

PENDING FINAL APPROVAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

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WEDNESDAY
SEPTEMBER 16, 2026

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The Board met at 300 7th Street SW,
Eleventh Floor, Washington, D.C. at 1:06 p.m.
EDT, Raymond Skinner, Board Chair, presiding.

COMMISSIONERS PRESENT:

RAYMOND SKINNER, Board Chair
DENISE BLACKSON, Commissioner
RHONDA HAMILTON, Commissioner
CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

STAFF PRESENT:

NICOLE WIKLIFFE, Interim Executive Director
SHENETTA M. HARDEMAN-JONES, Office of
Executive Director Manager
ERIC TOPOR, Interim General Counsel

COMMISSIONER(S) ABSENT:

LEROY CLAY, III, Commissioner

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

1:06 p.m.

COMMISSIONER SKINNER: Good afternoon.

My name is Raymond Skinner, and I'm chairperson of the Board of Commissioners for the D.C. Housing Authority, and I'd like to call this meeting to order.

This is the regular monthly meeting of the District of Columbia Housing Authority, being held today, September 16th, 2026. This meeting is being held at DCHA headquarters at 300 7th Street Southwest and also on our virtual platform via Zoom video conferencing. The time is now 1:06 p.m.

First, I'd like to ask for a moment of silence to allow for some personal reflection. Thank you. Today, we have invited members of the public to sign up to speak via our website or those who would like to just view the meeting can do so live via the DCHA website linked to our Facebook Live page.

The Board of Commissioners welcomes

1 input on matters of public concern and offers
2 you today an opportunity to express your views
3 during the public testimony portion of the
4 meeting. However, we do require that members of
5 the public who attend our meetings abide by
6 certain rules of decorum to allow the board to
7 complete its business. For this virtual
8 meeting, DCHA asks that you remain muted until
9 you are instructed to speak. Anyone who
10 violates these rules will be removed from the
11 virtual meeting. Serious or repeated violations
12 of the rules may result in your being barred
13 from speaking at future meetings. However, we
14 do appreciate your interest in the business
15 before us today, and I want to thank you in
16 advance for abiding by these rules of conduct.
17 At this time, I would like to ask for a roll
18 call vote to determine if we have a quorum.

19 MS. WICKLIFFE: Sure. Denise Blackson?

20 COMMISSIONER BLACKSON: Present.

21 MS. WICKLIFFE: Thank you. Rhonda
22 Hamilton?

1 COMMISSIONER HAMILTON: Present.

2 MS. WICKLIFFE: Thank you. Leroy Clay?
3 Chris Murphy?

4 COMMISSIONER MURPHY: Present.

5 MS. WICKLIFFE: Thank you. Theresa
6 Silla?

7 COMMISSIONER SILLA: Present.

8 MS. WICKLIFFE: Thank you. And Raymond
9 Skinner.

10 COMMISSIONER SKINNER: Here.

11 MS. WICKLIFFE: You have a quorum.

12 COMMISSIONER SKINNER: Thank you.

13 First, I just want to welcome everyone to our
14 first meeting of the fall. Hope everyone had an
15 enjoyable summer. Since we didn't have a
16 meeting in August, we have a really pretty jam-
17 packed agenda today. So, I want to try to keep
18 things moving as quickly as we can.

19 We also have a lot of residents and
20 other citizens who signed up to testify today.
21 I want to remind everyone to keep your testimony
22 to the allowed three minutes so that we can make

1 sure that everyone does get a chance to testify.
2 So again, I'll remind you when we get to that
3 portion of the agenda.

4 At this point, I'd like to consider the
5 minutes of our July 8th meeting. Are there any
6 additions or corrections to the minutes?

7 COMMISSIONER SILLA: I have none.

8 COMMISSIONER SKINNER: Hearing none,
9 can I have a motion to approve the minutes?

10 COMMISSIONER SILLA: Motion.

11 COMMISSIONER SKINNER: Second?

12 COMMISSIONER MURPHY: Second.

13 COMMISSIONER SKINNER: All those in
14 favor, say aye.

15 COMMISSIONER SILLA: Aye.

16 COMMISSIONER BLACKSON: Aye.

17 COMMISSIONER HAMILTON: Aye.

18 COMMISSIONER MURPHY: Aye.

19 COMMISSIONER SKINNER: Aye. Any
20 opposed? Okay, let the minutes stand approved
21 as presented.

22 Okay, the next item on our agenda is

1 the Executive Director's report. And before
2 Nicole starts, I just want to introduce -- so
3 that everyone knows him -- Eric Topor, who's our
4 interim general counsel. Our previous Counsel,
5 Amy, has moved on. Eric is now our interim
6 general counsel.

7 MR. TOPOR: Thank you, Chair. I
8 appreciate it.

9 COMMISSIONER SKINNER: Nicole, you want
10 to give the Executive Director's report?

11 MS. WICKLIFFE: Thank you. Nicole
12 Wickliffe, interim executive director. I will
13 make this short. We have a very long agenda
14 with many resolutions. First, I would like to
15 thank -- we had 34 interns youth for the Marion
16 Barry Summer Youth Program that worked with us
17 here at DCHA over the summer. We had a nice
18 reception for them, so wanted to definitely
19 thank those young individuals and those
20 scholars. Also, we gave away approximately 350
21 book bags and more, because we had many events
22 going on to provide our youth with book bags.

1 Our resident services department continues to be
2 busy. We are glad all the children got back in
3 school safely and are back in school.

4 Also, really quickly, some updates in
5 our public housing side of the house. We are
6 looking to open our site-based waiting list on
7 specific properties coming soon. Right now, in
8 our annual plan, it does state that we need to
9 exhaust our current wait list. So I know we've
10 been talking about opening the public housing
11 waiting list for some time. We need to modify
12 the language, after speaking with HUD, to allow
13 us to open it. We have about 300 or so
14 individuals or families still on our public
15 housing wait list. The way that the wording
16 reads right now, we are not able to open the
17 wait list until it's exhausted. So, we're going
18 to work on some language that allows us to open,
19 but still also the 300 families that are on the
20 wait list they will not be removed. They'll
21 continue to be served. But by opening it, at
22 least we can start to create a list of

1 individuals that select properties that they
2 want to live at, and then we can start to occupy
3 some of the public housing properties.

4 COMMISSIONER SKINNER: What language do
5 we have to change to be able to do that?

6 MS. WICKLIFFE: In the annual plan it
7 has language that we can't open until you
8 exhaust your current wait list, so we have to
9 change that in our annual plan, which is a 30-
10 day comment period.

11 COMMISSIONER SKINNER: Okay.

12 MS. WICKLIFFE: And then 30-day DCMR.

13 COMMISSIONER SKINNER: Okay.

14 MS. WICKLIFFE: We have to update that
15 to allow us to not exhaust, but those people
16 still stay on the list, but we can still open
17 it.

18 COMMISSIONER SKINNER: But you can
19 still open the site base?

20 MS. WICKLIFFE: Yes.

21 COMMISSIONER SKINNER: Great. Okay.

22 MS. WICKLIFFE: Yes.

1 COMMISSIONER SILLA: Quick question. I
2 see we have in the Executive Report, 815 vacant
3 units. It's not all of those 815 that are going
4 to be available when we open the public wait
5 list, or is it like all of those units that
6 we're going to be able to make available?

7 MS. WICKLIFFE: Right. Actually we
8 have more than 800. So, the 800 are considered
9 vacant units online, right?

10 COMMISSIONER SILLA: Okay.

11 MS. WICKLIFFE: We've got about 2,000
12 and something, I'll look at my notes, of total
13 vacant units throughout our entire public
14 housing portfolio. Some units are slated for
15 demolition, disposition, have approvals already
16 from HUD. So those are units that have been
17 vacant for years, right, maybe even decades that
18 are slated to be demolished at some point.
19 Those will not come back online most likely.
20 That's within that 2,000 count as well.

21 There's another subset of units that
22 we'll be converting through a repositioning

1 strategy, our IRB properties. Right now those
2 are on hold and that's 1,000 or so units there
3 as well. So those vacants are also on hold.
4 The 800 number that you see are currently units
5 that are not offline --

6 COMMISSIONER SILLA: Okay.

7 MS. WICKLIFFE: -- but still may not be
8 ready for occupancy. What the team is doing
9 under Senior Vice President Ricky Maddox's
10 leadership is assessing all of our vacant units
11 to put them in categories of where our internal
12 team can make them ready or turn them, which
13 they actually have already started. We have
14 some units that need substantial or extensive
15 repairs or replacements, which now is upwards of
16 90,000 to 100,000 and something dollars per
17 unit. That's our challenge in finding
18 sufficient budget on some of those other units.

19 We hope to come back to you before the
20 end of the year with a more concrete plan on
21 vacant units that we can bring back online when
22 we open the site-based wait list. If that

1 answers your question.

2 COMMISSIONER SILLA: Okay. I mean,
3 it's great to hear that the site-based wait
4 lists are about to go online. Well, I guess, at
5 least I thought that the -- I can't remember
6 what we even called it -- but the initiative
7 that was launched under Director Donald.

8 COMMISSIONER SKINNER: Urgent needs
9 campaign?

10 MS. WICKLIFFE: Urgent needs campaign.

11 COMMISSIONER SILLA: Yeah. Urgent
12 needs campaign. I thought that was focused on
13 those kinds of units.

14 MS. WICKLIFFE: That was and was both
15 occupied and some vacants, but that was majority
16 occupied units.

17 COMMISSIONER SILLA: Occupied, I see.

18 MS. WICKLIFFE: That was -- yes.

19 COMMISSIONER SILLA: Okay.

20 MS. WICKLIFFE: That initiative was to
21 ensure that people were living in safe -

22 COMMISSIONER SILLA: Yeah.

1 MS. WICKLIFFE: -- and sanitary housing

2 COMMISSIONER SILLA: Yeah.

3 MS. WICKLIFFE: So that initiative has
4 concluded, but that really, I think it was, and
5 don't quote me, I'll go back and look, but it
6 was more than 1,000 units, but a lot of those
7 were occupied units.

8 COMMISSIONER SILLA: Okay.

9 MS. WICKLIFFE: Or preparing a unit to
10 transfer those.

11 COMMISSIONER SILLA: Okay.

12 MS. WICKLIFFE: So that was the wash
13 that was not for new families.

14 COMMISSIONER SILLA: Okay.

15 MS. WICKLIFFE: That was for existing
16 families. We are now looking -- we continue to
17 transfer families among units if anyone is in
18 units that we feel like the cost is too much to
19 repair, but we have a vacant unit ready. So if
20 you're already a current resident, we're already
21 moving. But now we're talking about actually
22 new families off wait lists, new families that

1 we can open up now that can start getting
2 housed, especially since our federal vouchers
3 are fully utilized.

4 COMMISSIONER SILLA: Yeah.

5 MS. WICKLIFFE: The only options we have
6 now at this point are any available local
7 vouchers or public housing units that we can
8 bring back online to house families.

9 COMMISSIONER SILLA: And not all 800 of
10 them will be offline. It's a subset of them.

11 MS. WICKLIFFE: That's correct. That's
12 correct.

13 COMMISSIONER SILLA: Okay.

14 MS. WICKLIFFE: So as we go through and
15 we come back and we assess, I know now that we
16 have about 100 and something units that are
17 ready. Some of them we were holding for the IRB
18 bond properties too.

19 COMMISSIONER SILLA: Yeah. I remember.

20 MS. WICKLIFFE: So that we don't have
21 to displace anyone outside of the public housing
22 program. We'll still continue to analyze and

1 ensure that that happens but also open the wait
2 list up so we can house more families as well.

3 COMMISSIONER SILLA: Is this a part of
4 the conversation we can have at the Committee on
5 Operations this month, so that as part of the
6 prep for whatever resolutions need to be adopted
7 to open the language in the annual plan?

8 MS. WICKLIFFE: Yes, we can definitely
9 bring -- I think we've actually already been
10 talking about that. So we can bring to you the
11 language that needs to be changed in the plan
12 that we have to put out for comment period to
13 allow us to now be able to open the site-based
14 wait list before exhausting. The 300 has been a
15 challenge to exhaust because a lot of our
16 occupancies are in smaller bedroom sizes, and
17 our wait list right now are larger families. So
18 we have a lot of one bedrooms and stuff that
19 were available, and the issue is with the 300.
20 They're looking for a larger size. Those go
21 very quickly.

22 COMMISSIONER SILLA: Yes. And those

1 openings in the one bedroom are critical to
2 homeless services.

3 MS. WICKLIFFE: Yes.

4 COMMISSIONER SILLA: So I would very
5 much appreciate us moving --

6 MS. WICKLIFFE: Yes.

7 COMMISSIONER SILLA: -- quickly.

8 MS. WICKLIFFE: We will do that.

9 COMMISSIONER SILLA: And then also
10 making sure that when we open up the annual
11 plan, that the prioritization for people
12 experiencing homelessness is a part of that so
13 that they can get at least first dibs on 25
14 percent of those units or some portion --

15 MS. WICKLIFFE: Right.

16 COMMISSIONER SILLA: -- of those.

17 MS. WICKLIFFE: And I know you're
18 working with the team on that language.

19 COMMISSIONER SILLA: Yes.

20 MS. WICKLIFFE: So we'll definitely
21 bring that to the committee.

22 COMMISSIONER SILLA: It's got to come

1 together. I don't want our system left behind.

2 MS. WICKLIFFE: That sounds good.

3 COMMISSIONER SILLA: Okay.

4 MS. WICKLIFFE: And so I'll give a
5 quick update on the bond sites as well.

6 COMMISSIONER BLACKSON: My hand was up.

7 MS. WICKLIFFE: Oh -- oh, I can't see
8 you, Denise, sorry.

9 COMMISSIONER BLACKSON: I can see you.
10 It's Commissioner Blackson.

11 MS. WICKLIFFE: Hey, hi, Commissioner
12 Blackson.

13 COMMISSIONER BLACKSON: Hi. My
14 original question was 815 units available and
15 you answered that. I just wanted to know when
16 the vacant unit -- when you come up with your
17 plan, will it give us an exact breakdown of
18 property for property what's available on each
19 site?

20 MS. WICKLIFFE: It definitely will,
21 yes. Since we're going to a site base, we must
22 do that, so it will be very clear by the

1 property. If something is, you know, within
2 reason, we can turn it with our team within a
3 certain amount of days, or if it is something
4 that budget constraints -- it's going to take us
5 longer. It will be very detailed.

6 COMMISSIONER BLACKSON: Thank you.

7 MS. WICKLIFFE: You're welcome.

8 COMMISSIONER SILLA: And that matches
9 up -- just to make sure I'm tracking -- that
10 matches up with the ways in which Allison and
11 her team have all of the property profiles. And
12 so we'll be able to talk to people about exactly
13 where those units are, and they can pick the
14 units that they want and work for them and --

15 MS. WICKLIFFE: Okay. Yes.

16 COMMISSIONER SILLA: -- their families.

17 MS. WICKLIFFE: So we're working on a
18 website that will -- I don't want to give the go
19 live date, because you just never know, but it's
20 going to be before the end of the year, right?
21 On the new website, we have pictures. We're
22 talking about the properties. It'll tell you if

1 the bedroom sizes of the properties. It's going
2 to make it easier for them for when the wait
3 list opens, that you can already go on the
4 website, see the property, see the addresses,
5 understand the bedroom sizes, and so on and so
6 forth.

7 COMMISSIONER SILLA: Okay. So all the
8 features might not be available right now.

9 MS. WICKLIFFE: Right.

10 COMMISSIONER SILLA: Allison continues
11 to work on this.

12 MS. WICKLIFFE: Mm-hmm.

13 COMMISSIONER SILLA: Okay.

14 MS. WICKLIFFE: Yes.

15 COMMISSIONER SILLA: So I will be
16 interested just as part of that planning process
17 to get a progress update -

18 MS. WICKLIFFE: Okay.

19 COMMISSIONER SILLA: -- on how Allison
20 and her team are doing on that front.

21 MS. WICKLIFFE: Definitely.

22 COMMISSIONER SILLA: Thank you.

1 MS. WICKLIFFE: Okay. And you will
2 remind me.

3 COMMISSIONER SILLA: Okay.

4 MS. WICKLIFFE: Because I won't.

5 COMMISSIONER SILLA: I will not forget.
6 I will not forget.

7 COMMISSIONER SKINNER: She will.

8 MS. WICKLIFFE: Please remind me.

9 COMMISSIONER SILLA: I want people
10 experiencing homelessness to know --

11 MS. WICKLIFFE: I got it.

12 COMMISSIONER SILLA: -- to understand,
13 you know, the neigh --

14 MS. WICKLIFFE: Mm-hmm.

15 COMMISSIONER SILLA: It's not just the
16 neighborhoods that are important to them; it's
17 the type of units --

18 MS. WICKLIFFE: Yes.

19 COMMISSIONER SILLA: -- and what they
20 can expect in terms of --

21 MS. WICKLIFFE: Yes.

22 COMMISSIONER SILLA: -- amenities

1 around the property.

2 MS. WICKLIFFE: Definitely --
3 definitely.

4 COMMISSIONER HAMILTON: I had a
5 question.

6 MS. WICKLIFFE: Mm-hmm.

7 COMMISSIONER HAMILTON: I just wanted
8 to know because you mentioned something about
9 the large families --

10 MS. WICKLIFFE: Mm-hmm.

11 COMMISSIONER HAMILTON: -- and there
12 being a need.

13 MS. WICKLIFFE: Mm-hmm.

14 COMMISSIONER HAMILTON: And I know
15 there's also a need amongst families in housing
16 that have grown --

17 MS. WICKLIFFE: Yes.

18 COMMISSIONER HAMILTON: -- beyond the
19 size of their unit. So I just wanted to know
20 what we could put in place for them. Because I
21 think we, you know, we want our schools filled.

22 MS. WICKLIFFE: Mm-hmm.

1 COMMISSIONER HAMILTON: We want our
2 families to thrive, but then we say, Well, this
3 place is too small for you, or You have outgrown
4 this place -

5 MS. WICKLIFFE: Mm-hmm.

6 COMMISSIONER HAMILTON: But you're
7 going to have to make it work because we don't
8 have a larger place for you. So is there
9 something that we can put in place to help with
10 larger families?

11 MS. WICKLIFFE: We actually do already
12 have in place our plan. We have transfer
13 policies in place. It's called over-housed or
14 under-housed, right? So either you're living in
15 -- your family has outgrown, or family has moved
16 on, and now you're in a unit larger. So we do
17 have policies in place between both Senior Vice
18 President Carolyn's team and Senior Vice
19 President Ricky Maddox's team. They can come
20 back provide, you know, in the operations
21 committee and also to you a update on that, but
22 that is already a priority as well.

1 So generally, if someone needs a larger
2 family unit, you're on that transfer list
3 already then it'll go to that family as well.
4 They do reach out to a lot of families that are
5 under and over-housed. Sometimes we do get
6 delays. So people don't want to move because it
7 may not be in the neighborhood that you're in.
8 And the policies and the plans is if you're
9 under or over-housed, because now you're holding
10 a unit that someone else could utilize or you
11 need something and become a safety hazard if
12 your family's grown and you're in a smaller
13 unit. But the issue is for many families is
14 that it may not be in the same neighborhood that
15 you're in. And they do a great job in trying to
16 manage that, but they can also report back to
17 you on that. We have that in place already.

18 COMMISSIONER HAMILTON: Mm-hmm.

19 MS. WICKLIFFE: Okay? And just lastly,
20 on the bond sites, we have been working
21 throughout these last few months. Right now, we
22 have experienced in a lot of the properties with

1 the changing of the market. Interest rates.
2 Once interest rates increase, the amount of
3 money that you can borrow or utilize in the
4 bonds now decreases. We have developed scope of
5 works for all these properties. We've worked
6 with our pre-development teams, come up with
7 some plans, and what we've experienced right now
8 is our costs exceed the amount of money that we
9 have. So we're not back to the drawing board.
10 We're continuing and now looking at ways to
11 reduce, and that is many ways.

12 We can, you know, come to the resident
13 leaders to see if there's anything we can scale
14 back on, but also we'll start looking at
15 finishes. If we can maybe pick a different
16 finish, that can decrease the cost. So we will
17 be coming back soon to the different properties
18 and have meetings with you. So if you haven't
19 heard from us, it's not that we're ignoring you
20 at all, we have just been busy trying to figure
21 out how to reduce the costs to be in line with
22 the amount of monies that we have. You'll be

1 seeing some notices coming soon, and we'll be
2 coming back out and meeting at the properties on
3 some updates.

4 Also looking to the residents and
5 resident leaders on feedback because we need to
6 hear from you. This is your home, so we don't
7 need to be the ones making the decision of what
8 we're going to pull out. Now, we may be able to
9 communicate some best practices and so forth,
10 but we have to hear from you. And so that's
11 where we're at with the IRB properties.

12 COMMISSIONER SKINNER: Nicole, once you
13 do that, how would you go about kind of
14 prioritizing the properties in terms of, you
15 know, what goes first?

16 MS. WICKLIFFE: Yeah.

17 COMMISSIONER SKINNER: Again, you only
18 have X -

19 MS. WICKLIFFE: X amount of dollars.

20 COMMISSIONER SKINNER: You're going to
21 have X number of dollars available.

22 MS. WICKLIFFE: Right. So we look at

1 many factors. Our first factor, of course, is
2 that the numbers work, and meaning the numbers
3 work is that the properties, like proceeds that
4 come in, whether it's from the housing choice
5 voucher, because if we're converting these to
6 RAD or Section 18, now they become Section 8.
7 So that sub-D that comes in along with the
8 tenant's portion of rent now becomes rent. You
9 have to look at that collectively to say, I
10 collect this much, how much can I pay in
11 expenses and debt? So that's first and
12 foremost. We have to look at that and ensure
13 that that property is viable.

14 Any property that's viable that can
15 sustain the debt, we will be looking at out of
16 the first nine and possibly some others in the
17 other tranche that can come up. But that's how
18 we're prioritizing. First is to make sure that
19 economically it will work and can support the
20 debt from what the investors and lenders
21 requirements are. And then from there we'll
22 work with HUD to submit any of the RAD

1 applications. And then closing a lot of times
2 once you get there depends upon HUD. It's their
3 bandwidth as well.

4 COMMISSIONER SILLA: And, Nicole, are
5 we leaning on the, like, monetary analysis?
6 Because all of these properties are not
7 addressing or meeting very special sorts of
8 needs that require us to consider maybe another
9 factor. For example, it strikes me that very
10 often in construction you can make decisions and
11 choices that can really bring down your costs
12 and you might be making sacrifices in terms of
13 like certain qualities or amenities.

14 MS. WICKLIFFE: Yes.

15 COMMISSIONER SILLA: But is there a
16 particular demand or factor that might trump
17 those things? I know ADA, for example, units
18 are something that are so badly needed. That's
19 the real one -

20 MS. WICKLIFFE: Right.

21 COMMISSIONER SILLA: -- that actually
22 like comes to mind, is there a property that's

1 like worth prioritizing because it allows us to
2 maximize those kinds of offerings in our
3 portfolio?

4 MS. WICKLIFFE: So for any type of
5 these RAD conversions, you must meet a minimum
6 of ADA. Generally, RADs is five percent, two
7 percent hearing impaired. We have a goal, I
8 believe, it's six or seven percent.

9 COMMISSIONER MURPHY: Six.

10 MS. WICKLIFFE: Six percent we're
11 meeting at each property. So that's already on
12 our list. Like that's a non-negotiable. You
13 can't do that without even converting.

