1 FINAL

2 THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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4 THE DISTRICT OF COLUMBIA HOUSING BOARD OF COMMISSIONERS MEETING

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6 WEDNESDAY

7 10, 2026

8 + + + + +

9 The Board met at 300 7th Street SW, Eleventh Floor, Washington, D.C. at 1:03 p.m. EST, Raymond

10 Skinner, Board Chair, presiding.

11 COMMISSIONERS PRESENT:

12 RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner

13 RHONDA HAMILTON, Commissioner
LEROY CLAY III, Commissioner

14 CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

15

16 STAFF PRESENT:

17 NICOLE WICKLIFFE, Interim Executive Director
SHENETTA M. HARDEMAN-JONES, Office of

18 Executive Director Manager
ALETHEA MCNAIR, Chief of Staff

19 GENE SUMMERVILLE, Senior Vice President, Office of Administrative Services

20 ANDREA POWELL, DEPUTY GENERAL COUNSEL

21

COMMISSIONER ABSENT:

22 JENNIFER REED, Commissioner

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

1:03 p.m.

COMMISSIONER SKINNER: Good afternoon and welcome.

My name is Raymond Skinner and I'm Chairman of the Board of Commissioners with D.C. Housing Authority and I call this meeting to order.

This is the regular monthly meeting of the District of Columbia Housing Authority being held today, June 10th, 2026.

This meeting is being held via Zoom video conferencing and the board is here in person and the time is 1:03 p.m.

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

Thank you.

So, today, we've invited members of the public to sign up to speak via our website or those who would just like to view the meeting can do so via the DCHA website link to Facebook Live.

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

1 the opportunity to provide public testimony during that
2 portion of this meeting.
3 However, we do require that members of the
4 public who attend our meetings abide by certain rules of
5 decorum to allow the Board to complete its business.
6 For this virtual meeting, DCHA asks that you
7 remain muted until you are instructed to speak. Anyone
8 who violates these rules can be removed from this
9 virtual meeting. Serious or repeated violations of the
10 rules may result in your being barred from speaking at
11 future Board meetings.
12 However, we do appreciate your interest in the
13 business before us today and I want to thank you in
14 advance for abiding by these rules of conduct.
15 So, as we've said the last couple of months, we
16 are continuing implementation of changes to the Board
17 that are required by the law that was passed last
18 December, as you may recall called the Rental Act. And
19 that law requires that there be two resident
20 Commissioners that are elected to the Board.
21 So, I'm pleased today to report that the first
22 election has been completed and we have a new resident

Board member, Rhonda Hamilton.

She's a resident she's the resident council president at Syphax Gardens and she will assume the position today.

But first, she has to be sworn in, so, at this time, I'm going to ask our Deputy General Counsel, Andrea Powell, to swear Ms. Hamilton in.

So, Commissioner Clay also needs to be sworn in, but before he can be sworn in after his reappointment, he has to first be sworn in by MODA, the mayor's office.

So, he -- once he does that, then he'll be sworn in by the Housing Authority. So, hopefully that will help him next month.

COMMISSIONER CLAY: End of this month.

COMMISSIONER SKINNER: But at this time, I'm going to ask Ms. Powell to swear in Ms. Hamilton.

MS. POWELL: Okay.

Ms. Hamilton, I'm going to read the oath and you can repeat after me, if you raise your right hand and we'll swear you in.

I, Rhonda Hamilton, do solemnly swear.

1 COMMISSIONER HAMILTON: I, Rhonda Hamilton, do
2 solemnly swear.
3 MS. POWELL: That in my capacity as a member of
4 the District of Columbia Housing Authority Board of
5 Commissioners.
6 COMMISSIONER HAMILTON: That in my capacity as
7 a member of Board of Commissioners for the D.C. Housing
8 Authority.
9 MS. POWELL: I will faithfully execute the
10 applicable laws of the United States and the District of
11 Columbia.
12 COMMISSIONER HAMILTON: I will faithfully
13 execute the applicable laws of the United States of
14 America and the District of Columbia.
15 MS. POWELL: And will to the best of my ability
16 preserve, protect.
17 COMMISSIONER HAMILTON: And will to the best of
18 my ability preserve, protect.
19 MS. POWELL: And defend the Constitution.
20 COMMISSIONER HAMILTON: And defend the
21 Constitution.
22 MS. POWELL: And will faithfully discharge the

duties of the office.

COMMISSIONER HAMILTON: And will faithfully discharge the duties of the office.

MS. POWELL: Okay.

I swear that I meet the following requirements of the DCHA Act.

I am a resident of the District of Columbia.

COMMISSIONER HAMILTON: I am a resident of the District of Columbia.

MS. POWELL: I am not an employee of the federal or District government or DCHA.

COMMISSIONER HAMILTON: I am not an employee of the federal government or DCHA.

MS. POWELL: Or the District?

COMMISSIONER HAMILTON: Or the District government.

MS. POWELL: I do not serve on any other District board or commission.

COMMISSIONER HAMILTON: I do not serve on any other District board or commission.

MS. POWELL: Other than an ANC?

COMMISSIONER HAMILTON: Other than the ANC.

1 MS. POWELL: I do not have a spouse, domestic
2 partner, parent or child that is the head of a District
3 department or agency.
4 COMMISSIONER HAMILTON: I do not have a spouse
5 or domestic partner, parent or child that is the head of
6 the District department or agency.
7 MS. POWELL: Or a DCHA employee or an elected
8 official.
9 COMMISSIONER HAMILTON: Or a DCHA employee or
10 an elected official.
11 MS. POWELL: I have disclosed my involvement.
12 COMMISSIONER HAMILTON: I've disclosed my
13 involvement.
14 MS. POWELL: On any private board.
15 COMMISSIONER HAMILTON: On any private board.
16 MS. POWELL: Commission.
17 COMMISSIONER HAMILTON: Commission.
18 MS. POWELL: Or advisory group that may
19 interact with DCHA.
20 COMMISSIONER HAMILTON: Or advisory group that
21 may interact with DCHA.
22 MS. POWELL: I will abide by the DCHA standards

1 of conduct.
2 COMMISSIONER HAMILTON: I will abide by the
3 DCHA standards of conduct.
4 MS. POWELL: I understand as a member of the
5 Board, I am obligated under federal and District law.
6 COMMISSIONER HAMILTON: I understand that as a
7 member of the Board that I am obligated under federal
8 and District law.
9 MS. POWELL: To avoid real and apparent
10 conflicts of interest and nepotism.
11 COMMISSIONER HAMILTON: To avoid real and
12 apparent conflicts of interest and nepotism.
13 MS. POWELL: I understand I'm required to file
14 an affidavit of financial disclosure within 30 days of
15 my appointment.
16 COMMISSIONER HAMILTON: I understand that I'm
17 required to file an affidavit of financial disclosure
18 within 30 days of my appointment with the D.C. Housing
19 Authority General Counsel.
20 MS. POWELL: And to update it annually and if
21 my circumstances change.
22 COMMISSIONER HAMILTON: And to update it

1 annually and if my circumstances change.
2 MS. POWELL: I understand I'm required to file
3 a financial disclosure with the Board of Ethics and
4 Government, BEGA.
5 COMMISSIONER HAMILTON: I understand that I'm
6 required to file a financial disclosure statement with
7 the Board on Ethics and Government, BEGA.
8 MS. POWELL: I will not solicit or accept any
9 gift, payment, or other item of more than nominal
10 monetary value.
11 COMMISSIONER HAMILTON: I would not solicit or
12 accept any gift, payment, or any other item of more than
13 nominal monetary value.
14 MS. POWELL: From any person or entity seeking
15 official action.
16 COMMISSIONER HAMILTON: From any person or
17 entity seeking official action.
18 MS. POWELL: From doing business with or
19 conducting activities regulated by DCHA.
20 COMMISSIONER HAMILTON: From doing business
21 with or activities regulated by DCHA.
22 MS. POWELL: I understand I must complete

1 required training ongoing as a part of my membership on
2 the Board.
3 COMMISSIONER HAMILTON: I understand I must
4 complete required ongoing training as a part of my
5 membership on the DCHA Board of Commissioners.
6 MS. POWELL: All right, you are official.
7 (APPLAUSE)
8 COMMISSIONER SKINNER: Would you like to say
9 anything?
10 And I understand you have a couple of guests
11 that you want to introduce who came here to see you
12 sworn it.
13 COMMISSIONER HAMILTON: Yes.
14 First of all, I just want to say, just I'm so
15 grateful, you know, for all the residents that supported
16 me to allow me to get here and that has been so
17 faithfully in helping and supporting the community
18 because I know it's been a lot going on.
19 So, I'm very grateful to be able to represent
20 them and to be one of their voices for the things that
21 they're concerned with and want and need help and
22 assistance with.

1 I'm also I'm grateful to be a part of this
2 Commission and looking forward to working with everyone,
3 although I see it's so familiar faces on folks that I've
4 worked with already.
5 I'm also thankful to be joined here by my big
6 sister, Lasean, my pastor, Reverend Dr. Kevin C. Hart
7 from Christian Tabernacle, and my wonderful church
8 builder, Ms. Barbara, who came on right here to support
9 me, I'm very grateful for them as well.
10 COMMISSIONER SKINNER: Well, thank you and
11 welcome, we look -- we all look forward to working with
12 you.
13 So, I also want to publicly thank former
14 Commissioner Rosa Burbridge who serves as the Resident
15 Commissioner for the last, what, two, maybe -- I think
16 she's actually three years.
17 So, again, Commissioner Burbridge, thank you
18 for your work and thank you for your contributions to
19 DCHA over these last couple of years.
20 And as I mentioned that we will have two
21 resident leaders who are elected by other residents for
22 the Board.

1 So, Ms. Hamilton is the first one and I'm
2 looking at Nicole in terms of the when will the next the
3 election for the second Commissioner going to --
4 MS. WICKLIFFE: I'm going to look --
5 COMMISSIONER SKINNER: -- be scheduled. Is that
6 been scheduled?
7 MS. WICKLIFFE: Yes, I mean, now we're going to
8 --
9 MS. POWELL: It's scheduled for --
10 MS. MCNAIR: By the end of the calendar year.
11 MS. POWELL: There you go.
12 MS. MCNAIR: By the end of the calendar year.
13 COMMISSIONER SKINNER: By the end of the
14 calendar year? Okay, so we should have another resident
15 Commissioner by that time?
16 MS. POWELL: Mm-hmm.
17 COMMISSIONER SKINNER: Okay.
18 So, now that that's done, at this time, I'm
19 going to ask for a roll call vote to determine if we
20 have a quorum.
21 MS. HARDEMAN-JONES: Sure.
22 Denise Blackson?

1 COMMISSIONER BLACKSON: Here.
2 MS. HARDEMAN-JONES: Thank you.
3 Rhonda Hamilton?
4 COMMISSIONER HAMILTON: Here.
5 MS. HARDEMAN-JONES: Thank you.
6 Leroy Clay?
7 COMMISSIONER CLAY: Here.
8 MS. HARDEMAN-JONES: Thank you.
9 Chris Murphy?
10 COMMISSIONER MURPHY: Present.
11 MS. HARDEMAN-JONES: Thank you.
12 Jennifer Reed?
13 (NO AUDIBLE RESPONSE)
14 MS. HARDEMAN-JONES: Teresa Silla?
15 COMMISSIONER SILLA: Present.
16 MS. HARDEMAN-JONES: Thank you.
17 Raymond Skinner?
18 COMMISSIONER SKINNER: Here.
19 MS. HARDEMAN-JONES: You have a quorum.
20 COMMISSIONER SKINNER: Okay.
21 So, that was your first official action.
22 (LAUGHTER)

1 COMMISSIONER SKINNER: Okay, so, at this time,
2 I'd like the Commissioners to consider the minutes of
3 the May 13TH, 2026 Board meeting.
4 Are there any additions or corrections to the
5 minutes?
6 (NO AUDIBLE RESPONSE)
7 COMMISSIONER SKINNER: Hearing none, I'll
8 entertain a motion to approve the minutes.
9 COMMISSIONER SILLA: Motion.
10 COMMISSIONER SKINNER: Second?
11 COMMISSIONER MURPHY: Second.
12 COMMISSIONER SKINNER: All in favor signify by
13 saying aye?
14 (CHORUS OF AYES)
15 COMMISSIONER SKINNER: Aye.
16 Any opposed?
17 (NO AUDIBLE RESPONSE)
18 COMMISSIONER SKINNER: Okay, let the minutes
19 stand approved as read.
20 Next, we'll have the Executive Director's
21 report.
22 MS. WICKLIFFE: Thank you, Chairman.

