now, let's prioritize the units that are coming back soon to get rehabbed. So when they come back to us now, they've already been rehabbed. And now we can just put them into a rotation to be leased up as opposed to bringing it back as a damaged unit. And now it's still vacant because nobody can live in it. That's what we're doing.

CHAIRMAN SKINNER: So what criteria does HUD use to bring it back online? Why would they bring back online --

MR. PETTIGREW: It's the time frame.

CHAIRMAN SKINNER: -- units that are still --

MR. PETTIGREW: It's just a timing thing.

COMMISSIONER SILLA: So there's an automatic trigger in their system that allows units to come back online when they go offline?

MS. WICKLIFFE: Yes. So when you put

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the request in, generally, the max is usually a two-year period. But if it's not for one of the criteria like in our move to work modernization something or other, it's off the contract. So if a contract says, we'll have this done in six months and you don't get started till later, it's coming back online until we provide them a new contract to be offline.

COMMISSIONER SILLA: Okay. I appreciate this because it helps clarify that you are dealing with units coming back online that were offline when none of you were --

MR. PETTIGREW: Right.

COMMISSIONER SILLA: -- around. And so that's a part of, like, the catchup work that's happening.

MR. PETTIGREW: Yes.

MS. WICKLIFFE: Yes.

MR. PETTIGREW: But now we've managed it better.

COMMISSIONER SILLA: Okay.

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CHAIRMAN SKINNER: Okay. That's --

MR. PETTIGREW: We're having it --

(Simultaneous speaking.)

CHAIRMAN SKINNER: That's very helpful. It really is.

COMMISSIONER CLAY: So for all of those units, you have almost a timeline for when they're supposed to come online.

MR. PETTIGREW: That's what I got, yeah.

COMMISSIONER CLAY: So you kind of manage it accordingly?

MR. PETTIGREW: That's exactly what we're doing.

COMMISSIONER CLAY: So how does that -- is it possible then that we would be able to see if we wanted to when a full view of how many units should be online by certain dates based on that timeline and how you plan against that timeline?

MR. PETTIGREW: Yeah, yeah. We'll

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provide that for you because all it is, is timing. And we meet with HUD too to talk about these units. James Brown is our contact with HUD.

And we talked to him about some of this because we had a meeting about this late last year. And I was, like, okay, James, we need to get in front of this. And he said, no, Keith, I agree with you. So here we are.

COMMISSIONER SILLA: And I'm only jumping in because we have authorized a number of different vehicles for capital improvements, capital construction. As you are looking at this pipeline that's coming online and you're coordinating better, are you finding that you have sufficient dollars in all of these different vehicles? Or is that a part of what you are assessing? And so should we be expecting that you might come back and say, hey, actually, based on this pipeline and our analysis, we might need more money in this pot or that pot? How are you --

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MR. PETTIGREW: That is a possibility given --

COMMISSIONER SILLA: Okay.

MR. PETTIGREW: -- the fact that now we've coordinated in a way that we can now forecast it.

COMMISSIONER SILLA: Okay.

MR. PETTIGREW: Because before it wasn't being forecasted.

COMMISSIONER SILLA: Okay.

MR. PETTIGREW: And so now that we're forecasting it, now I want to take a look at when Jackie gets back, we'll run some numbers and see where we are with some of the units.

COMMISSIONER SILLA: That would be a great update to bring to our capital committee.

COMMISSIONER CLAY: And I'm sorry. I have one more question while we're on this. Is there kind of a normal target in terms of percentage of units that are online versus offline?

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Because I understand that there are always going to be some that you have to pull offline, and there's a target to get as many online. Is there kind of an average of where you expect where you would say, okay, we're in a good place now because this many of our units are currently online? Or do you really shoot for 100 percent?

MR. PETTIGREW: Well, ideally, you want to shoot for 100 percent. It really depends upon what you got going on. Remember now some of these units are offline because they're going to be part of a development project or what have you. So you really can't define it in that way.

COMMISSIONER CLAY: Okay.

MR. PETTIGREW: You just sort of roll with it. But 100 percent of what we're able to rehab and get online, that's how we count it. But some of them may not come back online because they already packaged up in the deals.

COMMISSIONER CLAY: Yeah, gotcha.

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Thank you.

MR. PETTIGREW: So obviously the vacant unit numbers went up because units came back. But they have been rehabbed. There were 46 units that came back online at Harvard Towers. Thirty-nine have been turned completely.

So we're just looking to get ramped up in terms of lease-ups. Carolyn now has started to get her sea legs under her. And so they're aggressively going and doing these lease-up events every weekend now.

So we're excited about that. So hopefully these numbers just start to increase. Also just so you all know and we'll probably touch on this a little bit more in the subcommittee meetings, especially the operations committee meeting is that at some point, we really need to start -- well, we have already started talking about it.

But we need to lay out the plans for the wait list opening because we need to refresh

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that wait list so now we can get a fresh pool by site basically because that will help us a lot. Because a lot of people are turning down units because they don't want to live in certain areas. The site based wait list will now provide us with people who want to be at these specific properties, and that should help us lease-up a lot faster.

On the voucher side of the house, the numbers are creeping up. We're at 93 percent federal. LRSP remained the same at 93. And then the local DHS vouchers crept up to 87 percent.

So we're pushing. We do a biweekly - - is it biweekly, biweekly with DHS? Is that right? I always get that confused with the biweekly.

CHAIRMAN SKINNER: Every other week.

MR. PETTIGREW: As opposed to twice a week, right? Forgive me. So we meet with Director Pierre. We started to talk about how we can streamline this process for the local

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vouchers.

CHAIRMAN SKINNER: Okay.

MR. PETTIGREW: And so we've laid out a flow chart that we share with her. And they have a flow chart too. So now we're going to meet next week to hash out where we see the bottlenecks are.

I think I know where they are, but I don't want to say it out loud yet until I talk to her about them. But we've got it to the point where we've actually identified the average number of days for step two. So we're breaking it down. I know that's what you and I have to talk about. That's what I heard.

(Laughter.)

COMMISSIONER SILLA: You are making my day.

(Simultaneous speaking.)

MR. PETTIGREW: Commissioner Silla was, like, listen, I'm in. I'm, like, all right. So that's where we're going with that. But the

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numbers are creeping up. And we still got a lot of vouchers on the street, but that's a good thing as we continue to try to get to 100 percent utilization.

CHAIRMAN SKINNER: What about for the -- what is it, is it FRSP --

MR. PETTIGREW: Yeah.

CHAIRMAN SKINNER: -- program? How are we doing on that?

MR. PETTIGREW: So they're part of the federal number which is at 93 percent right now. But Anton, do you have a breakdown of the FRSP?

MR. SHAW: I do have the --

MS. WICKLIFFE: It's in the back of the book.

MR. PETTIGREW: Oh, it's in the back of the book?

MS. WICKLIFFE: Yeah.

MR. PETTIGREW: Well, you know what? In the future now, let's put that in the summary too, right? That way, they got to look to the

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back of the book. But can you give an update on where we're at?

MR. SHAW: Good afternoon, everyone. So the good news is we've touched -- DHS, we've touched as of this week. So the numbers may not reflect, but we get a weekly report, excuse me, from, Allecca, our partner.

And the good news again is we've touched 1,253 families. In my opinion, that's great. Of that number, we've issued -- the computer is jumping around on me without my permission. We've issued -- we released 435 families and we've issued 1,101 vouchers. So we're moving in the right direction.

COMMISSIONER SILLA: Yep.

COMMISSIONER DICKERSON: Thank you. Congratulations. Keep moving.

(Laughter.)

CHAIRMAN SKINNER: It took us a while to kind of get the flow going. It sounds like we're there now.

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COMMISSIONER SILLA: Yeah, but the level of detail in the back of the book looks amazing and a part of why the numbers of the DHS MOU utilization jumped up was as we were looking at the numbers, we realized that we were not accounting for the price of vouchers on that.

MR. PETTIGREW: I heard.

COMMISSIONER SILLA: Yeah.

MR. PETTIGREW: I heard.

COMMISSIONER SILLA: So, like, going from 43 to 87 is a huge shift. And a part of that was, like, recognizing that we weren't accounting for all of the steps. So it's just been so helpful.

I know when you started, you told us, hey, I can't rely on the data that I'm seeing in the system. And it took a while for us to get to this place. So really appreciate the level of detail that your team is tracking the work and executing.

MR. PETTIGREW: Well, I'm just glad

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you guys are happy.

(Laughter.)