14 COMMISSIONER SILLA: Okay. So it's not
15 like there's a particular set of properties or a
16 set of configurations where it all of a sudden
17 maximizes our ability to units on the first
18 floor or?

19 MS. WICKLIFFE: No. Right now it's
20 just, you know, keeping the units subsidized,
21 right? Without having to possibly have any
22 mixed income situations and then working within

1 the means of which you can generate and loans.

2 COMMISSIONER SILLA: Okay and nothing
3 for, like, larger families, given the needs that
4 we are seeing.

5 MS. WICKLIFFE: Yeah.

6 COMMISSIONER SILLA: There's no
7 building that's like a higher unit
8 configuration.

9 MS. WICKLIFFE: These aren't even unit
10 configurations -- reconfigurations or new.

11 COMMISSIONER SILLA: Okay.

12 MS. WICKLIFFE: These are, you know,
13 status quo --.

14 COMMISSIONER SILLA: Just --

15 MS. WICKLIFFE: -- but updating the
16 properties. The goal is preservation.

17 COMMISSIONER SILLA: Okay.

18 MS. WICKLIFFE: Preservation of these
19 units for another 15 to 20 years and then we
20 come back 15, 20 years and do the same thing all
21 over again.

22 COMMISSIONER SILLA: All over again.

1 MS. WICKLIFFE: Mm-hmm.

2 COMMISSIONER SILLA: Okay.

3 MS. WICKLIFFE: Yes.

4 COMMISSIONER MURPHY: Can I ask a tough
5 question?

6 MS. WICKLIFFE: Mm-hmm.

7 COMMISSIONER MURPHY: Or not a tough
8 question but a tough to answer. When we got
9 here, I think one of the things that a lot of
10 commissioners heard, the newer board members,
11 was that residents were frustrated that they had
12 been hearing about a redevelopment for years,
13 and then it didn't happen. They just didn't
14 understand it. And I think I personally
15 struggle with how can -- why is that so hard for
16 us to sort of keep them in the loop on things?
17 Now that I've been here a few years I understand
18 a little bit more why it's hard because there
19 are just so many moving pieces, and we have the
20 best of intentions to try to move forward with
21 things, and we don't want to have to give people
22 bad news.

1 MS. WICKLIFFE: Mm-hmm.

2 COMMISSIONER MURPHY: But from
3 everything we're hearing I think we had thought
4 we would have a group of nine properties in the
5 first tranche. I think I'm going to ask the
6 question. I think it seems highly unlikely that
7 we're going to be able to move forward with nine
8 properties.

9 MS. WICKLIFFE: Okay.

10 COMMISSIONER MURPHY: Right? We're
11 going to have to scale it back, and that's not
12 necessarily because it's anything we did. It's
13 construction costs increasing, borrowing costs
14 increasing, harder to finance for lots of
15 reasons. But I just think we want to be, you
16 know, sort of forthcoming with folks that it
17 seems unlikely that the nine properties that
18 were on the initial list -- we're just not going
19 to be able to move forward with all nine of
20 them.

21 MS. WICKLIFFE: I agree. And the
22 timeline that we thought, right?

1 COMMISSIONER MURPHY: Yeah.

2 MS. WICKLIFFE: It will happen but the
3 timeline.

4 COMMISSIONER MURPHY: Yeah.

5 MS. WICKLIFFE: Like, it's not going to
6 happen closing this year or even the first
7 quarter of next year for the nine. I agree.

8 COMMISSIONER MURPHY: Yeah.

9 COMMISSIONER SILLA: And I think my
10 criticism from even how we ended up with nine
11 properties in the first place. I feel a little
12 bit more reassured by your update, but I want to
13 make sure we're on the same page. The issue is
14 always that the planning feels like a black
15 hole. Where you and -- or it wasn't you, right?

16 MS. WICKLIFFE: Right.

17 COMMISSIONER SILLA: It was Director
18 Pettigrew and his executive team went away, and
19 we got nine properties and nine names at the
20 end, and an explanation of the process on the
21 back end, when I think we and the residents,
22 what I always hear the residents saying is, We

1 want to have input. We want to be able to
2 inform the process. So you have to name what
3 the process is and what the factors are. And
4 what at least I appreciate about what you are
5 saying and what you have intimated here is that
6 you are going to ask residents --

7 MS. WICKLIFFE: Yeah.

8 COMMISSIONER SILLA: -- how to scale
9 back. And so, I would also appreciate it if you
10 asked the residents which of the nine
11 properties, or, as you're evaluating your
12 properties, like actually asking them: Hey,
13 this is what's on the table. What would you
14 prioritize? So that we can get their input and
15 say so as well.

16 MS. WICKLIFFE: Development works a
17 little different.

18 COMMISSIONER SILLA: Yeah.

19 MS. WICKLIFFE: It, it does, -- I'll be
20 honest, it doesn't work that way because your
21 numbers are your numbers. So I can come to any
22 of my resident leaders of the nine and say, How

1 should you prioritize? And everybody's going to
2 want theirs because I would want my property,
3 and it may not be realistic that we can do their
4 properties. So we're definitely going to come
5 back to the table speak with everybody to try to
6 see how we can scale back to make it work. But
7 sometimes scaling some, like you said, non-
8 negotiables, we can't scale back ADA. And if
9 that cost is so high and the revenue that we
10 generate is not enough to pay for it, then
11 that's off the table right now. Because I can't
12 even convert the property because HUD says you
13 must meet 6 percent now of ADA.

14 COMMISSIONER MURPHY: I appreciate.
15 That's -- there's a little tough love there.

16 MS. WICKLIFFE: Right.

17 COMMISSIONER MURPHY: And I appreciate
18 that because I think that's the bottom line is
19 we got to pay for these things.

20 MS. WICKLIFFE: Right.

21 COMMISSIONER MURPHY: And there aren't
22 that many ways that we can pay for them.

1 MS. WICKLIFFE: Right.

2 COMMISSIONER MURPHY: And it often does
3 come down to how does the project --

4 MS. WICKLIFFE: Yes.

5 COMMISSIONER MURPHY: -- how does the
6 financing work?

7 MS. WICKLIFFE: Right -- right.

8 COMMISSIONER MURPHY: How does it pay
9 for itself?

10 MS. WICKLIFFE: And we're in
11 challenging budget times. We don't have any
12 extra dollars coming in from, you know, the
13 federal government or anything, so we are
14 operating very carefully.

15 COMMISSIONER HAMILTON: Okay. And I
16 feel like that that needs to be clear to them,
17 because I think when those meetings started
18 people are like -- the residents are like, Okay,
19 we're about to move.

20 MS. WICKLIFFE: Right. Yeah.

21 COMMISSIONER HAMILTON: So then it
22 feels like maintenance and everything.

1 MS. WICKLIFFE: Mm-hmm.

2 COMMISSIONER HAMILTON: Everybody gets
3 into, Oh, this is going to be torn down, or This
4 is going to be renovated, so why are we putting
5 money into this --

6 MS. WICKLIFFE: Mm-hmm.

7 COMMISSIONER HAMILTON: -- kind of
8 mode.

9 MS. WICKLIFFE: Right.

10 COMMISSIONER HAMILTON: And so I think
11 that needs to be communicated to the residents
12 very clearly that this process has slowed right
13 way down.

14 MS. WICKLIFFE: Right.

15 COMMISSIONER HAMILTON: So you don't
16 need to panic. For some of our seniors they
17 panic thinking they got to pack up everything.
18 Even from a management perspective, like, what
19 is the upkeep in the meantime mean for these
20 property?

21 MS. WICKLIFFE: Right.

22 COMMISSIONER HAMILTON: Because a lot

1 of times it's like you're living in properties
2 that were built back in the '50s and '40s and
3 then stuff is falling apart or sweating with the
4 heat every day.

5 MS. WICKLIFFE: Right.

6 COMMISSIONER HAMILTON: We're dealing
7 with mold, which you know we're aware of.

8 MS. WICKLIFFE: Mm-hmm.

9 COMMISSIONER HAMILTON: So I think that
10 if we, the residents, could hear a realistic
11 timeframe like, Hey, you don't need to worry
12 about anything for the next nine months. Let us
13 figure this out, and we'll come back to you.
14 But in the meantime, this is what we're going to
15 be working on. In the meantime, this is what
16 you'll see as far as the maintenance and the
17 upkeep and the repairs. You know, it's not just
18 that everything is just going to just sort of
19 like waddle there --

20 MS. WICKLIFFE: Right.

21 COMMISSIONER HAMILTON: -- until we get
22 ready to restart this process.

1 MS. WICKLIFFE: We'll definitely do
2 that. And let me just be clear for everyone
3 that who can hear. If we're rehabbing or
4 renovating, let's say if I was going to close in
5 two months, if anything is a health and safety
6 or life safety, we should still be handling
7 that.

8 COMMISSIONER MURPHY: Yeah.

9 MS. WICKLIFFE: Now, we may say, Okay,
10 we're not going to change a roof in this
11 building, and one person still lives in that
12 building, We're going to move you to another one
13 where the roof is good, because that's a larger
14 -- but any mold, health, and safety issues in
15 your unit, we should not be saying, Oh, you're
16 on the rehab list.

17 COMMISSIONER HAMILTON: Mm-hmm.

18 MS. WICKLIFFE: And -- and I heard it.
19 I've heard it through the rumbles. Hopefully
20 that's not happening, but if it does, just let
21 any of us know, because that is not the case.
22 We should be still keeping these units up.

1 COMMISSIONER HAMILTON: And I'd just
2 like to add to that, I think that needs to be
3 communicated to management because I found that
4 sometimes because there are issues maybe with
5 rental balance and all of that people live in
6 very deplorable conditions because they're
7 afraid to speak up.

8 MS. WICKLIFFE: Okay.

9 COMMISSIONER HAMILTON: And so I think
10 that that needs to be communicated and that we
11 will repair your units and get you in decent
12 housing regardless of what the situation is -

13 MS. WICKLIFFE: Right.

14 COMMISSIONER HAMILTON: -- in terms of
15 rental balance.

16 MS. WICKLIFFE: Okay. We'll definitely
17 do that.

18 COMMISSIONER SKINNER: That's excellent.

19 MS. WICKLIFFE: We've got to shout out
20 to that. That is.

21 COMMISSIONER SKINNER: Very good.

22 MS. WICKLIFFE: That is.

1 COMMISSIONER BLACKSON: And I just
2 wanted to share. My hand was up. I'm not so
3 sure if you saw it again. But a lot of times at
4 these community engagement activities and
5 events, we are often asked, What are they doing
6 with our property? Do we have to move? Some
7 might even ask, And I thought this building was
8 shutting down. Why they still moving people in?
9 We were just asked that. Ricky? Is Ricky here?
10 No.

11 UNKNOWN A: No. Ricky's actually --

12 COMMISSIONER BLACKSON: We were just
13 recently asked that at Claridge Towers at one of
14 the pop-ups. We had like five different
15 residents that inquired about the Bond project
16 and what was going to happen with their building
17 and why y'all haven't come back and told us.

18 MS. WICKLIFFE: Okay.

19 COMMISSIONER BLACKSON: So that's a
20 high concern.

21 MS. WICKLIFFE: We'll definitely get
22 out there very soon.

1 COMMISSIONER BLACKSON: Okay.

2 MS. WICKLIFFE: Thank you.

3 COMMISSIONER BLACKSON: That's all I
4 have.

5 COMMISSIONER SKINNER: Okay. Any other
6 questions from the board members for our interim
7 Executive Director? Okay, hearing none we're
8 going to move on to our public testimony. As
9 usual, we start with our residents. Again, I'll
10 remind you, we have a lot of people who've
11 signed up to testify. So please, I ask you
12 again to try to keep your testimony to three
13 minutes. That will allow everyone who signed up
14 to actually have time to testify. So we can
15 start with -

16 MS. HARDEMAN-JONES: Perfect. So
17 first, we're going to call Terri Cooper. Terri
18 Cooper, we're sending your promotion request.

19 MS. COOPER: Hello.

20 MS. HARDEMAN-JONES: Hi, Ms. Cooper.
21 You have three minutes.

22 MS. COOPER: Hello. Hi.

1 COMMISSIONER SKINNER: We can hear you.
2 Go ahead.

3 MS. COOPER: Hello, and thank you to
4 the Board of Commissioners for allowing me this
5 opportunity to speak. My name is Ms. Terri
6 Cooper. I'm a mother of six, a master
7 esthetician, a self-taught cosmetic chemist, a
8 professional pro sharer, and local DC voucher
9 recipient.

10 In 2015, while residing at the DC
11 General Shelter, I received a voucher that I was
12 told was federal, allowing me to move anywhere
13 in the United States after one year in D.C. I
14 attended a transfer briefing, found a home in
15 Temple Hills, Maryland and was approved, but
16 then informed that my voucher was local, not
17 federal, and I could not port out. That change
18 was never communicated to me. I felt confused,
19 devastated and trapped. Today, I remain
20 confined to D.C., where family-sized housing is
21 scarce.

22 In June 2026, I moved through DCHA's

1 lease-up event at the MLK Library. Out of all
2 participating landlords, only two had units
3 large enough for my family of seven. While my
4 current apartment is an improvement, we still
5 face space limitations, no nearby grocery
6 stores, and must use a Maryland-based CVS for
7 prescriptions. Employment opportunities in my
8 field are also limited. Few D.C. spas are
9 hiring, and none are near my home. I want the
10 chance to port out for better housing, work, and
11 self-sufficiency. Yet as a local voucher
12 holder, I'm excluded from homeownership programs
13 and mobility options.

14 How can residents be urged to become
15 independent entrepreneurs while systems restrict
16 our ability to grow? The barriers created by
17 policy and bias leave families like mine labeled
18 as lazy when we've done everything asked of us.
19 I'm asking the board to review this inequity, to
20 meet with someone about converting my local
21 voucher into a federal voucher, and help
22 families like mine access true opportunities,

1 not confinement. Thank you for your time.

2 COMMISSIONER SKINNER: Thank you.

3 MS. WICKLIFFE: Well, yeah, we can have
4 staff reach out, but she's absolutely right.
5 Local vouchers are for D.C. only.

6 COMMISSIONER SKINNER: Are not
7 portable. Yeah.

8 COMMISSIONER SILLA: I wonder if there
9 is an opportunity here to highlight to the
10 Committee on Housing, to Council Member Robert
11 White and his team that these are the sorts of
12 limitations to the LRSP program. The caller's
13 not the only person benefiting from LRSP that
14 has indicated the lack of home ownership
15 opportunities being available to them are a
16 significant equity issue. And I know Council
17 Member Robert White's team listens to and
18 actively tracks our board meetings, so I want to
19 make sure that they are paying attention to this
20 testimony from that perspective as well. Sorry.
21 We're on hold.

22 MS. HARDEMAN-JONES: No, thank you.

1 Sounds good.

2 COMMISSIONER SKINNER: Can that be a
3 word to walk out.

4 MS. HARDEMAN-JONES: Right. Okay. So
5 next we have former Commissioner Aquarius Vann-
6 Ghasri.

7 MS. VANN-GHASRI: Can you hear me?

8 MS. HARDEMAN-JONES: We can.

9 COMMISSIONER SKINNER: Yes, we can.

10 MS. VANN-GHASRI: Oh, very good.

11 COMMISSIONER SKINNER: Go ahead.

12 MS. VANN-GHASRI: First and foremost, I
13 want you to know that I'm here today because I
14 come blessed. I reached out to Commissioner
15 Burbridge because she and I both walked the
16 black sheep turned goat journey. I want y'all
17 to write that down, black sheep turned goat.
18 Make sure to be watching on YouTube.

19 Now, I have several issues. One of my
20 first issues is this. First of all, I want
21 y'all to know that I successfully was co-counsel
22 to my laundry room theft case. And I was very,

1 very, very insulted when my attorney received
2 the government's surveillance tape. I was
3 humiliated. I went to jail. It was very
4 interesting. And I want you to know I passed my
5 urine. And pretrial, all I had to do was call
6 and just say my name. But I went through that
7 from December '25 and didn't get arrested in
8 Potomac Gardens until the 26th.

9 Now, I want you to know that I am a
10 certified paralegal from the Antioch School of
11 Law under Edgar and Jean Cahn. And if
12 Commissioner Reed was here, she would tell you
13 when I chaired the Committee of Resident
14 Service, Resident Initiative, I had both Edgar
15 Cahn and his wife there. So that was an insult.
16 Now, of course, I can't sue because the case was
17 dismissed, but it was very humiliating.

18 Not only that, prior to that, I was
19 punched in the face by Sherry Benton on the
20 fifth floor of Potomac Gardens. And you had two
21 officers, they're both females, at daytime.
22 Arlen Nixon, who's with the maintenance office,

1 he witnessed it, and he broke it up. And he let
2 them know that she punched me in the face. But
3 she -- unfortunately I grew up in Chinatown, but
4 I also know how to fight. Thank God for
5 Muhammad Ali. Okay?

6 So, now I'm an elected official. They
7 have me on my floor, along with my environmental
8 transfer. But I am the institution of the
9 District of Columbia Housing Authority. I'd
10 like to thank the interim general counsel
11 because I helped you out, and you're going to
12 always give me my respect as I give you respect.
13 So I was not eligible to run as treasurer at
14 Sibley. But I'm going to be the president
15 because we going to finish this because what
16 happened was I received a District of Columbia
17 Housing Authority notice to vacate. So what I
18 did was this, being the person I am who was
19 elected for 17 years, and I did have opponents.
20 What I found very interesting, and it was a very
21 interesting experience, was I lost weight over
22 it. And I and everybody know because I'm very

1 transparent. And from the day I joined our
2 board, I made sure I had a therapist, Dr. Sarah
3 Nortey. And I just tell everybody, Everybody on
4 the board is supposed to have a therapist. So
5 now what I thought was very interesting was I
6 never did see a District of Columbia Housing
7 Authority notice to vacate for 700 20th
8 Southeast, Apartment 508. And I'm going to
9 bring to your attention the same attorney that
10 signs your notice to vacate. She and I worked
11 for the same attorney, Kenneth Walger. So we
12 have a lot in common. So I respectfully, as a
13 great leader, the leader that I am, I emailed
14 your interim general counsel so we could make
15 that correction. I made sure that I received
16 one served personally by process server, I
17 presume, at 8:00 p.m. Now I'm a proud resident
18 of Northwest One, where I organize. And I thank
19 you, Commissioner Blackson, Denise Blackson, I
20 really appreciate you, Commissioner, for giving
21 me my props because I never did get in too
22 many places while being at Potomac Gardens.

1 Now, where we at now is that it was
2 corrected. So now I get to exercise my rights
3 where I get to have a meeting with my property
4 manager. And I really don't know the name of
5 the person who going to represent DCHA. So I
6 reached out, I've got 10 to 30 days and I'm in
7 compliance. So I reached out to Ward 1 to be in
8 that meeting with me, and I'd like it to be
9 recorded.

10 Now let me tell you what we going to do
11 with this, because I'm here to work with you.
12 Now what we're going to do is we going to take
13 my real case, and we going to make it a moot
14 court case. I hope the income director is going
15 to get somebody to do a video on it so that we
16 can understand how a notice to vacate actually
17 worked because the only person that can evict
18 you is a court order. Now one of the -- some
19 things I cannot talk about because I can talk
20 about my court case that was dismissed. If you
21 know me and know me well -

22 MS. HARDEMAN-JONES: I'm sorry -- I'm

1 sorry.

2 MS. VANN-GHASRI: -- you should also
3 know that was my co-counsel.

4 MS. HARDEMAN-JONES: Former
5 Commissioner, I'm sorry, your time has expired.
6 We can definitely give you a call back and
7 discuss further.

8 MS. VANN-GHASRI: Okay. Now I'm not
9 going to be cut off because I ain't have all my
10 minutes. So if you cut off --

11 MS. HARDEMAN-JONES: That wasn't. No -
12 - no -- no.

13 MS. VANN-GHASRI: Now I said, I wish
14 you --

15 MS. HARDEMAN-JONES: That was -- that
16 was -- that was over three minutes.

17 MS. VANN-GHASRI: -- would not know
18 when to say or when not to say with my rights.
19 I can talk about my court case that was
20 dismissed on September 14th so that I can be
21 eligible to run for the president of Sibley
22 Plaza in the citywide election.

1 MS. HARDEMAN-JONES: Okay.

2 COMMISSIONER SKINNER: So --

3 MS. VANN-GHASRI: For that -- don't cut
4 me off please. I -

5 COMMISSIONER SKINNER: -- so we can't -

6 -

7 MS. VANN-GHASRI: Want to be respect
8 because I'm staying within my boundaries of
9 discussion because I'm proud of that process.

10 COMMISSIONER SKINNER: But your time is
11 up.

12 MS. VANN-GHASRI: Because I helped
13 wrote

14 COMMISSIONER SKINNER: Your -- your
15 time is way over.

16 MS. VANN-GHASRI: The notice to vacate.
17 Remember, I was trained by Mildred Hayes and
18 that's where the fight back comes from.

19 MS. HARDEMAN-JONES: So, Commissioner,
20 we will definitely follow up with you. Please.

21 COMMISSIONER SKINNER: So we will
22 follow up with you.

1 MS. VANN-GHASRI: Okay.

2 COMMISSIONER SKINNER: But we can't
3 resolve this at this meeting, Commissioner.

4 MS. VANN-GHASRI: All right.

5 MS. HARDEMAN-JONES: So next we have
6 former Commissioner Kenneth Council. Former
7 Commissioner Kenneth Council, can you hear us?
8 It's star six to unmute.

9 MR. COUNCIL: Can you hear me?

10 MS. HARDEMAN-JONES: We can.

11 COMMISSIONER SKINNER: Yeah, we can
12 now. Hi, Mr. Council.

13 MR. COUNCIL: How are you? Good
14 afternoon.

15 COMMISSIONER SKINNER: Good. Good
16 afternoon.

17 MR. COUNCIL: On July 15th, 2026, the
18 Office of Inspector General released the DCHA
19 2025 financials report. Just like the 2024
20 report, the auditors could not justify over 800
21 million expenditures -- 800 million dollars in -
22 - expenditures because once again, DCHA failed

1 to provide the supporting documents. In other
2 words, where's the money?

3 Now we are spending funds so fast, but
4 we can't justify why or where the paperwork is.
5 Why do we have contracts that don't go through
6 the procurement process? Why is that staff is
7 being laid off at this time? There is no
8 government shutdown that I know of that's
9 happening right now. What happened to the
10 Office of Audit and Compliance leadership placed
11 on leave last December? Where are they, or are
12 they returning?

13 COMMISSIONER SKINNER: Okay.

14 MR. COUNCIL: When are we going --
15 wait, wait, wait a minute. I lost my train of
16 thought here. Okay, what's happening to the
17 office of OAC leadership, again? When you all
18 go home to your families after you leave the
19 board or you go home from your office, we, the
20 residents, we still are left with the
21 consequences and the decisions that you all make
22 on our part.

1 Resolution 2331, you want to appoint
2 yet another unqualified ED without due process.
3 That should've been with the D.C. Council and
4 the Citywide Advisory Board where you all had
5 already selected when we came in the room. You
6 already knew what you were going to do. We
7 never saw any paperwork. But you're getting
8 ready to appoint again the second time Nicole
9 Wickliffe to serve as the ED, when no experience
10 within the past five years of being an ED.
11 Chair Skinner, you made the decision to stop the
12 search for the ED. This time we know the track
13 record will show unless you're blind or y'all
14 don't have good memory, DCHA admitted to
15 failing, to not being able to manage their
16 finances, but yet you would put the OAC
17 leadership on leave because they dared to
18 challenge you without paperwork.

