

PENDING FINAL APPROVAL

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY

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THE DISTRICT OF COLUMBIA HOUSING STABILIZATION
AND REFORM BOARD MEETING

+ + + + +

TUESDAY
OCTOBER 13, 2026

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

COMMISSIONERS PRESENT:

RAYMOND SKINNER, Board Chair
LEROY CLAY III, Commissioner
RHONDA HAMILTON, Commissioner
CHRISTOPHER MURPHY, Commissioner
THERESA SILLA, Commissioner

STAFF PRESENT:

NICOLE WICKLIFFE, Executive Director
ERIC TOPOR, Interim General Counsel
SHENETTA M. HARDEMAN-JONES, Office of
Executive Director Manager
ALETHEA MCNAIR, Chief of Staff

COMMISSIONER(S) ABSENT:

DENISE BLACKSON, Commissioner

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DRAFT

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

1:11 p.m.

CHAIRMAN SKINNER: Good afternoon. My name is Raymond Skinner, and I'm Chairman of the Board of Commissioners -- Good afternoon. My name is Raymond Skinner, and I'm Chairman of the Board of Commissioners for the DC 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, October 13, 2026. This meeting is being held via Zoom videoconferencing, and the Board is in person at our headquarters office at 30 -- I'm sorry -- 300 7th Street SW. And the time is 1:12 p.m.

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

Thank you. The Board of Commissioners welcomes input from the public on matters of concern, and offers you today an opportunity to

1 express your views during the public testimony
2 portion of this meeting. However, we require
3 that members of the public who attend our
4 meetings abide by certain rules of decorum to
5 allow the Board to complete its business.

6 For this virtual meeting, DCHA asks
7 that you remain muted until you are instructed
8 to speak. Anyone who violates these rules will
9 be removed from this virtual meeting. Serious
10 or repeated violations of the rules may result
11 in your being barred in speaking at future
12 meetings.

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

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

19 MS. HARDEMAN-JONES: Sure. Denise
20 Blackson. Rhonda Hamilton.

21 COMMISSIONER HAMILTON: Here.

22 MS. HARDEMAN-JONES: Thank you. Leroy

1 Clay.

2 COMMISSIONER CLAY: Present.

3 MS. HARDEMAN-JONES: Thank you. Chris
4 Murphy.

5 COMMISSIONER MURPHY: Present.

6 MS. HARDEMAN-JONES: Thank you.
7 Theresa Silla.

8 COMMISSIONER SILLA: Present.

9 MS. HARDEMAN-JONES: Thank you. And
10 Chairman Raymond Skinner.

11 CHAIRMAN SKINNER: Present.

12 MS. HARDEMAN-JONES: Thank you. You
13 have a quorum.

14 CHAIRMAN SKINNER: Thank you.

15 At this time, I'd like the
16 commissioners to consider the minutes of the
17 September 16, 2026 board meetings. Are there
18 any additions or corrections to the minutes?

19 COMMISSIONER SILLA: Not for PM.

20 CHAIRMAN SKINNER: Hearing none, can I
21 get a motion to approve?

22 COMMISSIONER SILLA: Motion.

1 CHAIRMAN SKINNER: Second?

2 COMMISSIONER MURPHY: Second.

3 CHAIRMAN SKINNER: All in favor.

4 MULTIPLE SPEAKERS: Aye.

5 CHAIRMAN SKINNER: Any opposed? Okay.

6 Let the minutes stand approved as presented.

7 At this time, we're going to have the
8 Executive Director's report, and Ms. Nicole
9 Wickliffe is now officially our new Executive
10 Director as of October 1st.

11 MS. WICKLIFFE: Yes, thank you. Again,
12 Nicole Wickliffe, Executive Director.

13 So, we have ended our fiscal year '26
14 on September 30th. So, I'll start with just a
15 few highlights of our fiscal year '26.

16 As an agency, the end of fiscal year
17 '26 we served roughly 30,000 households. From
18 the federal voucher side of the house, it's
19 about 15,000. Households served on the local
20 side about 11,000 households. Throughout our
21 public housing at the end of the fiscal year, we
22 served about 4900 families.

1 Our wait list, we have three main
2 waitlists, our public housing, our voucher, and
3 our mod rehab. So, on our wait list we still,
4 for the public housing, they've done a wonderful
5 job of offering families. So, we have about 300
6 families remaining on our public housing waiting
7 list.