MR. PETTIGREW: That's the goal. The goal was to keep you guys in a good space. The Resident Services stuff is the general stuff. Resident Services continues to do a lot, have a lot of activity for the residents.

Speaking of that, as you guys may remember, last summer we started the rebuilding communities initiative to start rebuilding communities, get people out and about. And so over the winter months, we did all of the senior facilities because they were sort of shut in and we took them food and we did events at all of the senior properties during the winter. And so now we're about to go back into the summer.

And so we're going to be sending you guys a calendar of all of the outdoor events for all of the properties that we did last year. We added some other properties. I know some properties are a little upset because we didn't

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touch them last summer.

But that's because we couldn't do everybody. So we're trying to make sure now that some of the ones that didn't get touched last year are definitely a priority and get touched this year as well as some of the other ones that may be repeaters because they have great space and a lot of kids at these properties. So just so you know. So we're excited about that. One of the --

CHAIRMAN SKINNER: Make sure that you send those out to the Board so some of us might be able to attend some of those events.

MR. PETTIGREW: And one --

CHAIRMAN SKINNER: I didn't get a chance to do it last year --

MR. PETTIGREW: Yeah.

CHAIRMAN SKINNER: -- because I was hobbling around. But this year, I'm in better shape.

MR. PETTIGREW: So we're going to have

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a dunk tank.

(Laughter.)

MR. PETTIGREW: I'll volunteer if you volunteer. That's the director and the chairman, right? Anyway, and one other thing I just want to note there was a street naming ceremony last Friday for Ms. Karen Settles' mom, Pearl B. Settles. And I was honored to be asked to come and speak and say a couple of words. She was obviously a Board members years ago.

CHAIRMAN SKINNER: Okay. I didn't know that.

MR. PETTIGREW: Yeah, she very active in the community obviously. So it was a pretty nice event.

CHAIRMAN SKINNER: Okay, good.

MR. PETTIGREW: So that and taking of the questions you all have -- do I have anymore? We can move on.

CHAIRMAN SKINNER: Okay. Any other questions? What about some of the major capital

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redevelopment projects? Can you just give us a 30-second overview of where we are? What can we expect in terms of timing for the, like, the next project that's going to be the major redevelopment?

MR. PETTIGREW: So we won't know that until we sit down and talk to you guys and get it approved, right, in terms of --

CHAIRMAN SKINNER: But we have some -

-

MR. PETTIGREW: -- we have Barry Farms. Like, Barry Farms --

CHAIRMAN SKINNER: Right.

MR. PETTIGREW: -- is pretty much leased up now. Park Morton is going to be coming online as soon as -- my understanding is we're waiting on the full certificate of occupancy, right? So we can start to move those people in. And then Kenilworth is already leased-up.

CHAIRMAN SKINNER: Oh, really? Kenilworth is fully leased up? Oh, wow. Okay.

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MR. PETTIGREW: Yeah, and so -- but we are waiting to get the demo on those buildings over there, right?

MS. WICKLIFFE: Uh-huh, Sursum and Sibley.

MR. PETTIGREW: This is at Kenilworth?

MS. WICKLIFFE: Oh, and yes, yes, as well.

MR. PETTIGREW: Yeah, yeah. We'll be able to move some people out of that building, a couple families. We're going to get them out of there because we want to demo those. But did we get them out of there?

MS. WICKLIFFE: Folks are out of there. So now we're waiting on Section 18 approvals from HUD.

CHAIRMAN SKINNER: Okay.

MS. WICKLIFFE: So that's our hold up on a lot of these issues.

CHAIRMAN SKINNER: Okay. So I know

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we have, what, four or five, maybe more, pending at HUD for approval?

MS. WICKLIFFE: Yeah.

MR. PETTIGREW: Oh, you mean Section 18 applications?

CHAIRMAN SKINNER: Yeah, redevelopment.

MR. PETTIGREW: Yeah.

(Simultaneous speaking.)

CHAIRMAN SKINNER: For the general public who may not know what Section 18 is --

MR. PETTIGREW: Right.

CHAIRMAN SKINNER: -- these are to get approval to redevelop certain properties.

MR. PETTIGREW: Right. But it's more of a demo/dispo application, it allows us to put up some sort of subsidy that leads to approval to go ahead and redevelop.

CHAIRMAN SKINNER: So we have no idea when HUD may or may not approve them?

MS. WICKLIFFE: Actually, I had a call

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with them yesterday. And they just had -- they have a backlog. They've lost a lot of staffing. So right now --

CHAIRMAN SKINNER: I was going to ask you about that. What's your sense of kind of how HUD is doing. They're supposed to be losing, what, 50 percent of their staff or something like that.

MS. WICKLIFFE: Yeah, and they've lost a good amount. And on the SAC side which is the Special Application Center that handles, like, the Section 18. So they lost a good amount.

So yesterday, I know we've got several in the queue that we've built. Hopefully will be approved. But she couldn't even give us a time frame of when we should receive any letters of determination --

CHAIRMAN SKINNER: Okay.

MS. WICKLIFFE: -- applications at this time.

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MR. PETTIGREW: Yeah, I don't know how to describe what's going on over there. But obviously, we meet with HUD once a week. So it's just very -- I don't know how to describe it.

CHAIRMAN SKINNER: Okay. But I mean, the people you're meeting with are career people who --

MR. PETTIGREW: Yes.

CHAIRMAN SKINNER: -- I guess expect to be there. But you just never know.

MR. PETTIGREW: Yeah, but a lot of people actually took the buyout.

CHAIRMAN SKINNER: Okay.

MR. PETTIGREW: A lot of people took the buyout, so yeah.

COMMISSIONER DICKERSON: And is there -- I mean, there's a lot of issues. Is there a few that you're immediately concerned about that you're working with them on? Or is it just all up in the air right now, just one day at a time?

MS. WICKLIFFE: So we submitted, what

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was it, six or seven?

MR. PETTIGREW: Seven.

MS. WICKLIFFE: So all seven, we continuously talk to them about. So right now, that's the only ones we have in. So we're trying to get answers on all seven of those.

COMMISSIONER DICKERSON: And that's a slow go?

MS. WICKLIFFE: Slow go.

MR. PETTIGREW: Yeah.

COMMISSIONER SILLA: And then I think the other concern was also our reserves and --

MS. WICKLIFFE: Right. Previously right now I think we're good. Amy, you may have more, like, on the reserves. And right now, reserves are good for this fiscal year.

We don't anticipate them recapturing or coming back. We never know what could happen. But I think we're good with our reserve dollars.

MS. GLASSMAN: I mean, we're under continuing resolution. So there should not --

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if congressional will is followed in terms of appropriations, there should not be further issues with our reserves for this federal fiscal year. We don't really know what will happen starting with October 1 which would be the next fiscal year.

MR. PETTIGREW: Yeah, Laurel pretty much told us Tuesday that right now we're in a good space with our funding source. So she's our direct point of contact in the field office.

COMMISSIONER SILLA: Okay.

CHAIRMAN SKINNER: Okay.

COMMISSIONER CLAY: I also have another question unrelated to that. Office of Resident Services, first of all, I'm looking through the events and I think they're amazing events. I was wondering is there a way or maybe there's already a calendar that exists.

But some of these events, if I was available, then I might try and come to -- is there a way to kind of send us something maybe

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once a month --

MR. PETTIGREW: Absolutely.

COMMISSIONER CLAY: -- to say these are the things that are happening this month? Okay. And then also for some of these, I even looked and I was, like, gosh, I may have known some resources to be able to help with some of these events. Is there a way even further ahead to say, hey, these are some things that if you all know some resources, let us know so that we could maybe pitch in and get some resources?

MR. PETTIGREW: We could do that.

COMMISSIONER CLAY: Okay. Thank you.

CHAIRMAN SKINNER: Okay. If there are no further questions for the executive director, we're going to move on to public testimony. We'll start with resident testimony and then non-residents. Each person has three minutes for their testimony, and you can talk about any issues related to the Housing Authority including the resolutions that are before us

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today. So I'm going to ask staff to call up the names of the persons who have signed up for public testimony starting with residents.

MS. HARDEMAN JONES: Sure. First we have Dayvonne Vick. And for our residents and anyone testifying, you will get a notice of being promoted. So just give us a second while we promote you and *6 to unmute yourself once you get promoted. Dayvonne Vick? I'm moving forward. Next we have former Commissioner Kenneth Council.

MR. COUNCIL: Good afternoon.