1 Good afternoon, everyone, Nicole Wickliffe,
2 Interim Executive Director, welcome, I almost said
3 Rhonda, but so, for many years, since I've been here,
4 you've been great.
5 And we've talked to you at Syphax and we reach
6 out all the time.
7 So welcome, Commissioner Hamilton.
8 And thank you to Commissioner -- or former
9 Commissioner Burbridge, I'm not sure if she's on, but
10 thank you as well.
11 Also, thank you, everyone tuning in and around
12 the table.
13 So, we've been juggling a lot.
14 So, less than 60 days now in the interim role,
15 but over two years here with the Agency, first in the
16 deputy and now the interim ED role.
17 As many, we are all dealing with challenges and
18 the budgets and funding constraints.
19 So, the team has been working very hard.
20 We have received our final budget for fiscal
21 year '26 actually from HUD.
22 And so, with that, we know we have to do some

1 reprogramming ,as we've talked about many months.
2 We do our budget and probably about six months
3 prior to getting the decision from HUD.
4 So, we do ours -- the start of our fiscal year
5 is October, so we got ours approved last September.
6 So, now, the team is working, again, together
7 to just figure out any -- where we have to reposition or
8 repurpose dollars.
9 Let's see what else we got.
10 Also, we're working closely -- so, thank you to
11 the mayor and council members on the local budgets.
12 We are looking to, hopefully, see an increase
13 in security deposit funding on the local side.
14 So, the council and the mayor heard each
15 testimony, and it's looking like we'll have -- it's
16 proposed that we have some additional security deposit
17 funding on the local side.
18 In addition, additional local vouchers as well.
19 On our federal side program for Housing Choice
20 voucher, we are oversubscribed at this time where -- we
21 keep going between 103 percent, 102 percent right now.
22 So again, what that definitely means is, the

1 funding that we receive from HUD on federal vouchers, we
2 have exceeded that.
3 So, generally, every year HUD does give the
4 Housing Authority between a 5 to 12 percent increase on
5 funding.
6 And again, as I just stated, DCHA and many
7 other housing authorities did not receive the increases.
8 And I've talked to a few other groups and
9 individual, and just to put that in perspective, level
10 funding for DCHA means that the funding that we're
11 getting from HUD is actually from fiscal year '24 or
12 calendar year, I'm sorry, '24 from HUD.
13 So, what that means, at the end of calendar
14 year '24, on the voucher side, the utilization rate may
15 have been about 87 percent.
16 So, if you think about that, we're at 104, 103,
17 so, we keep teetering a little bit there.
18 That's the delta of the funding that we're not
19 receiving when we're getting level funding from actually
20 calendar year '25.
21 So, again, our funding is coming from our
22 activity of calendar year '24, unfortunately.

HUD has put out some recent notices, so, hopefully, in those notices, it'll allow the Housing Authority opportunity to apply or present to them our shortfalls on any HAP subsidy.

We're also looking at different cost saving measures that HUD has put out in a notice to ensure that we keep families housed.

The number one goal of the Housing Authority, and I believe from HUD, in reading their notices, is to keep -- if you're housed down, to keep you housed, and that's our goal and that's what we're all pushing toward.

On our public housing side of the house, again, that's federally funded, so, that, again, comes from the budgets that we're receiving in that fiscal year '24 funding.

We are also looking at expenses, and have been for many months, I've come back many months and talked about this again in November or December of '25.

We got a notice that, possibly, you know, we would not receive the increase and the final notice came out, I think, just in the May or June that we wouldn't

1 So, the team has all -- was proactive in that
2 approach and already looking at cost saving measures.
3 How can we reduce in certain areas?
4 So, we've really been doing that and we've
5 definitely made an impact there, but we still definitely
6 still have a ways to go for the amount of funding we
7 didn't receive for all the hard work that the Agency did
8 of leasing up vouchers, bringing units back online to be
9 able to house more families.
10 And I -- and that leads me into our current
11 occupancy numbers and rates, on the public housing side,
12 at the time right now, it appears like our public
13 housing occupancy is decreasing.
14 However, as many know, we are repositioning and
15 rehabilitating many properties, coming soon as we close
16 on our bonds and any of our RAD projects.
17 So, what that means is, the units -- we can't
18 do the work with individuals in the unit.
19 So, as the units become vacant, we are holding
20 those vacants, number one, at properties to make the
21 construction be a rolling move seamlessly and a little
22 quicker.

1 But number two, we have to ensure we have
2 sufficient units for our families already housed.
3 So, we know, again, we cannot do a majority of
4 this -- or actually, probably all this work with tenant
5 in place, so, we will be moving around.
6 So, the reason why we are holding many units
7 right now is because we need to, number one, prioritize
8 our families that are already living in our housing.
9 We will see the up tick in our occupancy once
10 these units come out of construction and once we walk
11 any other units to see if we have dollars to bring
12 others, you know, back online as well.
13 So, that is a work in progress and that number
14 will increase, but right now, we're going through the
15 time that we have to have them offline so that we can
16 rehab them quickly to move our existing residents into
17 those.
18 And then, open up for new opportunities as
19 well.
20 Also, I'm very excited, last week many of us
21 attended the Barry Farms redevelopment of Hillsberry
22 flats, so that was the groundbreaking.

1 Thank you to our speakers, so we had Deputy
2 Mayor Albert spoke, our council member Ward 8, Trayon
3 White spoke, I spoke, and of course, our development
4 partner POAH spoke.
5 So, Hillsdale flats will bring back 90 units.
6 All of the phases are exciting, but this phase
7 right here is a phase that is bringing back up to five-
8 bedroom units.
9 We've heard many individuals say, you bring
10 back ones and twos, what about our larger?
11 So, this is that phase that you will see four
12 bedrooms, five-bedroom units coming back online.
13 In addition, 31 of the units will be subsidized
14 units, replacement units that will be coming online.
15 So, as the Barry Farm redevelopment itself,
16 Asbury was the first building that came online in 2024
17 with 108 total units.
18 Edmondson is due to come online at the end of
19 2026, this year, with 139 units.
20 And Hillsdale flats is the one we did the
21 groundbreaking last week, that is, again, 90 units, and
22 that is set to deliver next year.

1 So, it's Barry farms that whole redevelopment,
2 I understand took a very long time, but now the momentum
3 is there.
4 Every year since '24, a building has come
5 online, which is great, with also deeply subsidized
6 units, replacement units.
7 One of our speakers I, you know, if you
8 Commissioners joined us and former Commissioners were
9 there, so thank you as well, Commissioner Silla and
10 Commissioner Blackson, and former Commissioner Jones, it
11 was great.
12 But also to hear from one of the Barry Farms
13 residents, Mr. Powell. Some people know him as Winko
14 from the junkyard band, but he spoke and I mean, he
15 talked about living there, being displaced, but he also
16 talked about he gained employment, a Section 3
17 employment out of this redevelopment.
18 So, this is truly what these developments are
19 about, right?
20 When we are displacing families, that's not --
21 no one wants to, but at the end, when you see new units
22 modernized, high end affordable housing developments

1 coming back online and also creating jobs.
2 So, just really quickly from one of the press
3 releases, the whole Barry Farms redevelopment, thus far,
4 has created 2,068 construction jobs.
5 In addition, over 60 CBEs, certified business
6 enterprises, were hired, delivering design,
7 construction, and other services.
8 So, again, that's what it's all about in our
9 redevelopment efforts at the different communities.
10 Now, we -- prayer is they don't take that long,
11 right?
12 But again, with the funding and the market
13 conditions, it's very challenging.
14 And that's why, you know, I commend the team
15 and our development partners and constructions because
16 this does take a lot behind scenes -- behind the scenes
17 to make these projects really come to fruition.
18 So, when, you know, people are saying, oh,
19 you've been coming to us year after year, we get it. I
20 completely understand the frustration, but please know
21 it's not because we don't want to get there.
22 There's many areas out of our control that we

1 have to continue to pivot and pivot.
2 We plan for these projects so far in advance,
3 so by the time we really get there to deliver, cost has
4 changed, the market has changed, and now we're trying to
5 figure how can we fund.
6 So, that now leads us over to city funding.
7 So, we're grateful for all the city funds that
8 the Housing Authority receives for capital improvements.
9 We are working on, right now, redistributing
10 those funds, as we hear it's not yet approved yet, but
11 the council is proposing redistribution of some of our
12 D.C. capital funds of about $56.2 million.
13 So, that'll mean future years within '27 to
14 '29.
15 So, us as the Housing Authority, again, we have
16 to now go look at the projects, reprioritize, see if
17 anything is already in the pipeline, how that affects.
18 So, we'll be working on that over the next
19 month or so to also reprioritize and redistribute as
20 well for that.
21 Let's see what else I have.
22 We kicked off our rebuilding communities last

week, last Saturday at Kenilworth.

So, that's our summer event, so our efforts continue year round, but our summer events, it kicked off last week and that was great.

Councilmember Felder joined us, staff, and many of the residents.

So, thank you again.

Just a few things before I wrap up, we have concluded our work on the fiscal year '25 financial audit, so we're waiting for that to be released from DCOIG.

So, once that is released, we can share the results of that.

Also, I'm excited to talk about some technology enhancements to our Yardi system.

The team took me through a tutorial last week. I met with some of the Yardi staff there and we're excited about many of the changes that are coming, transparency, dashboards, just a lot of things that we've heard.

Yardi must have heard it as well because they have an upgrade that they're showing us, it's not live

yet.

So, as we know the time line, we'll be sure to let everyone know our time line as well.

So, I'll open it up for any questions, comments.

COMMISSIONER SKINNER: Questions from the Board, from the Commission?

COMMISSIONER MURPHY: Just one question about occupancy.

Do you -- Director, do you think -- like help manage our expectations, is that number gonna continue to drop and we should be aware of that?

Or do we want to try to kind of hold where we are now? Like where are we headed?

MS. WICKLIFFE: So, my goal is to hold around 5,000 units occupied, I can't guarantee that.

So, I do anticipate it may drop some because as the units of the first tranche properties, as those become vacant, we're going to hold those.

So, and we know that, at this time, most of our moves are just transfers, so, it's going to be a wash there.

1 So, a slight decrease and then a ramp up as
2 these units are completed.
3 COMMISSIONER MURPHY: Okay.
4 And I, obviously, the reason I'm asking just to
5 state the obvious, is they are so precious, you know,
6 and I know we want to maximize their use.
7 And as the IRB renovation projects kind of come
8 into focus, I was just talking to Commissioner Hamilton
9 about, you know, whether there may be some opportunities
10 to sort of have residents stay in place in some of the
11 parts of the properties that aren't being renovated.
12 So, as that comes into focus, it would be
13 ideal, if we could start maybe releasing the holds on
14 some of those units.
15 MS. WICKLIFFE: Yes.
16 COMMISSIONER MURPHY: But I understand that
17 will take a little bit of time, but I just don't want us
18 to be holding units in perpetuity, you know, because
19 they could just be put to such good use.
20 MS. WICKLIFFE: I agree, I agree.
21 And that -- we're working out a plan there
22 because we've got many uses, right?

1 We've got to open up --
2 (SIMULTANEOUS SPEAKING)
3 COMMISSIONER SILLA: So, chopping at the bit.
4 MS. WICKLIFFE: We are managing all --
5 (SIMULTANEOUS SPEAKING)
6 MS. WICKLIFFE: -- patience, trust me, and
7 we're here to house individuals.
8 So, us holding these units offline is
9 unfortunate.
10 Due to the budget constraints, we can't bring
11 more units back online, so, we're also looking at that.
12 What can we do in house? Where can we free up
13 some dollars to now put toward renovating units outside
14 of the first tranche of properties?
15 So, we're exploring all of that.
16 COMMISSIONER MURPHY: And I just do want to
17 highlight the fact that the wait list is down to 337
18 people is extraordinary.
19 And I just think we need to be continuing to
20 say that because this, you know, a lot of us have been
21 around town a long time and we're used to hearing that,
22 but the waiting list is 10,000 people along. It is not

10,000 people along anymore, it is 337 and that is a real testament to some of the progress.