19 Under the leadership of Pettigrew and
20 Wickliffe, we're watching the funds disappear
21 like Houdini. The staff is being placed on
22 leave. You have a big leadership. You're heavy

1 talk. We find out in the news that Pettigrew is
2 leaving and gone and going to Chicago. I
3 wonder, how does that happen? But at the same
4 time, we think that the residents should have
5 power, and I thank Commissioner Blackson for a
6 standing committee block by block. I'm still
7 waiting to see why haven't this become
8 resolution. But yet at the same time, we're
9 going to make sure that things go right.
10 Factual, there's a roof replacement that needs -
11 - or has been done -- or haven't been completed
12 at Regency. Residents are still complaining
13 about leaks. The elevator is still broken at
14 Harvard Towers, and when you fix it, it still
15 breaks down. Structure repairs at Woodland
16 Terrace Apartments, this is not good. You're
17 commingling funding that you're actually using
18 and crisscrossing that you shouldn't, which is
19 highly illegal.

20 MS. HARDEMAN-JONES: So former
21 Commissioner, I'm sorry, your time has expired
22 as well. I actually gave you some extra seconds

1 as well.

2 COMMISSIONER SKINNER: So here's the
3 thing. So --

4 MR. COUNCIL: You gave -- you gave --

5 COMMISSIONER SKINNER: Commissioner --

6 MR. COUNCIL: -- Aquarius, the same
7 thing.

8 MS. HARDEMAN-JONES: I --

9 MR. COUNCIL: And I'm going to be
10 respected too.

11 COMMISSIONER SKINNER: Yeah.

12 MR. COUNCIL: I'm almost finished.

13 COMMISSIONER SKINNER: We do respect
14 you and in your position as president of
15 Citywide Advisory Board, we will have plenty of
16 opportunities to talk through all the issues
17 that you brought up today.

18 MR. COUNCIL: What you're saying there,
19 I could use this time to complete what I wanted
20 to say.

21 MS. HARDEMAN-JONES: Your time had
22 expired.

1 MR. COUNCIL: You all met with us, and
2 you all are using letters that I never got, and
3 you're using it to do a punch-out list. Now, we
4 can do it here, or I'll do it in the media. You
5 call the shot. I can play either way you want
6 to play.

7 COMMISSIONER SKINNER: Okay. So as I
8 said in your position, we will be meeting with
9 you. We can talk through all the issues that
10 you've raised here and try to get those
11 resolved. Thank you.

12 MS. HARDEMAN-JONES: Next, we're going
13 to move on to Lady Reverend Dr. Shauntae High.

14 DR. HIGH: Mm-hmm. Shauntae.

15 MS. HARDEMAN-JONES: Mm-hmm.

16 DR. HIGH: Hello, can you hear me?

17 MS. HARDEMAN-JONES: We can.

18 COMMISSIONER SKINNER: Yes, we can hear
19 you.

20 DR. HIGH: All right. Thank you very
21 much. Isaiah 10:1-2: Woe to those who make
22 unjust laws, to those who issue oppressive

1 decrees, to deprive the poor of their rights and
2 withhold justice from the oppressed of my
3 people. Good afternoon, I'm Lady Reverend Dr.
4 Shauntae High, and I address the board today
5 with one question. Why is it so difficult for
6 DCHA to uphold their promises?

7 From the beginning of the Park Morton
8 redevelopment, residents were assured that we
9 would have first rights to return home free from
10 discrimination, yet many have been denied the
11 right to return through credit and background
12 checks that were publicly stated on record would
13 not be used. As former public housing residents
14 and current federal voucher holders, we already
15 maintain clear criminal records. These added
16 barriers contradict the commitments made to us.

17 Next, I must speak on the 300,000-
18 dollar match savings program funding meant to
19 help Park Morton residents move towards
20 homeownership. That money was egregiously
21 mishandled and lost, leaving working families
22 with shattered hopes of remaining in D.C. as

1 full-fledged community members. This was not
2 just a financial failure. It was a moral one.

3 Finally, every current and former Park
4 Morton resident deserves direct communication
5 about the construction timeline, the return
6 process, and employment opportunities within the
7 redevelopment. Residents should know when they
8 can come home, how to apply for townhomes or
9 stack flats, and how to be hired for ongoing
10 construction. Transparency is not optional.
11 It's justice.

12 If DCHA continues down this, its
13 current path, it risks returning to
14 receivership, which may be necessary given the
15 agency's present state. Accountability must be
16 restored before trust can be rebuilt. I stand
17 here not in anger, but in truth, calling for
18 integrity, equity, and the fulfillment of
19 promises made to the people. I'm Lady Reverend
20 Dr. Shauntae High, and I thank you for your time
21 today.

22 COMMISSIONER SKINNER: Thank you.

1 DR. HIGH: Thank you.

2 MS. HARDEMAN-JONES: Thank you.

3 DR. HIGH: Thank you.

4 MS. HARDEMAN-JONES: Next, we're going
5 to call Karen Settles.

6 MS. SETTLES: Good afternoon, everyone.
7 Can you hear me?

8 MS. HARDEMAN-JONES: We can.

9 COMMISSIONER SKINNER: Yes, we can.

10 MS. SETTLES: Yes. I'd like to speak
11 to all of the hardworking people at the Housing
12 Authority. And I don't play down or play it up.
13 We all are working hard. On behalf of
14 residents, I know we doing the most work right
15 now.

16 I'd like to first say that given what
17 we have and what we've been left with right now,
18 I am happy that it's being considered that
19 Nicole -- or I'm going to say Ms. Nicole,
20 because I want to be official, is being chosen
21 as the whatever you all are saying -- as the
22 interim. I haven't had the leisure of being

1 able to read any of the resolutions, but I know
2 some of the things that are incorporated in
3 them. I say that because this is not a time
4 that we can train anybody. She's familiar with
5 the goings on so to sense -- Mr. Pettigrew was
6 here and left. She was second in command, and
7 it just makes sense to keep her aboard. I don't
8 know the pros and cons about why the search has
9 gone -- has not continued, but I would like to
10 know some of the particulars on how it's being
11 handled and justified.

12 The other thing that I wanted to say
13 and lastly I'll say about Ms. Nicole is that I
14 fully support her as the Director of the Housing
15 Authority. I really like the way she broke out
16 with the report that she did, and we haven't had
17 that. We haven't ever had that.

18 Secondly, after 26 years of having a
19 separate authority, I'm still stuck with not
20 understanding whether this is still a separate
21 authority. Is this a separate authority, or is
22 in the mayor's purview? I say that because --

1 and I want the question answered today, if you
2 will. I say that because not one time have we
3 had a resident-driven resolution put into any of
4 the meetings that we've had or the hearings as
5 you call it. And I think it's about time that
6 we have a resident-driven resolution. I'd like
7 to recommend what that resolution should be and
8 I want to work with the language, if you may,
9 that it should be a moratorium on evictions in
10 public housing right now. That moratorium would
11 instigate for all resident ledgers on every
12 property to be reviewed and audited. From that
13 there should be some other things about that.
14 But we need to, as residents, and as a former
15 ANC commissioner still, well, with the title of
16 a former ANC commissioner, as well as being a
17 resident council president for many years, it's
18 like a drop in a bucket not being able to get
19 certain information. I am particularly proud to
20 say that we have some elected people that I feel
21 will be transparent. That is Denise Blackson,
22 Rhonda Hamilton in county council. I am proud

1 to say that I support them, and I will continue
2 to support them. But I need everybody on this
3 board to understand that unhoused people and the
4 threat of being unhoused is so kin to each
5 other. We have got to embrace that.

6 There are ways that residents can be
7 reached without evictions, and I think that the
8 Housing Authority has not done a very good job
9 at doing that. We have the dilemma of the
10 pandemic that didn't take the opportunities. We
11 have a major opportunity right now in this city.

12 MS. HARDEMAN-JONES: Ms. Settles?

13 MS. SETTLES: Even though so many
14 things are happening around us --

15 MS. HARDEMAN-JONES: I'm so sorry, Ms.
16 Settles?

17 MS. SETTLES: -- and with us in the
18 inside of our city.

19 MS. HARDEMAN-JONES: Ms. Settles.

20 MS. SETTLES: This is the nation's
21 capital.

22 MS. HARDEMAN-JONES: Your time has

1 expired.

2 MS. SETTLES: We still have a major
3 opportunity to be what we need to be as a
4 housing authority and be proud about it. It's
5 not --

6 COMMISSIONER SKINNER: Thank you, Ms.
7 Settles.

8 MS. HARDEMAN-JONES: Next we have
9 Patricia Malloy. Ms. Malloy? We sent you a
10 promotion request. If you can accept -- okay,
11 I'm going to move forward. Next we have Donna
12 Townes. Star six to unmute. Please accept
13 promotion request. Ms. Townes?

14 MS. TOWNES: Hello?

15 MS. HARDEMAN-JONES: Yep, we can hear
16 you, Ms. Townes.

17 MS. TOWNES: Hello. How's everyone
18 doing this evening?

19 COMMISSIONER SKINNER: Hi, Ms. Townes.

20 MS. TOWNES: My name is Donna Townes.
21 I'm a former Park Morton resident, and I'm
22 reaching out again to try to get a follow-up

1 meeting with persons such as Ms. Nicole
2 Wickliffe, who was present during the original
3 meeting in which I've had with Director
4 Pettigrew and Ms. Eads and Park Morton managers.
5 I'd just like to say I feel disappointed that I
6 have not been afforded the opportunity for
7 another meeting because Director Pettigrew's
8 gone, and I was very, very happy to have had
9 that meeting. Ms. Wickliffe, if could you
10 please set up a follow-up meeting with me so I
11 can be heard. I was not very much heard. I was
12 heard, but I was not very much heard during the
13 initial meeting that happened some time ago.
14 I've sent Director Pettigrew my total complaint,
15 the complaint of all that has transpired back
16 then, and I just need a follow-up appointment,
17 please. That's all I request.

18 I've lived in that mold and there were
19 no repairs or anything in that unit. So I
20 signed the lease on the night, on the evening of
21 May 30th. May 31st, my apartment was bumped.
22 It was trashed. My property was thrown over the

1 balcony. That's unfair. There was no 30-day
2 notice. I tried to get repairs in there, but
3 there was no 30-day notice. There was nothing.
4 And this was for late abatement. They threw all
5 my stuff away -- my stuff away, and then they
6 didn't do no painting or anything within the
7 unit. All of that was -- Director Pettigrew was
8 very good. He got the truth out of the Park
9 Morton manager. You all know who I'm talking
10 about, Ms. Diallo. So please, Ms. Interim
11 Director, Ms. Wickliffe, if you could please set
12 an appointment with me, I would greatly
13 appreciate it.

14 COMMISSIONER SKINNER: Thank you, Ms.
15 Townes.

16 MS. WICKLIFFE: Ms. Townes, Carla
17 Hernandez has reached out to you a couple of
18 times. I think you've had to reschedule. So
19 what, I'll have her reach out again because
20 she's reached out to try to schedule.

21 MS. TOWNES: Okay -- okay. I thank you
22 very much.

1 MS. WICKLIFFE: You're welcome.

2 MS. HARDEMAN-JONES: Next, we have
3 Paulette Matthews. Paulette Matthews, star six
4 to unmute. Please accept our promotion request.

5 MS. MATTHEWS: Hello?

6 MS. HARDEMAN-JONES: Yep.

7 COMMISSIONER SKINNER: Hi, Ms.
8 Matthews.

9 MS. MATTHEWS: Hello.

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

11 MS. MATTHEWS: Right now, all I'm going
12 to say is wow, because this lady that just
13 finished testifying, I've heard that for a long
14 time.

15 COMMISSIONER SKINNER: Right.

16 MS. MATTHEWS: Just like I've also
17 heard -- hello, everybody.

18 COMMISSIONER SKINNER: Hello.

19 MS. MATTHEWS: That just took me away
20 from what I initially was going to say, and that
21 was to say hello to everybody DCHA and the
22 board. I'm just blown because first of all, we

1 don't have enough time as residents. Our time
2 has been taken away from us. It's a lot going
3 on. I'm thankful to be able to speak to certain
4 individuals, but at the same time, individuals
5 that I used to speak to and get help, and I'm
6 talking about help for the residents, they are,
7 I guess, still on administrative leave or
8 whatever the case may be. I really don't know
9 at this time, but what I have to deal with is
10 our foreman, and I'm trying to tell you, it has
11 been -- it's just been a mess.

12 But moving right along, I want to talk
13 about security of the building and also when
14 will Kelly Miller really get a manager. When
15 y'all take one away for whatever reason, you
16 should have a replacement. We have a guy by the
17 name, I think I'm calling him right, as area
18 manager that's bouncing off the wall like I am
19 right now like a ping pong ball, which comes --
20 but he comes, and we don't know when he's going
21 to come back. But right now, there's a serious
22 problem here at Kelly Miller. I'm being asked

1 several questions that I cannot answer, but at
2 one point, I had individuals that I could call
3 and get some help, and I still got a few that's
4 left, but, you know, they got a lot on their
5 plate just trying to resolve what they're trying
6 to resolve right now. I just would like to
7 request on this phone call, or like the month
8 before last, we were in the rooms together.

9 We need to come back being in the
10 rooms. Y'all should know us as more than our
11 address and whatever apartment or house we live
12 in. We need to be able to talk because we are
13 the reason why y'all are where y'all are and
14 doing what y'all doing, but y'all are excluding
15 us from out of the plan. To all the former
16 people that I used to see, like Aquarius,
17 Kenneth Council, Karen Settles, and all of them,
18 we're still working, and half of y'all are not
19 listening and I get it.

20 We need policies, procedures, rules,
21 and regulations, but y'all take y'all time to do
22 whatever it is that y'all have to do, but y'all

1 want the residents to do something quickly
2 within 30 days or 60 days, but then you might
3 give them such short notice that also be
4 overwhelming.

5 I have a lot of concerns, and I know I
6 do not have the time to be able to talk about
7 them. That's what makes me bounce off the wall
8 like a ping pong ball because I know I can't say
9 it all. I forget a lot of different things.
10 And if Detrice Belt is not able to speak, she
11 has sent me a text that I can be able to say
12 some things in behalf of Barry Farm and The
13 Storage. I would like to talk about the
14 historical buildings at Barry Farm. When are
15 they going to be able to tell somebody what's
16 going on with them? I also want to talk about
17 the units y'all were talking about and trying to
18 get people offline or whatever. How long does
19 it take for DCHA to bulk units where people have
20 already moved out for some time now, three
21 months, six months, or whatever, and you can
22 still see the stuff in there, nobody going into

1 the units, but yet we're saying that we're
2 trying to get people off the list or whatever?
3 I've been here now six months, and I walked
4 through with Keith and Mr. Jennings and all down
5 through the fire unit that's across with this,
6 on the property that's across from the high-rise
7 building. And before I got here, I think they
8 had the fire. So it's just a lot of things that
9 have been pushed back, and then there's certain
10 things that be brought forward.

11 Y'all want us to rush to do things, but
12 DCHA, I don't know if it's positive you see
13 because the positive you see is the job rushed
14 or nothing. It's not what y'all do for within
15 yourselves. Y'all take time: the vanity jobs,
16 the mold, the mildew. The fact that some units
17 that I have went and reported to DCHA, they
18 moved residents out; they went to hotels; they
19 came back. Situations are still going. Their
20 floors are still messed up.

21 I personally, with the recreation
22 center, because I'm the president there as well,

1 I had them because the way the place was
2 looking, I wouldn't even want to go up in there.
3 I would go in there and volunteer, but I could
4 come out anytime. But if I'm going to give
5 eight hours or more of my time there, there has
6 to be something done. And I want to thank
7 everybody for doing it. It looks wonderful in
8 there.

9 Also, I have reported a flood. Well,
10 let me explain this part. When the flood, it
11 was the little water that was coming through the
12 wall, it was a very small portion. The last
13 rain we had it was a flood before that. That
14 was all -- and it's worse than what it was when
15 they axed the whole side of the wall down. And
16 I was in there having a meeting, and we were
17 pushing out water where, so it shouldn't be that
18 way. But I feel as though that y'all need to
19 have some type of meeting that allows the
20 residents to speak. And I know we have to have
21 it, you know, structured, but we got to get this
22 out. A lot of times people have situations;

1 they bring it up, and y'all want to have sidebar
2 meetings, but there's 1,000 other people who
3 have the same problem would like to know what
4 they're doing, how to go about doing it.

5 COMMISSIONER SKINNER: So, Ms --

6 MS. MATTHEWS: And I have so much more
7 to say.

8 COMMISSIONER SKINNER: -- Ms.
9 Matthews.

10 MS. MATTHEWS: But that's all I'm going
11 to say.

12 COMMISSIONER SKINNER: Thank you.

13 UNKNOWN C: Yes -- yes.

14 MS. MATTHEWS: And I hope that one of
15 these questions also be answered or considered.

16 COMMISSIONER SKINNER: Thank you.

17 MS. MATTHEWS: And we talked about -

18 COMMISSIONER SKINNER: Yeah, thank you.

19 MS. MATTHEWS: -- the black and white.

20 MS. HARDEMAN-JONES: Thank you.

21 COMMISSIONER SKINNER: We'll have --

22 we'll have definitely have follow-up meetings

1 not only participating -

2 MS. HARDEMAN-JONES: Right.

3 COMMISSIONER SKINNER: -- with the
4 executive director but also with board members.

5 COMMISSIONER HAMILTON: If we can -- if
6 I can say something.

7 COMMISSIONER SKINNER: Yes.

8 COMMISSIONER BLACKSON: I would like to
9 talk as well, please.

10 COMMISSIONER HAMILTON: If we can have
11 some another room set up where they can be sent
12 to, to have people there to address their
13 concerns. I'm struggling a bit with I know
14 we're on a time crunch with the abrupt cutoff.
15 So if we can move forward, set up a meeting
16 where somebody can be there to hear their
17 complaints so they can continue to discuss it
18 would be helpful.

19 COMMISSIONER BLACKSON: Well, we follow
20 back up before or after. I was talking to Ms.
21 Matthews over an hour yesterday, and so I know
22 Ricky has too. So some of these we've already

1 talked through.

2 COMMISSIONER SKINNER: Yeah.

3 COMMISSIONER BLACKSON: And they follow
4 back up.

5 COMMISSIONER SKINNER: And that's the
6 concern I have. I mean, you know, they come on
7 to this meeting and say the same things that
8 they've already talked to the staff about, and
9 the staff is following up and trying to address
10 the issue.

11 COMMISSIONER BLACKSON: Well, I think
12 as a part of that I think there's also another
13 layer of either understanding for me at least,
14 my concern is how many times are people having
15 to escalate before they come here? And are we -
16 - are you addressing issues that should actually
17 have been addressed at a different level? Are
18 people misunderstanding the power and
19 flexibility that they have? Are people so busy
20 that they're actually not able to respond to
21 inquiries in a timely manner? Are -- like, who
22 is asking those questions when you follow back

1 up with folks? You know, I trust that there is
2 a team of people reaching out to and talking to
3 people before we get to today. And then I trust
4 that there is a team following up with people
5 afterwards. But are we actually addressing the
6 root of the issue?

7 COMMISSIONER HAMILTON: We are. So a
8 lot of this we have heard, and we do address.
9 And there is a lot to be done. And so
10 everything that you've mentioned is all of the
11 above. Sometimes it's, you know, staff hears
12 about it, and they don't do it until it's
13 escalated. And by the time it's escalated all
14 the way up here, then this is what you get,
15 right? And at that point, we're still going
16 through, and once it gets to us, then we're
17 fixing.

18 Something that, you know, Ms. Matthews
19 and I talked -- I know she talks to the other
20 team as well -- but something like the flood
21 coming in, that's not an overnight fix. That's
22 a construction build out and everything like

1 that. So some of these issues that we do hear
2 out repeatedly, the team is working on it, but
3 that takes permits. Some of this is funding.
4 So it's a lot. But it's some on DCHA staff, and
5 then there's some of, you know, outside
6 residents. They have to understand we have
7 process we have to follow. Everything's not a
8 yes, and everything's not going to happen
9 overnight. Emergencies, we should be jumping
10 on. So it's a combination.

11 MS. HARDEMAN-JONES: Okay.

12 MS. WICKLIFFE: And some of this is
13 years and years worth of stuff.

14 MS. HARDEMAN-JONES: Yeah.

15 MS. WICKLIFFE: You know, like Ms.
16 Townes, what she's speaking about far predates,
17 you know --

18 COMMISSIONER SKINNER: Yeah.

19 MS. WICKLIFFE: The whole entire Keith
20 administration, but I understand. She feels a
21 certain way about it, so we've got to figure out
22 -- get a happy medium.

1 COMMISSIONER BLACKSON: I think there's
2 a way in which I would really appreciate if as
3 part of the Committee on Resident Services we
4 are very seriously looking at complaints and the
5 sources of complaints across the board, that you
6 are also very transparently laying out for us
7 what the response process is for complaints, so
8 that we can start holding divisions, teams
9 accountable to a metric and also supporting them
10 to achieving those expectations and metrics for
11 client, resident, tenant satisfaction.

12 MS. WICKLIFFE: Yeah.

13 COMMISSIONER BLACKSON: There's a way
14 in which it doesn't feel like -- at least from
15 what ends up in my inbox and what I'm hearing,
16 it feels like there are layers of housing
17 authority that's not responsive.

18 MS. WICKLIFFE: You're correct. There
19 is.

20 COMMISSIONER BLACKSON: And we've got
21 to figure out how to make sure all the layers
22 are responding. It's great that you're

1 responsive, but at some point it's got to be all
2 the layers are responsive.

3 MS. WICKLIFFE: And I'll just say, and
4 I say this all the time, we don't discuss
5 personnel matters. I will never discuss them
6 openly at any hearing, out, anything. But we
7 are working through HR departments to handle any
8 concerns that we need to handle if it's a lack
9 of, right?

10 COMMISSIONER BLACKSON: Right.

11 MS. WICKLIFFE: On a staff level.

12 COMMISSIONER BLACKSON: But I think --

13 MS. WICKLIFFE: And then also training.
14 We have to give training and give them the
15 resources. It's not just, You don't do this.
16 We have stuff in place, resources in place. So
17 if it has to get to that level of a personnel
18 matter, then trust we've done all that we could.

19 COMMISSIONER BLACKSON: -- but I think
20 we can -- I don't want to go into the specifics
21 of any one personnel file. But I think we can
22 talk about what system is in place, what metrics

1 are we holding people accountable to. Can we
2 reasonably track? What is the system that we
3 have in place To even help us understand trends
4 in concerns, complaints.

5 MS. WICKLIFFE: Yeah.

6 COMMISSIONER BLACKSON: What is the
7 system that supervisors have to understand when
8 a particular staff person is the source of most
9 of the conflict or the issue areas? I think we
10 need -- I at least need some level of
11 reassurance that you are -- that those systems
12 and those processes --

13 MS. WICKLIFFE: Right.

14 COMMISSIONER BLACKSON: -- are being
15 put into place. I don't care to --

16 MS. WICKLIFFE: Right.

17 COMMISSIONER BLACKSON: -- get into any
18 one person's --

19 MS. WICKLIFFE: Right, okay, we can do
20 that at the committee meeting.

21 COMMISSIONER BLACKSON: And I would
22 prefer because Operations and Administrative

1 Services has a full plate and there's lots of
2 things that we're dealing with, that Resident
3 Services actually be the place where that's
4 fleshed out and worked through.