MS. HARDEMAN JONES: Good afternoon.

MR. COUNCIL: I want to bring up some

--

CHAIRMAN SKINNER: Good afternoon.

MR. COUNCIL: -- issues. I heard the director just gave his report -- monthly report. I'm wondering within the past two years, what do you all -- or what have you all done to the 19 sites that you removed? There was 52 two years

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ago. You're down to 33. So that's 19.

What has happened to those 19 properties or sites that you have removed? I've driven past 11th and Harvard which is the assistant living Marigold. It's still empty. What are your plans with them?

And I've heard some untruths told, but I am not going to continue to come on here and try to dog you out or make you look like you're crazy. But one thing that I do know, a lie can't live. It only lingers. It has an ending and a beginning. Have a great day.

CHAIRMAN SKINNER: Thank you. Just for the record, we've not removed any sites.

MS. WICKLIFFE: We have not. I mean, Marigold was not on when we got here. So that's a vacant site. But we haven't removed any sites -- units.

MR. COUNCIL: You say you have 33 which is on ink print sites. There were 52 two years ago. You're down to 33. So that's 19 from

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52 which gives you 33.

MS. WICKLIFFE: Where is the 33?

MR. COUNCIL: So if you haven't removed anything, why are you saying you only have 33 sites?

CHAIRMAN SKINNER: So Mr. Council, since I've been on the board three years now, I guess when I started, the number that I was given and what I saw on the documentation, there were, I think, 42 or 44 developments that the Housing Authority --

MR. COUNCIL: Fifty-two.

CHAIRMAN SKINNER: I've never seen 52.

MR. COUNCIL: It was 52.

CHAIRMAN SKINNER: I've never seen 52.

MR. COUNCIL: It's down to 33.

CHAIRMAN SKINNER: Okay. Let's do this. We'll go back and we'll confirm how many actual sites we have --

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MR. COUNCIL: Thank you.

CHAIRMAN SKINNER: -- and we'll publish that. Okay. Thank you.

MS. WICKLIFFE: And Chair, in the Board book on page 1 -- I mean, in the whole book on 148 and 149 shows all the properties.

CHAIRMAN SKINNER: Right, okay. All right. Next?

MS. HARDEMAN JONES: Next we have Patricia Malloy.

MS. MALLOY: Good afternoon, everyone. I hope you can hear me.

MS. HARDEMAN JONES: We can.

CHAIRMAN SKINNER: Yes, we can. Hi, good afternoon.

MS. MALLOY: Okay. My name is Patricia Malloy, and I'm a former Lincoln Heights Resident Council President, now a project-based voucher holder at Astoria Residency. Before I begin my testimony, I would like to thank Director Pettigrew, D'Andre Johnson, and Mr.

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Tyree for keeping me informed of the events in planning for Lincoln Heights. Again, thank you.

I have a few questions. Do DCHA plan any further communication to public housing residents regarding the ACOP plan? For example, which I think is more important to me is about the community service requirement.

Also, how is DCHA tracking contact information for public housing residents who have been relocated? Also, does the STAR Board have bylaws? If not, do you have guiding policy or scope of work?

Also, what is happening with the citywide advisory boards? Do they still have meetings? Did they submit comments on the ACOP plan?

And lastly, properties that are undergoing relocation and redevelopment, the residents are going through mental stress and depression. Has DCHA considered getting counselors to assist residents with this? I am

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aware of one resident at Park Morton that is very depressed dealing with the relocation and fear of property being displaced. Thank you for listening.

CHAIRMAN SKINNER: Thank you, Ms. Malloy. I want to have --

MR. PETTIGREW: I'll reach out to her.

CHAIRMAN SKINNER: Yeah.

MR. PETTIGREW: Yeah, I got things for her.

CHAIRMAN SKINNER: Yeah, but can you talk about the ACOP specifically --

MR. PETTIGREW: Yeah.

CHAIRMAN SKINNER: -- and how residents will get additional changes to comment on the ACOP?

MR. PETTIGREW: Yes, thank you. So Ms. Malloy, just so you know, I got wind that you all wanted to extend the time to review the ACOP and the admin plan. And so we met with HUD on Tuesday and we talked to him about it because

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that's the last piece of the close out of everything.

But what we've agreed to do was a 45-day extension. So we have 45 more days for you guys to provide comments and feedback and everything else. But I'll be reaching out to you to let you know that as well as to talk to you about some of the other things that you raised so I can take care of that stuff for you as well. Okay?

MS. MALLOY: Thank you.

CHAIRMAN SKINNER: And in order to provide that 45 days, we have to do another resolution to --

MR. PETTIGREW: Yes, to extend it.

CHAIRMAN SKINNER: -- extend the time which is later on in our agenda. And just so you know, Ms. Malloy, the STAR Board does have bylaws.

MS. GLASSMAN: And just to clarify, we're doing a resolution today to extend the

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current ACOP so that we can reopen the public comment period for the new ACOP. So that's just a -- just to clear it up. Sorry, because it's all very confusing.

MR. PETTIGREW: You say tomato. I say tomato, right?

(Laughter.)

MS. GLASSMAN: We created more confusion. I'm sorry if I have.

CHAIRMAN SKINNER: That's all right. Next?

MS. HARDEMAN JONES: Next we have --

CHAIRMAN SKINNER: Thank you, Ms. Malloy.

MS. HARDEMAN JONES: Next we have Linda Brown. Linda Brown? Moving forward, next we have Donna Townes. Moving forward -- Ms. Townes, if you're there, it's *6 to unmute yourself. I'm seeing that we have promoted you so that you could speak.

MS. TOWNES: Hello?

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MS. HARDEMAN JONES: Yeah.

CHAIRMAN SKINNER: There you go. Hi,
Ms. Townes.

MS. TOWNES: How you doing?

CHAIRMAN SKINNER: Good.

MS. TOWNES: My name is Donna Townes,
Park Morton resident. And I'm finally able to
get on this Board of Commissioners meeting. I
haven't been on a Board of Commissioners meeting
for the whole year.

So anyway, and it was a delay just
then because it took some time for the Zoom button
-- I mean, the button to unmute to come up. And
in the past, I've never seen that unmute button.
But I'm thankful I'm here to speak today.

I would just like to say -- I would
like to thank Ms. Wickliffe first and foremost
because during our meeting last year, she removed
the additional balance. First, the May 2017 to
March 2018, my back charges were removed, thank
goodness. That was such a weight on my mind.

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And also Ms. Wickliffe removed additional ballots that was on my account. She said she did it in good faith. I appreciate it. But I would like to say that additional balance was charged on my account when my daughter was a minor.

If you look at page 14 of the tenant ledger, you should see the time period and she was a minor. And it took like three or so more years for them to actually put that charge on my account to put me through all that I've gone through. So I thank you, Ms. Wickliffe, for all you've done to help to bring this balance to zero.

COMMISSIONER DICKERSON: Amen, thank you.

MS. TOWNES: And also, I would like to say -- and I finally received the Housing Choice voucher application. I've submitted the application, but I don't have a specialist, a Housing Choice voucher specialist, somewhere in which I can contact to check on the status of

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everything going on with the Housing Choice voucher. So I would like to ask if I can get someone to contact me to keep me abreast of what's going on with the Housing Choice vouchers.

I know Park Morton is going to be -- they're going to be moving to the other side. I just need the voucher in my hand so I can have the opportunity to research where I would like to move to. So I look forward to that.

And I also would like to say -- and I also would like to have a follow-up meeting with Director Pettigrew so I could bring issues in which I've dealt with as a Park Morton resident to his attention. And I thank you, an actual resolution. So I thank you, and I look forward to hearing from you all again. Thank you.

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

MS. TOWNES: Okay. Look forward to hearing from you.

(Laughter.)

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CHAIRMAN SKINNER: Okay. Ms.
Wickliffe --

(Simultaneous speaking.)

MS. HARDEMAN JONES: I'm going to go
back to -- I understand Dayvonne Vick is on. We
are promoting you now. It's *6 to unmute
yourself. Dayvonne Vick? *6 to unmute yourself
if you -- you need to accept the -- okay.

CHAIRMAN SKINNER: He declined.

MS. HARDEMAN JONES: We've received
your request. Next, we're going to move forward
to Paulette Matthews.

MS. MATTHEWS: Hello, everyone. How
you all doing?

CHAIRMAN SKINNER: Good. Hi, Ms.
Matthews.

MS. MATTHEWS: Can you all hear me?

CHAIRMAN SKINNER: Yes, we can.