MS. WICKLIFFE: Thank you to the PMO team as well.

COMMISSIONER MURPHY: Yes.

COMMISSIONER SILLA: And thank you setting up a segue.

(LAUGHTER)

COMMISSIONER SILLA: So, I can talk about my favorite topic. Yes, thank you, thank you.

I think -- this is Commissioner Silla.

My day job, my full-time job is Director of the Interagency Council on Homelessness, responsible for governance and strategic planning for the homeless services continuum of care in the District.

And I am very grateful and really looking forward to when we can open the public housing wait list when some of these units can come online.

And just, you know, my community is chomping at the bits.

We are working on an action plan that says, we need to give our agencies a little bit of time to let

1 the dust settle on the budget conversations.
2 But we do need the Housing Authority at the
3 table and orienting the homeless services continuum of
4 care on what we can expect, how we can work together
5 around the wait lists, the homeless preference, what's
6 reasonable to expect, just so we know and have like some
7 transparency around that.
8 And so, if we're barking up the wrong tree in
9 terms of the number of units that we can get in the
10 future, you know, that'll help level set expectations as
11 well.
12 So, grateful that the Director and PMO,
13 Carolyn, that we will, you know, that we've -- we
14 discussed and are talking towards what is it that we can
15 bring to the community in August?
16 What is it that we can uplift in September?
17 So that folks have a sense of what they're
18 walking into the next fiscal year reasonably expecting.
19 And I'm greatly appreciative that Daniel is in
20 the room as well as someone who's, you know, going to be
21 responsible for bringing units with whatever funding is
22 available.

1 So, just really, really grateful for just the
2 support and the rallying and the understanding that --
3 and the transparency that you have offered us in terms
4 of just working through these details.
5 So, thank you.
6 COMMISSIONER SKINNER: Any other questions for
7 the interim Executive Director, Commissioner Blackson?
8 COMMISSIONER BLACKSON: Yes.
9 I just wanted to say, that is often a question
10 that is asked about when will the wait lists open up?
11 So, we get that every time we're out at events
12 or wherever I'm at, I hear that question, just to
13 piggyback on what Commissioner Silla said.
14 But I just wanted to share and weigh in on the
15 groundbreaking at the Hills dale flats. I really
16 enjoyed the tour. Me and Commissioner Silla took the
17 tour of the site.
18 And, you know, oftentimes we hear residents'
19 concerns about the size of the units, the square
20 footage, but we had the opportunity to view a two-
21 bedroom ADA unit, and that was really a large unit.
22 I was really excited to see that unit and how

1 spacious it was and the actual layout. It's spacious
2 throughout.
3 So, I just want to give a shout out to that,
4 and glad to hear about the four or five bedroom units
5 that will come online at the Barry Farms site.
6 And I also had the opportunity to attend the
7 rebuilding our communities event this weekend, great
8 job, RJ.
9 Thank you.
10 COMMISSIONER SKINNER: Great.
11 Any other questions?
12 (NO AUDIBLE RESPONSE)
13 COMMISSIONER SKINNER: So, let me just say that
14 I just want to thank you, Interim Executive Director
15 Wickliffe. It's been about 60 days, you said?
16 MS. WICKLIFFE: Yes, almost.
17 COMMISSIONER SKINNER: So, a lot is happening.
18 I know you've been running at, you know, 100
19 miles an hour over these last two months.
20 And again, I just want to thank you for the
21 work that you're doing, and, you know, we really
22 appreciate you and what you've done so far.

1 Okay, so, the next item on our agenda is public
2 testimony.
3 So, at this time, we can have public testimony
4 starting with resident testimony and, you know, you can
5 testify, bring up any topics or concerns that you have
6 at this point.
7 And each person will have three minutes to
8 provide their testimony and we will start again with
9 residents.
10 MS. HARDEMAN-JONES: Sure.
11 Our first resident is Neashanta Washington.
12 And as a reminder -- oh, perfect, you're on,
13 you have three minutes, Ms. Washington.
14 MS. WASHINGTON: Okay.
15 Hi, good afternoon.
16 I'm speaking today because I have not received
17 my utility allowance for seven months.
18 This unjustified delay has directly impacted my
19 ability to pay my utility bills.
20 During this time, I have received conflicting
21 information directly from my specialist, Mr. Cameron
22 Isaac.

First, I was told by Mr. Isaac that the issue was resolved in February and my payments were resumed in March. They did not.

And recently, I was told my payments were being withheld due to a repayment balance.

However, I have never received the legally required written notice or official documentation to support my utility allowance being withheld.

Furthermore, if my money was being withheld for a balance, it is not actually being applied to the balance.

My ledger shows my balance only goes down when I make a payment out of my own pocket.

In the past, I've always paid my back pay while still receiving my utility allowance.

Most recently, I was told that this matter is under review and that I will get an email with a resolution by the end of this week.

While I appreciate that the review is finally happening, seven months without essential benefits is unacceptable.

Today, I'm asking for two things, official

1 ledger showing exactly where my missing amount of money
2 went, and also a definite date for my payment to resume.
3 Thank you.
4 COMMISSIONER SKINNER: Okay, thank you, Ms.
5 Washington.
6 You know, of course, we don't have the
7 information right here in this meeting, but we will have
8 staff follow up with you, if not today, by tomorrow, and
9 give you the information that you're seeking.
10 MS. WASHINGTON: Thank you.
11 MS. HARDEMAN-JONES: Thank you.
12 So, next, we have former Commissioner Aquarius
13 Vann-Ghasri.
14 (NO AUDIBLE RESPONSE)
15 MS. HARDEMAN-JONES: And I see that we sent you
16 a promotion request, if you can accept and star six so
17 you could begin your three minute testimony.
18 Former Commissioner Aquarius Vann-Ghasri, she
19 raised her hand.
20 Let's see we can help, we're going to send your
21 promotion request again. And remember, it's star six to
22 unmute yourself if you're having difficulty speaking.

1 (NO AUDIBLE RESPONSE)

2 MS. HARDEMAN-JONES: Former Commissioner, I'm
3 going to circle back to you and I'm going to have
4 someone contact you so they can help you and then, we'll
5 come back and I'll call you again.

6 Moving forward, it's going to be Katrina
7 Jenkins?

8 (NO AUDIBLE RESPONSE)

9 MS. HARDEMAN-JONES: Katrina Jenkins?

10 (NO AUDIBLE RESPONSE)

11 MS. HARDEMAN-JONES: I don't see her listed .

12 Moving forward, former Commissioner Kenneth
13 Council.

14 We're sending a promotion request please
15 accept, star six to unmute yourself, we see that you're
16 a panelist now, so you can begin your three minute
17 testimony.

18 MR. COUNCIL: Good afternoon, can you hear me?

19 MS. HARDEMAN-JONES: Yes, we can hear.

20 COMMISSIONER SKINNER: Yes.

21 MR. COUNCIL: Good afternoon, everyone.

22 COMMISSIONER SKINNER: Yes, hi, Mr. Council.

1 MR. COUNCIL: I'm trying to speak on Resolution
2 26-16 regarding TJ, I'm sorry, TJ Realtor.
3 Did the operation committee check the Koltar to
4 see if TJ Realtors provided services or contracted to
5 deliver?
6 Two, I'm asking this because, if I'm not
7 mistaken, TJ Realtor has been around for years with
8 DCHA.
9 I recall that DCHA has had issues with that
10 contractor for over billing, under delivery.
11 Who is the Koltar for the contractor?
12 You don't need -- and you don't need to answer
13 me right now, but I strongly advise you, before you make
14 the decision today to take a vote, that you should check
15 to ensure that DCHA is not spending unnecessary funds,
16 especially after our interim director's continue to
17 remind us how we low on funds.
18 How long has DCHA been contracting with TJ
19 Realtor?
20 Again, we should slow and show some sort of
21 competitive process on here.
22 Hold on, where's my other paper, hold on one

1 second, hold on one second. Okay, okay.
2 Where's the competitive process?
3 DCHA is asking for an additional $88,000 on top
4 of the $135,000 while complaining that the funds are
5 low.
6 Help me make that make sense, the staff
7 complains that they cannot get staff because the budget
8 is cut and that we have funds modified contractors by
9 asking for more funds.
10 DCHA should be able to provide that TJ Realtor
11 past invoices and statements to work the modification
12 necessary, or even if it's legal.
13 Issues that is brought to my attention, that
14 David Cornella has a civil regulatory fine of $170,000
15 in Massachusetts, taking the amount of money from a
16 nonprofit organization without the Board approval.
17 The DCHA obtained the records of integrity and
18 business ethics.
19 The DCHA disclosed information to the Board or
20 to HUD prior to him coming to DCHA to the role that
21 involves overseeing, managing millions of capital funds
22 funding.

1 You all placed the compliance leader on leave
2 while you have this activity going on. Help me make
3 sense to that.
4 Even if you try to disclose it now, HUD, the
5 question is, was it enclosed before Pettigrew brought
6 Cornella into DCHA?
7 Last month, at the Board Commissioner's
8 meeting, it was at Resolution 2614 that I spoke on about
9 mode. And Commissioner Silla said that I was
10 contradicting myself, which I wasn't.
11 I gave kudos to every agency that did
12 something. I was asking questions.
13 Why were we getting ready to hire so many?
14 So, could that record be corrected, please?
15 Thank you.
16 COMMISSIONER SKINNER: Thank you, Mr. Council.
17 MS. HARDEMAN-JONES: Next, we have Markkesha
18 Miller?
19 (NO AUDIBLE RESPONSE)
20 MS. HARDEMAN-JONES: Markkesha Miller?
21 (NO AUDIBLE RESPONSE)
22 MS. HARDEMAN-JONES: Next, we have Terri Acker?

1 (NO AUDIBLE RESPONSE)

2 MS. HARDEMAN-JONES: Terri Acker?

3 (NO AUDIBLE RESPONSE)

4 MS. HARDEMAN-JONES: Next, we have Shalontia

5 Dowe.

6 We're sending your promotion request Ms. Dowe,

7 star six unmute yourself so you can begin your three-

8 minute testimony.

9 MS. DOWE: Dowe, can you hear me?

10 MS. HARDEMAN-JONES: Dowe? Thank you.

11 MS. DOWE: Yes, so, good afternoon, my name is

12 Shalontia Dowe, and today I want to comment on the

13 search for the Executive Director.

14 I saw that there was a current RFP available

15 and hiring a firm to search for the Executive Director.

16 So, I had a question, is the current interim

17 director being considered?

18 If not, kind of why not?

19 My -- I don't know her personally but my brief

20 interactions with her when I had to escalate concerns,

21 she was very effective, responsive, knowledgeable, and

22 the Board meetings that I've attended as well.

1 And if that firm could find a way to kind of
2 engage the residents and the staff in this search, I
3 think that'd be helpful.
4 As well the second thing is, in that search, I
5 think the search should be more for the Deputy Director.
6 Again, I'm putting in my hand of just giving
7 her kudos of how she has seamlessly transitioned into
8 the interim role of being effective.
9 The search should be kind of tailored more
10 towards finding a Deputy Director.
11 So, you know, it's a lot of turnover in that
12 position, so we can do what has been done.
13 And lastly, also that the block parties have
14 begun again.
15 So, Kenilworth just had their first one. I
16 love the block parties and that initiative and providing
17 the resources.
18 And if we could do one at a central location
19 for the HCB participants, because when you come out of
20 the public housing, then you don't have a community.
21 So, it's kind of like we're kind of scattered
22 all around.