5 MS. WICKLIFFE: We can talk offline as
6 to what -

7 COMMISSIONER BLACKSON: Yeah. What --
8 what makes the most sense?

9 MS. WICKLIFFE: -- form.

10 COMMISSIONER BLACKSON: Yeah.

11 COMMISSIONER SKINNER: Okay. You've
12 got more?

13 MS. HARDEMAN-JONES: Yes. Next, we're
14 going to go back to Pat, Patricia Malloy. I
15 believe we sent you a promotion request, Ms.
16 Malloy. As soon as you begin speaking, your
17 three minutes will start.

18 MS. WICKLIFFE: She's talking.

19 MS. HARDEMAN-JONES: Okay, we see you,
20 but we cannot hear you, Ms. Malloy. I think
21 you're having an audio issue.

22 MS. WICKLIFFE: She can't hear you.

1 COMMISSIONER SKINNER: Yeah.

2 COMMISSIONER BLACKSON: No. She's
3 unmuted, and she's speaking.

4 MS. HARDEMAN-JONES: So we're going to
5 have Carla reach out to you offline, and we'll
6 come back.

7 MS. MALLOY: Can you hear me now?

8 MS. HARDEMAN-JONES: Oh, there we go.

9 COMMISSIONER BLACKSON: Yes. There you
10 go.

11 COMMISSIONER SKINNER: Okay. We got
12 you.

13 MS. MALLOY: Can you hear me?

14 MS. HARDEMAN-JONES: Yes.

15 COMMISSIONER SKINNER: Yes.

16 MS. MALLOY: Okay. My name is Patricia
17 Malloy. And I'm here representing from Lincoln
18 Heights in regards to the renovation plan.
19 Interim Director Nicole has explained that the
20 process is taking a little longer. I really
21 would appreciate you all having a meeting in
22 Lincoln Heights to inform the residents as to

1 what's happening. They are so confused. The
2 property is deteriorating. The units are
3 deteriorating. Floors are sinking in.
4 Buildings are not being cleaned. I want to
5 thank Interim Director Nicole for visiting
6 Lincoln Heights on a major issue. I want to
7 thank Ricky for getting involved as well. It
8 really was well attended.

9 We had a Rebuilding Our Community event
10 in Lincoln Heights on Saturday. The property
11 was in bad shape -- standing water, trash, along
12 with a lot of things. I also would like to
13 thank Andre Johnson, the event planner for
14 Rebuilding Our Community, and his fraternity
15 brothers for putting on an awesome event for the
16 residents of Lincoln Heights.

17 In closing, I would like to say,
18 Resolution 2631, I am in support of appointing
19 interim director Nicole as the ED of the housing
20 authority. Again, Nicole and Ricky, thank you
21 for visiting Lincoln Heights on Monday.

22 MS. WICKLIFFE: Thank you. You're

1 welcome.

2 MS. HARDEMAN-JONES: Thank you, Ms.
3 Malloy.

4 COMMISSIONER SKINNER: Thank you, Ms.
5 Malloy.

6 MS. HARDEMAN-JONES: Next we have -- I
7 hope I'm saying your name correctly. It is
8 Ditesha McEachin. And please correct me if I'm
9 saying that incorrectly. Ditesha McEachin. We
10 sent you a promotion request. Star six to
11 unmute yourself.

12 MS. MCEACHIN: Yes, can you hear me?

13 MS. HARDEMAN-JONES: We can.

14 COMMISSIONER SKINNER: Yes.

15 MS. HARDEMAN-JONES: You have three
16 minutes.

17 MS. MCEACHIN: Yes. How you doing? I
18 was just wanting to share the fact that I have
19 received an email from housing saying that I've
20 been dropped from the Housing Choice Voucher
21 Program. Now in 2005, I was supposed to receive
22 the housing choice voucher, and I didn't get it

1 because they sent it to the wrong address, but
2 then they covered it up. This go-around, I
3 don't understand why. I sent four emails
4 through applicant@dchousing. I also went down
5 there personally and dropped it in the drop box
6 twice, and I put it in the mailbox. And then I
7 went to housing in Chinatown and, my last time,
8 and she said everything was complete. I'm not
9 sure of what it is that I'm missing, but I feel
10 like I've been shorted twice from housing and
11 receiving my housing choice voucher. Back in
12 2021, I missed my granddaughter's birth because
13 there was shooting right out front of my house,
14 and the police advised us to stay in the house,
15 and I could not see my granddaughter be born
16 into this world.

17 Right after that in 2023 -- and I had
18 the police report for both shootings -- there
19 was shooting at 3:00, at 4:00. My kids' bus
20 driver had to pull off with my children in
21 there. I didn't know where they took my kids to
22 because they were shooting out front of my house

1 once again. Now, I'm not sure to as to why I've
2 not received my house choice voucher, but I
3 would like for someone to give me a call at my
4 house. They didn't. I had tickets about my
5 house having mold in it, floods when I took a
6 shower, it rained down in my kitchen, and for a
7 whole year. Just last night at 7:00 p.m., I
8 guess, I don't know if they knew I had to speak
9 today, but they just came to repair some issues
10 in my house all of a sudden. And these tickets
11 have been put in over a year. I've been calling
12 housing complaining about the same thing over
13 and over.

14 They say I'm not the only person in
15 that complex that need help. I understand that,
16 but I'm worried about my own self, my own house,
17 and my own safety for my kids. I'm calling to
18 see if anybody from housing can tell me what it
19 is that I'm missing to receive my housing choice
20 voucher so I can move forward with my kids,
21 because it's not safe. My son went to the
22 baseball court last month, and somebody took his

1 jacket off his back. All I'm asking is: what
2 do I need to do? What do I need to bring? Who
3 do I need to talk to to get a housing choice
4 voucher so I can move forward and get a better
5 life for me and my children?

6 COMMISSIONER SKINNER: Okay.

7 MS. MCEACHIN: I don't understand.

8 MS. HARDEMAN-JONES: Reach out to us.

9 MS. MCEACHIN: I've come to them five
10 times already.

11 COMMISSIONER SKINNER: Thank you, Ms.
12 McEachin. We'll have the staff just follow up
13 and contact you within the next day.

14 MS. MCEACHIN: Okay. And I just
15 received an email saying I've been dropped from
16 the housing choice voucher because I failed to
17 turn in everything.

18 COMMISSIONER SKINNER: Okay. No, we'll
19 follow up.

20 MS. MCEACHIN: I don't understand that
21 either.

22 COMMISSIONER SKINNER: We'll -

1 MS. MCEACHIN: I just received that
2 just the other day.

3 COMMISSIONER SKINNER: Yeah, we'll
4 follow up and make sure that we address your
5 issue.

6 MS. HARDEMAN-JONES: Next we have
7 Katrina Jenkins. Katrina Jenkins, we're sending
8 you a promotion request. Star six to unmute if
9 you're having difficulty. I'm going to move
10 forward. Next we have --

11 MS. JENKINS: All right. Hello.

12 MS. HARDEMAN-JONES: Ms. Jenkins?

13 MS. JENKINS: Can you hear me now?

14 MS. HARDEMAN-JONES: We can.

15 COMMISSIONER SKINNER: Yes.

16 MS. JENKINS: Can you hear me?

17 MS. HARDEMAN-JONES: Yes.

18 COMMISSIONER SKINNER: Yes, we can hear
19 you. Go ahead.

20 MS. JENKINS: Okay, great. I'm so
21 sorry. I didn't know what to hit, but thank you
22 for telling me. Okay, my name is Katrina

1 Jenkins, and I'm going to say this briefly
2 because it's about a person that works for
3 housing. Let me just say this is a situation
4 with me because I was -- first, let me just say
5 this. This young lady, do I have to mention her
6 name?

7 COMMISSIONER SKINNER: No.

8 MS. JENKINS: I'm asking.

9 MS. HARDEMAN-JONES: No.

10 COMMISSIONER SKINNER: Please don't.

11 MS. JENKINS: No?

12 COMMISSIONER SKINNER: No, no. Don't
13 mention her name.

14 MS. JENKINS: Okay. So this is what I
15 received as a rent ledger. In 2014 my rent was
16 changed without me knowing. I knew nothing from
17 2014 until now. This is my rent. I have my
18 rent ledger in front of me, and when my rent
19 ledger was changed in 2014, I ended up getting
20 placed on a back payment for me not knowing
21 about what was going on. I did speak to some
22 people from housing in reference to what was

1 going on, and all I heard from the last meeting
2 was somebody was going to get back with me about
3 it. Nothing has happened.

4 The rent is going up even more and
5 more. The person went back -- did back rent on
6 me. I never had to pay any rent here at my
7 complex where I live here, and honestly I'm
8 going to end up going to court with William C.
9 Smith because of the fact that's what my rental
10 office manager told me, that they want their
11 money. And I'm just like, How long you do I pay
12 money that I knew nothing about? Which is over
13 2,000 dollars because of the back pay and me
14 just finding out about the situation.

15 This same person that that did this
16 letter -- did this rent back and gave me rent to
17 pay and took it out of my lease did the same
18 thing again. She just -- it was a situation
19 with how the feds do things around here in D.C.,
20 and she wrote up a recommendation of termination
21 for me to get out. After she did that, she
22 tried to make it seem like if I was in my home

1 with my son selling drugs. I just don't
2 understand what is going on with this person. I
3 have talked to several people, her supervisor
4 and over her supervisor there at D.C. Housing,
5 and I'm not getting any answers. Nobody's
6 telling me anything. This is serious because if
7 this person is taking time out to do this to me
8 and to first try to make me into a drug dealer
9 and in here with my son and also changed my
10 rent, which was fine. William C. Smith's would
11 pay my little rent where I'm saying that, and
12 she also went back rent to make me have a bill,
13 and now it's way over 2,000. I'm not even --
14 I'm on a budget with -- I get benefits. I'm not
15 ashamed of saying any of that. But I'm just
16 saying to you honestly, I was told by her
17 supervisor that she was going to see if she can
18 reconcile this, and straighten this situation
19 out. And I'm like, I haven't heard anything,
20 nothing. And it's just getting higher and
21 higher, and I'm just like, Hold up. I have to
22 go to court for this. And it's something that

1 I'm not responsible for. I don't have a reason
2 why this young lady will not talk to me. I've
3 emailed her so many times. No response,
4 nothing. It's unfair to me and my son. I've
5 been living here for 14 years and never had to
6 pay any rent, just my regular utilities here in
7 this place.

8 COMMISSIONER SKINNER: Okay, Ms.
9 Jenkins.

10 MS. JENKINS: So I just need to have
11 that addressed.

12 COMMISSIONER SKINNER: Yeah.

13 MS. JENKINS: Honestly.

14 COMMISSIONER SKINNER: Ms. Jenkins,
15 your time is up.

16 MS. JENKINS: Or have her reach out.

17 COMMISSIONER SKINNER: But we will
18 follow up and have somebody talk with you.

19 MS. HARDEMAN-JONES: Next we have
20 Sandra Banks. Sandra Banks. Okay, I'm going to
21 move forward. Kallee Burns -- or is it Kelly
22 Burns? Moving forward to Jushelle Powell. Ms.

1 Powell, we've sent you a promotion request to
2 unmute. As soon as you accept and begin -

3 MS. POWELL: Yes, can you hear me?

4 MS. HARDEMAN-JONES: Yes, we can. You
5 have three minutes. Ms. Powell?

6 MS. POWELL: Yep. Hello?

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

9 MS. POWELL: Oh, okay. Yes, it was.
10 It was showing that I was muted on my end.

11 MS. HARDEMAN-JONES: Okay.

12 MS. POWELL: So how you doing? My name
13 is Jushelle Powell.

14 MS. HARDEMAN-JONES: Uh-huh.

15 MS. POWELL: And I'm here in reference
16 to do several issues that I have been
17 complaining about to DCHA for the past couple of
18 years.

19 For the past 14 years, I have
20 continuously been approved to move in units that
21 they are saying are inspected and they are
22 healthy, safe homes for us to live in. All

1 units that we have lived in have continuously
2 been having black mold issues that me and my son
3 continuously enduring. Recently, for the past
4 two and a half years, we have been -- it's been
5 black mold in my son's room. They just cutting
6 that out the room, but we still have issues with
7 the flooring, the building has shifted, and
8 things of that matter.

9 I was also told that there was going to
10 be an investigation done in reference to the
11 misplacement and death of my mom, and I still
12 have not heard anything in reference to that. I
13 would like to know more information about what's
14 going on and why no one is following up with me
15 in reference to these major issues that
16 continuously go on and we continuously being
17 placed in unsafe, unhealthy homes.

18 MS. HARDEMAN-JONES: We'll have
19 somebody reach out.

20 COMMISSIONER SKINNER: Okay.

21 MS. HARDEMAN-JONES: We'll have staff
22 reach out to you.

1 COMMISSIONER SKINNER: Yeah, we have
2 your contact information. We'll have somebody
3 reach out to you.

4 MS. HARDEMAN-JONES: Next we have Linda
5 Brown.

6 MS. BROWN: Good afternoon,
7 Commissioner and Director. My name is Linda
8 Brown.

9 MS. HARDEMAN-JONES: Hi, Linda.

10 COMMISSIONER SKINNER: Good afternoon.

11 MS. BROWN: I live in Greenleaf Senior,
12 and earlier I heard the director speak about
13 priorities and funding. I want to talk about
14 the repairs and bring context to this. For the
15 summer -- most of the summer -- my daughter and
16 I, who is an adult and is disabled, have gone
17 without air condition because it wasn't working
18 properly, and you know how hot it was this
19 summer. When they came out to try and fix the
20 heater, they had to turn the water off. So the
21 water was turned off several times this summer,
22 and this air condition still didn't work.

1 So I'm asking today, what are you going
2 to do about this? Because the winter is coming.
3 And so are we going to have those same issues
4 with the heat? And as we talk about moving
5 forward with priorities, are repairs going to be
6 a priority? And then as I said, I'd like to
7 know if you're talking about nine properties; is
8 Greenleaf going to be one of those properties
9 that is going to be tabled for the time being?
10 Because I am one of the residents that have
11 heard over the years that I've been here about
12 this development and it has not happened. So
13 are we going to be one of those properties that
14 you're going to table? Thank you.

15 COMMISSIONER SKINNER: Thank you, Ms.
16 Brown.

17 MS. WICKLIFFE: Greenleaf is not a part
18 of the IRB. That's a separate development
19 agreement that we're still working with that
20 development team on. So you should hear more on
21 that coming soon. I'm not sure completely about
22 the air. I'll find out. But I do know over at

1 Greenleaf we've had the team out ready waiting
2 to have the boilers, which provide you the heat
3 -- waiting to have that inspected. So it's my
4 understanding they've been out. It's just
5 waiting for inspection and should be working.
6 If for any reason it happens to go down, then
7 you'll definitely call. But that one is being
8 prepped as we speak.

9 MS. BROWN: Can I just say that that
10 heater was replaced about five or six years ago,
11 and so now we're having to do something
12 different with this heater now?

13 MS. WICKLIFFE: No, this is not
14 nothing, anything different. This is preventive
15 maintenance. This is every year we have to get
16 our systems inspected by DOB before we, what we
17 call, changeover from AC to heat. Because of
18 the type of system that you have there, so.

19 MS. BROWN: Thanks.

20 MS. WICKLIFFE: You're welcome.

21 MS. HARDEMAN-JONES: Next we have
22 Detrice Belt.

1 MS. BELT: Yes. Can you hear me?

2 MS. HARDEMAN-JONES: We can, Ms. Belt.

3 You have three minutes.

4 MS. BELT: Everyone, okay. I'm at
5 work. I kept raising my hand because I wanted
6 to be put on. Okay. I'm worried about the
7 storage in Barry Farm. I want to know what is
8 the update on Barry Farm. When are the houses
9 going to be built? I plan to return to the
10 houses. That's why I need the storage. That's
11 why I need the storage unit. I was moved from
12 Barry Farm from a house. We had storage in the
13 back of the building. We had a shed. So now
14 I'm in an apartment in Northeast D.C. I want to
15 get back to Southeast. I want to get back to my
16 community, and the storage is the issue. I'm
17 very worried. Now they're calling me now, D.C.
18 Houses, somebody I don't know. Gray is calling.

19 A year ago they said that we can do a
20 downsize possibly. I understand that it's
21 probably costing them a lot for the storage, but
22 it's very few people that took the option. So

1 actually we saved a lot of money because it was
2 over 300 families that lived in Barry Farm.
3 Everyone did not opt to get storage. Everyone
4 was not even offered storage. I know for a fact
5 there's only less than 10 people that has
6 storage with that or whatever. And now they're
7 saying that we have -- two weeks ago, I got an
8 email that said I have to be out of the storage
9 by the end of this month. That's not possible.
10 So they extended it for me. I don't know what
11 they did for other people.

12 My mom also has storage, but she's a
13 homeowner, so they told her September. She's
14 rushing to get out. She just went to the
15 storage the other day. They said she has until
16 the end of this month. She went to the storage
17 the other day; the storage unit is locked. So I
18 guess they're going to figure that out. My
19 storage is still open, so they told me not this
20 month because I rang them and said, How am I
21 going to get out of the storage by the end of
22 this month? And you're just telling me, not

1 even 30 days out. Whatever. So they said
2 October, the end of October. Then Paulette is
3 told that she can get out in December. Well, I
4 need to get out in December too if that's the
5 case. I don't know what they're doing, but I'm
6 going to talk to the person just called me.
7 They're calling me now before the meeting --
8 they're calling me yesterday because they know
9 I'm going to talk about this. I cannot fit
10 everything in my storage that came from Barry
11 Farm into my apartment. It's valuables. It
12 doesn't matter. It was in my house, it's mine,
13 it's paid for, it's my things. But I have been
14 clearing it out. So I want to know what's going
15 on. When are they going to put us out of
16 storage? And how? And then do we have any
17 option for help? What if I need help? Okay,
18 help me get it back to my apartment then.

19 COMMISSIONER SKINNER: Okay, thank -

20 MS. BELT: I don't know what to do, but
21 I'm worried about storage.

22 COMMISSIONER SKINNER: Thank -

1 MS. BELT: I'm worried about getting
2 back to my community in Barry Farm.

3 COMMISSIONER SKINNER: Okay. Thank
4 you, Ms. Belt. I don't know personally what the
5 issue or the situation or process is in terms of
6 the storage. I know when folks first moved they
7 were given --

8 MS. MILLER: Certain amount of time

9 COMMISSIONER SKINNER: -- storage units
10 for some time, and I don't know if the timeframe
11 has passed or exactly what the situation is. Do
12 you want to --

13 MS. MILLER: Sure.

14 COMMISSIONER SKINNER: Can you talk
15 about that, Sheila?

16 MS. MILLER: Yes, I can. Sheila
17 Miller, Director of Office of Capital Programs.
18 When the Barry Farm community was relocated in
19 2017, they were offered one year of free
20 storage. So a number of residents took
21 advantage of that. Over the course of the
22 years, several residents have moved. Well, not

1 everyone took advantage of the storage, but some
2 have moved out. So that was for one year. And
3 then COVID hit, so it was extended then, and
4 then COVID hit. So the decision was made to
5 just --

6 COMMISSIONER SKINNER: Keep it going.

7 MS. MILLER: -- not do anything with
8 the units because of COVID. Since then, it's
9 been five years that POA has continued to extend
10 the coverage for the storage. So we did reach
11 out -- finally reach out to the former Barry
12 Farm residents to let them know that, you know,
13 the storage after the end of this month, that
14 they'll have to either vacate the storage unit
15 or take on payments. Those that have -- there
16 only probably been a handful, maybe less than,
17 certainly less than five -- who have reached out
18 and said, Hey, I need more time, and we've been
19 able to accommodate that. In the letter, it,
20 you know, gives a name of someone that they can
21 contact. If you need more time, we're certainly
22 willing to accommodate that.

1 I'm also working with POA to try and
2 find a way to assist residents, because I do
3 know, like Ms. Matthews -- we had a long
4 conversation about it. She needs assistance.
5 I'm sure Ms. Belt needs assistance as well. So
6 -- and there may be a few others, so we're
7 working with POA to try to accommodate that.

8 MS. BELT: Okay. Thank you. Yeah.
9 Maybe they can just, you know, has a -- I don't
10 know, to put it out there, can they get like
11 storage on the property in Barry Farm? Maybe we
12 can put something there. We can put some of the
13 stuff there.

14 MS. MILLER: That would be great -

15 MS. BELT: You know what I mean?

16 MS. MILLER: -- but there's no space
17 for it.

18 COMMISSIONER SKINNER: Yeah.

19 MS. MILLER: That would be wonderful,
20 but yeah, unfortunately not.

21 COMMISSIONER SKINNER: Yeah, we'll work
22 with you to make sure that there's some

1 accommodation.

2 MS. MILLER: Yeah.

3 COMMISSIONER SKINNER: And with POA,
4 because I guess technically -

5 MS. MILLER: Yeah, I've been working
6 with POA as well.

7 COMMISSIONER SKINNER: -- POA's
8 responsible.

9 MS. MILLER: Yeah. Yeah.

10 COMMISSIONER SKINNER: And POA, for
11 those who don't know, POA is the developer for
12 the Barry Farm property.

13 MS. HARDEMAN-JONES: So next we have
14 Susie Smith -- Susie Smith?

15 COMMISSIONER SKINNER: Susie.

16 MS. HARDEMAN-JONES: I'm going to move
17 forward. Next we have Markeshia Miller. Ms.
18 Miller, are you there?

19 MS. MILLER: Yes, I'm here. Could you
20 hear me?

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

22 COMMISSIONER SKINNER: Yeah, we hear

1 you.

2 MS. HARDEMAN-JONES: You have three
3 minutes.

4 MS. MILLER: Okay. How y'all doing?
5 Okay, I'm calling. I was a Housing Choice
6 Voucher participant. I was on the housing
7 voucher for 19 years, and by the time they
8 finally did contact me, I received a three-
9 bedroom voucher. I have four sons, including
10 myself. I applied for over 38 properties in
11 Washington, D.C. I have a paper trail for
12 everything. Also fighting my mental health at
13 the time, but I was very proud of myself by
14 accomplishing these things.

15 In August, I contacted Sabrina Gant
16 through email and in person trying to state to
17 her that I've been denied by all these
18 properties and that they're denying me saying
19 that my household is too large for the voucher.
20 No, she -- nobody never like tried to
21 accommodate. She said, Well, you need to put
22 like -- put a -- a grievance out on them, you

1 know, something like that. And I'm -- I'm
2 really not understanding. So the property that
3 I'm at now, which is Residences of Hayes, the
4 lady here called herself trying to help me,
5 because I'm in a three bedroom here already
6 through like HUD or something. I was in public
7 housing, and then they moved me here. I had to
8 call DOB on this building. That's another
9 story.