MS. MATTHEWS: Okay, great.
Excellent. I want to talk about a couple of
things. And first I'm going to start off with

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security or DCHA police, because that's the conversation I had last month.

And we just moved on to the next person. But I just have some concerns about actually their job function. And I would also like to request because I did it in the past on the monthly meetings that the Chief would speak.

I think Chief Moffitt (phonetic) before he left did it, like, twice. And then after that, it never came back again now that we have Chief Reese. Because I'm concerned about the staffing of the DCHA, how when they -- I can't speak on every neighborhood. But where I live at right now, how things are conducted and where as though it makes things a little more complicated than it necessarily has to be because of the approach of how things are done.

I also would like to talk about the places where they venture, I guess, to check. So for one like there's our boiler room which they get out, they check that, I don't understand that

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because we have doors. Whether or not they're breaking them or leaving something in the doorway. These buildings are supposed to be secured but they're not secured.

So I was checking the boiler room which nobody is in, just driving up there, looking, I guess, and making sure that the door is locked. I feel as though until they get these doors secured throughout all of their properties, that they need to get out of their cars and, like, walk into the building. And that's just how I feel.

I've had plenty of residents to come up and speak with me and reference their concerns of what is going on in the apartments because they are unsecured. And I see them often sometimes sitting for hours in one spot. And so I feel as though they need to exercise their job to get out and come into the building. So I'm very concerned about that part.

I'm also concerned about the cameras

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and who monitors the cameras. How often are they monitored? Who's actually monitoring, additional staff, and they have to have them out on these different properties?

So those are my -- the concerns are mine. And I hope that they will be addressed because safety is first. And I'm just worried about a lot of things that I see.

And I feel like I don't want to go over it right now. But I just wanted to give you all a little tidbit what's going on when it comes to security and how we can pray together -- two or three can pray together. But if you're in your own neighborhood and you're out talking and the jump-outs come through whenever they want to, four or five deep, and tag -- we're getting different states or whatever.

And they see you and you might not have been doing nothing but just kicking it with your friends. But you can no longer really do that. And you walk off because that day you're

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just not feeling them.

It's not like you're doing anything wrong or whatever. You just don't feel like going through the mess, because one thing can lead to another. It's how sometimes things are just conducted in the wrong manner and it gets out of hand on how these things can be avoided, trying to work on that and what we can do to make it better, a better situation when this happens in the community.

So I don't know what we can do. But I know that there's a better way in which it can be done. Because even when you walk away, you're still put with it because now they have the power to tell you to stop or hold on. And if you keep walking, that starts a whole other issue.

I just think that's something that needs to be done in a better way. I don't know in which way. But I've seen so much that takes place that there has to be a better way of how to do that.

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And outside of that, the gunshots. They took and put these things on every unit to check where the gunshots were coming from. Well, to me, sometimes I think it's a waste because of how the response time comes for them to come.

And then sometimes it can be those officers that are -- not just DCHA, MPD as well, sitting there in places for hours at a time. And even when the gunshots go off, might not start moving until they hear other cars coming in. But I think it would've been beneficial to have given us bulletproof windows because of those things up there.

And then we have all of these cameras, and they're not getting anything. There's been certain situations that have taken place that haven't been resolved because they can't see or something of that nature. But that's where my concern about these cameras and who's watching is a question and concern. And I think if anybody can let me know or let us all know because we're

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all affected by it, how we're going to --

(Simultaneous speaking.)

CHAIRMAN SKINNER: Ms. Matthews, Ms. Matthews, you raised a very serious concern. What I'd like to do, I can have the Chief come to a future meeting and talk about their procedures and how their staffed and how they staff the various properties. But again, thank you for raising that. It is a very serious issue.

MS. MATTHEWS: And if I have a little bit of time, I don't know because --

(Simultaneous speaking.)

CHAIRMAN SKINNER: Your time --

MS. HARDEMAN JONES: Yeah.

CHAIRMAN SKINNER: Your time is already up, Ms. Matthews. It's been over time.

MS. MATTHEWS: I'm over my time?

CHAIRMAN SKINNER: Yes, you're over time.

MS. MATTHEWS: Okay. I'll talk about it with the director. It will be addressed.

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Thank you --

CHAIRMAN SKINNER: All right. Thank you.

MS. MATTHEWS: -- for your time.

MS. HARDEMAN JONES: So that concludes our resident testimony. Now I'm going to move to our non-resident comment section. First we have Bradwell Wills.

CHAIRMAN SKINNER: Willis Bradwell.

MS. HARDEMAN JONES: Willis Bradwell. Okay.

MR. BRADWELL: Hi, good afternoon and thank you. As a landlord, I've been information from DCHA stating that no changes are being made to current and existing contracts. However, the month of May, my rental portion was decreased by \$200.

I never -- myself, I never put in an increase for -- I never put in a request for a rent increase. I was never given any type of notice that the rent was going down. I was never

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given any comps that justify why the rent was decreased out of nowhere.

So I'm just curious as to why the rent was decreased by \$200 randomly and why no type of notice was provided for the decrease. And why no comps were also provided for the decrease in rent. Is this the normal process that goes on with DCHA?

CHAIRMAN SKINNER: So we would have to have someone follow up with you to find out what happened. And we have your contact information. So I'll have one of the staff contact you.

MR. BRADWELL: Okay. Thank you.

MS. HARDEMAN JONES: Next we have Daniel del Pielago. Moving forward.

CHAIRMAN SKINNER: He's not on.

MS. HARDEMAN JONES: Next we have Nathaniel Henry. Moving forward. Next we have William Jordan. Mr. Jordan, I sent you a request to be promoted. If you could accept and *6 to

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unmute yourself.

MR. JORDAN: Good afternoon. I hope everybody is doing well.

CHAIRMAN SKINNER: Good afternoon, Mr. Jordan.

MR. JORDAN: I'm here to talk about Park Morton. So first of all, I'm trying to encourage the Board to really take a more resident focused approach versus the object approach to really counting how resident's lives are improved economically and socially as you review these projects and not just warehousing people in units.

I still hear that emphasis, and I think it's a problem. So I wanted to talk briefly about the Park Morton Phase 1. So last year around this time, notices went out to residents saying, get your paperwork in. We want to get you moved in the building by August of '24.

So now we are telling no one has moved

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in as far as I know the last week or so. And people are being told the 1st of June. So somehow it's taken 10 months to get people moved in after they were told to be ready to get their application and paperwork and move in.

So to me, that's a massive fail. How can you plan your life and do things when that's what's going on? And the process, people have been asked to refill out their paperwork multiple times in order to keep up to date so they can move in.

The rules for moving in and coming back seem to be ad hoc. Or what we're having is trying to force people into not moving back based on what's in their interest but in the places where the agency wants to fit people. And so I've watched a young person basically be penalized for getting a job and put in a more risky situation because they took the time to do what we asked them to do, to do better, in the process, was penalized then.

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So based on that, I'm going to go back to my recommendations that I basically make every time. But I've got a new one. I think Park Morton could be moved from the Committee on Capitol Projects to the Committee on Resident Services to send a message that this is resident focused. The Capitol Project committee just want to do bricks. And they're not really holding the agency accountable.

Second, I think the project itself, the Park Morton project, needs to be moved directly under the director. Capitol programs is just not getting it. Third is we're going through all this Trump stuff and I haven't heard a plan for how residents are going to survive this.

What is the plan for residents? We should be in a position no matter who's in office for residents to do better. What is the resident plan? They're getting hit by Medicaid. They're getting hit by all kind of places and it's not

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just housing.

And then finally, I said earlier, I need to really hear some resident, economic, social metrics from the agency and demand it from the Board. I should know how many residents have improved their income, their family status, not just how many bricks we moved around. So thank you, and I'll continue to bang that until we get a resident focused approach. Thank you.

CHAIRMAN SKINNER: Okay. Thank you, Mr. Jordan. Some very good comments.

MS. HARDEMAN JONES: So Chairman, that concludes your resident and non-resident testimony for today.

CHAIRMAN SKINNER: Okay. So I want to thank all of you who came on and presented testimony. It's very important for the staff and Board to hear comments and issues brought up by the general public. And we will try to be as responsive as possible and focusing on those comments.

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Thank you. Now we're going to move on to our committee reports. And I'm going to start with the Budget and Audit Committee. Commissioner Reed, I know you have to leave early, so I wanted to get you in.