1 So, that same way to kind of increase
2 engagement, and also, you know, get resources as well.
3 And that's it.
4 COMMISSIONER SKINNER: Okay.
5 COMMISSIONER SKINNER: Thank you, Ms. Dowe.
6 So, just an update on the search for new
7 Executive Director, as you indicated, the RFP was
8 released, the RFP is closed.
9 We've gotten five responses and we have a Board
10 Search Committee that will be reviewing the responses
11 from the firms that submitted.
12 We'll select the firm and then, that firm will
13 go out and sort of test the market and look for
14 appropriate candidates who could apply for the position.
15 And Ms. Wickliffe, the interim, is eligible to
16 apply, and from everything she said to me, she will
17 apply at the appropriate time.
18 So, that process will continue, and hopefully,
19 can be concluded within, I'd say, 60 days or so.
20 MS. DOWE: Okay, thank you, sounds good.
21 And is there a way that, you know, moving
22 forward, and in this one, that the firm can engage the

1 residents?
2 (SIMULTANEOUS SPEAKING)
3 COMMISSIONER SKINNER: Yes, one of the
4 requirements in the RFP for this -- one of the tasks for
5 the firm selected is to engage with, I think we called
6 it constituents, and that would include residents,
7 advocacy groups, the council and so forth.
8 MS. DOWE: Okay, thank you.
9 COMMISSIONER SKINNER: Okay, thank you.
10 MS. HARDEMAN-JONES: Thank you.
11 So, I'm going to circle back to Former
12 Commissioner Aquarius Vann-Ghasri?
13 (NO AUDIBLE RESPOSNE)
14 MS. HARDEMAN-JONES: Former Commissioner
15 Aquarius Vann-Ghasri?
16 (NO AUDIBLE RESPONSE)
17 MS. HARDEMAN-JONES: Okay, we want to move
18 forward.
19 Next, we have Patricia Malloy?
20 Ms. Malloy, we sent you a promotion request.
21 If you can accept and star six to unmute yourself?
22 There you go.

COMMISSIONER SKINNER: Yes.

MS. MALLOY: Can you hear me?

MS. HARDEMAN-JONES: We can.

COMMISSIONER SKINNER: Yes, we can hear you, hi, Ms. Malloy.

MS. MALLOY: How are you?

Good afternoon, everyone, my name is Patricia Malloy.

I will -- before I start my testimony, I would like to thank IT for getting the phones up and running in Lincoln Heights.

I received a call last month after the Board of Commissioners meeting, saying someone will look into it. That Friday, the phones were up and running and in service.

I'm speaking on the moving to work plan.

The new Board focused on members with expertise in different aspects of affordable housing, finance, and operations.

The Reconstruction Board retained representatives from public housing voucher program, and now include the president of the citywide advisory

1 board.
2 And I read this in the update website on April
3 the 20th, 2026.
4 My question is, when will the president of the
5 citywide advisory board be sitting around the table at
6 the Board of Commission meetings?
7 I would also like to thank Commissioner
8 Hamilton for winning the election for the public housing
9 residents.
10 I also would like to invite Ms. Hamilton to
11 Lincoln Heights due to the fact Lincoln Heights have no
12 representation.
13 I am still representing them in -- as an
14 advisor in some type of capacity.
15 I am a voucher holder, my question is, who is
16 the rep for the voucher program?
17 The reason I'm asking is because, Daniel with
18 Empower D.C. have meetings monthly with Mr. Shaw, along
19 with voucher holders, and potential voucher holders.
20 We have a lot of issues and concerns and I want
21 to thank Nicole Wickliffe, our director, for attending
22 those meetings with Mr. Shaw, and with the residents,

1 and Daniel.

2 And I think it's very important that we, as

3 voucher holders, can receive some of the same events

4 like the residents said before me, that we could have an

5 informal or formal meeting to give us input and ideas on

6 different programs that can help us, especially in

7 paying utilities, water gas, or whatever it might be.

8 And I just want to say thank you, Nicole,

9 you're doing a wonderful job as interim and I look

10 forward to working with you as well as the residents of

11 Lincoln Heights.

12 Thank you.

13 MS. WICKLIFFE: Thank you as well.

14 COMMISSIONER SKINNER: Okay, thank you, Ms.

15 Malloy.

16 So, just to clarify, the new legislation that

17 went into effect, as I mentioned, in December, changes

18 the relationship so that there are two resident

19 Commissioners who are elected.

20 So, that means that, you know, formerly it was

21 the head of the citywide advisory board who was a

22 Commissioner.

1 So, that is no longer the case, but we are
2 working to set up a regular schedule so that the Board
3 can meet with the citywide advisory group on a regular
4 basis.
5 COMMISSIONER HAMILTON: Is there any reason why
6 the president can't sit in on the meetings?
7 COMMISSIONER SKINNER: Sit in on the meetings?
8 COMMISSIONER HAMILTON: Yes.
9 COMMISSIONER SKINNER: Yes, I mean, yes, no,
10 she -- I mean, he's here, he's sitting in on the
11 meeting, yes. He's -- yes, he can attend the meetings.
12 And as you know, we'll formally announce later,
13 we're going to be taking our show on the road.
14 So, we'll be going out to different
15 developments and having meetings, and they're open to
16 the public, so anyone can attend.
17 MS. WICKLIFFE: And I'll just add with the
18 citywide, Mr. Council, or former Commissioner Council
19 and others, we are meeting on a monthly cadence now, so
20 we met last week and we'll continue that.
21 MS. HARDEMAN-JONES: Next we have Angelia
22 Scott?

(NO AUDIBLE RESPONSE)

MS. HARDEMAN-JONES: Angelia Scott?

(NO AUDIBLE RESPONSE)

MS. HARDEMAN-JONES: Moving forward, next, we have Donna Townes?

(NO AUDIBLE RESPONSE)

MS. HARDEMAN-JONES: Donna Townes, we're sending your promotion request, star six to unmute yourself so that you can begin your three-minute testimony.

Okay, we see that you declined.

Now, we're going to move to our non-resident we have Ghassan Ghaida.

MR. GHAIDA: Good afternoon, everyone.

MS. HARDEMAN-JONES: Good afternoon.

MR. GHAIDA: First, thank you for the opportunity to speak at this Board of Commissioners meeting.

And I would like to start by congratulating Ms. Wickliffe for her new position as the Interim Executive Director, and I'm looking forward to her leadership.

MS. WICKLIFFE: Thank you.

1 MC. GHAIDA: As a housing provider, partnering
2 with this voucher program for over two decades, I have
3 experienced many improvements and setbacks with this
4 program.
5 And today, I would like to briefly mention
6 three areas of concerns or potential that needs
7 potential improvements.
8 The first one is more transparency. For
9 example, publishing the HQS guidelines.
10 So, on rent, café portal, or communicate them
11 with both housing providers and with tenants, so, both
12 of these parties will know their roles and
13 responsibilities, especially when it comes to
14 maintenance, like property maintenance.
15 It’s very important because now, a lot of
16 housing providers are not very clear on when they
17 receive violations for -- from inspections, they’re not
18 very clear on what’s their responsibility.
19 So, it would be great if we will be able to
20 know about the violations ahead of time.
21 The second area of concern is better
22 communications, whether it is something with like

electronic or the old traditional way, whether it's via email, portal, or regular phone call, or mail.

Typically, the best way we found more efficient is the electronic communications, that will help us be able to be aware of all the notices, especially when it comes to inspections.

I also would like to ask for the inspections to include also notices for complaint inspections.

And the last area of concern is the responsiveness.

Also, it would be great if the service level agreements or commitments are published on the rent café portal, for example, respond within 24 business hours to urgent matters and 48 hours for non-urgent matters, just for us to know when to expect a response for our inquiries or concerns.

Thank you.

COMMISSIONER SKINNER: Thank you.

MS. HARDEMAN-JONES: Thank you.

Next, we have, I believe, it's Cherri Okocha.

MS. OKOCHA: Good afternoon, can you hear me well?

1 MS. HARDEMAN-JONES: We can.
2 COMMISSIONER SKINNER: Yes.
3 MS. OKOCHA: Hi, good afternoon, everybody.
4 Thank you for the opportunity to speak today.
5 My name is Cherri Okocha, I am a District
6 homeowner, wife, mom, mother of two children, ages five
7 and seven, and also a former public servant.
8 I also grew up in a family that relied on
9 public assistance programs during parts of my childhood.
10 So, I think it's important to incorporate that.
11 I understand firsthand the opportunities these
12 programs bring, particularly the positive impact it can
13 make on families in need, I was one of those families.
14 But I do come here today because I want to
15 offer some information that may somewhat be unpopular.
16 But for eight years, my family lived in a home
17 next door to a DCHA assisted unit.
18 And for more than a year, we documented
19 concerns regarding an apparent unauthorized occupant,
20 reoccurring marijuana smoke infiltrating into our home,
21 and ongoing nuisance related activity.
22 And the marijuana smoke frequently infiltrated

1 our home through a shared wall, and it was -- the
2 heaviest impact was in our five-year-old daughter's
3 bedroom.
4 We did everything residents were told to do.
5 We maintained logs, we submitted videos, photographs,
6 witness statements, and other evidence.
7 We cooperated fully with DCHA's investigation,
8 and we spent more than a year working through the
9 process.
10 We were looking for relief and despite the
11 evidence provided, and the time invested in all -- with
12 all the parties, the issues continued.
13 And ultimately, my family had to make a
14 heartbreaking decision to leave our home that we were in
15 for eight years.
16 And so, my purpose is straightforward, I'm
17 seeking a better understanding of how the final decision
18 and our particular matter was reached.
19 My family, we followed the process, and we
20 provided evidence, and ultimately, we had to leave our
21 home.
22 So, housing assistance is a -- it's a valuable

1 and limited resource and residents, they should have
2 confidence that occupancy requirements, needs, and
3 obligations, and program rules are enforced consistently
4 and fairly.
5 And so, for more than a year, my family
6 observed and with -- we observed a Maryland resident
7 living and benefit from a DCHA assistant unit despite
8 repeated reports and documented concerns.
9 And so, finally, someone from the mayor's
10 office recently visited our home to better understand
11 the circumstances around the matter, which enforced our
12 belief that these concerns warranted further review.
13 And so, I recognize that my experience is, you
14 know, not a representative of DCHA as a whole.
15 However, I believe that outcome in this case
16 deserves attention.
17 And so, a family that followed the process,
18 provided evidence, and ultimately, left their home, I do
19 respectfully ask the Board to look into this issue
20 further.
21 Sorry for going over time and thank you for
22 your time and consideration.

1 COMMISSIONER SKINNER: Thank you, Ms. Okocha.
2 So, we will definitely have someone look into
3 this matter, it sounds very unusual.
4 MS. WICKLIFFE: And I would just like to add,
5 I'm not sure of this situation, so we definitely will
6 give you -- reach out to you and understand it.
7 But just as clarity, I think, which sometimes
8 is difficult, so, for the Housing Authority, if it's a
9 voucher client, the Housing Authority can't enforce the
10 lease, unfortunately.
11 The owner or the landlord needs to enforce the
12 lease.
13 We do need to do a better job of the two
14 parties collaborating in some cases, but I just wanted
15 just to add that out.
16 So generally, when the complaints or the items
17 come into the Housing Authority, for us, it's more with
18 the voucher participant to ensure that they're following
19 the voucher rules, and unauthorized occupant that
20 definitely is a violation, so, we'll look in.
21 So, in the event of something like that, our
22 team looks into that.

1 Although it may be stopping of the voucher,
2 that does not remove the family from the household.
3 And that is a matter from the lease and between
4 the landlord or owner and the tenant.
5 So, I just wanted to put that out there because
6 I know that a lot of times there's confusions, if it's a
7 voucher participant in a household, they expect that
8 DCHA can remove.
9 We're not in the lease position, we're in the
10 voucher and subsidy position.
11 And I'll definitely reach out to you on this
12 matter.
13 MS. HARDEMAN-JONES: Next, we have Melody
14 Cooper?
15 Ms. Cooper, I see you are a panelist now, star
16 six to unmute so you can begin your three-minute
17 testimony.
18 MS. COOPER: Okay, can you hear me?
19 MS. HARDEMAN-JONES: We can.
20 COMMISSIONER SKINNER: Yes, we can.
21 MS. COOPER: Hi, I am in my final stage of like
22 raising up and I'm supposed to be moving in today.