10 I'm focusing on my voucher. So my
11 voucher expired December the 20th. The lady
12 that was working in the property that I'm in now
13 had me fill out all these papers, RFP packet,
14 and a new lease. I call every day down housing
15 to see if they received my RF packet. They
16 never received it. I call every day. I spoke
17 with the Ms. Green, Ms. Nancy. You know,
18 they're just trying to keep me calm. They like,
19 Well, if she's saying that it's submitted, just
20 keep calling every day. I'm doing that and also
21 checking with the property manager as well.
22 She's telling me, Don't worry about it. I

1 submitted it through with Tyree Riley. He's our
2 liaison. All this stuff. By December the 15th,
3 when housing still say they didn't receive it,
4 I'm like, Is there a way that I could bring it
5 in? And make a long story short, when I went
6 back down there on January, I was told that my
7 voucher is expired. It was nothing they could
8 do. I was emailing everybody. I was down there
9 with my case manager, everything. So I'm like,
10 I waited 19 years for a federal housing voucher,
11 and y'all just telling me that I just lost it,
12 and it wasn't even my fault? Like, Sabrina
13 Guess, or the lady Ashley DeLaRosa or something,
14 Anton, and Mr. Pettigrew, they were all like,
15 well, Ashley -- who was under Mr. Anton was
16 like, Well, you have to go back into public
17 housing in order to be able to get a voucher
18 again. Like, I really had a panic attack down
19 there.

20 I feel as though you all need some type
21 of better communication. When you go down
22 there, they treat you like shit. I worked all -

1 - I'm sorry for my French -- I worked all my
2 life. I worked all my life always had a new job
3 whether it was that, but they treat you like
4 you're nothing. Like, I just needed a little
5 help. I didn't ask for a level head down there.
6 For me to be on the waiting list for 19 years
7 for them to just tell me my voucher is lost like
8 that, I don't feel as though that is right, and
9 that is not fair. No one even, like, talked to
10 me, even -- even still.

11 So now, while I'm at this meeting, I
12 was waiting on DeLaRosa or Anton. They was like
13 they was going to move me to public housing.
14 Every time I go down there, somebody's in a
15 meeting. I have a life too. I just started my
16 job back, by the grace of God. I've been out
17 for five years with the United States Postal
18 Service, and I'm finally back. That's the only
19 good thing that has been happened. But I'm
20 really hurt about me losing my voucher, and
21 nobody like, didn't do nothing. If I've been
22 denied for them saying that my it's too many

1 people on my household for a three-bedroom, that
2 I didn't care about that. I would've still
3 moved there. But if these properties and these
4 people are telling me this, what am I to do?
5 Like, who do I talk to? Nobody help you. They
6 really treat you like crap down housing, and I
7 don't feel as though that that is fair. That
8 stuff really worked on my mental health, and
9 it's not even about the voucher. It's that I
10 waited this long. I really put all of the
11 footwork in, and nobody really did nothing.
12 Like, they just, All right. Well, I got a house
13 to go to. You know what I'm saying? Like, I
14 don't feel as though that's fair.

15 MS. HARDEMAN-JONES: So, Ms. Miller?
16 Ms. Miller, can we-

17 MS. MILLER: And I see these houses
18 every day. I want a house.

19 MS. HARDEMAN-JONES: So Ms. Miller --

20 MS. MILLER: I pay taxes. Like, that's
21 not fair, y'all.

22 MS. HARDEMAN-JONES: Ms. Miller -- your

1 time is up. But we're going to get back in
2 contact with you to discuss your options. Okay?
3 Next, we have John Gibson. John Gibson? We're
4 going to move forward. Next, we have Kimberly
5 Turman.

6 MS. TURMAN: Yes. Can you hear me?

7 MS. HARDEMAN-JONES: Yes, we can, Ms.
8 Turman. You have three minutes.

9 MS. TURMAN: Hello, hello, hello. I'm
10 happy to be here. Got a little emotional behind
11 that, because it is true. On August 11th, 2026,
12 I received a WhatsApp text message from my
13 landlord, because I am a Housing Choice voucher
14 holder. I live in Ward 5. She asked me if I
15 was going to be available for a re-inspection
16 because my house failed inspection on July 17th
17 due to severe mold and water damage, amongst
18 other things, a caved-in ceiling. I responded
19 and told her I was taking my daughter back to
20 college, so please reschedule for the week after
21 that or the week after that. I received a reply
22 that if I don't make it back for the August 14th

1 re-inspection, that she will change the locks
2 and give me the keys when I come back. I
3 responded that I can't handle this right now, so
4 I didn't say anything else.

5 On the 14th of August, I got another
6 text message from her through WhatsApp saying
7 that the house passed inspection, that she
8 changed my locks. She left the key out in the
9 back where nobody would know. I told her, Go
10 get the key. That was illegal. That was wrong.
11 You didn't -- you are not supposed to go in the
12 house and do that. I filed a police report on
13 August 17th. I contacted ombudsman. I
14 contacted Zachary Parker's office. I contacted
15 several chains of commands to help me because
16 that re-inspection was passed fraudulently. I
17 still have active mold in my house. I have
18 surveillance by neighbors, one who is right next
19 to me, who used to be A Housing Choice Voucher
20 landlord who also works for HUD, who has been
21 leaking these illegal surveillances and causing
22 neighborhood gossip.

1 My specialist, Ms. Henderson, did not
2 correct my -- she didn't do my recertification,
3 and then she didn't correct my income when there
4 was an error where they used my income and put
5 it as my full-time student daughter's income,
6 and then it was switched to zero. There was no
7 more communication for like nine months, and I
8 just recently realized that through this
9 situation happening, that I became a
10 whistleblower. I filed three emergency TROs in
11 Civil Action Branch. I have been blocked. My
12 constitutional rights have been blocked. I've
13 not had due process. I have had the compliance
14 officer, Ms. Copeland, call me to try to get a
15 complaint re-inspection. I waited nine hours
16 for Inspector Allen to come back out, only to
17 say that there --

18 COMMISSIONER SKINNER: Ms. Turman, are
19 you there?

20 MS. HARDEMAN-JONES: I think we might
21 have lost Ms. Turman, but I know that we're
22 going to be following up with you.

1 COMMISSIONER SKINNER: Okay. We'll,
2 yeah, we'll definitely follow up with you.

3 MS. HARDEMAN-JONES: Next we have
4 Denetra Galloway. Denetra Galloway? Or I'm
5 saying that wrong. Galloway. I'm sorry about
6 that. Denetra Galloway. So that completes our
7 resident. Let me go ahead and pivot to our non-
8 resident. First, we're going to call Ramonia
9 Hines.

10 MS. HINES: Hello everyone. Thank you
11 DCHA for accepting me on this. Can you hear me?

12 MS. HARDEMAN-JONES: Yes, we can, Ms.
13 Hines. You have three minutes.

14 MS. HINES: Okay. I'm calling on
15 behalf as a property manager, and I wanted to
16 speak about the fraudulent stuff that I have
17 seen since working in Washington, D.C.

18 I have been in property management as a
19 property manager for over 20-something odd
20 years, and I have never in my life seen the type
21 of fraud that I am seeing. I'm seeing -- I'm
22 going to give you an example. We have a

1 resident that her portion of rent is 100
2 dollars. DCHA is paying 1,500 dollars of her
3 rent. So what she purposefully does so she
4 don't have to pay her 100 dollars is she does
5 things to the apartment and then calls DCHA and
6 DOB in hopes that it won't pass inspection.

7 I've had a resident that literally left
8 one owner owing 50,000 dollars just for DCHA to
9 transfer her to a different property. I have
10 overheard residents say, Just call DOB, call
11 DCHA. And I think to myself, I've been in this
12 business for a very long time, and I've never
13 seen anything like this, the fraud.

14 I had came to the office and spoke to
15 Acushia Pompey and said that she needs to do an
16 audit on residents who transfer from property to
17 property, and then they put in complaints, and
18 they never pay the portion of their rent. Now
19 this is the crazy thing, 85 percent of my
20 residents that are on subsidy, they don't pay
21 their portion of rent. It takes 18 months for
22 an eviction. And then what they'll do is

1 they'll complain and complain and want DCHA to
2 come out and fail the unit. And if the unit
3 fails twice, what they would do, and I'm going
4 to give you an example, if it failed in January
5 for just say a burner on the stove, they will go
6 into the community, the owner's building, and
7 they will take away payments from April, March,
8 February and January, putting restraints on the
9 property.

10 Not even just that, I saw that you guys
11 work with the local law enforcement. Since I
12 have been a property manager in Washington D.C.,
13 I have had three different homicides, been
14 subpoenaed to court, and one thing that all
15 three of these homicides got in common is that
16 they're voucher holders. These voucher holders
17 were actually entertaining folks that actually
18 got killed in D.C. streets.

19 Not only that, I'm also dealing with
20 folks who were given vouchers who have mental
21 illnesses. I had one resident where we had to
22 sneak out a dead decomposing dog in his unit

1 that has been causing other residents to contact
2 DCHA because of the smell and the mildew.

3 I don't know how you guys are giving
4 these vouchers out, but if the public knew that
5 their tax dollars are going towards folks who
6 are causing fraud. Now I have had residents
7 where they were given a voucher. Let me roll my
8 window up. I have residents that was given a
9 voucher. Sorry. And I'm so sorry. I've been
10 rolling it up so you guys can -- they were given
11 a voucher, and when we said, Okay, well let us
12 go ahead and process you for your apartment, I'm
13 not giving y'all my voucher. I'm not doing
14 that. And they end up losing it. They end up
15 losing it, and now they're inside of the unit
16 where they're not getting any aid. They're not
17 paying it. And so I heard her horror story
18 that, I lost my voucher. But you had almost up
19 to a year to utilize your voucher. Not even
20 that, I want to know what is the briefing in
21 reference to residents who are moving in. We go
22 through an inspection, and it passes with flying

1 colors. Then two months later they got an
2 issue. And I'm like, We just passed the
3 inspection. And I said, Oh, well now I see what
4 the flaw is. Call DOB, call DCHA, and if they
5 done it, I ain't got to pay it anyway even
6 though my portion is just 50 dollars. Do you
7 know how much restraint that this is putting on
8 the owners? They still have to pay mortgage.
9 They still have to pay water bills. They still
10 have to pay trash.

11 MS. HARDEMAN-JONES: So Ms. Hines -
12 COMMISSIONER SKINNER: Ms. Hines - Ms.

13 Hines

14 MS. HINES: And nobody is trying to
15 work with the residents.

16 COMMISSIONER SKINNER: Ms. Hines, your
17 time --

18 MS. HINES: And the residents are just
19 stuck in the system.

20 MS. HARDEMAN-JONES: Ms. Hines, your
21 time has --

22 COMMISSIONER SKINNER: Your time is up.

1 MS. HARDEMAN-JONES: Yeah.

2 COMMISSIONER SKINNER: Thank you.

3 Thank you for your comments. We hear you.

4 MS. HARDEMAN-JONES: Next we have Arlen
5 Herrell. Hopefully I'm saying that correctly.
6 Arlen Herrell?

7 MR. HERRELL: Hello, can you hear me?

8 MS. HARDEMAN-JONES: Yes.

9 COMMISSIONER SKINNER: Yes.

10 MR. HERRELL: Okay and just for
11 clarity, my name is Arlen, not Arlene.

12 MS. HARDEMAN-JONES: Arlen, thank you.

13 MR. HERRELL: Yes. So good afternoon.

14 Again, my name is Arlen Herrell, and I own a
15 five-bedroom home in Ward 8 that is currently
16 rented to a voucher recipient. I've been asking
17 DCHA the same basic question for three months:
18 what is the approved policy that was used to
19 determine the rent for my property? I have
20 still not received it.

21 Here's why that matters. When I
22 submitted my RFTA, I also submitted a rent

1 review from affordablehousing.com. That is
2 important because Affordable Housing is the same
3 system DCHA uses. That system reviewed my home,
4 found my requested rent reasonable, and said
5 that determination was valid through September
6 30th. Then DCHA ran its review; DCHA used none
7 of the homes from the first review. When I
8 asked why, I was told those homes were too far
9 away. So I asked a simple question: what is
10 the approved rule that says how far is too far?
11 I've asked in writing, I asked DCHA leadership,
12 I asked again in our September 3rd meeting, and
13 I filed a FOIA request. Three months later, I
14 still have not been shown that approved policy.
15 What I received instead was an updated workflow,
16 but DCHA has not shown me when the workflow was
17 approved, who approved it, or whether it was
18 even the rule in place when my rent was
19 reviewed. And the rent watch document DCHA gave
20 me says that there is no fixed predefined search
21 radius.

22 Now look at what happened to my home.

1 My property is a five-bedroom detached home
2 built in 2022. DCHA's first report found 74
3 similar five-bedroom homes across the city, but
4 DCHA chose two four-bedroom houses and one
5 townhouse to set my rent and also entered my
6 2022 home as being built in 1925. DCHA later
7 ran another review. That report found 68
8 similar five-bedroom homes, yet all three homes
9 DCHA chose were four bedrooms, and one was rated
10 dissimilar by the system itself. That is why I
11 believe this is bigger than my property.

12 I want this board to look at what this
13 process is doing to larger homes in Wards 7 and
14 8. If DCHA says stay close to the subject
15 property when choosing homes, a newer five-
16 bedroom home in Ward 8 may be compared to
17 smaller and older homes nearby, while better
18 detached farther away homes are rejected. That
19 could push rents for these homes down and affect
20 whether landlords can continue making quality
21 larger homes available to voucher families,
22 particularly in Ward 7 and 8.

1 I'm not saying that my case proves this
2 is happening across Ward 7 and 8. I'm asking
3 the board to find out. Show us the approved
4 policy. Show us what policy was in place when
5 my rent was reviewed, and look at the data by
6 ward to show whether larger homes in Ward 7 and
7 8 are being undervalued or valued differently.
8 Because after three months, this is no longer
9 just about my rent. If DCHA is using a rule to
10 reject homes as too far away, the public should
11 be able to see what the rule is. Three months
12 later, I still cannot.

13 COMMISSIONER SKINNER: Okay. Thank you
14 Mr. Herrell. That's a really good issue to
15 bring to our attention, and I will personally
16 have the board follow up to figure out what's
17 going on.

18 MS. HARDEMAN-JONES: Next we have
19 Sanovia Smith.

20 MS. SMITH: Good afternoon.

21 MS. HARDEMAN-JONES: Good afternoon.
22 Good afternoon, Ms. Smith. You have three

1 minutes.

2 MS. SMITH: Thank you. My name is
3 Sanovia Smith, and I'm a court appointed
4 receiver for property 1827 to 1829 Good Hope
5 Road, which is now Marion Barry Avenue, SE.
6 This is my second appearance before this board
7 regarding this property.

8 On June 3rd, I submitted the paperwork
9 provided to me to request re-inspections --
10 informed both our housing programmer and her
11 supervisor the repairs were completed and the
12 units were ready for inspection. Even after
13 multiple revisions, conflicting information, and
14 repeated attempts following the process I was
15 given, I still cannot get the inspection
16 scheduled. After nearly three months of
17 repeated emails, phone calls, follow-ups,
18 requests for additional documentation, the
19 inspections were finally completed this past
20 Monday, September 14th.

21 For three months, the repairs have been
22 completed, and tenants have remained in place,

1 yet the property have received no housing
2 assistance payments for those units. We spent
3 the money necessary to correct the deficiencies
4 and bring the units out of abatement with the
5 expectation based on guidelines and guidance
6 from housing program coordinators that
7 inspections would occur timely and payments
8 would resume promptly. Now, I'm being told that
9 payments cannot be retroactive and only resume
10 based by the date of units inspections were
11 completed. That leaves the property responsible
12 for three months of lost income caused by an
13 inspection delay that was completely out of our
14 control.

15 After listening to today's discussions
16 regarding funding deficiencies, I'm even more
17 concerned. It raises serious question as to
18 whether funding limitations are contributing to
19 these delays while landlords are being held left
20 to absorb the financial consequences. For
21 weeks, I followed up the proper channels --
22 receive little or no response. Only after I

1 registered to speak before this board did I
2 receive phone calls and meaningful assistance.

3 DCHA should be proactive, not reactive.
4 It should not require escalation to this board
5 to receive attention that should have been
6 provided three months ago. This process is
7 failing landlords, property managers, receivers
8 who are doing what is required to bring the
9 units into compliance. So my question today is
10 simple: Who bears the financial responsibility
11 when we've done everything required of us by
12 D.C. Housing Authority; delays prevent housing
13 payments from restarting for three months when
14 we've did what we were supposed to do? That's
15 all I have. Thank you so much for your time and
16 listening to my complaint.

17 COMMISSIONER SKINNER: Thank you, Ms.
18 Smith.

19 MS. WICKLIFFE: And yeah, we'll have
20 somebody get back. This was a different
21 receivership kind of situation, so --

22 COMMISSIONER SKINNER: Okay.

1 MS. WICKLIFFE: -- paperwork still has
2 to do.

3 COMMISSIONER HAMILTON: So who works
4 with the landlords?

5 MS. WICKLIFFE: On the voucher office
6 side. But this is a different one, so when
7 owner of records change, you need proper
8 documentation before we can start making
9 payments to others. So the voucher office, I
10 think you're involved in this one as well.

11 MR. TOPOR: Yeah. We --

12 MS. WICKLIFFE: Okay.

13 MR. TOPOR: -- worked with Ms. Smith
14 when she was first appointed receiver of two
15 properties. This sounds like she's trying to
16 get it inspected after the necessary repairs
17 were completed.

18 MS. WICKLIFFE: So we'll make sure the
19 voucher team, Carolyn's team, reaches out.

20 COMMISSIONER HAMILTON: How many
21 inspectors do we have?

22 MS. HARDEMAN-JONES: 23. Carolyn

1 counts her same over at Office of
2 Administration, about 25.

3 COMMISSIONER HAMILTON: Okay.

4 COMMISSIONER SILLA: It feels like
5 inspections are a particular pain point.

6 MR. TOPOR: They are.

7 COMMISSIONER SILLA: And that's in
8 addition to, like, the specialists and what the
9 liaisons do to process paperwork. So those two
10 areas sound like pain points. If I can make a
11 pitch for the Committee on Operations and
12 Administrative Services, Commissioner Hamilton,
13 that's where that issue lives.

14 MS. WICKLIFFE: Yeah. And we pretty
15 much we'll bring the data over. But you know,
16 for 20 individuals, when you're having to
17 inspect certain amount of units and you go back
18 and they don't pass, they have to now figure out
19 how to put them back on the schedule in addition
20 to their usual daily workload. So it does, it
21 does get challenging for them.

22 COMMISSIONER SILLA: But I think a part

1 of what Ms. Smith is highlighting to you, and I
2 think it's not to beat a dead horse or anything
3 like that. The sense that things have to be
4 escalated to you or to the board before they are
5 adequately addressed is --

6 COMMISSIONER SKINNER: Right.

7 COMMISSIONER SILLA: -- is to me like
8 the challenge.

9 MS. WICKLIFFE: Yes. I agree. And
10 this one was a little more unique because
11 ownership. Like, so a lot of the staff were
12 doing the right thing because it's not owner of
13 record in their mind until you -- so it's court
14 receivership, so we've got to do a better job of
15 having to communicate when something's -- that
16 happens.

17 COMMISSIONER SKINNER: Something was
18 unusual about the --

19 MS. WICKLIFFE: Yeah, unusual like
20 that.

21 COMMISSIONER SKINNER: Exactly.

22 MS. WICKLIFFE: Right -- right.

1 MS. HARDEMAN-JONES: Next we have
2 Richard Bertard.

3 MS. WICKLIFFE: That's Richard Bardach.

4 MS. HARDEMAN-JONES: I'm sorry?

5 MS. WICKLIFFE: Bardach.

6 MS. HARDEMAN-JONES: It's a Bardach?
7 Thank you. Richard Bardach. I'm sorry. They
8 had it written incorrectly.

9 COMMISSIONER SKINNER: Yeah.

10 MS. HARDEMAN-JONES: We'll correct that
11 on our end. Mr. Bardach?

12 COMMISSIONER SKINNER: Bardach.

13 MS. HARDEMAN-JONES: Yeah. That's what
14 I said at first, but she says Bardach.

15 MS. WICKLIFFE: Oh, B-A-R-D-A-C-H.

16 MS. HARDEMAN-JONES: We sent you a
17 promotion request if you can accept. And if
18 you're having difficulty, it's star six so you
19 can unmute and start your three-minute
20 testimony. Richard Bardach? There we go. Star
21 six so you can have audio. There you go. Can
22 you hear?

1 MR. BARDACH: Can you hear me?

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

3 MS. WICKLIFFE: Yes.

4 MS. HARDEMAN-JONES: Three minutes.

5 MR. BARDACH: Okay. I didn't get a
6 response for a long time. Anyway, real quickly,
7 I'm very -- I want to honor the three minutes.
8 I am a small-time landlord. I've been in D.C.
9 my whole adult life. I have three individual
10 homes. All three have been involved with
11 Housing Choice Voucher over the years. The
12 first home was started through Housing Choice
13 Voucher Section 8 40 years ago, so I've got a
14 lot of experience.

15 Okay, I'm going to say two things that
16 you just accept. I mean, you won't accept, but
17 you shouldn't accept. I'm a really good
18 landlord, number one and number two, the tenant
19 that I'm dealing with on this issue is a really
20 good tenant. She's a beautiful lady that has
21 been in this home through Housing Choice Voucher
22 for over 10 years. She's a single mom with four

1 children.

2 Now I'm going to read the very short
3 letter that I got from D.C. Housing Authority,
4 dated June 5th of this year. And it was dated
5 June 5th, but it was postmarked June 11th. But
6 surprisingly enough, I did get it in two days
7 from the post office. I'm going to read it
8 because, like I said, it's real short.

9 Dear Bardach Investment Properties LLC,
10 that's me, The District of Columbia Housing
11 Choice Voucher Program recommended termination
12 of your tenant's assistance due to violation of
13 HCVP rules and regulations.

14 Second paragraph, You, this is directed
15 to me, so I guess you, me, were notified via
16 U.S. mail that D.C. Housing Authority
17 recommended termination of your tenant's
18 assistance on April 9th, 2026. I never received
19 any letter, and this is the first letter I've
20 ever received about this issue. Next sentence,
21 Your tenant was given 35 days in which to
22 request an informal hearing.

1 Last paragraph, Your tenant's
2 assistance has been terminated effective May
3 25th, and all HAP payments for this tenant will
4 stop. Sincerely, #customfieldnumber6#. I don't
5 know who in the hell that is. No phone number,
6 no nothing other than the standard 535-1000.

7 I immediately called Ms. Williams, the
8 tenant. She knew nothing about any of this.
9 She said she had gotten no letters. I then
10 tried to call the housing worker and the
11 supervisor and sent an email. I didn't get any
12 response. I then thought that Fair Hearings
13 might be willing to deal with me, so I sent them
14 an email explaining things. The next day,
15 somebody from Fair Hearings explained or called
16 me to say, Sorry, landlords don't have any
17 rights for Fair Hearings. So, Ms. Williams at
18 the same time, went down three different days
19 immediately thereafter and was told finally that
20 she had no recourse other than to ask or request
21 a fair hearing, which she did. The fair hearing
22 is now scheduled for the middle of October.

1 I have gone three months with no rent
2 because the entire amount of the rent, is
3 through the Housing Choice Voucher because she
4 pays all the utilities, and she struggles
5 sometimes with those. That's my issue.

6 A real quick couple of recommendations.
7 I would hope that D.C. Housing Authority would
8 be able to have the process of sending landlords
9 every official document that they send to the
10 tenant, so at least the landlord and the tenant
11 are aware of whatever issue, whatever it might
12 be, so that we can work together, and the odds
13 are only one of us will get that letter to begin
14 with. That's the first recommendation.