COMMISSIONER REED: Thank you, Chairman, and good afternoon, everyone. We had a pretty brief meeting this month where we really just focused on looking at where we were in terms of just sort of budget to actuals for the year. Heather gave us a status update on how they are implementing both the recommendations from the most recent audit as well as the technology process improvements that are ongoing.

We also spoke about -- and this is just a reminder. I mentioned this last meeting as well. Summertime is when Heather works with the DCHA team to build the budget for the upcoming fiscal year.

And so we should expect to begin discussions I think around August and then coming

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to the Board for approval in September for FY '26. And that's all I have, unless Commissioner Clay or Commissioner Lee, you have anything to add. Thank you.

CHAIRMAN SKINNER: Any questions from any of the other Commissioners?

(No audible response.)

CHAIRMAN SKINNER: Okay. Thank you. So let's move on to the Resident Services Committee. Commissioner Blackson chairs that committee.

COMMISSIONER BLACKSON: Good afternoon, everyone.

CHAIRMAN SKINNER: Good afternoon.

COMMISSIONER BLACKSON: I am Denise Blackson, the Chair of the Committee on Resident Services. And I just wanted to share we were focused this month on the Move to Work Plan at the last meeting, the proposed Move to Work Plan for FY '26. And it was well attended.

I want to thank Nicole Barrett for her

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great presentation, DCHA policy. She's the director on policy and the Move to Work Program. In case those of you who don't know, she is new to DCHA for about six months now.

We had the pleasure of her presenting to us. And also at this Resident Service Committee meeting. We had a resident leaders, their prior leaders, and current leaders to attend to hear about the proposed plan and share and get input on the plan.

And it was well received. That's what our focus was this month just on Move to Work and as always a presentation about Office of Resident Services, sharing the many programs and resources and training that they are hosting at the Enhancement Center. So that's all I really have. I'm not sure. Is Ms. Harris on, Commissioner Harris on?

MS. HARDEMAN JONES: No.

CHAIRMAN SKINNER: No, I don't believe she's on.

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COMMISSIONER BLACKSON: Okay. So she attended this committee meeting. She's actually on the board, but she was there at that meeting. I just want to say leaders was well engaged in that. And the other thing the committee focused on is the Block by Block where we will have another presentation from Nicole on the Move to Work Program.

(Simultaneous speaking.)

CHAIRMAN SKINNER: When is the next Block by Block meeting?

COMMISSIONER BLACKSON: The next Block by Block is next week on Thursday on the 22nd of May, 10:00 to 4:00. And leaders are always welcome as well as Commissioners. And we opened this up to a couple of former leaders that are still advocates for the community. We've had them attend some of the Resident Service Committee meetings as well as the leadership meetings online.

CHAIRMAN SKINNER: Okay. Thank you.

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(Simultaneous speaking.)

CHAIRMAN SKINNER: Thank you,
Commissioner Blackson.

COMMISSIONER BLACKSON: Yes.

CHAIRMAN SKINNER: Then Capitol
Projects Committee, I know Commissioner Murphy
chairs that committee is not here. And I don't
think there were any resolutions from that
committee at the last meeting. So with that,
we'll move on to the Operations and
Administrative Services Committee chaired by
Commissioner Jones.

COMMISSIONER JONES: Okay. So Admin
and Op had a meeting on May 2nd, a virtual meeting
on May 2nd. One of the topics that was -- I
would say was the highlight of the meeting was
the ACOP. So we talked about it and we talked
about it --

(Laughter.)

COMMISSIONER JONES: -- and we talked
about it and how to present it and the residents

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having an opportunity to present their comments. So today there's a resolution to extend the current ACOP until -- to allow for additional comments. And there was one other resolution discussed during that meeting and I believe to date it's going to be two other resolutions we're sending to the Board later on in this meeting. And our next meeting is May 30th.

CHAIRMAN SKINNER: So with that, I'll just move in to the resolution. The first one is Resolution 25-11 regarding the Publication of the Eighth Emergency and Proposed Resolutions for the Admissions and Continued Occupancy Plan. And our General Counsel, Amy Glassman, is going to present that resolution for us. When I talked about it earlier, I think I got it wrong in terms of what we were doing. But I'd like for this to be final at some point. This is the eighth iteration of the ACOP.

MS. GLASSMAN: So yes, so as was stated earlier, we had planned to come today to

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ask the Board to approve a new ACOP. But after receiving the resident requests to extend our public comment period for longer, we have -- as was stated earlier, we agreed to do that for the new ACOP. So it's going to be extended for an additional 45 days.

But that means that we have to extend the current ACOP because it will expire in later May. So what we are coming to ask you to do is to vote to extend the current ACOP under emergency regulations that will technically extend it for another 120 days. But it is not our intent to do that, right? We will plan to -- the plan is to, after this public comment period, after this additional 45 days for folks to submit written comments, we will come back to the Board likely at the July meeting, I think this is July 9th, and ask for approval of the ACOP. So that's the plan with this additional public comment period.

CHAIRMAN SKINNER: And again for the

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general public and particularly residents, we will be approving a new ACOP in July. But the ACOP will be updated annually. So if you still have concerns and issues, comments, you'll have another opportunity next year to bring those forward to the staff and to the Board.

MS. GLASSMAN: Well, just -- I mean, just to -- technically, the approval that we will ask for in July is to approve the new ACOP as emergency and proposed regs. So there will actually be an additional -- I know. There will actually be an additional public comment, 30-day public comment period at that point.

So there's actually another bite at that apple for the new ACOP at that point. But yes, to your point, I mean, we really -- our goal is to update this document every year. And it's -- so that it's a living document.

We will have HUD requirements to update, I'm sure. But one of the things that we've seen in the comments received so far is

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that people have comments about existing -- many comments about existing policies. And some of those, we don't feel comfortable changing and some of them could be considered for future revisions as well, so annually.

CHAIRMAN SKINNER: Okay. Thank you. Any questions or concerns from the Board before we consider the resolution?

COMMISSIONER SILLA: We debated this extensively.

(Laughter.)

COMMISSIONER SILLA: And one of the things that we talked through was it really feels like people do not feel heard. And so how are we going to simplify our communication with people so that they understand that we are hearing them? And so we even debated whether this should be 90 days or whether 45 days would be sufficient. And so talk through just kind of how we need to improve communication so that we can go through with 45 days instead of a 90-day

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time period.

MS. GLASSMAN: And we're working on some -- we're working on an additional communications --

CHAIRMAN SKINNER: Right.

MS. GLASSMAN: -- document to that end that will be shared with the residents in an effort to help with that communication because I think the brief summary of some of our discussions was that I think a lot of what was commented on, as I said, is existing policy. And a lot of the changes are really in many ways resident positive changes for our residents, gives them a little more flexibility or a little more freedom from some regulations. But we want to work on that messaging so that it's more clear.

COMMISSIONER CLAY: Can I ask a question about that? In terms of making sure that they are being heard and that we're hearing what their comments are, will we -- when we do have that final to vote on, will we be able to

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get somewhat of a summary of resident comments, how many in total you receive, the percentage of -- because the percentage of -- because I think last time we found that there were a lot of comments on very specific areas. And so it'd be helpful to kind of know what are the main concerns and how do we -- what was the outcome in terms of how it's reflected.

MS. GLASSMAN: Short answer is yes. We have already been working on summary documents of both the -- there was sort of a collective resident leader comment that was already received on this. So we've already been working on a summary document responses to all of those as well as we received some collective advocate comments as well as some individual comments.

So we're working on all of that. And so we can try to give you -- I think last time, there was some very high level summaries. But we're also looking on what I'll call sort of a specific, like, side by side matrix. Like, you

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said you would prefer for this to be 80 days instead of 90 days and this is our response and why, that kind of detail as well. So we'll have both. You can have the long version and the short version.

COMMISSIONER CLAY: Will we have -- just a thought. Would it be helpful to do an education symposium before the July vote or something where we can really kind of dig in on that? I don't know if other Board members would also find that helpful. But I think it would be helpful to kind of dig in on what those comments were to make sure that we know and that we're making a really informed vote.

MS. GLASSMAN: I mean, we certainly can. We had done a bit of an education symposium on the ACOP I think last year before we sort of cut it out. So we can do a part 2.

COMMISSIONER SILLA: But focused on the comments?

MS. GLASSMAN: Yeah, I think we can

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do that.

(Simultaneous speaking.)

CHAIRMAN SKINNER: And how we responded to those comments.

COMMISSIONER CLAY: Yes, yeah, yeah, yeah. I think it would be helpful.