8 On our federal voucher waiting list,
9 which also includes the local vouchers that DCHA
10 are responsible for the wait list, we have about
11 18,000 families. That wait list remains closed.
12 And again, we're at over 100 percent occupancy
13 on our federal voucher program, and getting very
14 close on the local side as well.

15 For our moderate rehab, which are
16 federal project-based units as well, a different
17 federal program, we have about 16,000 families
18 on that wait list. So, I mention that to say
19 that individuals are able to be on more than one
20 program wait list.

21 So, that doesn't mean that there's
22 34,000 families waiting on the wait list. But

1 there's a total of 34,000 individuals on the
2 wait list, but some may be pulled from a public
3 housing or a voucher one to be housed.

4 As I stated, our voucher program is
5 over 100 percent leased. Our local voucher
6 program is very close to that as well. On the
7 public housing side, we're at 86 percent
8 occupancy. And as we prepare to turn more
9 units, we hope to increase that occupancy as
10 well.

11 I'm excited to announce that HUD did
12 contact the Housing Authority in reference to
13 the Federal Emergency Housing Vouchers. That
14 program was due to sunset at the end of the year
15 which is about, a little over 500 families that
16 we have that are housed under that program. And
17 HUD has notified all housing authorities for
18 individuals that were leased as of the end of
19 September, they will continue to be subsidized
20 through tenant protection vouchers.

21 So, previously they had notified all
22 housing authorities again, that that program

1 would sunset and we would either have to absorb
2 the families, or figure out other housing
3 options. So, HUD has notified all housing
4 authorities, so those families will transition
5 to a tenant protection voucher which is
6 generally a tenant-based voucher.

7 That program will still sunset. So,
8 once those families move off the program, that
9 will not be new vouchers. But I'm happy to say
10 that there is a funding source from HUD now for
11 the emergency housing vouchers.

12 CHAIRMAN SKINNER: I'm sorry, Nicole.
13 You said they would not be new vouchers?

14 MS. WICKLIFFE: No. So, what happens
15 is, once those families move off, those vouchers
16 will not remain. They go away.

17 So, right now we have about 540
18 vouchers that they'll give us for --

19 CHAIRMAN SKINNER: Okay. But then --
20 so those are new vouchers.

21 MS. WICKLIFFE: Yes.

22 CHAIRMAN SKINNER: Okay.

1 MS. WICKLIFFE: It's new vouchers to
2 our voucher stock, but you will not be able to
3 release those vouchers. I'll put it that way.

4 COMMISSIONER SILLA: So, you have
5 sufficient funding, and the EHV vouchers now
6 become TPV vouchers?

7 CHAIRMAN SKINNER: TPV.

8 MS. WICKLIFFE: Yes.

9 COMMISSIONER SILLA: Okay.

10 MS. WICKLIFFE: They become tenant-
11 based vouchers through the TPV process.

12 COMMISSIONER SILLA: Okay.

13 MS. WICKLIFFE: And so, it's just
14 important -- there's several types of tenant
15 protection vouchers. There's some that you
16 continue in your subsidy or in your funding.
17 These are a one-time. So, it's just for these
18 families as long as they remain on the tenant --
19 on the voucher program, then they'll always have
20 a voucher.

21 If by chance one of the individuals
22 terminate, that funding goes back to HUD. So,

1 that's just the piece of where it's only for
2 those families.

3 CHAIRMAN SKINNER: Okay. One other
4 thing, Nicole, for the public housing wait list
5 when do you see, or when do you plan to open the
6 wait list? Are we still talking about site-
7 based wait lists?

8 MS. WICKLIFFE: We are definitely still
9 talking about site-based wait lists. Currently
10 right now in our plan it prevents us from
11 establishing a new site-based wait list until
12 you exhaust your current. So, we are working on
13 language in our plan right now to soften that
14 language to allow us to establish it starting in
15 the start of the calendar year. Start of the
16 calendar year this year.

17 So again, site-based lottery, so
18 individuals won't have to be the first either to
19 line up or to call in. And those will be
20 opening, looking at opening the start of the
21 year.

22 COMMISSIONER SILLA: And so, the

1 softening of the language in -- that's the admin
2 plan?

3 MS. WICKLIFFE: The ACOP.

4 CHAIRMAN SKINNER: The ACOP.

5 COMMISSIONER SILLA: The ACOP? Okay.

6 So then, that goes to public comment
7 for 30 days so people have an opportunity to
8 review that before --

9 MS. WICKLIFFE: Yes.

10 COMMISSIONER SILLA: -- it goes into
11 effect.

12 MS. WICKLIFFE: Yes. Any substantial
13 changes that we make to either the ACOP, which
14 the ACOP is the public housing program, or the
15 admin plan which is the voucher program,
16 requires a 30-day comment period for HUD.