15 The second recommendation is probably
16 not workable because bureaucracy is bureaucracy.
17 But I didn't do anything wrong as landlord, yet
18 I'm not getting any rent for these three months.
19 It'll probably be at least three more months,
20 and maybe it could be a year before I get -- in
21 which case, I don't know what the heck I'll do.
22 But anyway, it seems to me that when the

1 landlord's not at fault, the rent should at
2 least continue for a short period of time, 90
3 days, whatever.

4 The bottom line is somebody did contact
5 me and we had a discussion I think it was last
6 Friday. She then sent me an email with the,
7 "documentation" showing all the letters that
8 housing has sent. And I'm sure we all agree
9 that we, neither side can prove that they
10 received a letter. All housing can prove is
11 that they have a letter that they theoretically
12 sent. But my experience over the years is most
13 of those letters never get to the people. I'm
14 going to stop now and hopefully I'll get some
15 consideration from D.C. Housing Authority about
16 this problem.

17 COMMISSIONER SKINNER: Okay. Thank
18 you.

19 MR. BARDACH: Thank you very much for
20 listening.

21 COMMISSIONER SKINNER: Mr. Bardach.

22 MS. HARDEMAN-JONES: I'll have Carolyn

1 reach out to him.

2 COMMISSIONER SKINNER: Okay, we'll have
3 someone reach out to you.

4 MS. HARDEMAN-JONES: Next, we have
5 Daniel Del Pielago. Daniel, we are sending you
6 a promotion request. I see you have accepted.
7 Star six to unmute, so you can begin your three-
8 minute testimony.

9 MR. DEL PIELAGO: Good afternoon.

10 MS. HARDEMAN-JONES: Good afternoon.

11 COMMISSIONER SKINNER: Afternoon.

12 MR. DEL PIELAGO: My name is Daniel Del
13 Pielago. I work with Empower DC. I really
14 appreciated the discussion that was had around
15 the IRB properties projects, and it really
16 underscores many of the issues that tenants have
17 brought up for decades really around these
18 slated redevelopments, renovation plans. I
19 really feel that as we move forward, especially
20 now that Director Wickliffe is going to be made
21 the Executive Director, a permanent director,
22 that DCHA really needs to be realistic and

1 honest about what you all can do.

2 You know, for many, many years, Barry
3 Farm, Park Morton, we've heard from many of the
4 same residents that come and testify rightly so
5 about the issues that they've experienced
6 throughout these very, very long processes,
7 where the only real thing that happens is
8 displacement of tenants from their former
9 neighborhoods. So I think that once again as we
10 move forward, we really need to be honest about
11 what can be accomplished, understanding that
12 developing housing in the District of Columbia
13 is a very difficult task. It's not easy. But
14 for so many years, tenants have been told these
15 things to where now they are construed as lies.
16 It's not that, you know, things happen, things
17 change, but because this happens so much so
18 repeatedly, tenants just see this as they're
19 just lying to us again. Oh yeah, we're going to
20 do this, and then nothing materializes.

21 This discussion also about the lack of
22 funding or the need for more funding for these

1 nine IRB properties and the fact that they may
2 have to be cut does really bring to me the
3 questions that have come up from individual
4 folks that testified this afternoon. What's
5 happening with the other properties? What's
6 happening with Kenilworth, Barry Farms, Park
7 Morton, the Melville properties, Greenleaf, et
8 cetera? You know, I think at some point there
9 needs to be some sort of report, some sort of
10 general update around what is happening at these
11 properties. What can tenants realistically
12 expect so you know they know what's happening?
13 Because right now, people at nine properties are
14 hearing that they're going to be relocated, and
15 that's really the big concern right now is, When
16 are they going to move me? Where are they going
17 to move me to? Now, it seems like it's not
18 going to happen for a good while, and so those
19 fears need to be allayed. And what's going to
20 happen and what's going to happen in the
21 interim? How are conditions that are already
22 very bad going to be dealt with?

1 That does bring me to the point that
2 Ms. Settles spoke about. I've seen a ton of
3 eviction filings. As I mentioned at the last
4 board meeting, I saw over 20 at James Creek.
5 Why are people being evicted from properties
6 that, you know, admittedly, are in very, very
7 poor conditions? Why are people being forced to
8 pay rent, or at the very least, their arrearages
9 could be dismissed moving forward? That's a
10 conversation we've had in the past with the
11 housing authority many, many directors ago. But
12 I think it's something that we should probably
13 discuss and try to figure out because people are
14 living in bad conditions. That's why there are
15 plans to renovate and/or demolish some of these
16 properties.

17 So with that, I'll leave it there. I
18 look forward to working with Ms. Wickliffe as we
19 move forward. But once again, hoping that we
20 move with some alacrity and reality around these
21 issues that we're faced with. Thank you.

22 COMMISSIONER SILLA: Thank you.

1 COMMISSIONER SKINNER: And thank you,
2 Daniel. Thank you for your continued advocacy
3 and for your willingness to work with us.
4 Really appreciate it.

5 COMMISSIONER SILLA: Can I -

6 COMMISSIONER SKINNER: Yes.

7 COMMISSIONER SILLA: -- make a
8 recommendation to Nicole?

9 MS. WICKLIFFE: Mm-hmm.

10 COMMISSIONER SILLA: There are portions
11 in the board book that are available to us but
12 are not available to the public, and it's your
13 executive report and summary -- that gives a
14 little bit of a vantage point, the public
15 vantage point to some of the material that's in
16 the back of the book. I spoke to you a little
17 bit about how the volume of offline units and
18 vacant units requires just a little bit more
19 context -

20 MS. WICKLIFFE: Right.

21 COMMISSIONER SILLA: -- for the public,
22 for our residents. Similarly, the section for

1 capital developments requires just a little bit
2 more context and needs to speak to a little bit
3 of what Daniel is highlighting for us. I think
4 it would be really good to have a section on
5 active projects, or like maybe --

6 MS. WICKLIFFE: Right.

7 COMMISSIONER SILLA: -- just a table of
8 projects and status. A quick note about where
9 they are in the development process. And then I
10 think starting next month, maybe a little bit of
11 transparency on your part --

12 MS. WICKLIFFE: Right.

13 COMMISSIONER SILLA: -- just in terms
14 of the IRB projects. And you know, are you
15 starting even the feasibility assessments with
16 the phase 1 projects first? Before you look at
17 the financial feasibility of the phase 2
18 projects? And where you are in the process of
19 doing that. I think would be really helpful to
20 people.

21 MS. WICKLIFFE: Right.

22 COMMISSIONER SILLA: So that they know

1 if you can even maybe give them a time estimate
2 of how long you think that feasibility analysis
3 is going to take for those projects, I think
4 it'd be super helpful --

5 MS. WICKLIFFE: Okay. I agree.

6 COMMISSIONER SILLA: -- to communicate
7 and then also to brand the executive report
8 in a new and different way.

9 MS. WICKLIFFE: Okay.

10 COMMISSIONER SILLA: Because I think
11 we've been going with what was set by former
12 Director Pettigrew, but now we have a chance for
13 you to convey and communicate differently.

14 MS. WICKLIFFE: Okay. Yep, I can do
15 that.

16 COMMISSIONER SILLA: And I also want to
17 say because I know this is the second time that
18 it's been brought up about concerns about
19 evictions related to the RAD properties. And I
20 appreciate what you said about residents having
21 a right to return regardless of rental balances
22 or whatever. But since we know that this

1 process is going to be slowed down to give a
2 realistic look at the funding and the budget I'm
3 hoping that you will also allow time to look at
4 this eviction process.

5 MS. WICKLIFFE: Yes.

6 COMMISSIONER SILLA: Because we know
7 that ERC funding is not there, so it's not like
8 our tenants have a resource to go to get the
9 help with their rental balances. And we know
10 that if they do lose their housing, going back
11 into the homeless system with no funding or with
12 funding being cut, there's nowhere for them to
13 go.

14 MS. WICKLIFFE: Right.

15 COMMISSIONER SILLA: And so I just
16 would hope that the board and we would just have
17 a chance with you to look at this process, maybe
18 there's a moratorium to look at rental audits to
19 see if people actually owe what they're supposed
20 to owe to really look at the housing conditions
21 and why they're not paying and what's going on
22 with the dynamics so that these families do not

1 have to be added to the homeless population
2 where we're already struggling with housing them
3 in stable housing.

4 MS. WICKLIFFE: Yes. We'll definitely
5 look at that. You and I had a long discussion
6 on that. We'll be bringing something back very
7 soon.

8 COMMISSIONER SILLA: Okay.

9 MS. HARDEMAN-JONES: So next we have
10 Detrice Evans -- or is it Beatrice? Okay. And
11 next we have Ayesha Hudson. Ms. Hudson, we've
12 sent you a promotion request? Star six to
13 unmute.

14 MS. HUDSON: All right. How's that?
15 Can you guys hear me?

16 COMMISSIONER SKINNER: Yeah.

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

19 MS. HUDSON: All right. Greetings,
20 Commissioners and everyone listening today.
21 With gratitude, I will begin today's comments
22 with a couple of partnership wins. I will also

1 share some of our work in progress that will
2 require collaborative efforts. My name is
3 Ayesha Hudson, and I am a longtime housing
4 provider, proudly serving residents in Ward 7
5 and 8.

6 Since my last opportunity to be heard
7 before the commission, we have worked with our
8 D.C. Housing Authority specialists and
9 leadership to resolve a few issues affecting our
10 most vulnerable building in Marshall Heights
11 communities. I'm pleased to share that we will
12 retain our ability to have an active duty
13 Metropolitan Police Officer to live on site.
14 This is a major step towards creating a stronger
15 sense of community policing where those who
16 protect us also live among us. Most recently,
17 one of our tenants has experienced an attempted
18 break-in, and there was also a nearby fatal
19 shooting. We truly appreciate D.C. Housing
20 Authority's willingness to partner with us on
21 bringing public safety closer to our homes.

22 We were also able to clarify D.C.

1 Housing Authority's tenant referral process for
2 buildings governed by moderate rehab contracts.
3 Providers will be allowed to submit our own
4 vetted applicants soon after a unit becomes
5 vacant, thus minimizing our vacancy expense so
6 the building's rent can cover the building's
7 expenses. Moving forward, we are working
8 steadfastly to preserve our Marshall Heights
9 property. To be successful, we'll need to layer
10 several government resources, and this type of
11 development will require a coordinated effort
12 with D.C. Housing Authority at the center. We
13 have a grand opportunity to keep the building's
14 rent as low as possible while creating a
15 sustainable building for working class families.

16 I look forward to sharing our progress
17 on an upcoming renovation that will include
18 temporary tenant relocation. This process
19 avails a chance for us to create a repeatable
20 process for people like us that manage these
21 small buildings. Most rent-controlled
22 apartments are contained in buildings 25 units

1 or less and tend to be at least 50 years old in
2 the District. Our city needs a plan, and we
3 want to be a part of the solutions. Thank you
4 for this time and for your work.

5 COMMISSIONER SKINNER: Thank you.

6 MS. HARDEMAN-JONES: Thank you.

7 COMMISSIONER SKINNER: Is that it?

8 MS. HARDEMAN-JONES: Chairman, that
9 completes today's testimony.

10 COMMISSIONER SKINNER: Okay. That's
11 all the testimony. Again, I want to thank
12 everyone coming before the board. A lot of
13 issues have been brought to our attention, many
14 of which, you know, we have known about for some
15 time. And as we move forward, we're going to be
16 looking to Ms. Wickliffe to make some serious
17 changes in how the housing authority operates
18 and how we do business so that we can resolve
19 some of these issues and we won't have the type
20 of testimony that we heard today about systemic
21 issues in terms of day-to-day operations within
22 the agency.

1 We're going to move now -- we have a
2 number of resolutions, all of which we really
3 need to get done today, to allow us to continue
4 to operate as we move into the new fiscal year
5 on October 1st. But I'm going to call a 10-
6 minute recess because the Chair has to take a
7 bathroom break.

8 MS. HARDEMAN-JONES: Thank you.

9 COMMISSIONER SKINNER: So it is now
10 what?

11 MS. HARDEMAN-JONES: 3:23.

12 COMMISSIONER SKINNER: 3:23. We'll
13 reconvene at 3:33. Thank you.

14 (Whereupon, the above-entitled matter
15 went off the record at 3:32 p.m. and resumed at
16 3:33 p.m.)

17 COMMISSIONER SKINNER: Okay. Welcome
18 back. I'm Raymond Skinner, Chair of the DCHA
19 Board of Commissioners, and we are reconvening
20 the board meeting of September 16th, 2026, and
21 the time is now 3:33.

22 We're moving to resolutions and

1 committee reports on our agenda. I'm going to
2 take some of the resolutions out of the order
3 that they're listed on the agenda. We're going
4 to start first with Resolution 26-31, which is
5 to appoint interim Executive Director, Nicole
6 Wickliffe, as the permanent Executive Director.
7 So, when Keith Pettigrew left in May of this
8 year, we appointed Nicole as the interim
9 executive undertake a process to find a new
10 executive director.

11 The first thing we did was appoint a
12 search committee of the board, which I chaired
13 and included Commissioners Silla, Blackson, and
14 Commissioner Clay. I'm going to ask
15 Commissioner Silla to talk about the process
16 that we went through. But to make a long story
17 short, the bottom line is we were all convinced
18 that Nicole was the best person to continue the
19 work that was started initially under Keith with
20 Nicole as the Deputy Executive Director. I
21 think she's done an admirable job in stepping
22 into the shoes, and in my work with her over

1 these last couple of months she has shown me
2 that she is in fact the best person for the job.
3 She's very knowledgeable about all of the
4 programs, Housing Choice Voucher program, the
5 Public Housing program. Plus, even more
6 importantly, she's very knowledgeable about HUD
7 rules and regulations that we have to adhere to
8 as we move forward and take care of our
9 business. With that, I'm going to ask
10 Commissioner Silla to introduce the resolution.

11 COMMISSIONER SILLA: Thank you, Chair,
12 for this opportunity to introduce the
13 resolution. When you first approached us about
14 setting up this selection committee, my first
15 response was, Why? Why would you have us do all
16 of the extra work -- when we already have such a
17 gem on our team and having served as the right
18 hand who could step in to play that role? And,
19 Chair, although it doesn't sound like it from
20 the testimonies of former Commissioner Kenneth
21 Council, you were insisting that we go through a
22 process.

1 COMMISSIONER SKINNER: Right.

2 COMMISSIONER SILLA: And you were
3 adamant that it was actually really important to
4 set up the selection committee, that we needed
5 to procure the services to support us with
6 identifying more candidates and reviewing the
7 candidates. And my immediate concern was that
8 Alexandria was looking for a director for their
9 housing authority, and I was afraid that she was
10 either going to be leaving with Keith, our
11 former director, or would be successfully
12 recruited by Alexandria. But we went ahead and
13 we did proceed with putting out a procurement
14 specifying on our website that we were going to
15 go through this process, that we wanted feedback
16 on this process.

17 Although I was from early on, from
18 jump, saying, I don't think we need to do this
19 process, I did review every bid response or
20 qualified response that we got for a recruitment
21 firm to help us. We recognized very quickly
22 from that review that not only is it an

1 expensive endeavor, that we are essentially
2 gearing up to do exactly what we did two and a
3 half years ago. And so I'm very pleased that in
4 that process you were convinced that we're not
5 going to get a better pool than we had gotten
6 two years ago, that Nicole is just as every bit
7 competitive with the pool that we reviewed and
8 interviewed and when we talked to the different
9 advocacy groups, the feedback that we got was
10 glowing. I think actually even from the start,
11 I remember the very first block by block where
12 our resident leaders were both getting the news
13 that Keith was leaving and there were some
14 resident leaders who were in tears because they
15 were feeling very betrayed, very let down by the
16 situation.

17 By the end of the meeting, coming up to
18 say, It is very reassuring, the level of honesty
19 that you have when you're engaging with people,
20 the level of forthrightness and transparency
21 about what we have in front of us and that we
22 are navigating, is really, I think, key to the

1 fact that you have won over everybody else and
2 in the last, I think, essentially 90 days have
3 really proven that you are the right fit for the
4 job. And you allow us for continuity, which in
5 this time of change is really significant.

6 I think there is still work to be done.
7 There's a lot of work to be done. One thing
8 that you know just personally I really encourage
9 you to think about is the depth and the breadth
10 of your capabilities sometimes mean that you are
11 taking on very specific projects and tasks and
12 involved in a way that I want to see every level
13 of your operations kind of operating at that
14 level so that you can do a different kind of
15 work.

16 COMMISSIONER SKINNER: Right.

17 COMMISSIONER SILLA: I'm excited that
18 we're making this decision, and you can hire a
19 deputy or at least maybe with the budget
20 constraints that's not a reality for you, but
21 I'm very pleased that you can take on this
22 charge now and that we're moving in this

1 direction.

2 COMMISSIONER SKINNER: So with that,
3 can we get a motion to approve Resolution 26-31?

4 COMMISSIONER MURPHY: So moved.

5 COMMISSIONER SKINNER: A second?

6 COMMISSIONER HAMILTON: I'll second
7 that.

8 COMMISSIONER SKINNER: Any further
9 discussion or comments from board members?
10 Commissioner Blackson?

11 COMMISSIONER BLACKSON: Yes.

12 COMMISSIONER SKINNER: Oh, we're not
13 voting yet. I was asking if you had any
14 comments.

15 COMMISSIONER BLACKSON: Oh, no, no.
16 No, I don't have any comments.

17 COMMISSIONER SKINNER: Okay. Okay,
18 we're good.

19 COMMISSIONER MURPHY: If we had more
20 time, I would have comments, but we do not have
21 time.

22 COMMISSIONER SKINNER: So we'll call a

1 roll call vote on Resolution 26-31.

2 MS. HARDEMAN-JONES: Sure. Theresa
3 Silla?

4 COMMISSIONER SILLA: Yes.

5 MS. HARDEMAN-JONES: Thank you. Mm,
6 mm, mm, why did that just happen? Chris Murphy?

7 COMMISSIONER MURPHY: Yes.

8 MS. HARDEMAN-JONES: Denise Blackson?

9 COMMISSIONER BLACKSON: Yes.

10 MS. HARDEMAN-JONES: Thank you. And
11 Rhonda Hamilton.

12 COMMISSIONER HAMILTON: Yes.

13 COMMISSIONER SKINNER: Me.

14 MS. HARDEMAN-JONES: Chair.

15 COMMISSIONER MURPHY: Chairman Skinner.

16 MS. HARDEMAN-JONES: Chairman Skinner,
17 I'm sorry.

18 COMMISSIONER SKINNER: Yes.

19 MS. HARDEMAN-JONES: I'm sorry.

20 COMMISSIONER SKINNER: Yes.

21 MS. HARDEMAN-JONES: And Chairman
22 Skinner.

1 COMMISSIONER SKINNER: Yes.

2 MS. HARDEMAN-JONES: The resolution's
3 approved.

4 COMMISSIONER SKINNER: Okay. Thank
5 you.

6 MS. HARDEMAN-JONES: You're approved.

7 COMMISSIONER MURPHY: A little punch to
8 it.

9 MS. HARDEMAN-JONES: But not her.

10 COMMISSIONER SKINNER: As we've already
11 discussed, Nicole, we have huge expectations for
12 you, and I'm sure you're up to the task. And
13 the board is committed, of course, to working
14 with you and working with the residents.

15 MS. WICKLIFFE: Right.

16 COMMISSIONER SKINNER: And we want to
17 make sure that we continue -- that you continue
18 your meetings with the residents.

19 MS. WICKLIFFE: Okay.

20 COMMISSIONER SKINNER: And we're going
21 to figure out a way to get the board more
22 involved.

1 MS. WICKLIFFE: Right.

2 COMMISSIONER SKINNER: So that the
3 residents have direct access to the board and
4 can talk to us -

5 MS. WICKLIFFE: Yes.

6 COMMISSIONER SKINNER: -- on a regular
7 basis.

8 MS. WICKLIFFE: Thank you.

9 COMMISSIONER SKINNER: Thank you.
10 Okay, moving on. Next we're going to have the
11 Operations Committee, which Commissioner Silla
12 chairs, and she has one resolution that she's
13 going to talk about, which is 26-25 to approve
14 renewal of our insurance policies.

15 COMMISSIONER SILLA: Yes, thank you. I
16 think the short and the long of it is that there
17 is a very specific agency that provides
18 insurance to housing authorities. We are
19 renewing our reliance on this institution to
20 provide us with our insurance.

21 I think I had some questions around --
22 we do an assessment to make sure that their

1 prices are competitive. I was just concerned
2 that it felt like that there was a monopoly on
3 insurance, and maybe that's how the system
4 works.

5 COMMISSIONER SKINNER: So this almost
6 like a cooperative of housing authorities.

7 COMMISSIONER SILLA: It is.

8 COMMISSIONER SKINNER: Right.

9 COMMISSIONER SILLA: Yeah.

10 COMMISSIONER SKINNER: In that respect,
11 I think it is probably the best deal that we're
12 going to get as opposed to trying to go out on
13 our own -

14 COMMISSIONER MURPHY: Yeah.

15 COMMISSIONER SKINNER: -- and getting
16 insurance.

17 COMMISSIONER MURPHY: Yeah.

18 COMMISSIONER SKINNER: Because it's
19 expensive. I mean, it is.

20 COMMISSIONER MURPHY: We have a
21 particular type of property that needs to be
22 insured, and this group was formed for that

1 specific purpose because of the difficulty in
2 getting insurance, and this is, we found over
3 the years, the best option for us.

4 COMMISSIONER SILLA: Yes. And so we
5 did review this resolution, and we do recognize
6 that it is critical aspect of our operations
7 amongst us.

8 COMMISSIONER MURPHY: Yes, sir.

9 COMMISSIONER SILLA: And that the
10 particulars mean that it's not, there aren't a
11 lot of options. And so I think, is there a
12 presentation? Should we be turning it over to
13 Jean --

14 COMMISSIONER MURPHY: No, we're good.

15 COMMISSIONER SILLA: -- or this is
16 good?

17 COMMISSIONER SKINNER: No, I think
18 we're good.

19 COMMISSIONER SILLA: Okay, perfect.
20 Let's move on.

21 COMMISSIONER SKINNER: Okay. We'll
22 entertain a motion to approve Resolution 26-25

1 for renewal of our insurance policies.

2 COMMISSIONER SILLA: Motion.

3 COMMISSIONER SKINNER: Is there a
4 second?

5 COMMISSIONER MURPHY: Second.

6 COMMISSIONER BLACKSON: Second.

7 COMMISSIONER SKINNER: Roll call vote.

8 MS. HARDEMAN-JONES: Sure. For
9 Resolution 26-25, Chris Murphy?

10 COMMISSIONER MURPHY: Yes.

11 MS. HARDEMAN-JONES: Rhonda Hamilton?

12 COMMISSIONER HAMILTON: Yes.

13 MS. HARDEMAN-JONES: Thank you. Denise
14 Blackson?

15 COMMISSIONER BLACKSON: Yes.

16 MS. HARDEMAN-JONES: Thank you.

17 Theresa Silla?

18 COMMISSIONER SILLA: Yes.

19 MS. HARDEMAN-JONES: Thank you and
20 Chairman Skinner.

21 COMMISSIONER SKINNER: Yes.

22 MS. HARDEMAN-JONES: Thank you. The

1 resolution's approved.

2 COMMISSIONER SKINNER: Okay. Moving
3 on, we're going to go to the Committee on
4 Capital Projects, and that's Commissioner
5 Murphy.