MS. GLASSMAN: We can do something like that. It would just be definitely more educational than policy discussions. But yeah, we can do that just in terms of role for educational symposiums, yeah.

MR. PETTIGREW: And just as an FYI, the Board meeting is July 9th. That's going to be tight because you're right around 4th of July too. And to get you guys the comments that will be substantive is probably going to happen at the very end of June or that first week in July just from a scheduling standpoint. That's all.

CHAIRMAN SKINNER: Okay, okay. All right. We can handle it.

COMMISSIONER BLACKSON: And I'm going

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to share that the ACOP plan was discussed and we did a presentation to the resident leaders at last month's resident service committee meeting as well. And she also did a presentation to the resident leaders at the Block by Block meeting. A lot of times when leaders are invited to the Block by Block, those who are not in attendance miss a lot of great information that we are in partnership with DCHA in educating the meetings as well as any Commissioners that's welcome to attend.

So a lot of times, people don't know what actually take place in the Block by Block meetings. We are constantly sharing concerns with DCHA in collaboration on what's wanted in the ACOP plan, how long we think the ACOP should be extended? Forty-five days is a start. Three months was the recommended.

The last director's term, we shared these same concerns that three months was better just to understand the language and what's

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actually happened with the ACOP plan. That determines the livelihood and policy of residents. So just for the record, this is Commissioner Blackson. I just wanted to share that.

CHAIRMAN SKINNER: Okay. Thank you, Commissioner Blackson. Okay. With that, I'll entertain a motion to approve Resolution 25-11 to extend the ACOP.

COMMISSIONER LEE: So moved.

CHAIRMAN SKINNER: And second?

COMMISSIONER SILLA: Second.

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

MS. HARDEMAN JONES: Sure.
Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN JONES: Thank you.
Commissioner Lee?

COMMISSIONER LEE: Yes.

MS. HARDEMAN JONES: Thank you.

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Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN JONES: Thank you.

Chairman Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN JONES: Resolution is approved.

CHAIRMAN SKINNER: Okay. So next we have -- there are two resolutions, 25-12 and 25-13, where staff is asking the Board to approve consulting services to help with both public housing operations and Housing Choice voucher

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operations. And I'm looking at Ms. Wickliffe who I think is the expert on these two proposed contracts. So I'm going to ask her to talk about Resolution 25-12 --

MS. WICKLIFFE: Okay.

CHAIRMAN SKINNER: -- regarding public housing.

MS. WICKLIFFE: Yeah, so 25-12 is authorizing execution of a contract for public housing. And these consulting services will assist in capacity building for our staff. As you know, when Director and I came on, there's a backlog of recertifications.

As Ms. Townes stated, ledgers need to be reviewed and reconciled. So this consulting services will help in this capacity, building with the staff. Staff needs to keep moving, their current load moving.

And going forward, this is going to assist us in the backlog. Also as Director talked about, we know that the wait list -- public

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housing wait list needs to open soon. So the consulting services as well will assist us in the opening of the public housing site base wait list and management of that.

So they received three proposals. I'm looking at this two scored that met all the qualifications and meet the needs. And we would like to award contract for the two consultants to assist in capacity building on the public housing side.

COMMISSIONER DICKERSON: Could you tell me who the consultants are?

MS. WICKLIFFE: Sure. It is All Housing Consultant and McCright & Associates, LLC, both experienced in public housings.

CHAIRMAN SKINNER: I was going to ask you. Are you familiar with these two companies? Because I've been around a long time. I've never heard of either one of them.

MS. WICKLIFFE: I'm familiar with All Housing Consultant. They actually had been

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helping us out on some of the emergencies before. McCright, I'm familiar with the people. When we reviewed this election advisory committee that I know they've been in the industry. It's the first I've heard of the company.

CHAIRMAN SKINNER: Okay. So my only concern is just making sure that you really monitored the consultants and keep track of the work that the consultants were doing versus the work that the staff is doing. And there's a clear line of demarcation. The staff is going to be focusing on current issues and moving ahead while the consultants are cleaning up some of the old stuff.

MS. WICKLIFFE: Yes, and Carolyn, Senior VP, will be overseeing this one --

CHAIRMAN SKINNER: Okay, okay.

MS. WICKLIFFE: -- from the property management side.

CHAIRMAN SKINNER: So --

COMMISSIONER CLAY: And I was just

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going to add to that. Some type of defined metrics that really says this is what the backlog is, this is how much they're clearing on a periodic basis so that it can really be tracked.

MS. WICKLIFFE: Yes, and we are tracking that.

(Simultaneous speaking.)

MS. WICKLIFFE: We have that. We'll track that. And we can provide that.

COMMISSIONER CLAY: Okay, great. Thank you.

COMMISSIONER SILLA: I guess I might be a little bit confused. So I want to make sure I'm looking at the right resolution. This distinction that we're making with, like, the backlog versus ongoing work because I thought that they were going to be -- like, from the scope of work, it looks like they're going to be helping us with, like, managing the wait list and things like that which we -- like, that's actually a future thing. So I wanted to make sure I was

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understanding the scope of work.

MS. WICKLIFFE: Yeah, you understand. So when I explained it, it was backlog, then the opening of management, other wait list. So that's not the backlog. So it's separate scope items that they will be assisting and they will be managing.

COMMISSIONER SILLA: Yeah.

CHAIRMAN SKINNER: Yeah, I was focused on the backlog.

(Simultaneous speaking.)

CHAIRMAN SKINNER: They're doing some additional things.

COMMISSIONER SILLA: Yeah, because I'm focused on the future and very excited that you will be able to get the support that you need. And I mean, I think we've talked about, like, staffing and hiring and how difficult it is to staff up. So very grateful that you are going to be getting this additional capacity.

CHAIRMAN SKINNER: Any of the

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Commissioners online have any questions? Okay.
Hearing none --

COMMISSIONER SILLA: I did have a
caveat, though.

CHAIRMAN SKINNER: Okay.

COMMISSIONER SILLA: So I wanted to
emphasize that -- and I know that this was
something that happened previously. But I had
asked for just in terms of, like, property
management for the Housing Authority portfolio
that we be thinking about what are the needs for
improved management. And when I asked, this
wasn't something that had been flagged.

So again, as you are especially new
and leading up the division as you are noticing
that you have gaps and need to be procuring
services that, like, we have a heads up that this
is coming down the pipeline. I really
appreciated that the executive director's report
actually is itemizing what the procurement
pipeline looks like. So I think we're moving in

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that direction, but I wanted to flag that. Like, when I had asked that question, nobody mentioned that this kind of support was being mobilized and that we were procuring for something like this. So I wanted to note that.

MS. WICKLIFFE: Right. So I'll just -- in the committee meetings generally on the procurement section, like, this has been out there for a while. So we'll do better in explaining with the procurement. I know we run out of time a lot of times.

COMMISSIONER SILLA: Yes.

MS. WICKLIFFE: So we start from the back and the front. But we'll be sure to -- Carolyn in the future -- just to lay out the procurement needs and what's out there and what's coming.

COMMISSIONER SILLA: Thank you.

CHAIRMAN SKINNER: Okay. With that, I'll entertain a motion to approve Resolution 25-12 to authorize a contract for public housing

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consultant services.

COMMISSIONER DICKERSON: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER JONES: Second.

CHAIRMAN SKINNER: Can I have a roll
call vote, please?

COMMISSIONER JONES: Sure.
Commissioner Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN JONES: Thank you.
Commissioner Reed?

COMMISSIONER REED: Yes.

MS. HARDEMAN JONES: Thank you.
Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN JONES: Thank you.
Commissioner Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN JONES: Thank you.
Commissioner Lee?

COMMISSIONER LEE: Yes.

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MS. HARDEMAN JONES: Thank you.
Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN JONES: Thank you.
Chairman Skinner?

CHAIRMAN SKINNER: Yes.

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

CHAIRMAN SKINNER: Okay. And then
similarly Resolution 25-13 is to engage
consulting services to assist with the Housing
Choice Voucher Program. And again, I'm going to
ask Ms. Wickliffe to --

MS. WICKLIFFE: To take this on. All
right. So 25-13, very similar to 25-12, capacity
building. This is on our voucher side, of
course.

So again, this will assist in backlog
of recertifications. We're definitely tracking
them. This will allow staff to continue to march
forward.

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What we would like is for our staff to work on the current workload but also get ahead. We keep catching up. We're trying to play catchup. We haven't caught up on some of the recertifications and backlog date back to COVID.