1 However the HAP contract had the wrong dates on
2 it and the property manager at the new location
3 submitted it to the portal.
4 And all I'm basically waiting for it to be, I
5 guess, looked at, signed, and then, sent back before I
6 can move in today.
7 MS. HARDEMAN-JONES: I'll look at it, okay.
8 Ms. Cooper we're hearing from Mr. Shaw that
9 it's been sent, so we'll circle back with you.
10 MS. COOPER: Okay, thank you.
11 MS. HARDEMAN-JONES: Next, we have Margaret
12 English?
13 (NO AUDIBLE RESPONSE)
14 MS. HARDEMAN-JONES: Margaret English?
15 (NO AUDIBLE RESPONSE)
16 MS. HARDEMAN-JONES: Okay, I'm going to move
17 forward.
18 Next, we have Daniel Del Pielago
19 Daniel, we've added you as a panelist, star
20 six, so you can begin your testimony.
21 (NO AUDIBLE RESPONSE)
22 MS. HARDEMAN-JONES: You're on -- you're muted,

1 there you go.
2 MR. DEL PIELAGO: Good afternoon, sorry, I was
3 telling my kids to mute the TV, my apologies.
4 Good afternoon, everyone. My name is Daniel
5 Del Pielago, I work with Empower D.C.
6 I wanted to first congratulate Rhonda Hampton,
7 a great addition, a stalwart leader in her community,
8 not only on her property, but in public housing in
9 general.
10 So, congratulations to Rhonda Hampton.
11 I wanted to just briefly, and I think some of
12 these issues have been resolved, but I did want to put
13 on the radar that we have been working with some of the
14 properties participating or slated for the IRB
15 renovation.
16 And I've noticed a couple of things of concern,
17 noted that several things of concern with Nix
18 development.
19 For example, recently, about a month ago, there
20 was a flyer put out on several properties, James Creek,
21 Lincoln Heights.
22 The one specifically that I got a copy from

James Creek talks about a relocation office hours and it has date and time, but it does not have a location.

It did not provide a location of where tenants could go for, you know, this very important piece of getting folks relocated so the renovations can happen.

So, that caused a lot of confusion and dismay from several tenants that I heard from.

Additionally, one of the phone numbers listed on there, which I personally called, was unlisted.

They just, you know, didn’t lead to anything.

I’ve also heard from several tenants that they have called the 202 number and have left a message and have not received a response.

So, once again, as you all well know, you know, the issue -- the matter of relocation causes a lot of distress for folks as they are being asked to pick up and, you know, change their life and their everyday activities.

So, when something goes out that says, hey, we want to talk to you about this, but then no response is given or there’s no accurate information.

And I want to send a thank you and a shout out

1 to Ms. Miller, Sheila Miller, who did respond and
2 provided some clarity.
3 And I believe flyers were sent back out that
4 DCHA put out, if I'm not mistaken, with more accurate
5 information.
6 But nonetheless, I'm hoping that this is
7 something that can be looked at and addressed for any
8 future events that are to take place.
9 Because, once again, you know, folks are
10 getting antsy, to say the least, around having to
11 relocate and ensuring that, you know, they get the
12 accommodations they need, they get the unit sizes that
13 they need, and so on.
14 And just in general, knowing more about what's
15 to come.
16 So, thank you, and that's it for me today.
17 Thank you.
18 MS. HARDEMAN-JONES: Thank you.
19 COMMISSIONER SKINNER: Thank you.
20 MS. HARDEMAN-JONES: Next, we have William
21 Jordan?
22 There you go, Mr. Jordan, I see that you

unmuted yourself.

MR. JORDAN: Good afternoon.

MS. HARDEMAN-JONES: Yes, we can hear you now.

MS. JORDAN: All right, good afternoon.

This is William Jordan with the Park Morton Equity Team and a community member.

So, I wanted to focus on a few things.

One is just in general, you know, the willingness to look at lessons learned.

So, I wanted to start with Park Morton Phase 2.

I understand from the NTW that you're focused on the 17 replacement units, although Phase 2, I think, includes close to 50 units.

So, when will residents or Ms. High, or whoever, that's going to represent residents know more about what's happening with Phase 2 of Park Morton?

And then, go on back to Phase 1, I sent around a thing to the -- an email to the Board and I see that they're still trying to lease about a third of the units from a project that should have been leased up a year ago.

But I can see from the unit types, and et

cetera, that why there's probably difficulty in getting those units leased.

So, as I've always brought up, we're building units that don't match really what the need is, because we're focused on unit production and not how those units impact people and meeting the needs of a new community site, which is greater than just building units, but it's building people.

And you know, when are you going to get serious about lessons learned?

That is my big problem, is that when you don't learn lessons learned, then you lower the bar, the standard to just meeting the minimum, and new communities is not one of those projects that's focused on the minimums.

Moving to bond council, I guess that's the Resolution 1.

There should be some internships coming out of this kind of contract.

So, I would expect to see some young people or people who families being able to learn about this financing method moving into this industry.

It’s not easy to break into the finance industry.

And whenever the Agency spends money like this, resident families should benefit in that way.

Second, I know that IRB bonds are really flexible and you’re using them for rehab, but they can be used for a lot of other things.

And have you considered using them for economic development issues rather than just housing issues?

Because again, unless resident income increases, you’re creating a bunch of debt that will eventually fall back and hurt families.

So, you’ll produce units, but that debt will crush the people who live in those units, so please consider that.

Thank you.

COMMISSIONER SKINNER: Thank you, Mr. Jordan.

MS. HARDEMAN-JONES: Next, we have, I want to say, I hope this is Kryseana or Kryseana Harris?

(NO AUDIBLE RESPONSE)

MS. HARDEMAN-JONES: Kryseana Harris?

(NO AUDIBLE RESPONSE)

1 MS. HARDEMAN-JONES: I'm going to circle back
2 to former Commissioner Aquarius Vann-Ghasri?
3 We're sending you a promotion request, please
4 accept, and then, star six to unmute yourself.
5 (NO AUDIBLE RESPONSE)
6 MS. HARDEMAN-JONES: Okay, sorry Commissioner
7 Vann-Ghasri, former Commissioner Vann-Ghasri, you
8 couldn't get your testimony on the record today.
9 We'll circle back to you Chairman, we have
10 completed our public testimony for today.
11 COMMISSIONER SKINNER: Again, I want to thank
12 everyone who's taking the time to be with us today and
13 to provide testimony.
14 This is really important for the Board to hear
15 what some of the concerns and issues are.
16 So, again, thank you for your testimony.
17 Okay, next, we're going to go on to committee
18 reports, and we're going to start with the Committee on
19 Operations and Administrative Services, and that will
20 include a review of the three resolutions that we have
21 on the agenda for today.
22 COMMISSIONER SILLA: Yes, thank you, everybody.

Commissioner Teresa Silva, I wanted to introduce Resolution 26-15 first, and I believe Gene will be leading the presentation on that.

I want to, especially given the remarks from former Commissioner Kenneth Council, make sure the Board and our attendees understand, when we touched base, we talked extensively about the scope of the work for the procurement and making sure that we are articulating what is different or necessary in the extension and the second year.

And also, what due diligence has taken place to determine that there aren't opportunities for cost savings.

And I think, Gene, last time she talked also highlighted for us the quality controls that are in place to ensure that, if there is a current contract with the Housing Authority, that the team that is managing that scope of work is involved in and has an opportunity to provide feedback on the quality of their services.

So, that we are only continuing to extend our contracts and procurement to parties that have

demonstrated that they are doing a good job.

So, I wanted to make sure we address some of the feedback that we heard and reassure former Commissioner Council that we are thinking very much along the same track and asking very much the same questions of Gene and her team.

So, thank you, Gene.

MS. SUMMERVILLE: You're welcome.

Good afternoon, Commissioners and Chair, and to the public.

I will present a Resolution 26-15 to authorize the increase of Contract Number 54-2025 with post -- please correct me if I pronounce it wrong, Polsinelli, PC for BUN advisor and Council Services.

The purpose of this resolution is to authorize the interim Executive Director to approve a contract mod to increase contract capacity with Polsinelli for bond advisor and council services, in an additional amount not to exceed $219,000, increasing the total contract amount from $240,000 to $459,000.

And of course, this is subject to the availability of funding.

In the background, we provided all of the procurement information.

I wanted to just go briefly over kind of some of the highlights on what we're asking for and change.

So, some of the key aspects of it is that we're asking for an additional $219,000 in addition to the original $240,000.

There is a small change, slight in scope, and that change in scope -- I'm sorry, on this one, I'm sorry, I'm presenting two, I got those confused.

On this one, the change in scope is as is and we've included that in a shared document, what I shared with Commissioner Silla.

And then, I think that's pretty much it from what the department is asking.

I will open the floor for any questions and specifics to the procurement process.

And I think the department is here to speak on scope if we needed to ask questions.

COMMISSIONER SILLA: You want to clarify?

COMMISSIONER MURPHY: Yes, I just want to clarify just a couple things.

One, I think there may be maybe a typo and maybe a question in the resolution I just want to clarify.

Several times we've talked about $219,000 is what's being asked for.

MS. SUMMERVILLE: Yes.

COMMISSIONER MURPHY: And that's what you just said.

There is -- there's at least one spot in the resolution where it refers to $240,000.

And so just if we just --

MS. SUMMERVILLE: That's --

COMMISSIONER MURPHY: You corrected it? Okay, great.

Second question --

COMMISSIONER SKINNER: So, I'm sorry, so, the number is $219?

MS. SUMMERVILLE: It's for the ask, the original contract amount is $240.

COMMISSIONER MURPHY: Yes, exactly.

The second thing is, it refers to the additional funding being requested for calendar year

2026, and I think that probably is not correct, I think it's probably 12 months.

MS. POWELL: So, what we did was, speaking with Gene and John Suttles, we just took it, this is $219.

So, we're not limiting it to a calendar year, as you pointed out, we only have six, seven months left.

COMMISSIONER MURPHY: Yes.

MS. POWELL: After you talked to me, we made the change okay now --

COMMISSIONER MURPHY: It'll roll forward --

MS. POWELL: Yes.

COMMISSIONER MURPHY: --beyond?

Yes, that's I assumed that was just a mistake.

So, that's great.

And then, just the very silly question, which is, what's the source of the funding?

Is this just a consultant line-item budget or -- I didn't know if this was something we were going to have to repay?

MS. WILSON: Yes, it will be repaid at closing.

COMMISSIONER MURPHY: It will be repaid at closing?

MS. SUMMERVILLE: Yes, it'll be repaid and when each property closes.

COMMISSIONER MURPHY: Okay, got it, okay, that's great.

Thank you, those were my questions.

MS. WICKLIFFE: And I think on, like this one, it's good to add, too, at times when we're coming in and on some of these, and especially on bond and council, right, there's -- in negotiations, there's a lot of back and forth.

So, that increases when we feel we may have done the first phase of the work for a certain amount, when there's negotiation back and forth with the parties -- so, just to add, I know in this there was several negotiation back and forth with the fee developers and others so that increase, not the scope but the funds in remaining.

MS. SUMMERVILLE: Are there any additional questions?

(NO AUDIBLE RESPONSE)

COMMISSIONER SKINNER: If there are no other questions, the Chair will entertain a motion to approve

resolution 26-15 to increase the contract number of 54-2025 with Polsinelli, PC.

COMMISSIONER SILLA: Motion.

COMMISSIONER SKINNER: Is there a second?

COMMISSIONER MURPHY: Second.

COMMISSIONER SKINNER: Further discussion or questions?

(NO AUDIBLE RESPONSE)

COMMISSIONER SKINNER: Hearing none, we'll take a roll call vote on the motion.

MS. HARDEMAN-JONES: Sure.

Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you.

Commissioner Murphy?

COMMISSIONER MURPHY: Yes.

MS. HARDEMAN-JONES: Thank you.

Commissioner Hamilton?

COMMISSIONER HAMILTON: Abstain.

MS. HARDEMAN-JONES: Commissioner Silla?

COMMISSIONER SILLA: Yes.

MS. HARDEMAN-JONES: Thank you.

1 And Chairman Skinner?
2 COMMISSIONER SKINNER: Yes.
3 MS. HARDEMAN-JONES: Thank you.
4 COMMISSIONER SILLA: Next, Resolution --
5 MS. HARDEMAN-JONES: Sorry, it's not approved,
6 it does not move --
7 COMMISSIONER SILLA: Oh, we do not have a
8 quorum?
9 MS. HARDEMAN-JONES: We don't have –
10 (SIMULTANEOUS SPEAKING)
11 COMMISSIONER SKINNER: We don't --
12 COMMISSIONER SILLA: Okay.
13 MS. HARDEMAN-JONES: I'm sorry.
14 COMMISSIONER SILLA: Okay.
15 COMMISSIONER SKINNER: Who was not here?
16 MS. HARDEMAN-JONES: Reed.
17 COMMISSIONER SKINNER: Reed? Okay.
18 So, we're not handling this right now?
19 (SIMULTANEOUS SPEAKING)
20 COMMISSIONER SKINNER: Okay, so we have to
21 bring that back, okay.
22 (SIMULTANEOUS SPEAKING)

1 COMMISSIONER SILLA: Next, okay, 26-16, yes.
2 This is another contracting opportunity that --
3 where there is an extension of services.
4 There was, in this particular case, the --
5 there was a jump in the dollars that were being
6 approved.
7 Whereas, in the last case, we saw that there
8 was a reduction in the dollars. Right?
9 So, we asked questions about are we working on
10 scaling back, if that is appropriate, what are the notes
11 that are necessary on that front to evaluate that,
12 recognizing that, given the tight time line between the
13 follow-up, that some of it might be a verbal update?
14 MS. SUMMERVILLE: Yes, it was added into the
15 final, I think we uploaded it on Monday.
16 (SIMULTANEOUS SPEAKING)
17 MS. SUMMERVILLE: It was updated.
18 COMMISSIONER SILLA: And greatly appreciated it
19 for you doing that extra legwork at the very last
20 minute.
21 So, really appreciative and turning it over to
22 you to present.