6 COMMISSIONER MURPHY: Okay. Should we
7 start with 26-23?

8 COMMISSIONER SKINNER: Yes.

9 COMMISSIONER MURPHY: Okay. Resolution
10 26-23, this is to authorize staff to submit a
11 RAD and Section 18 Demo Dispo application to HUD
12 for the property at 400 M Street. Two quick
13 points. One, a letter of intent has been worked
14 out with, I believe, it's a joint venture that
15 we co-own it with on very favorable terms to the
16 agency. And secondly, all we're doing here is
17 just authorizing staff to submit the
18 application. The actual financing plan will
19 come back to us, I believe, early in 2027, if
20 not sooner. So we will see this again.

21 COMMISSIONER SKINNER: Because we had
22 talked about the budget situation previously,

1 Nicole or Aaron, do you want to talk, just, you
2 know, one minute --

3 COMMISSIONER MURPHY: Okay.

4 COMMISSIONER SKINNER: -- to talk about
5 once this is done, that the agency will be
6 getting money that we can plow back into to
7 other operations.

8 COMMISSIONER MURPHY: Development.

9 COMMISSIONER SKINNER: And develop
10 other developments.

11 COMMISSIONER MURPHY: Yep.

12 MS. WICKLIFFE: So the Housing
13 Authority provided this project a loan many
14 years ago. And recapitalizing this, so what
15 that means is put the RAD application in, go
16 through the process. The Housing Authority
17 would be looking to receive -- is it about 14
18 million?

19 COMMISSIONER SKINNER: 14.

20 MS. WICKLIFFE: Yep, 14 million in
21 revenue that could go back and help with
22 operations, future development projects and so

1 on and so forth.

2 COMMISSIONER SKINNER: Absolutely and
3 what's the timeframe for that, do you think?

4 MS. WICKLIFFE: The timeframe of
5 closing?

6 COMMISSIONER SKINNER: Six to nine
7 months.

8 MS. WICKLIFFE: Nine months.

9 COMMISSIONER SKINNER: Six to nine.

10 MS. WICKLIFFE: We'll go with nine.

11 COMMISSIONER SKINNER: Nine to -- how
12 about 8 to 12?

13 MS. WICKLIFFE: If we do better, then
14 we'll let you know.

15 COMMISSIONER SKINNER: 8 to 12 months.

16 MS. WICKLIFFE: Right.

17 COMMISSIONER MURPHY: Yeah.

18 COMMISSIONER SKINNER: Okay.

19 COMMISSIONER MURPHY: Yeah. And it
20 will result in a refreshed building --

21 MS. WICKLIFFE: Yes.

22 COMMISSIONER MURPHY: -- that after 15,

1 16 years is getting a little --

2 COMMISSIONER SKINNER: Yeah.

3 COMMISSIONER MURPHY: -- a little worn.

4 COMMISSIONER SKINNER: Right. Okay.

5 Can we get a motion to approve Resolution 26-23
6 to authorize submission of a RAD Section 8 plan
7 application to HUD?

8 COMMISSIONER SILLA: Motion.

9 COMMISSIONER SKINNER: A second?

10 COMMISSIONER MURPHY: Second.

11 COMMISSIONER SKINNER: Roll call vote.

12 MS. HARDEMAN-JONES: Sure. Denise
13 Blackson?

14 COMMISSIONER BLACKSON: Yes.

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

17 COMMISSIONER MURPHY: Yes.

18 MS. HARDEMAN-JONES: Thank you. Rhonda
19 Hamilton?

20 COMMISSIONER HAMILTON: Yes.

21 MS. HARDEMAN-JONES: Excuse me. Thank
22 you. Theresa Silla?

1 COMMISSIONER SILLA: Yes.

2 MS. HARDEMAN-JONES: Thank you. And
3 Chairman Skinner.

4 COMMISSIONER SKINNER: Yes.

5 MS. HARDEMAN-JONES: Thank you. The
6 resolution's approved.

7 COMMISSIONER MURPHY: Okay, moving on
8 to Resolution 26-24. This is a resolution to
9 authorize the execution of a contract for a
10 development program owner's representative.
11 This relates to the bond funded projects that
12 we've spoken about. It is a contract to hire an
13 owner's representative, which is sort of almost
14 like a general contractor, kind of overseeing
15 project developers and other contractors on
16 these projects as they unfold. We don't yet
17 know what those are, but the team has gone
18 through the procurement process and selected
19 Cube Development for that, and the team feels
20 that once we are able to sort of figure out what
21 the first group -- for now we're calling the
22 bond funded projects -- that this is going to

1 add the capacity we need to help keep track of
2 the work that is going on. So would ask for
3 your support of this resolution.

4 COMMISSIONER SKINNER: Okay. So motion
5 to approve Resolution 26-24.

6 COMMISSIONER HAMILTON: Motion.

7 COMMISSIONER SKINNER: Is there a
8 second?

9 COMMISSIONER MURPHY: Second.

10 COMMISSIONER SKINNER: Roll call vote?

11 MS. HARDEMAN-JONES: Sure. Resolution
12 26-24, Rhonda Hamilton?

13 COMMISSIONER HAMILTON: Yes.

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

16 COMMISSIONER MURPHY: Yes.

17 MS. HARDEMAN-JONES: Thank you.
18 Theresa Silla?

19 COMMISSIONER SILLA: Yes.

20 MS. HARDEMAN-JONES: Thank you. Denise
21 Blackson?

22 COMMISSIONER BLACKSON: Yes.

1 MS. HARDEMAN-JONES: Thank you.

2 Chairman Skinner?

3 COMMISSIONER SKINNER: Yes.

4 MS. HARDEMAN-JONES: Thank you. The
5 resolution's approved.

6 COMMISSIONER HAMILTON: Okay.

7 COMMISSIONER SKINNER: Okay. Anything
8 else from the Capital Projects Committee?

9 COMMISSIONER MURPHY: I believe that is
10 it for capital projects.

11 COMMISSIONER SKINNER: Okay. So
12 Commissioner Clay, who chairs the Audit and
13 Budget Committee, was not able to be with us
14 today, but Commissioner Murphy, who's a member
15 of that committee, is going to talk about the
16 resolutions that the Budget Audit committee
17 reviewed.

18 COMMISSIONER MURPHY: Thank you, Mr.
19 Chair, and I appreciate our committee chair when
20 Clay gave me some notes, so I appreciate his
21 notes. So the first motion is 26-26, or, sorry,
22 Resolution is 26-26. And it's to authorize a

1 modification of a contract with Innovative
2 Financial Housing Solutions for Financial
3 Consulting Services. For those of us who've
4 been following, that really is Steve Nolan and
5 his team who have been providing us support on
6 addressing the audit findings. You will surely
7 know, as we've discussed today, that the FY25
8 audit -- we were really disappointed. It came
9 with another disclaimer of opinion which
10 essentially means when an auditor says they
11 don't have sufficient information to arrive at
12 an opinion on the financial statements.

13 Someone earlier today suggested that
14 meant we didn't know where the money was. That
15 is not correct. To correct that misstatement,
16 it was they didn't have sufficient information
17 to arrive at an opinion. What our team has
18 found is that a lot of these issues that have
19 come up in the last two financial audits were a
20 direct result of the conversion from the
21 AccountMate accounting system to the Yardi
22 system. And all last year, as you know, we

1 worked with another consultant who we thought
2 was providing us with help. It was a
3 frustrating interaction, and it did not come out
4 the way we wanted it to come out.

5 We've started working with Steve Nolan
6 and his team, and our staff feels more confident
7 that working with Steve and his team is really
8 going to get us to where we need to be. I
9 believe that is going so far as to have to
10 almost recreate what was in AccountMate and
11 recreate that in Yardi. It's an incredibly
12 labor-intensive task, but we've tried to do it
13 different ways over the last bit of time, year
14 plus, and it hasn't worked. And so,
15 unfortunately, we're landing on the hardest
16 solution, but we are pretty confident that this
17 is the solution that's going to get us to clean
18 up our financials. Nicole, is there anything
19 you want to add?

20 MS. WICKLIFFE: No.

21 COMMISSIONER MURPHY: Okay.

22 MS. WICKLIFFE: Just wind it up.

1 COMMISSIONER MURPHY: Okay, great. So
2 this is to amend their contract to keep it going
3 for some period of time.

4 COMMISSIONER HAMILTON: So when you say
5 clean up, are you saying that because of the --
6 because I know it was a issue with the old--?

7 COMMISSIONER SKINNER: Right.

8 COMMISSIONER HAMILTON: -- versus the
9 new system, but I know a lot of times we've
10 received a lot of negative issues with the
11 budget and how it's handled, how it's
12 maintained, how money is pushed forward. So is
13 this course of action, in your opinion, with the
14 committee and Nicole as well, do you feel like
15 this is going to correct all of that?

16 COMMISSIONER MURPHY: Yes, and yes.

17 COMMISSIONER SKINNER: Yeah.

18 Absolutely.

19 COMMISSIONER MURPHY: Yeah. I don't
20 think, I'm saying anything surprising in how
21 frustrated we are that we are still here. We
22 worked with another contractor for over a year

1 to try to make progress, and we thought that was
2 leading to the solution. It did not. We have
3 two audits now in a row with this disclaimer of
4 opinion on them. So this is, you know, and I
5 think I have a lot of faith in Nicole and the
6 current team and the Office of Financial
7 Management. We are really, really kind of
8 getting down to the real problem, and this, we
9 believe, are the resources needed to fix exactly
10 the challenges that you outlined.

11 COMMISSIONER HAMILTON: Yeah, and one
12 of the things that I hope, Director, is that
13 there will be a greater level of transparency
14 than what has occurred with any of the previous
15 directors.

16 COMMISSIONER MURPHY: Yeah.

17 COMMISSIONER HAMILTON: Because I think
18 you know very real what the reputation is that
19 we cannot manage the money and the money is
20 going different places that it's not supposed
21 to.

22 COMMISSIONER MURPHY: Right.

1 COMMISSIONER HAMILTON: And so that's
2 nothing new to the housing authority, but we
3 hope that the direction that you set, the course
4 that you're setting will create a greater level
5 of transparency so that reputation can be turned
6 around and people can know what's happening with
7 the funding.

8 COMMISSIONER MURPHY: To be fair,
9 because I know there is a lot of that out there
10 but a lot of it's misstated, right? People have
11 suggested somehow that we don't know where money
12 is. That is not the problem -

13 COMMISSIONER SKINNER: Right.

14 COMMISSIONER MURPHY: -- that is not, I
15 assure you, that's not what the problem is. The
16 problem is these audits are pointing out
17 problems about is the money in the right account
18 and things like that. I think it's less about
19 transparency, because I mean, people are welcome
20 to read audits. They're welcome to look at our
21 budget and all that stuff. There's not a lot
22 more transparent you can be there. The question

1 is, are the auditors going to give us a clean
2 opinion? And that's really what we need, and we
3 think these are the resources.

4 Now, I will say, I am frustrated
5 myself. I don't like being here, right? A year
6 ago we said to the staff, Do you have all of the
7 resources you need to get to a clean financial
8 audit? And we were told yes at the time. We
9 would check in every month, and we would get
10 reports, and we were told, It's mostly on track
11 -- it's mostly on track. Some of the things are
12 going to be fixed a little bit after the
13 auditors are done, but it's on track. But we
14 were promised a lot of progress. You know, in
15 our private meetings, just as in the public
16 meeting today, we've expressed great frustration
17 that the commitments that were made to us were
18 not borne out, and that is, we're on our, what,
19 fourth executive director since we started and
20 our sort of third maybe chief financial officer.

21 COMMISSIONER SKINNER: Yes.

22 COMMISSIONER MURPHY: The problem is

1 we're the ones who are still here, right? So
2 we're the ones --

3 COMMISSIONER SKINNER: Yeah.

4 COMMISSIONER MURPHY: -- who are kind
5 of, I don't want to say left holding the bag,
6 but we were made a lot of promises that were
7 not, you know, lived up to. We've made it
8 extremely clear, and I know every board member
9 around this table would second the notion that
10 we've made it extremely clear. There can be no
11 more of this. The council feels the same way.
12 We feel the same way. Nicole feels the same
13 way. We cannot have another troubled audit.
14 We've got to figure it out. We have said to the
15 staff again, Do you have everything you need to
16 get us there? They have said yes.

17 COMMISSIONER SKINNER: And this is --
18 this is part of what the resolution is.

19 COMMISSIONER MURPHY: And this is a
20 huge part of it.

21 COMMISSIONER SKINNER: Yeah.

22 COMMISSIONER MURPHY: I will say I have

1 more confidence in Nicole and how serious she's
2 taking this, and how clear-eyed she is about the
3 problem than I have ever felt before, so I think
4 what we're asking is for board members to
5 support this because the staff is telling us
6 this is what we need to get things straight, and
7 we're going to deliver for you this time.

8 COMMISSIONER SILLA: I am very glad
9 that the Committee on Finance and Audit looked
10 at this. Because this had come to Operations
11 and Administrative Services. And it felt very
12 unfair that our committee was reviewing it
13 because we are not in the details the way you
14 are.

15 COMMISSIONER MURPHY: Yeah.

16 COMMISSIONER SILLA: So I'm really glad
17 that it -- it felt very difficult for us to
18 review to really even understand what was being
19 asked and whether this was going to be the
20 solution. So I'm really glad to hear that you
21 and Commissioner Clay had an opportunity to
22 discuss and evaluate this and that we were able

1 to have you come back and give us the
2 reassurances that you've been able to look into
3 this question and this ask in particular, at
4 least for me.

5 COMMISSIONER SKINNER: And just to
6 close this out, I want to say particularly, I
7 hope Ken Council is still on board. We will
8 share this information with the Citywide
9 Advisory Board. Again, we're going to be
10 transparent going forward and provide the
11 information as we get it. We want to make sure
12 that everyone knows what is happening, and we
13 are convinced that with this additional money in
14 the contract we'll be able to get to the point
15 where we can possibly get a clean audit.

16 COMMISSIONER MURPHY: All right.

17 COMMISSIONER SKINNER: With that, I'm
18 going to ask for a motion to approve Resolution
19 26-26.

20 COMMISSIONER SILLA: So moved.

21 COMMISSIONER MURPHY: Motion.

22 COMMISSIONER SKINNER: Is there a

1 second?

2 COMMISSIONER MURPHY: Second. Excuse
3 me.

4 COMMISSIONER SKINNER: Roll call vote
5 please.

6 MS. HARDEMAN-JONES: For Resolution 26-
7 26, Theresa Silla?

8 COMMISSIONER SILLA: Yes.

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

11 COMMISSIONER MURPHY: Yes.

12 MS. HARDEMAN-JONES: Thank you. Denise
13 Blackson?

14 COMMISSIONER BLACKSON: Yes.

15 MS. HARDEMAN-JONES: Thank you. Rhonda
16 Hamilton?

17 COMMISSIONER HAMILTON: Yes.

18 MS. HARDEMAN-JONES: Thank you. And
19 Chairman Skinner?

20 COMMISSIONER SKINNER: Yes.

21 MS. HARDEMAN-JONES: Thank you. The
22 resolution's approved.

1 COMMISSIONER SKINNER: Thank you.

2 COMMISSIONER MURPHY: Okay, I think
3 we're on to Resolution 26-28. This is to
4 authorize a modification of our contract with
5 Baker Tilly that is supporting Randy's work
6 overseeing Office of Audit and Compliance.

7 I think folks know the capacity that
8 he's brought, and it's really helped us clean up
9 the function there and really serving in the
10 role it was always intended to be. He's helped
11 us get to the bottom of questions that were
12 raised with a lot of integrity, and I think it's
13 given a lot of confidence in the answers we're
14 getting.

15 We will need some additional capacity
16 from him as we work to hopefully -- as much as
17 we love working with you, Randy -- at some
18 point, we as the agency will have a permanent
19 solution here, but that time is not here yet.
20 We want to ask for your support for this
21 resolution so that we can ensure that Randy and
22 his work with Office of Audit and Compliance,

1 which we really need, maintains going full
2 strength.

3 COMMISSIONER SKINNER: So just to be
4 clear, Randy, working through this contract with
5 Baker Tilly, is the Interim Director of the
6 Office of Audit and Compliance. Again, Ken
7 Council if you're still with us, the Office of
8 Audit and Compliance is functioning, it's up and
9 running, and they're doing a really good job in
10 terms of pointing out things that the agency
11 needs to be doing.

12 COMMISSIONER SILLA: Chair, I do also -
13 - because we did have an opportunity to review
14 this procurement. And absolutely, of course, we
15 support the Office of Audit and Compliance, but
16 we are very interested in understanding the
17 timeline for not contracting, but actually --

18 COMMISSIONER SKINNER: Yeah.

19 COMMISSIONER SILLA: -- having that
20 function --

21 COMMISSIONER SKINNER: Yeah, right.

22 COMMISSIONER SILLA: -- and hiring for

1 it. So we are hoping to get an update in the
2 coming months to better understand how that
3 situation is going to be.

4 COMMISSIONER MURPHY: Very much --
5 yeah.

6 COMMISSIONER SILLA: So, okay.

7 COMMISSIONER MURPHY: I asked the same
8 question.

9 COMMISSIONER SILLA: Okay.

10 COMMISSIONER MURPHY: And it was
11 explained and we got an answer.

12 COMMISSIONER SILLA: Perfect.

13 COMMISSIONER MURPHY: We can share it
14 with you --

15 COMMISSIONER SILLA: Okay.

16 COMMISSIONER MURPHY: -- with the
17 committee as well. There's good reasons.

18 COMMISSIONER SILLA: Okay.

19 COMMISSIONER MURPHY: But yeah.

20 COMMISSIONER SILLA: Thank you.

21 COMMISSIONER SKINNER: Okay. So can we
22 get a motion to approve Resolution 26-28?

1 COMMISSIONER SILLA: Motion.

2 COMMISSIONER SKINNER: To authorize
3 modification of contract with Baker Tilly.

4 COMMISSIONER SILLA: Absolutely.

5 COMMISSIONER SKINNER: Motion and
6 second? Is there a second?

7 COMMISSIONER MURPHY: I'll second it.

8 COMMISSIONER SKINNER: Okay. Roll call
9 vote.

10 MS. HARDEMAN-JONES: Sure. Denise
11 Blackson?

12 COMMISSIONER BLACKSON: Yes.

13 MS. HARDEMAN-JONES: Thank you. Rhonda
14 Hamilton?

15 COMMISSIONER HAMILTON: Yes.

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

18 COMMISSIONER MURPHY: Yes.

19 MS. HARDEMAN-JONES: Thank you.
20 Theresa Silla?

21 COMMISSIONER SILLA: Yes.

22 MS. HARDEMAN-JONES: Thank you. And

1 Chairman Skinner?

2 COMMISSIONER SKINNER: Yes.

3 MS. HARDEMAN-JONES: Thank you. The
4 resolution's approved.

5 COMMISSIONER MURPHY: Okay. This is 26--

6 COMMISSIONER SKINNER: 26-29.

7 COMMISSIONER MURPHY: -- 26-29.

8 COMMISSIONER SKINNER: Is the operating
9 budget?

10 COMMISSIONER MURPHY: Is the budget.
11 Yeah, okay. It is so hard to, it's such an
12 important document, and I am awfully sorry that
13 we're at 4:00. But we will have to cover that
14 in the time we have. This is a resolution
15 asking the board to approve the FY27 operating
16 budget for the agency, it's required that we
17 submit this to HUD.

18 We should have a longer conversation in
19 a future board meeting about the budget
20 challenges that we're facing right now. In
21 short, HUD, which over the last I don't know how
22 many years, has always had an inflation factor

1 for public housing agencies. And this year
2 somewhat to our surprise, although perhaps not
3 given the federal administration, they have
4 declined to offer that federal inflation factor.
5 So it means that already we were going to face
6 just with normal inflationary pressures, we were
7 going to have a gap.

8 On top of that, normally we might be
9 able to use some of our reserves. But in the
10 last couple years, HUD has required the agency
11 to use its reserves which we've tried to put to
12 good use meeting resident needs, but that has
13 depleted our reserves. That HUD was saying, If
14 you don't spend them, we're going to take them
15 back. So the agency thought it was better to
16 spend them. We are expecting a little bit of
17 shortfall funding, what's called shortfall
18 funding from HUD. Because many, if not almost
19 all, the housing authorities around the country
20 are in the similar boat to us, so that we are
21 not alone here. That expected shortfall funding
22 is built into the budget. Part of that request

1 for shortfall funding, which is around 62
2 million dollars, it's not a small amount of
3 money, HUD has basically required agencies
4 asking for shortfall funding to adopt several
5 cost saving measures, which we, I know, plan to
6 adopt, I believe at the next board meeting and
7 we've been discussing.

8 Those include shifting to a small area
9 fair market rent payment standard rather than a
10 citywide one, and we'll have to look at the
11 percentage of the HUD approved standard. We're
12 going to have to revise occupancy standards for
13 the Housing Choice Voucher program. We're
14 likely to have to establish a minimum rent, and
15 we are going to have to limit elective voucher
16 transfers probably to 24 months. So more on
17 some of these changes coming soon. They are not
18 changes that we enthusiastically adopt and
19 embrace or we will be asked to. That's not
20 something that I think we are thrilled about,
21 but it unfortunately is the position that we're
22 in right now. And not doing so would cause much

1 greater disruption to the agency, and most
2 importantly to our residents.

3 So we're not in a place where there are
4 good choices. There are only less bad choices.
5 And that's kind of what the budget represents is
6 sort of the less bad or the least bad choice.
7 So that's what we're asking you to approve
8 today. Some of the measures that we'll have to
9 take will be considered, I think, at next
10 month's board meeting. So I ask for your
11 support.

12 COMMISSIONER SKINNER: Okay. So a
13 motion to approve Resolution 26-29 to approve
14 our fiscal 2027 budget.

15 COMMISSIONER MURPHY: So moved.

16 COMMISSIONER SKINNER: Do we have a
17 second?

18 COMMISSIONER SILLA: Second.

19 COMMISSIONER SKINNER: Roll call vote,
20 please.

21 MS. HARDEMAN-JONES: Sure. For 26-29,
22 Theresa Silla?

1 COMMISSIONER SILLA: Yes.

2 MS. HARDEMAN-JONES: Thank you. Rhonda
3 Hamilton?

4 COMMISSIONER HAMILTON: Yes.

5 MS. HARDEMAN-JONES: Thank you. Denise
6 Blackson?

7 COMMISSIONER BLACKSON: Yes.

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

10 COMMISSIONER MURPHY: Yes.

11 MS. HARDEMAN-JONES: Thank you. And
12 Raymond Skinner?

13 COMMISSIONER SKINNER: Yes.

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

16 COMMISSIONER MURPHY: Thank you. Can I
17 ask one quick question? Did the motion approve
18 both the operating budget and that Columbia,
19 Colorado -

20 COMMISSIONER SKINNER: Yes.

21 COMMISSIONER MURPHY: Or Colorado --

22 COMMISSIONER SILLA: Yes.

1 COMMISSIONER MURPHY: -- it's the same
2 one.

3 COMMISSIONER SKINNER: Yes.

4 COMMISSIONER MURPHY: Okay.

5 COMMISSIONER SKINNER: The language in
6 the motion is the same.

7 COMMISSIONER SILLA: Yes.

8 COMMISSIONER MURPHY: Okay. And
9 there's that funny little outlier budget.

10 COMMISSIONER SILLA: Yes.

11 COMMISSIONER MURPHY: Yeah. Okay. And
12 then the last resolution coming out of Budget
13 and Audit Committee is Resolution 26-29 --
14 sorry, 26-30. Excuse me. The resolution is
15 titled To Accept the Final Financial Statements
16 Audit of GCHA. I think we have clarified that
17 it's actually to -- is it to accept the single
18 audit that we were given today?