So we understand the challenge and barriers that our staff have. So we know that bringing extra capacity is what's needed to get this caught up so they can focus on their current workload and going further. And again, this will be backlog of recertifications.

This also can assist in any R-F-T-As or RFTAs that we call them that are past what we like to process in 30 days. So it's really helping with anything that is not currently meeting the standards that we would like to see of the Housing Authority. So again, this was five respondents and four are being awarded.

These firms are CVR Associates, Allecca, McCright, and All Housing again. I've seen -- everyone, again, I'll just say McCright

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was the first one. The staff I've seen on there, it's the first time I've seen the company.

But we have worked with a couple of these already. And they've helped us out in many ways. So familiar with these, if not the company, the people. Seen them in the industry.

CHAIRMAN SKINNER: Questions from the Board?

COMMISSIONER SILLA: Yes.

CHAIRMAN SKINNER: Commissioner Silla?

COMMISSIONER SILLA: So I'm hoping that although this is supporting HCVP that a part of the workload and where folks can really make a difference is also the LRSP applications. So I want to, like, hear from you that they will -- this is not limited to just the HCVP vouchers but that it also includes all of the other vouchers that Anton and his shop is processing. That's first.

MS. WICKLIFFE: Okay. All right.

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COMMISSIONER SILLA: And then the second, I want to piggyback on Commissioner Clay's comments about, like, metrics and what we are driving towards. While I appreciate, like, all of the ways in which we're visualizing and sharing data, especially in the detailed portion, one of the things that is missing is, like, what are the metrics or the benchmarks that the team is working towards, right? So you're showing us what that output is on a weekly basis. But we're not getting a sense of for each application how much time is elapsing. And are we within our metrics or benchmark for the different process steps and for getting somebody through the process as a whole --

MS. WICKLIFFE: Okay.

COMMISSIONER SILLA: -- right? So if we can establish those especially for our contractors and make sure that they're helping us meet those benchmarks, that would be amazing.

MS. WICKLIFFE: Yes, so we do have

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those established. We will ensure to create some slides on the operation committees and give out to the rest of the Board on that and what we're working toward. So on the first part, this funding actually is voucher funding.

But this does mean that the local program will not benefit. So if the consultants are coming on capacity building, that does free up possibly some staff on the local side. But both programs are on our radar and will be.

CHAIRMAN SKINNER: So when you say voucher funding, you mean that it's federal.

MS. WICKLIFFE: Federal, sorry. Federal voucher funding or federal program.

CHAIRMAN SKINNER: Okay. Which I guess technically not supposed to use --

COMMISSIONER SILLA: So they'll create capacity because --

MS. WICKLIFFE: Right.

COMMISSIONER SILLA: -- they'll take work off of --

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MS. WICKLIFFE: That's correct.

CHAIRMAN SKINNER: Right.

COMMISSIONER SILLA: -- Anton's staff because this staff will not be working on LRSP vouchers.

CHAIRMAN SKINNER: Right. That's the ideal situation.

MS. WICKLIFFE: Yes.

CHAIRMAN SKINNER: Any other questions? Anyone online? Board members online?

(No audible response.)

CHAIRMAN SKINNER: Hearing none, can I get a motion to approve Resolution 25-13 for consultant services for the Housing Choice Voucher Program?

COMMISSIONER BLACKSON: Motion.

CHAIRMAN SKINNER: Second?

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: Roll call vote.

MS. HARDEMAN JONES: Sure.

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Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Lee?

COMMISSIONER LEE: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Reed?

COMMISSIONER REED: 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

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resolution is approved.

CHAIRMAN SKINNER: Okay. Thank you very much. So we do have something that we need to discuss with our attorney. So I'm going to ask that we go into executive session.

And I'm going to recommend that the Board move to close this meeting pursuant to D.C. Code 2-575(b)(4A) and (b)(10) to discuss and to consult with our attorney to obtain legal advice and to preserve the attorney-client privilege between our attorney and this body. So we need to do a roll call vote in order to close this session. So I'm going ask for a motion to close the session.

COMMISSIONER SILLA: So moved.

CHAIRMAN SKINNER: Second?

COMMISSIONER DICKERSON: Second.

CHAIRMAN SKINNER: Second, okay. We need a roll call vote.

MS. HARDEMAN JONES: Commissioner Silla?

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COMMISSIONER SILLA: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Reed?

(No audible response.)

MS. HARDEMAN JONES: Commissioner

Dickerson?

COMMISSIONER DICKERSON: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Lee?

COMMISSIONER LEE: Yes.

MS. HARDEMAN JONES: Thank you.

Commissioner Jones?

COMMISSIONER JONES: Yes.

MS. HARDEMAN JONES: Thank you.

Chairman Skinner?

CHAIRMAN SKINNER: Yes.

MS. HARDEMAN JONES: This meeting is

now closed.

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CHAIRMAN SKINNER: So before you close, we will return at let's say 20 minutes which would be 2:40. So we'll reopen the meeting to the public at 2:40. And with that, this meeting is closed.

(Whereupon, the above-entitled matter went off the record at 2:19 p.m. and resumed at 2:45 p.m.)

CHAIRMAN SKINNER: Okay. Welcome back. This is a reconvening of the DCHA Board meeting for Wednesday, May 14th. And the time is now 2:45.

The next item on our agenda was Commissioners' time. And we'll go around and ask each Commissioner if they have something to say or issues they want to talk about. Let me start out by mentioning a bit of sad news and that is we're going to be losing one of our Commissioners, Commissioner Lee who's our Vice-Chair, has taken a position which potentially would be a conflict with her position here at

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DCHA. So she is going to be leaving us and today will be her last meeting. So I'm going to ask her to say a couple words.

(Laughter.)

COMMISSIONER LEE: It has been a privilege to serve on the Board with the Housing Authority. And I first want to say that I wish the residents the very best. Second, Executive Director Pettigrew and the entire team here, I wish you all the absolute best.

You all have done a tremendous amount of work over the past year and few months. And there's still a lot more to be done as we each month discover the things that you're trying to do to push forward while simultaneously working on things that happen and preceded you but have an impact today. It's not easy.

And I just want to take my hat off and just recognize that it's not easy walking in your all shoes. But keep pushing forward. Keep pushing forward.

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And then to my fellow Commissioners, it has been really great working with this team. The thing that stands out most to me is that we have a great group of Commissioners that all bring something different to the table, a different expertise, a different perspective. We don't always agree.

But what I really appreciated most about this group is the respect amongst one another. I think it has been exemplary in terms of how a Board should behave and how you work together as colleagues despite your differences but with a focus on the mission and on the end impact. And so with that said, again, it has been a privilege and an honor, and I wish everyone the best.

CHAIRMAN SKINNER: So Commissioner Lee, I just want to thank you for your contributions over the years and for your being about to as Vice-Chair stand in for me on a couple occasions when I was not able to make meetings.

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But I most importantly value your input when I've called you late at night and wanted to talk about an issue. You were always there and always responsive. So I just wanted to let you know how much I appreciate you and look forward to working with you going forward because I'm sure we'll be touching base along the way.

COMMISSIONER LEE: Yes, yes.

CHAIRMAN SKINNER: Anyone else want to --

COMMISSIONER DICKERSON: Well, it has been a great pleasure serving with you too. You can't let the preacher get without --

(Laughter.)

COMMISSIONER DICKERSON: -- praising God for you and praising you for you. Yeah, we came in at a difficult time. And you helped guide us and were part of how we been able to gel together and come up with what's best for the agency and for the people we serve. And your heart is there and I hope we can get somebody

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that kind of comes close. But I know we won't get anybody --

(Laughter.)

COMMISSIONER DICKERSON: -- that's at this level. So thank you so much for all that you've done.

COMMISSIONER CLAY: I will just also say I certainly appreciate your leadership. Congratulations also.

COMMISSIONER LEE: Thank you.

COMMISSIONER CLAY: But it's been fantastic, as you mentioned, being a part of this Board with watching your leadership. It has really been fantastic. So thank you.

COMMISSIONER LEE: Thank you.

COMMISSIONER SILLA: It's been a really interesting watching you balance a lot because I think you had a change in -- a shift in your job and work early on soon after I joined the Board. And so now you're shifting again. So it's very inspiring to watch as well. And so

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thank you.

COMMISSIONER JONES: It's been a pleasure.

(Laughter.)

COMMISSIONER JONES: You know our committees haven't, like, crossed. But I do appreciate working with you, meeting you, and trying to move forward with affordable housing for the District of Columbia. So, thank you for all that you do.