MS. SUMMERVILLE: Presenting Resolution 26-16 to authorize the execution of a modification of Contract Number 71-2025 for General Consultant Services.

And this is for our capital construction and design department.

The purpose of this resolution is to authorize the interim Executive Director to approve a contract modification contract capacity with TJ Realty for general consultant services for capital construction and design development.

An -- in an additional amount not to exceed $175,000, increasing the total contract from $223,600 to $398,600, again, subject to the availability of funding.

And I do want to say that there was a change in scope, as Commissioner Silla pointed out.

Through some back and forth, we were able to scale on this.

Our original ask was a lot more, but we were able to scale, working with the department to the $175,000 ask.

And so, again, within the updated resolution, you will see the original scope that was included in the

RFP and then, you will also see the adjusted scope, which also includes a reduction in hours as well as a change in some of the duties.

And all of these duties, I want to just point out from a procurement and contracting standpoint, even though there's a change in scope, that modification in scope does not negate the original scope that was in the RFP and it does not go against what was actually original.

So, it's just expanding upon some of the broader terms that may have been included in the original scope, so it still sticks with that same line of scope that was listed in the RFP.

And I will open the floor for questions regarding this resolution.

COMMISSIONER SKINNER: So, before we proceed I have a question for our General Counsel.

MS. POWELL: Sure.

COMMISSIONER SKINNER: Since Commissioner Hamilton has chosen to abstain because she wasn't involved, and is just seeing this material for the first time today, my understanding is we had four yes votes,

so we need five?

MS. POWELL: The prior resolution on the?

COMMISSIONER SKINNER: Yes.

MS. POWELL: So, on the prior resolution, we have six Board members, certainly and I'm wrong here, I think Mr. Reed is absent.

Of that, five could vote because the Commissioner Clay is not voting.

COMMISSIONER SKINNER: Right.

MS. POWELL: Yes, we need a majority of those present.

COMMISSIONER SILLA: Of the five that can vote?

MS. POWELL: Either way you do it, five of the present, five again, we have four. So, I --

(SIMULTANEOUS SPEAKING)

COMMISSIONER SILLA: Either way, it does actually pass?

MS. POWELL: Yes, we have four voting yes, one, two, three, four.

COMMISSIONER SKINNER: Correct, and one abstention.

MS. POWELL: So, four, if you count -- oh, you

can go -- well, that's still a majority.

COMMISSIONER SKINNER: Okay.

MS. POWELL: And then, if we counted, everybody who's present it's still --

COMMISSIONER SKINNER: Is a quorum? Okay.

MS. HARDEMAN-JONES: So, I'll recall the vote for the record, okay?

(SIMULTANEOUS SPEAKING)

MS. HARDEMAN-JONES: And I'll – yes, so, Chairman, do you want to recall for 26-15?

COMMISSIONER SKINNER: So, yes, let's do that first.

MS. HARDEMAN-JONES: Okay.

COMMISSIONER SKINNER: We're going to revote on Resolution 26-15 to authorize an increase in Contract Number 54-2025.

MS. HARDEMAN-JONES: Okay, so, on the recall account it is Commissioner Blackson?

COMMISSIONER BLACKSON: Yes.

MS. HARDEMAN-JONES: Thank you.

Commissioner Silla?

COMMISSIONER SILLA: Yes.

1 MS. HARDEMAN-JONES: Thank you.
2 Commissioner Murphy?
3 COMMISSIONER MURPHY: Yes.
4 MS. HARDEMAN-JONES: Thank you.
5 Commissioner Hamilton?
6 COMMISSIONER HAMILTON: Abstain.
7 MS. HARDEMAN-JONES: Abstain, I understand,
8 thank you.
9 Chairman Skinner?
10 COMMISSIONER SKINNER: Yes.
11 MS. HARDEMAN-JONES: That is four yeses out of
12 the five that's present, the resolution passes.
13 COMMISSIONER SKINNER: All right, thank you,
14 Deputy General Counsel, for that clarification.
15 COMMISSIONER HAMILTON: I thought I received a
16 package that I haven't been able to be brief on any of
17 these.
18 (SIMULTANEOUS SPEAKING)
19 COMMISSIONER SILLA: Yes, and greatly admire
20 like your decision to like recognize you don't feel
21 comfortable voting.
22 COMMISSIONER SKINNER: Okay.

1 So, we're now on Resolution 26-16. This is a
2 general consulting services with TJ Realtor.
3 Questions?
4 COMMISSIONER SILLA: Maybe just a comment or
5 can I offer support for the project?
6 Yes, I was very grateful for -- to look at
7 their scope of work, both their original and their
8 modified scope of work.
9 I believe the sorts of services that they are
10 offering, whether it's the dashboards, performance
11 measures, thinking strategically through, it's just very
12 timely right now, given the shifts in the landscape that
13 we are navigating.
14 And the kinds of trade-offs that Dan and his
15 team have to manage for the rest -- for PMO in order to
16 make units available.
17 So, I'm -- I was just very grateful to see the
18 scope of work and am supportive, yes.
19 COMMISSIONER SKINNER: And just to somewhat
20 respond to Commissioner -- former Commissioner Council's
21 issue.
22 It's clear that we have a budget issue, budget

problem, but we've got to get the work done and we have to make hard choices.

And you know, this is a case where it's so important for us to get these units turned.

And as the Executive Director was saying earlier to get these units back online.

So, that's why, again, we have to make choices and this, I think, is the right one in terms of adding funds to this contract so we can get this work done.

So, with that if there are no other questions, I'll entertain a motion to approve Resolution 26-16.

COMMISSIONER SILLA: Motion.

COMMISSIONER SKINNER: Is there a second?

COMMISSIONER MURPHY: I'll second it.

But can I ask question?

COMMISSIONER SKINNER: Yes.

COMMISSIONER MURPHY; I'm sorry, I feel like I'm quibbling, but the note -- this is where I'm struggling at, that it is within the same scope of work.

It seems to me, it's the same activities that were in the original proposal, but for a longer period of time.

1 And presumably, the original scope of work
2 said, we're going to get this amount of work done in
3 this amount of time.
4 So, I don't mean to be too sort of, you know,
5 sort of in the weeds on this, but it seems to me that, I
6 guess I'm just quibbling with the notion that this is
7 within the scope of work.
8 What it seems to me is it's, because the work
9 is taking longer than we thought, it's -- maybe there's
10 just a slightly different way to phrase it, that this
11 work is taking longer than we originally anticipated.
12 And I just, in my mind, would rather not think
13 about it being within the original scope of work.
14 I don't know if that matters or if anybody
15 wants to address that?
16 MS. WICKLIFFE: And so, I'll attempt it, I know
17 we ask these questions on the committee meeting.
18 So, I'm going to speak on behalf of Dan on it,
19 so interject.
20 So, exactly that, it is taking a little bit
21 longer.
22 So, it's the matter of walking some of the

units, right, help them with the scope, helping the team with some of the dashboard, so, it's the same -- some of the same items.

So, it's really a modification and increased time to finish the project up.

And so, that's how we'll look at that.

COMMISSIONER MURPHY: Yes, that's helpful, thank you that makes more sense.

Thank you, I'm good.

COMMISSIONER SILLA: Commissioner, do you need the clarification in the resolution or is it okay?

COMMISSIONER MURPHY: No, I think that oral explanation is helpful, yes, that's okay.

COMMISSIONER SILLA: Okay, fantastic.

COMMISSIONER SKINNER: Okay, it's been moved and seconded for our Resolution 26-16.

Any further discussion?

(NO AUDIBLE RESPONSE)

COMMISSIONER SKINNER: Hearing none, we'll have a roll call vote.

MS. HARDEMAN-JONES: Completely okay.

Okay, Commissioner Silla?

1 COMMISSIONER SILLA: Yes.
2 MS. HARDEMAN-JONES: Thank you.
3 Commissioner Murphy?
4 COMMISSIONER MURPHY: Yes.
5 MS. HARDEMAN-JONES: Thank you.
6 Commissioner Blackson?
7 COMMISSIONER BLACKSON: Yes.
8 MS. HARDEMAN-JONES: Thank you.
9 Commissioner Hamilton?
10 COMMISSIONER HAMILTON: Abstain.
11 MS. HARDEMAN-JONES: Abstain, I just want to
12 make sure it's on the record when you say it louder.
13 (SIMULTANEOUS SPEAKING)
14 MS. HARDEMAN-JONES: And Chairman Skinner?
15 COMMISSIONER SKINNER: Yes.
16 MS. HARDEMAN-JONES: That's four, the
17 resolution passes.
18 COMMISSIONER SKINNER: Okay, thank you.
19 Okay, then, final resolution today's Resolution
20 26-17 which is the -- one of our favorite topics.
21 (LAUGHTER)
22 COMMISSIONER SKINNER: And this is the 12th

1 emergency.
2 (SIMULTANEOUS SPEAKING)
3 MS. POWELL: Andrea Powell, Deputy General
4 Counsel.
5 We are pleased to request approval today of the
6 admin plan as final.
7 So in March, this Board approved the final regs
8 for that publication and we published them with the D.C.
9 Register for an additional 30 days.
10 The previous version in March is one that had
11 all the comments on our website.
12 We received no additional comments when it was
13 published in the Register.
14 So, this resolution would approve the final and
15 it would go into the Register -- in the D.C. Register as
16 the final admin plan and we're done.
17 COMMISSIONER SKINNER: For now.
18 MS. POWELL: Unless we make other changes, but
19 it would be the final.
20 And I know, Anton and his group, and everybody
21 was -- and you all very excited and interim Director.
22 COMMISSIONER SKINNER: Okay.

1 So, I know I've gotten a couple inquiries about
2 sort of a getting on a regular time schedule for
3 updating and making changes to the admin plan, so what
4 is the plan for that?
5 MS. POWELL: Sure, Amy and I spoke, and we also
6 talked about in the committee meeting we would look to,
7 you know, the regular cadence would probably be
8 something like aligning it with the MTW plan.
9 So, every year, we have to submit our annual
10 plan to HUD, you know, in July.
11 And so, to the extent there are changes that we
12 need to incorporate from the admin or ACAP, it would
13 make sense to do that all around at the same time.
14 So, that was what we would be looking to sort
15 of align it so it wouldn't be ACAP and admin plan and
16 then, MDW, but you need some authority, you know, in
17 your admin plan so we would try to do all those things
18 together.
19 COMMISSIONER MURPHY: But just to -- because of
20 our budget situation, my understanding is we may need to
21 come back to this sooner.
22 MS. POWELL: Yes, yes, for different -- for

1 specific things we may, and we always -- like if there's
2 a change in the law that requires us to do something in
3 our admin plan, we don't wait. We do that right away.
4 But this is the, you know, the wholesale look.
5 COMMISSIONER MURPHY: I just wouldn't want any,
6 if the public is watching in and we have to come back to
7 this in another month or two, I don't want them to say,
8 wait a minute, they just said in June, they weren't
9 going to do it for a period of time. We may have to
10 come back?
11 MS. POWELL: Absolutely.
12 COMMISSIONER MURPHY: Okay.
13 MS. POWELL: So, we are seeking your Board
14 approval for this final admin plan.
15 COMMISSIONER SKINNER: Okay.
16 So, can we get a motion to approve Resolution
17 26-17 to authorize approval and publication of the
18 DCHA's administrative plan?
19 COMMISSIONER SILLA: Motion.
20 COMMISSIONER SKINNER: Second?
21 COMMISSIONER MURPHY: Second.
22 COMMISSIONER SKINNER: Any further discussion?