19 COMMISSIONER SILLA: Yeah.

20 COMMISSIONER MURPHY: So, it is this
21 document that was in our books, and you have a
22 hard copy in front of you. This audit recounts

1 the eight findings that were in the financial
2 audit that we spoke about earlier, the troubling
3 findings that we are eager to resolve and are
4 working with the team to make sure we address.
5 It has identified five additional findings
6 specific to the federal programs that we weren't
7 completely surprised by, but the team is
8 committed to resolving these.

9 I should also just say so that the
10 broader board knows -- every month in the Budget
11 and Audit Committee, we sit down with a tracker
12 that has all of the findings listed out, it goes
13 over, it sort of explains what steps the staff
14 are taking to address them, has a timeline.
15 When they've missed a deadline, we talk about
16 why the deadline was missed and when the new
17 deadline will be. And so we are monitoring all
18 of these findings, and -- or sorry, I shouldn't
19 say monitoring the findings. We're monitoring
20 the work to address the findings and stay on
21 them. I would maybe hope that in a future board
22 meeting, we could sort of come and talk about

1 that more broadly with all of you because I can
2 imagine you might want to see that.

3 COMMISSIONER SILLA: Or maybe an
4 education symposium would be helpful.

5 COMMISSIONER SKINNER: Yeah. Well, yeah.

6 COMMISSIONER SILLA: So that we can
7 actually spend some time --

8 COMMISSIONER MURPHY: Yeah.

9 COMMISSIONER SILLA: -- asking
10 questions. It doesn't feel good to see this.

11 COMMISSIONER SKINNER: So just to
12 clarify, all we're doing is to accept -

13 COMMISSIONER SILLA: Understood.

14 COMMISSIONER SKINNER: -- the audit,
15 which means that the board is given copies --

16 COMMISSIONER MURPHY: That we know it
17 exists.

18 COMMISSIONER SKINNER: -- so that we
19 know it exists.

20 COMMISSIONER SILLA: Yeah. Yeah.

21 COMMISSIONER MURPHY: Yeah.

22 COMMISSIONER SKINNER: We're not saying

1 that we agree with everything.

2 COMMISSIONER MURPHY: Yeah. Okay.

3 COMMISSIONER SKINNER: Or we don't have
4 concerns or problems with what was presented.

5 COMMISSIONER MURPHY: Yeah.

6 COMMISSIONER SKINNER: It's just saying
7 that the board was given copies.

8 COMMISSIONER MURPHY: Okay. Yeah.
9 That's well said.

10 COMMISSIONER SKINNER: Okay.

11 MS. WICKLIFFE: And I'll just add to
12 the monitoring piece, the Office of Audit and
13 Compliance is monitoring actually --

14 COMMISSIONER MURPHY: Yes.

15 MS. WICKLIFFE: -- on top of, you know,
16 the check-ins that we get.

17 COMMISSIONER MURPHY: And that was a
18 recent addition. It was a wonderful move and I
19 just --

20 MS. WICKLIFFE: Yes.

21 COMMISSIONER MURPHY: -- I really
22 appreciate that decision and you stepping in,

1 Randy, and helping the team --

2 COMMISSIONER SILLA: Yeah.

3 MR. WYNN: Well, I just appreciate the
4 collaboration with OFM. Isra and Zuna they've
5 been really good at getting us answers. They're
6 answering the questions I have. So I think we're
7 on a good path.

8 COMMISSIONER MURPHY: That's great.
9 They're working against some really tough odds
10 and they are -- I just a shout out to the OFM
11 leadership right now.

12 MS. WICKLIFFE: Yes.

13 COMMISSIONER MURPHY: They are really
14 working hard to come through for us. Sorry, Mr.
15 Chairman.

16 COMMISSIONER SKINNER: So the only
17 other thing, this document is available to the
18 general public. Can we put it on our website?

19 MS. WICKLIFFE: Yes.

20 COMMISSIONER SKINNER: Okay. So again,
21 we will make sure that the audit, the actual
22 copy --

1 MS. WICKLIFFE: Yeah.

2 COMMISSIONER SKINNER: -- of the audit--

3 MS. WICKLIFFE: Yeah.

4 COMMISSIONER SKINNER: -- is put on our
5 website so it's available to the general public.

6 MS. WICKLIFFE: And the comprehensive
7 financial audit is all, of course, on OIG's
8 website, but we'll add this as well.

9 COMMISSIONER SKINNER: Okay. All
10 right. So with that, can we get a motion to
11 approve Resolution 26-30 to accept the single
12 financial audit statements for fiscal year 2025?

13 COMMISSIONER SILLA: Motion.

14 COMMISSIONER SKINNER: Is there a
15 second?

16 COMMISSIONER MURPHY: Second.

17 COMMISSIONER SKINNER: Roll call,
18 please.

19 MS. HARDEMAN-JONES: For Resolution 26-
20 30.

21 COMMISSIONER SKINNER: Got it confused.
22 Yeah.

1 MS. HARDEMAN-JONES: I know, right?

2 Denise Blackson?

3 COMMISSIONER BLACKSON: Yes.

4 MS. HARDEMAN-JONES: Thank you.

5 Theresa Silla?

6 COMMISSIONER SILLA: Yes.

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

9 COMMISSIONER MURPHY: Yes.

10 MS. HARDEMAN-JONES: Thank you. Rhonda
11 Hamilton?

12 COMMISSIONER HAMILTON: Yes.

13 MS. HARDEMAN-JONES: Thank you. And
14 Chairman Skinner.

15 COMMISSIONER SKINNER: Yes.

16 MS. HARDEMAN-JONES: Thank you. The
17 resolution's approved.

18 COMMISSIONER SKINNER: Okay. So that
19 completes all of the resolutions that we had
20 before us. The only other thing is a committee
21 report is a Resident Services Committee which is
22 chaired by Ms. Blackson. Commissioner Blackson,

1 do you have a report?

2 COMMISSIONER BLACKSON: Yes, I do.

3 COMMISSIONER SKINNER: Okay.

4 COMMISSIONER BLACKSON: Thank you. I'm
5 Commissioner Denise Blackson. I wanted to share
6 a little bit about the purpose of the committee.

7 The Committee on Resident Services
8 provides board-level oversight and a forum for
9 examining resident needs, resident services,
10 communication, and resident engagement. The
11 committee asks questions, identifies the gaps,
12 and elevates the residents concerns.

13 I wanted to share some of the major
14 areas of work. Resident engagement and
15 communication, services and resources, and the
16 property conditions, all of these things have
17 fallen under the scope of an initiative called
18 the Block by Block, which you often hear us
19 recognize in these committee meetings. Can you
20 all hear me?

21 COMMISSIONER SKINNER: Yes.

22 COMMISSIONER MURPHY: Yes.

1 COMMISSIONER SKINNER: Yeah. You're
2 good.

3 COMMISSIONER BLACKSON: Oh.

4 COMMISSIONER SILLA: Loud and clear.

5 COMMISSIONER SKINNER: No, you're good.

6 COMMISSIONER BLACKSON: Okay. And some
7 of the key committee discussions and oversight
8 topics, fall under, as I said, the Block by
9 Block the FY27 Motor Work Plan, customer call
10 and operations, Office of Audit and Compliance.
11 A lot of these things come before the committee
12 during resident engagement. Some of the
13 accountability questions have been focused on
14 how many residents are being served, how
15 services are measured, whether residents are
16 receiving effective assistance with needs are
17 graded, and how feedback is collected. We also
18 deal with a lot of the public safety and
19 community concerns as well as topics raised for
20 education with the Housing Choice Voucher
21 oversight.

22 Now, I'm not going to go into a whole

1 lot of detail about those different things, but
2 I want to share under the Committee on Resident
3 Services that's how this committee and DCHA
4 staff do a lot of its engagement, often working
5 with the Office of Resident Services and many of
6 the other divisions, including the director and
7 the directorate team.

8 We recently had a Block by Block where
9 resident leaders can share what they wanted to
10 see in a new director, and we had the pleasure
11 of having the chair there at his very first
12 Block by Block. As well as Nicole and her team
13 per usual, are there at the Block by Block
14 committee. Now, what I wanted to bring to your
15 attention for the Block by Block is that in the
16 October meeting, I will be asking for a
17 resolution to adopt the Block by Block as an
18 ongoing educational piece.

19 Now, I'm not asking for me to
20 personally run a DCHA program. I'm asking the
21 board to institutionalize a resident engagement
22 framework that has already been developed, used

1 with the residents. My role as the committee
2 chair is to bring residents' priorities forward,
3 lead the policy discussion, and receive
4 accountability reports and make recommendations.
5 The executive director's staff retain
6 responsibility for administration and
7 implementation, and the goal is to make the
8 Block by Block to DCHA and residents, not to one
9 commissioner. You know, so the Block by Block
10 framework should continue. This is a program.
11 This is a platform that's already working.
12 Citywide Advisory Board weighs heavy in on the
13 Block by Block. Resident leaders from across
14 all eight wards, all public housing units, as
15 well as DCHA staff, and the commissioners are
16 there at the Block by Block, as well as we've
17 had pop-up engagement with the residents. We've
18 had council members come out.

19 We always have the executive staff.
20 Everything is done with the DCHA staff. They're
21 present, ready to answer questions and assist
22 the residents concerns and needs. That's how

1 we've heard so many of: When is the bond
2 properties? What are they doing with the bond
3 properties? What are they doing with us? Do we
4 have to move? Am I going to lose my home? You
5 know, we hear so many different questions under
6 this committee, and often it's not as recognized
7 as the other committees because no resolutions,
8 since I've been a commissioner, since 2022, have
9 come out of this committee. This is why I agree
10 with Ms. Settles that a resolution should come
11 out of here. A resident-engaged or resident
12 friendly resolution should come out of this.
13 But I know everybody's ready to get off, so I'm
14 not going to go into more details, but I did
15 want to put that on the radar. I wanted to ask
16 Commissioner Silla or Rhonda, did you all have
17 anything to add from the last Committee on
18 Resident Services meeting?

19 COMMISSIONER SILLA: I do, if that's
20 okay. I'll be really brief and quick. The work
21 that's in front of the Committee on Operations
22 and Administrative Services, because our scope

1 is so large and it includes so many divisions
2 and issue areas.

3 Most recently, we had a chance to look
4 at the Section 3 report. It does not look good.
5 It needs a lot of time and attention. We need
6 to be thinking about Section 3 and what our
7 residents need in order for that to truly be
8 successful. That cannot be something that I
9 tack on at the very end of Operations and
10 Administrative Services. I need for Committee
11 on Resident Services to really take that on. I
12 need for Ryan and his team, when they are
13 organizing events and initiatives, to directly
14 relate that to what are the success rates of our
15 Section 3 efforts. How are we working with our
16 contractors to make sure that they are
17 successfully employing people? There are
18 strategies and critical thinking that it feels
19 to me like there's work that needs to be shared.
20 It's too much. I would very much appreciate us
21 spending a little bit of time thinking about
22 really scoping out Office of Resident -- that

1 committee, the Committee on Resident Services,
2 so that I can get support on some of the
3 workload that is on Committee on Operations and
4 Administrative Services. I think in order to do
5 that successfully, we do need to have that
6 committee having monthly meetings. I do welcome
7 the City Advisory Board leaders being a part of
8 that meeting on the quarterly basis or every
9 other month. I think that there is time that
10 us, as the board, need with the executive team
11 to be thinking through what are our questions to
12 the City Advisory Board, what are our questions
13 for general residents as we leverage the block-
14 by-block engagement framework or strategy and
15 the citywide advisory framework and strategy.

16 There's work to be done here, and I
17 really would appreciate scoping out something
18 specific for the Committee on Resident Services
19 so that we can work in partnership with the
20 Office on Resident Services at answering some of
21 these questions and really changing the outcomes
22 that we are seeing for especially Section 3.

1 That's what's top of mind for me right now most
2 recently. But when I think about the complaints
3 that we are getting, that's another area where
4 we need some dedicated time and attention.

5 COMMISSIONER HAMILTON: Okay. Yeah, I
6 think you both made some excellent points. I
7 think now is the time to get in front of the RAD
8 project, making sure that our residents are
9 prepared to fill those jobs, that the Section 3
10 gets a boost up. In resident services, they do
11 a great job. The need for expansion, especially
12 to make sure that residents, who have these
13 needs for housing upkeep, they have someone that
14 they can go through.

15 Commissioner Blackson does an excellent
16 job with the block-by-block. I would like to
17 see that initiative be a part of next month's
18 agenda and us to have time to flesh out what
19 that's look like. Because as I said in my
20 email, those block-by-block initiatives have
21 given opportunities for resident and resident
22 leaders to have a seat at the table, where

1 oftentimes we don't, as residents, have a seat
2 or an invite to come to the table, especially as
3 decisions are being made about our future. I
4 think that resident services does an excellent
5 job, but I think now is the time to just build
6 on that and expand upon that and use the
7 significant amount of talent that's in the
8 housing authorities. Maybe reassign people to
9 help with those efforts, because I think a lot
10 of people here have been here for years and they
11 have a lot of ideas, and I look forward to us
12 coming to the table to discuss it.

13 COMMISSIONER MURPHY: Sounds good.

14 COMMISSIONER HAMILTON: Okay.

15 Commissioner Blackson, is that --

16 COMMISSIONER BLACKSON: Yes.

17 COMMISSIONER HAMILTON: -- you're done?

18 COMMISSIONER BLACKSON: I guess we'll
19 have a few minutes for commissioners time, and
20 I'll just share the town hall then.

21 COMMISSIONER MURPHY: Can I just say
22 one thing?

1 COMMISSIONER HAMILTON: I thought we
2 were done.

3 COMMISSIONER MURPHY: I just want to
4 say just appreciation to Commissioner Blackson,
5 because block-by-block has just been such a
6 really important innovation. I just want to
7 make sure that she feels supported, because it's
8 doing really good work, and I've seen it evolve
9 over time, and it's gotten so deeply
10 substantive. The meetings are like housing
11 authority board meetings.

12 COMMISSIONER HAMILTON: Right.

13 COMMISSIONER MURPHY: You know, we're
14 treating our resident council presidents with
15 the respect that they deserve, and hopefully we
16 can find a way to keep that going.

17 COMMISSIONER SILLA: Definitely.

18 COMMISSIONER BLACKSON: And thank you
19 all.

20 COMMISSIONER HAMILTON: Okay.

21 COMMISSIONER BLACKSON: And thanks to
22 DCHA and their team for working with me and my

1 fellow commissioners, and of course the Citywide
2 Advisory Board and the residents.

3 COMMISSIONER SKINNER: Okay. Thank
4 you. I'll just go around and for commissioners,
5 any other items to bring up?

6 COMMISSIONER BLACKSON: Yes.

7 COMMISSIONER SKINNER: Commissioner
8 Blackson, you had something, right?

9 COMMISSIONER BLACKSON: I wanted to
10 just share about the Housing Choice Voucher Town
11 Hall that we'll have on Wednesday, September
12 23rd. This date was set in collaboration with
13 the Housing Choice Voucher Division and the
14 Senior VP Carolyn Punter. I just wanted to
15 share that this will be on Wednesday, September
16 23rd from 6:00 p.m. to 8:00 p.m. at Mount Airy
17 Baptist Church, which is located at 1100 North
18 Capitol Street, NW in Washington, D.C. You can
19 contact any of us for more information.

20 I have one more thing I want to comment
21 on. I wanted to comment on the recent
22 commissioner pop-ups, which we were going around

1 to the different properties that didn't have
2 resident leadership representation in
3 collaboration with DCHA staff with both Senior
4 VPs, Ricky Maddox as well as Carolyn Kornegay-
5 Punter. And also you, Nicole, I don't want to
6 exclude you. I know you had a couple of meetings
7 that bumped with the time. I just wanted to
8 share that I was really impressed by some of the
9 properties that we went to. We had some
10 properties that wanted to take accountability
11 and ownership of things that they're now doing
12 as residents. Like, you know, they say, Hey,
13 we're the ones that should be cleaning up
14 outside our building. We're the ones that
15 shouldn't have our dogs relieving themselves in
16 the elevators. It was just a lot with one of
17 the properties.

18 One of the biggest takeaways that I got
19 was that on a few of the properties that Mr.
20 Keith Chow manages, who is also the interim area
21 manager now, they spoke really well about him,
22 and I didn't see that across the board on all

1 the properties. So I wanted to shout him out
2 for, you know, a great job. And thank you.

3 COMMISSIONER SILLA: Thank you.

4 COMMISSIONER SKINNER: Thank you.

5 COMMISSIONER SKINNER: Okay,
6 Commissioner Silla.

7 COMMISSIONER SILLA: Yes, I do have a
8 quick flag. It looks like next Wednesday y'all
9 are going to be really busy because in addition
10 to the D.C. Housing Authority Public Oversight
11 Roundtable by Council, and -

12 COMMISSIONER BLACKSON: That's the 29th.

13 COMMISSIONER HAMILTON: No, it's the --

14 COMMISSIONER BLACKSON: 29th.

15 COMMISSIONER SKINNER: That's the 29th.

16 COMMISSIONER SILLA: It's not the 23rd?

17 COMMISSIONER BLACKSON: Mm-mm.

18 COMMISSIONER SKINNER: No.

19 COMMISSIONER SILLA: Oh.

20 COMMISSIONER BLACKSON: Nope.

21 COMMISSIONER SILLA: Okay.

22 COMMISSIONER BLACKSON: And they moved

1 it.

2 COMMISSIONER HAMILTON: Yeah, they
3 moved it.

4 COMMISSIONER SILLA: That's been moved
5 to the 29th?

6 COMMISSIONER BLACKSON: Mm-hmm.

7 COMMISSIONER SILLA: Okay. So maybe I
8 need to move my hold in the calendar.

9 COMMISSIONER SKINNER: I thought it was
10 the 28th. Okay.

11 COMMISSIONER SILLA: Okay, I will move
12 it. I got it for the wrong date then. Okay.
13 But I'm grateful to the Housing Authority for
14 leading up a presentation at the ICH's Housing
15 Solutions work group. If y'all are interested
16 in hearing all of the measures that the Housing
17 Authority is taking to address shortfall budget
18 on the HCVP side, I think are really important
19 interventions that we need to consider for LRSP.
20 I think as you all know, there's a significant
21 need for housing for people experiencing
22 homelessness, but there aren't enough funds. We

1 need to stretch those dollars as well the same
2 way that we need to stretch our HCVP dollars.
3 I'm grateful to Nicole for her commitment and to
4 Carolyn and Hamada for their support. We're
5 going to powwow after this to make sure we're
6 all on the same page about the presentations.

7 Board members, if you are interested in
8 learning more about the ICH, how it works, what
9 the communities, what my constituents concerns
10 are relative to the Housing Authority, what
11 drives my questions and comments here, you're
12 most welcome. I will forward you the meeting
13 invite. If you have a moment and can join us, I
14 would be delighted for your presence and
15 attention.

16 COMMISSIONER HAMILTON: What day is it?

17 COMMISSIONER SILLA: It's on Wednesday
18 the 23rd. It starts at 1:00.

19 COMMISSIONER HAMILTON: Okay.

20 COMMISSIONER SILLA: Yep.

21 COMMISSIONER HAMILTON: Please send me
22 it to me.

1 COMMISSIONER SILLA: Yeah, absolutely.
2 Thank you. I would really appreciate it.

3 COMMISSIONER BLACKSON: Hey, Theresa,
4 please send it to me.

5 COMMISSIONER SILLA: Yes, yes. Please
6 join.

7 COMMISSIONER SKINNER: Okay. Anything
8 else? Commissioner Murphy, anything?

9 COMMISSIONER MURPHY: No, I --

10 COMMISSIONER SKINNER: Commissioner
11 Hamilton.

12 COMMISSIONER MURPHY: I think I was
13 going to say, I appreciated a lot of the
14 resident testimony, and there was a flag -- I
15 was taking notes to what people wanted on the
16 development side. If we want updates on these
17 things, so we'll try to get those covered and
18 provide some more information next month.

19 COMMISSIONER SKINNER: Commissioner
20 Hamilton?

21 COMMISSIONER HAMILTON: No, I think
22 that was great. We've got a lot of testimonies,

1 and I just hope that just moving forward we will
2 consider a breakout room for folks who have
3 further discussions of maybe one for the
4 landlords and maybe one for the residents. You
5 know, just so people can have a sufficient
6 amount of time to be heard.

7 COMMISSIONER BLACKSON: And just to
8 plug, the landlords is the town hall on the
9 23rd. Come, so they can come out then.
10 Commissioner Blackson.

11 COMMISSIONER SKINNER: Okay. Okay. If
12 there's no other business to come before the
13 board today, let me say that the next Board of
14 Commissioners meeting will be held on Wednesday,
15 October 21st, 2026 at 1:00 -

16 COMMISSIONER BLACKSON: No.

17 COMMISSIONER HAMILTON: No.

18 COMMISSIONER BLACKSON: o, that's the
19 6th.

20 COMMISSIONER HAMILTON: Tuesday.

21 COMMISSIONER BLACKSON: No, we changed
22 it because of --

1 COMMISSIONER SKINNER: No.

2 COMMISSIONER MURPHY: Tuesday the 13th.

3 COMMISSIONER SKINNER: I'm just reading
4 what she gave me.

5 COMMISSIONER BLACKSON: Yeah, the 13th.
6 Sorry, 13th.

7 COMMISSIONER HAMILTON: Tuesday the
8 13th.

9 COMMISSIONER BLACKSON: 13th.

10 COMMISSIONER SKINNER: All right.

11 COMMISSIONER MURPHY: Oh, you got wrong
12 notes.

13 COMMISSIONER SKINNER: Sorry -- sorry -
14 - sorry.

15 COMMISSIONER MURPHY: Tuesday the 13th
16 at 1:00.

17 COMMISSIONER SKINNER: Tuesday.

18 COMMISSIONER BLACKSON: Yeah.

19 COMMISSIONER SKINNER: Okay. The next
20 Board of Commissioners meeting will be held on
21 Tuesday, October the 13th.

22 COMMISSIONER BLACKSON: 13th, yeah.

1 COMMISSIONER SKINNER: October the 13th,
2 2026 at 1:00 p.m. It'll be here in this room
3 and via Zoom.

4 COMMISSIONER HAMILTON: Okay.

5 COMMISSIONER SKINNER: You can get
6 information on participating in the meeting on
7 our website at dchousing.org. With that, I'll
8 entertain a motion to adjourn the meeting.

9 COMMISSIONER SILLA: Motion.

10 COMMISSIONER SKINNER: Second?

11 COMMISSIONER HAMILTON: Second.

12 COMMISSIONER SKINNER: All in favor?

13 COMMISSIONER BLACKSON: Aye.

14 COMMISSIONER SKINNER: Aye. The motion
15 -- I mean the meeting --

16 COMMISSIONER BLACKSON: Aye.

17 COMMISSIONER SKINNER: -- is adjourned
18 at 4:26 p.m. Thank you, everyone.

19 (Whereupon, the above-entitled matter
20 went off the record at 4:26 p.m.)
21
22

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

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

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19 _____
20 Manny Siskind
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