COMMISSIONER LEE: You're welcome.

MS. WICKLIFFE: And I'd like to say thank you too.

(Laughter.)

MS. WICKLIFFE: I'll be short and sweet.

MR. PETTIGREW: Wow.

(Laughter.)

MR. PETTIGREW: So since she's short and sweet, let me just say from that very first

--

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(Simultaneous speaking.)

COMMISSIONER

BLACKSON:

Congratulations and I'm wishing you the best on your future endeavors. Thank you.

COMMISSIONER LEE: Thank you. Thank you.

MR. PETTIGREW: And from that very first breakfast, I appreciated your support. And I just want to say that you've been a staunch supporter of me and a sounding board. So I knew that breakfast that you would be my rock.

(Laughter.)

CHAIRMAN SKINNER: So any other comments? Commissioners' comments? So Commissioner Clay.

COMMISSIONER CLAY: Thank you. I just want to just mention I think it was Mr. Jordan has spoke about really thinking beyond just how we house the residents, kind of that whole completeness of their growth and experience. And I think it resonated with a lot

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of us. I saw heads nodding, and I think that's important.

I would love to see at some point how we can start to look at it, whether it be metrics or any kind of information if we can start to look at to start to think about how do we think that way. And I know that especially me sitting on budget and finance as well as capital projects. We always want to hear about how do - - what are the residents saying about this development or what are their thoughts. But we aren't asking those questions often about their experience and their growth. And so I would love to find out how we can incorporate that somehow in our discussions in future meetings.

CHAIRMAN SKINNER: And that issue also resonated with me, and I was going to bring it up later to staff in terms of how we try to just focus on resident outcomes. Looking at how residents have improved their lives by working with us. We have in addition to housing people,

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I know we have a number of programs, educational programs, other types of programs.

But I guess many years ago when they first started demolishing the old high rise public housing, there were a couple studies that were done sort of tracking the lives of people who had been displaced and what happened to them afterwards. I'm not sure if we could do something like that. But I think we need to at least think about what it is we can do to sort of track people's lives and hopefully progress as they become more and more self-sufficient over time. And we can hire somebody or some kind of researcher or think tank who may be able to do some studies like that.

MR. PETTIGREW: And we can pull from different sources. You got SFS program. We employ folks, number one. We bring services now during the summer programs and even the winter programs. So there are a lot of things that are going on that we can sort of pull together and

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package it. So yeah, let's find someone that can pull that together for us.

CHAIRMAN SKINNER: Right.

COMMISSIONER DICKERSON: No, you.

COMMISSIONER SILLA: This line of questioning reminds me of Section 3 as one --

CHAIRMAN SKINNER: Yeah.

MR. PETTIGREW: Right.

COMMISSIONER SILLA: -- because one component of all of this is work and employment and the ability to earn money, mobility. And I thought -- and forgive me if I'm misremembering. But at some point, there was talk about the lab supporting with a comprehensive assessment --

MR. PETTIGREW: It was.

COMMISSIONER SILLA: -- to help identify resident needs. So --

MR. PETTIGREW: Yeah.

COMMISSIONER SILLA: -- I'm glad. I was, like, am I reaching?

MR. PETTIGREW: No, because I had that

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conversation with him when I first got here. And then everything else fell on me. But we can revisit.

MS. WICKLIFFE: I think we talked to capacity for them. They didn't have the capacity.

MR. PETTIGREW: But remember also -- what was the other company that came in to see me? Because they had already --

COMMISSIONER SILLA: I want to say Urban something.

MR. PETTIGREW: Urban Atlantic, Urban Atlantic. Right. So yeah, we'll circle back. We have some sources that we can tap into.

COMMISSIONER SILLA: And then the other piece that I'm also remembering and thinking about because I just also encountered them at a harm reduction summit is the healthcare provider. I'm forgetting --

MR. PETTIGREW: C3 Cares?

COMMISSIONER SILLA: C3 Cares, right.

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Like, I think that there are things that -- I was really surprised when I heard that feedback, especially because --

MR. PETTIGREW: What feedback?

COMMISSIONER SILLA: The feedback about, like, where we're housing people because from my perspective what I hear from you consistently is about community and how do we create community and make sure that we are threading community not just within the property but also as a good neighbor to all of the adjoining community. And it felt, like, it feels to me at least personally, like, just listening to you that you're not only in tune with the health of residents as your residents. But you're also actually actively thinking about what is my impact on the neighborhood.

How are my residents interacting with the neighborhood? How are we a resource to the neighborhood? So this idea about warehousing just felt off to me which means that, like, we're

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not communicating or your team is not communicating your approach, your perspective, and how that's playing out on the ground. So I was thinking how do we uplift some of the work that is happening. How do we help combat this myth that you are not concerned and your team is not concerned about community more than just, you know, units.

COMMISSIONER DICKERSON: Yes, and I haven't heard one thing that says you want to keep people trapped in poverty or keep people trapped in low income. I hear and I see your examples. We're living examples here.

And I think what I would hope is that I know that it's been done before and we're doing it. But, like, creating a continuum where people can go to the furthest extent of their own potential and supporting that. It's not everybody can become a homeowner, but some people can.

Not everybody can get a college

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degree, but some people can finish high school. Not everybody can have 100,000 dollar job. But they can get -- so that's the spirit that I think you bring that is very important.

I know the way I grew up, I was born into a caste system. And there was no expectation for us except to repeat what these people I was born to and this environment was. And that's just a lie.

And that's just it's ingrained and it has to be worked as you well know to help people know this and that they can go further and that there's opportunity and that there's a push. I know when you grew up in public housing, there probably were people who were in public housing who said, no, we're not stopping here. This is a first stop to move on.

I think that's not something people have forgotten about it or at least not -- it's not something that we ought to not continue to lift up and the community that we create, et

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cetera. And I know there's a whole variety of people that live in public housing like anywhere else that are at different places in their lives. I just think we have some expectation and we create some kind of a structure that has a continuum where people see other people actually doing it.

And that's my experience with homeownership. Most people have never come from backgrounds where anybody owned a home in their family, not just them. But there was no history there at all, and they were the first generation.

And it's a lie. Like I say, we're born into this and it's reinforced in us. And you have to dispel that. You have to get that out. What I would love is see that potential of everybody at whatever level. And I really -- or at least the opportunity.

CHAIRMAN SKINNER: Okay. Anything else? If not, then the next --

COMMISSIONER DICKERSON: I have one

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more thing.

CHAIRMAN SKINNER: Okay.

(Laughter.)

COMMISSIONER DICKERSON: Don't ever say anything else, or I will say I've got one more thing to say and then I've got another sermon.

(Laughter.)

COMMISSIONER DICKERSON: I want to give the staff a lot of credit. I really do. And I want to thank you all. And I want to especially -- I'm a disabled --

(Simultaneous speaking.)

CHAIRMAN SKINNER: Commissioner Clay was going to --

(Laughter.)

COMMISSIONER DICKERSON: I really do. And I want to say Alethea helps. I'm very handicapped computer -- you know. So I have to get help with it.

I can do a lot of things, but I hate

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that. And I'm not good at it. But they are so -- she has been so helpful to me and --

CHAIRMAN SKINNER: And patient.

(Simultaneous speaking.)

COMMISSIONER DICKERSON: Yes.

CHAIRMAN SKINNER: And patient.

COMMISSIONER DICKERSON: And very patient and loving and caring. And I just hate because most people aren't, my wife, my kids, all of them. They don't even like -- don't ask me. Get away from here.

So they're really -- it's just a lot of things that go on that are so helpful in these little ways and big ways. And I just want to thank everybody for it. It's a great environment here. It really is.

CHAIRMAN SKINNER: Okay. Commissioner Clay, did you have something?

COMMISSIONER CLAY: No, no. You're good.

(Laughter.)

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COMMISSIONER DICKERSON: I'm sorry
for preaching.

(Laughter.)

CHAIRMAN SKINNER: With that, the
next Board of Commissioners meeting will be held
on Wednesday, June 11th, 2025 at 1:00 p.m. via
Zoom. Information regarding viewing or
participating in the meeting live can be found at
www.dchousing.org. With that, I'll entertain a
motion to adjourn.

COMMISSIONER JONES: Motion.

CHAIRMAN SKINNER: Second? All in
favor?

(Chorus of aye.)

CHAIRMAN SKINNER: The meeting is
adjourned at 3:01 p.m.

(Whereupon, the above-entitled matter
went off the record at 3:01 p.m.)

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