1 (NO AUDIBLE RESPONSE)
2 COMMISSIONER SKINNER: Hearing none, we can
3 have the roll call vote?
4 (LAUGHTER)
5 MS. HARDEMAN-JONES: Commissioner Hamilton.
6 COMMISSIONER HAMILTON: Abstain.
7 COMMISSIONER SKINNER: Abstain.
8 COMMISSIONER HAMILTON: I look forward to
9 reading the plan.
10 (LAUGHTER)
11 MS. HARDEMAN-JONES: Thank you.
12 Commissioner Murphy?
13 COMMISSIONER MURPHY: Yes.
14 MS. HARDEMAN-JONES: Thank you.
15 Commissioner Silla?
16 COMMISSIONER SILLA: Yes.
17 MS. HARDEMAN-JONES: Thank you.
18 Commissioner Blackson?
19 COMMISSIONER BLACKSON: Yes.
20 MS. HARDEMAN-JONES: Thank you.
21 And Chairman Skinner?
22 COMMISSIONER SKINNER: Yes.

MS. HARDEMAN-JONES: The resolution is approved.

COMMISSIONER SKINNER: Okay, great.

So, Commissioner Silla, you can continue with your operations committee.

COMMISSIONER SILLA: Yes, yes.

Otherwise, just in terms of the focus area for the discussion, we really honed in on resident concerns that were uplifted at the block by block to make sure that we understood the concerns and that we were talking to all of the VPs to ensure that, you know, we're addressing their concerns.

So, there was a focus on public safety concerns, and calls for walking around the property, understanding the visibility and plan for hiring, retaining, incentivizing police officers to stay on the force, especially once they've gone through the training process and they've been sworn in with us.

The importance of an anonymous tip line, including the fact that it had been established and the number of tips that had been logged was a part of the report out that we got.

1 We also heard about questions, concerns related
2 to supplies, and whether those are readily available on
3 the properties.
4 We were grateful to get clarification and
5 guidance from the Executive Director, and also a better
6 understanding from the PMO team about their current
7 operations and how it is that they're responding to this
8 issue.
9 Just in terms of making sure they're monitoring
10 and supervising and working through any logistical
11 connections and supply related challenges.
12 We talked about some seasonal transitions,
13 especially concerns about filters, and I, again, related
14 to walking around the property.
15 There's also a call for the property managers
16 to be doing that and the area supervisors to support.
17 We were very grateful from -- on my end, and I
18 think also on Commissioner Blackson's end, to hear about
19 how the entire team that's supporting a particular
20 property is actually mobilized to do the walk arounds.
21 It's not just the property managers and how the
22 area supervisors are supporting in ensuring that we are

1 doing that.
2 So, this is a flavor of the sorts of things
3 that we talked about.
4 We did not get to a number of issues and one of
5 them relate to feedback that we've gotten today at the
6 Board meeting.
7 So, we have confirmed -- we had previously
8 confirmed that a future presentation would focus on HCVP
9 relationships with landlords.
10 There was that one example of a neighboring
11 tenant that was creating challenges.
12 We've heard from landlords about tenants that
13 are creating challenges in their unit as well.
14 And so, we'll be circling back to like better
15 understand that context in that situation.
16 Also recognize that some of our most
17 vulnerable, when I say our, I mean in homeless services,
18 some of our most vulnerable residents are connected to
19 the vouchers and might be a part of the dynamic with
20 takeovers of unit that was described on the call.
21 So, we'll be really focusing in on that at the
22 next meeting.

1 So, I just wanted to make sure people
2 understood, we hear you, we drive our committee
3 deliberations and meetings and discussions to make sure
4 that the issues that you are uplifting to us are
5 addressed and that there are systems in place.
6 And if they aren't, working towards making sure
7 that they are.
8 So that's it for me.
9 COMMISSIONER SKINNER: All right, all right,
10 thank you, Commissioner Silla.
11 COMMISSIONER SILLA: You're welcome.
12 COMMISSIONER SKINNER: So, let me turn to the
13 Capital Projects Committee report.
14 COMMISSIONER MURPHY: Okay, Mr. Chairman.
15 One thing I wanted to flag, because there's one
16 item that's particularly relevant to our committee is,
17 the council adopting the FY '27 budget, which is past
18 first reading yesterday, so we know it will have to
19 undergo a second reading.
20 So, everything I say now is somewhat, could
21 potentially change.
22 COMMISSIONER SKINNER: Tentative, right?

1 COMMISSIONER MURPHY: Exactly.
2 But it does look like the council has set aside
3 some money in the budget for -- to restore the security
4 deposit program initiative that we were running for some
5 time and unfortunately had to put a pause on.
6 So, that's, I think, really good news and want
7 people to know that.
8 It looks like there's also some modest
9 additional vouchers, we're still kind of looking to --
10 for it to come into focus which types of vouchers will
11 be created by that funding.
12 But the third issue is really worth
13 highlighting for folks which is, the deferral of capital
14 dollars.
15 And so, the committee spent a fair amount of
16 time going over this and looking what the council was
17 poised to do.
18 We had -- I believe the -- we had thought that
19 there was $70-some million in capital funding over the
20 various past fiscal years.
21 And I would say, the team was spending the
22 money at a pretty good pace, because as we all know, you

1 don’t just instantly spend capital dollars.
2 So, it was going pretty well, and we had a
3 number of projects set aside, or designated, rather, for
4 that funding.
5 The council has come in and deferred $56 of
6 that $73 million, which is significant, right?
7 And of the -- I think the money left over that
8 left us with a little bit less than $17 million. And we
9 know that we have projects in the pipeline for $15
10 million of that.
11 So, what that means is that we are almost out
12 of -- we’re going to be almost out of capital dollars
13 until we get to the new fiscal year.
14 And then, we’ll have a bit less available.
15 So, we have asked the team who had been
16 operating under the assumption that there were going to
17 be $73 million available, we’ve asked them to come back
18 to the committee and sort of give us a new sense of
19 prioritization of projects and what they’re thinking, so
20 that we have a bit more transparency around what
21 projects we’ll be able to pursue.
22 And this, you know, hopefully won’t be too much

of a delay on projects, but it could, and we want to be open about that.

We want people to understand what's going on and why that is.

COMMISSIONER SKINNER: So, Commissioner Murphy, so make sure I understand, so, for FY '27, we'll have $16 million available?

COMMISSIONER MURPHY: No, sorry, we have -- let me try to do this and then, if I get it wrong, the team can step in and correct me.

If you add up the unobligated capital dollars for the last couple years, there were smaller numbers for like FY '23, FY '24, they were pretty small.

But when you add up '23, '24, '25, '26, it added up to $73 million.

Of that $73, $56 million was swept and deferred to what we think is going to be FY '27 and '28 split apart.

Some of it will be '27 and '28

So, that left us, in fiscal year 26, the current fiscal year, that left us with just $17 million.

COMMISSIONER SKINNER: Okay.

1 COMMISSIONER MURPHY: So, that's, you know, the
2 good news is we have to get to September 30th.
3 So, it's not a huge amount of time, but we have
4 $15 million of projects already slated for that, so
5 that's basically --
6 COMMISSIONER SKINNER: So, that's the
7 different, the $2 million difference, right?
8 COMMISSIONER MURPHY: Yes.
9 COMMISSIONER SKINNER: Okay.
10 COMMISSIONER MURPHY: Yes.
11 And you know, one HVAC system failing could
12 change that.
13 We do think there's some federal capital
14 mullers that we could access in a pinch, but it's
15 significant, it's definitely less flexibility than we
16 had.
17 So, we are going to be working with the staff
18 to understand how this is going to impact the plan for
19 moving forward.
20 And we do appreciate the council looking to
21 give us those dollars back in the coming years and not
22 using it as a substitution for what they would have

given us anyway. Right?

Because we know that the condition of our facilities is going to require those kinds of fixes.

So, I just want to make sure that we're drawing attention to that, and it doesn't surprise anyone down the road, we spent some time on that.

Second thing, we spent some time in our capital projects committee talking about the urgent needs campaign and good progress, that the work is now done at, I think, Columbia, Syphax Gardens, Lincoln Road, James Creek, Sibley, and Kenilworth, with good progress going on at Langston Terrace, Horizon, and Kelly Miller.

So, good to see that work continuing, and that is where some of those capital dollars are being spent.

We also spent a fair amount of talking about the IRB projects, and I think this is also kind of worth mentioning.

As we know, there are 18 projects set aside for the -- up to 18 projects set aside for that $700 million in IRB funding.

Certainly, as we know, as time goes on, construction gets expensive. It gets -- makes things

more expensive, inflation is happening, and so we are now having to really model out what those projects, once they are renovated, will allow, what kind of debt service that will allow.

And not surprisingly, it seems that $700 million may not cover 18, as it made sense when we originally modeled it out.

So, we have really asked the team to try to figure out ways that we can sort of value engineer things that we can get to as many of the 18 projects as possible.

Because I don’t think we want to do 10 projects at, you know, top level if we can find a way to get to more projects at a perfectly reasonable level.

So, those are some decisions we’re going to have to make going forward.

But I just -- I’m anticipating that there will be some folks at properties in the second batch being really disappointed.

And I want to do everything we can at the outset of this project at this moment to not disappoint them.

1 So, the committees, you know, we'll need to
2 continue to talk to the teams about that.
3 And then, good projects, we've, you know, the
4 Director mentioned some of the good projects, the non-
5 IRB capital projects, the Edmondson project is terrific.
6 We know that's going to be -- looking like
7 it'll deliver in December, Henson Ridge in September,
8 the Henson Ridge Number 1, which I think was one of the
9 early projects we, as our Board, approved.
10 So, good to see that come into finality.
11 And then, obviously, the groundbreaking of the
12 flats projects.
13 So, even for some of the non-RB projects,
14 there's good progress, I just want to appreciate the
15 team for all the good work.
16 That is a quick summary of what we talked
17 about.
18 COMMISSIONER SKINNER: Okay, thank you,
19 Commissioner Murphy.
20 Okay, so let's move on to the Resident Services
21 Committee, which is chaired by Commissioner Blackson.
22 COMMISSIONER BLACKSON: Good afternoon.

1 Thanks, Commissioner Silla, for sharing some of
2 the details that happened in the Operations Committee
3 meeting.
4 It all falls back to the block by block, which
5 comes under the Committee of Resident Services.
6 At our last meeting, we had different concerns
7 from residents regarding dogs, I asked about the voucher
8 process, bed bugs, and just sharing your different
9 concerns on how does those things work.
10 And we had presentations from, let me show you,
11 let me share, Director Shaw, he provided a comprehensive
12 overview of the House Insurance Voucher Program.
13 He answered a lot of questions and explained
14 the roles of the HCVP team, the responsibility, and the
15 steps involved with the voucher process.
16 Because one of those questions came out of the
17 committee meeting on how does the House Insurance
18 Voucher work.
19 Another one of the questions were, what steps
20 should residents take when dealing with bed bugs?
21 What are the policies and responsibilities
22 related to pet ownership and dogs?

1 And this goes back to the block by block, which
2 we have presentations on those actual questions.
3 Carolyn Conner, the Senior VP, she delivered a
4 DCHA pet policy summary and pet registration
5 requirements.
6 Also, giving the resident leaders documents
7 that they can share with their community, take back to
8 their community, and share with residents.
9 We had a presentation on zero income, household
10 re-certification requirements provided by BP Thompson,
11 and the current guidance for the resident leaders.
12 We also had a follow up, because this question
13 comes up sometime, like what is my role from resident
14 leaders, like new leaders so they can understand their
15 role.
16 And we had a presentation from Fashaw Tyler
17 from Office of Resident Services with the roles and
18 responsibility as it relates to resident leaders.
19 Now, more importantly, the residents shared
20 positive feedback regarding the block by block
21 initiative.
22 One resident leader expressed his appreciation

1 for the actual initiative and stated that it was greatly
2 needed within the community.
3 You know, feedback like this reinforces the
4 importance of creating these spaces of resident
5 engagement.
6 So, that's what the Committee on Resident
7 Services is all about.
8 We remain committed to strengthening residents'
9 engagement, increasing the transparency between
10 residents and DCHA staff, ensuring residents have access
11 to information and resources that they thrive.
12 This brings me to another initiative, well, the
13 same initiative, but another piece of it, and let me go
14 to that piece, which, in the past, I've hosted the seven
15 Commissioner chat and choose, you know.
16 We hear residents speak at the Board meeting
17 about not being able to get in touch with the Board
18 directly, not meeting with them directly, not meeting
19 with the DCHA staff directly.
20 I hosted seven Commissioner chat and choose
21 with email blasts, working with the director of HCVP,
22 Mr. Shaw, an email blast went out to all our HCVP

1 residents that shared that this chat and choose would
2 take place.
3 Commissioner Silla assisted me on some of those
4 chat and choose as well as DCHA staff.
5 And we received positive feedback and was able
6 to address and assist residents with those concerns they
7 had during the chat and choose.
8 At this present time, brings me to year to
9 date, as I continue my role as a Commissioner,
10 reappointed Commissioner, launching Commissioner pop
11 ups.
12 And in collaboration with Office of Resident
13 Services, PMO, Director of Maintenance, Public Safety,
14 the Executive Director, we had a very good meeting with
15 the residents of Lincoln Heights this past Friday, it
16 was a success.
17 Residents openly shared their concerns and
18 experiences. Several issues were able to be addressed
19 on the spot, other concerns required additional follow
20 up, and you know, I have had residents actually reach
21 out to me this past weekend and sharing that experience
22 and thank me for coming out to their property.

1 So, you know, we want to continue these
2 engagement process with the resident committee on
3 resident services.
4 And I'm sorry, my sugar dropped a little bit,
5 so, I'm a little jittery if I sound trying to talk fast.
6 The next Commissioner pop up is that Kentucky
7 Court on June 25th. And I look forward to, you know,
8 keeping these conversations and engagements with
9 residents.
10 I do a whole lot -- I know I don't always share
11 a whole lot, but residents that know me, they know
12 Commissioner Blackson, they know the name, they know I'm
13 here to engage, and I hear you, I hear you all the time.
14 You know, I want to be clear that we are here
15 for you and improve the services and strengthen
16 communication across the Board.
17 So, if you need me reach out to me, 202-250-
18 4451.
19 You know, I appreciate the DCHA staff for going
20 out with me to these pop-ups and for engaging with the
21 community and resident leaders.
22 I had the pleasure of having the support of the

1 citywide advisory board, VP Misha Pettway, at the recent
2 pop-up shop at Lincoln Heights.
3 And I look forward to everybody's continued
4 support and residents please feel free to reach out to
5 me, if you need me.
6 And I thank my fellow Board members and they,
7 too, will be joining some of these pop ups.
8 So, I look forward to it.
9 And the next block by block is next week on
10 June 18th where we will hear from leaders, again,
11 sharing their concerns and questions.
12 As you heard Commissioner Silla share, some of
13 the concerns that we hear in the operations committee
14 meeting, that comes from the block by block.
15 So, I look forward to it, and I thank you all
16 for hearing me.
17 COMMISSIONER SKINNER: And we thank you,
18 Commissioner Blackson, for all that you do for the
19 residents, thank you.
20 Okay, so last but not least, the Committee on
21 Budget and Finance and Audits.
22 Commissioner Reed, who chairs that committee,

1 is not here, so, I'm looking at Commissioner Clay.
2 COMMISSIONER CLAY: Sure, sure, sure.
3 I was, unfortunately, not able to make the
4 beginning of the meeting, but I can kind of speak
5 broadly to what the discussion was.
6 We reviewed what our, I guess at this point, we
7 haven't gotten the final OIG audit, but we reviewed kind
8 of the preliminary findings that we're aware of.
9 And the OFM laid out for us kind of a time line
10 to address those findings and to address all of those
11 issues.
12 It was a good meeting, they talked about their
13 plan to kind of get that done.
14 We are certainly very much pushing to make sure
15 that we can address those issues that came out of those
16 findings.
17 And the OFM, our interim Executive Director,
18 the head of OAC, the interim head of OAC, all are very
19 committed to working through those issues.
20 That was the bulk of the discussion, but then,
21 we also did have a little bit more discussion, as
22 interim Executive Director Wickliffe kind of noted

1 earlier, looking at where we are financially, and having
2 kind of a preliminary discussion about how we address
3 some of those challenges that we're dealing with.
4 So, we had some conversation on that as well.
5 I think the next couple of months we'll be
6 talking a little bit more about that.
7 COMMISSIONER SKINNER: So, did you get a chance
8 to talk about the audit -- the OIG audit, which I guess
9 should be released?
10 COMMISSIONER CLAY: Yes, but I don't think --
11 COMMISSIONER SKINNER: Barely, right?
12 COMMISSIONER CLAY; Yes, it should be released
13 soon.
14 So, yes, that's what I was speaking of in terms
15 of we looked at the preliminary, what we know is to be
16 or what we're expecting to be the findings.
17 And we had discussion, we went through each one
18 of those findings to have a discussion on what the time
19 line looks like on addressing those issues and what the
20 plan is to get through.
21 COMMISSIONER MURPHY: I mean, I would just add,
22 I think, as we've been sort of talking about for months

1 now, without getting into specific numbers of which
2 findings are resolved and which aren't, it is pretty
3 much what we expected, that there will be a number of
4 findings addressed, and there will be some that are
5 open.
6 COMMISSIONER CLAY: Exactly.
7 COMMISSIONER MURPHY: We've never had an
8 expectation that that we would get to zero at this
9 point, we just know --
10 (SIMULTANEOUS SPEAKING)
11 COMMISSIONER SKINNER: Findings from the 2024.
12 COMMISSIONER CLAY: Yes, yes, there are still
13 some that are, I guess I'll use the term carryover.
14 COMMISSIONER CLAY: Yes, yes, yes.
15 COMMISSIONER SKINNER: And they did some
16 consolidation?
17 COMMISSIONER MURPHY: Exactly, it's a little
18 bit hard to do one to one.
19 COMMISSIONER CLAY: Right.
20 COMMISSIONER SKINNER: To follow from the '24
21 to the '25, right, yes.
22 COMMISSIONER MURPHY: And we were really -- it

1 was important to us to hear from the staff about what
2 their plan was, and what the most important, not most
3 importantly, but also importantly, what their time line
4 was to be able to address those.
5 Because we want to have confidence that, you
6 know, with it, we're going to be able to hit these
7 milestones.
8 COMMISSIONER CLAY: Yes, yes.
9 COMMISSIONER SKINNER: Okay, thank you
10 Commissioner Clay.
11 COMMISSIONER CLAY: Thank you.
12 COMMISSIONER SKINNER: Okay, so, that wraps up
13 all of our committee reports.
14 And again, I'd like to thank, particularly the,
15 committee chairs, but all of the Commissioners for their
16 participation on these committees.
17 It's, you know, important and that's really how
18 we get the work done.
19 And, you know, the committees then lift up to
20 the full Board and resolve issues and get policies in
21 place, like the admin.
22 Okay, so next, on the agenda is what we call

1 Commissioner time.
2 And Commissioner Hamilton, at the end of the
3 meeting, we started doing this a few months ago, just
4 going around and having Commissioners just bring up
5 anything that's on their mind, and within reason, that's
6 related to the DCHA.
7 COMMISSIONER BLACKSON: This is Commissioner
8 Blackson.
9 I have -- I wanted to give a shout out again to
10 Director Shaw for the email that we received about the
11 landlord town hall, him and his team.
12 COMMISSIONER SKINNER: Yes.
13 COMMISSIONER BLACKSON: And an extended a shout
14 out to Ms. Pompey, Mr. Sistrong, and Ms. DeRosa.
15 They were cited as doing a great presentation
16 on the landlord town hall and I just want to shout them
17 out, again, and keep up the great work.
18 I also wanted to recognize DCHA staff and the
19 Office of Residence Services.
20 I had the opportunity to go past the 2026 home
21 fair, the line was out the door. Martha's table, with
22 Manna, and Martha's table, I mean, it was a lot of

1 residents. It was a lot of people there.
2 It was a really nice event, it was well
3 attended, a lot of vendors from banks and real estate
4 agents, and they did a great job.
5 The DCHA staff was outside greeting the
6 residents, directing, you know, directing traffic, at
7 the table signing people in, you just could see the
8 atmosphere was pleasant.
9 They had their breakout sessions and breakout
10 rooms with the different workshops for home ownership.
11 And I just wanted to recognize them, you know,
12 in the resident engagement, I was glad to be a part of
13 it and happy to be there.
14 Thank you.
15 COMMISSIONER SKINNER: Okay, thank you,
16 Commissioner Blackson.
17 Anyone else?
18 COMMISSIONER CLAY: Sure.
19 COMMISSIONER SKINNER: Commissioner Clay?
20 COMMISSIONER CLAY: I just want to take a
21 moment to recognize our interim Executive Director.
22 Last week, I attended the third of a group of

1 meetings for Housing Unity D.C., which is a group of
2 developers and leadership across the District to talk
3 about how do we kind of tackle our affordable housing
4 crisis.
5 And our interim Executive Director was
6 presented, and I'll just say, just in general, even the
7 feedback that we heard today, she has -- it's like she's
8 everywhere, working on issues, and she's been doing
9 great work, so I just want to recognize you.
10 COMMISSIONER SKINNER: Anyone else?
11 (NO AUDIBLE RESPONSE)
12 COMMISSIONER SKINNER: Okay.
13 Well, I also want to recognize our Executive
14 Director.
15 You know, as Commissioner Clay just said, it
16 seems like she is everywhere.
17 My interactions with her these past 60 days
18 have just been great.
19 I mean she's doing a really good job, she has a
20 grasp on all the issues, and she's moving forward making
21 recommendations on how can we -- how we can resolve
22 things.

1 And she's in constant communications with me,
2 as the Chair of the Board, including late at night, but
3 that's what it takes to get to get the job done so I
4 just want to say we really appreciate what you're doing,
5 Nicole.
6 MS. WICKLIFFE: Thank you, you also.
7 I really appreciate taking my calls, my emails,
8 and just being there with me as well.
9 COMMISSIONER SKINNER: Okay.
10 Anything else?
11 (NO AUDIBLE RESPONSE)
12 COMMISSIONER SKINNER: If not, then, the next
13 Board of Commissioners meeting will be held on Wednesday
14 July 8th.
15 And as we mentioned at the last meeting, we're
16 going to start taking this show on the road, going
17 around to different properties, so our July meeting is
18 going to be held at the Envision Center, which is at
19 Greenleaf, and the exact address is 203 N Street,
20 Southwest.
21 So, you will be able to come in person to that
22 meeting, so we can have testimony in person or

1 virtually.

2 And so, again, this will be the first of our

3 taking our Board meetings on the road.

4 And I guess this is the first time we will be

5 doing in-person Board meetings since COVID. I mean,

6 I've been on the Board for almost four years now, we

7 always had the meetings here in the department.

8 So, this is going back to the way we used to do

9 it, which was a good way, right?

10 So, looking forward to seeing you all at the

11 Envision Center next month on July the 8th.

12 And detailed information regarding either

13 viewing it or participating in the meeting live will be

14 on our website at D.C. Housing dot org (dchousing.org).

15 COMMISSIONER MURPHY: Will we also be able to

16 stream that meeting?

17 COMMISSIONER SKINNER: Yes.

18 COMMISSIONER MURPHY: Okay, so it'll be both?

19 COMMISSIONER SKINNER: Correct, it'll be both.

20 COMMISSIONER MURPHY: I know the technology

21 gets tricky when we're off site.

22 COMMISSIONER HAMILTON: That's great.

1 COMMISSIONER SKINNER: Yes, absolutely.
2 COMMISSIONER HAMILTON: And thank you all for
3 being so welcoming.
4 COMMISSIONER BLACKSON: We're really glad to
5 have you.
6 COMMISSIONER SKINNER: All right.
7 So, if there's no other business the Chair will
8 entertain a motion to adjourn.
9 COMMISSIONER SILLA: Motion.
10 COMMISSION MURPHY: Motion.
11 (LAUGHTER)
12 COMMISSIONER SKINNER: All in favor?
13 (CHORUS OF AYES)
14 COMMISSIONER SKINNER: And the meeting is
15 adjourned at 3:02 p.m.
16 (Whereupon, the above-entitled matter went off
17 the record at 3:02 p.m.)
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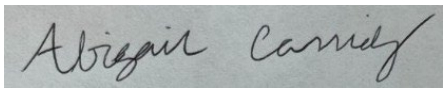
22

C E R T I F I C A T E

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



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Abigail Cassidy