17 Then again for DC, for DCMR, again it's
18 another 30 days before it goes into DCMR.

19 COMMISSIONER SILLA: Can they be
20 concurrent?

21 CHAIRMAN SKINNER: Yes. They can be
22 concurrent.

1 MS. WICKLIFFE: They can be concurrent.

2 COMMISSIONER MURPHY: Can I ask a
3 couple of questions?

4 CHAIRMAN SKINNER: Sure.

5 COMMISSIONER MURPHY: First of all, I
6 just really want to appreciate the executive
7 report. This was the -- you had added -- the
8 team had added some notes to it which were
9 incredibly helpful because it just, made it read
10 clear why certain things were happening. So, I
11 really appreciate that.

12 And in particular, the fact that the
13 wait list is getting down. You're making such
14 progress there.

15 MS. WICKLIFFE: Yes.

16 COMMISSIONER MURPHY: It's really
17 exciting. And the thought of being able to open
18 site-based, obviously is something we've been
19 waiting for, for years. So, thank you.

20 I did notice that the vacancy, not the
21 vacancy rate, but the vacant unit rate has
22 ticked up a little bit. I think it went up

1 five. And I know the team is working hard to
2 fill those. I just, it would be great to keep
3 that work going.

4 So, I just kind of want to call that
5 out. And if we can just keep working to get
6 that vacant number unit down rather than up, it
7 will be great. And I know it's complicated
8 because we're holding some units because of that
9 potential IRB projects.

10 MS. WICKLIFFE: Yes.

11 COMMISSIONER MURPHY: I don't think we
12 covered budget, so whenever I hear end of fiscal
13 year, I think budget. And I know the numbers we
14 have, you know I think officially we don't have
15 them, but they're not closed through the fiscal
16 year, just through August 31st.

17 But from what you're hearing, are we
18 going to be able to finish the last fiscal year
19 in the black? Are we pretty confident that
20 that's the case?

21 MS. WICKLIFFE: So, you're right. So,
22 we're -- should be having our end of the year,

1 fiscal year, September 30th numbers coming out
2 soon.

3 COMMISSIONER MURPHY: Okay.

4 MS. WICKLIFFE: We will, or have
5 utilized some of our remaining reserves that we
6 had left, or other dollars. So, we're in the
7 red.

8 COMMISSIONER MURPHY: Okay. Oh, we're
9 in the red?

10 MS. WICKLIFFE: But it's in a red --

11 COMMISSIONER MURPHY: But we have
12 reserves to cover.

13 MS. WICKLIFFE: -- that we could
14 utilize our cash on that.

15 COMMISSIONER MURPHY: Okay. I think it
16 will be very, I know you'll do this, but I think
17 I'll just state the obvious. It will be helpful
18 for the Board --

19 MS. WICKLIFFE: Yes.

20 COMMISSIONER MURPHY: -- to understand
21 that as we think about future budgets.

22 MS. WICKLIFFE: Yes, definitely.

1 COMMISSIONER MURPHY: So, that's --

2 MS. WICKLIFFE: And that will take me
3 into our future budget.

4 COMMISSIONER MURPHY: Great.

5 MS. WICKLIFFE: But -- fiscal year '27.

6 So, as many know, actually we've been
7 talking about this, my former predecessor and
8 myself have been talking about -- so, HUD
9 notified the Agency in November, actually
10 December of 2025 about a zero-inflation factor.

11 And again, what that means, that's
12 strictly on the voucher program. So, what that
13 means is no new funding. Although HUD notified
14 the housing authority that our per unit cost
15 increased about 6.6 percent, our actual costs
16 actually increased about 11 percent. But from
17 HUD they said we had about a 6.6 per unit cost
18 increase in the voucher program.

19 And even with that increase that they
20 noted, we did not get any additional dollars.
21 So, generally to be in line we would need at
22 least a 6.6 utilization increase, which we got a

1 zero percent.

2 So again, the housing authority was
3 notified in December of 2025. Myself and my
4 predecessor talked through that. We began cost-
5 saving measures at the beginning of this
6 calendar year, 2026, which included reducing
7 many of our expenses, consultants or contracting
8 we could bring in house, we started to bring
9 that in house.

10 We started to look at just spending
11 much more closer. We put a freeze on hiring
12 unless it was essential positions with
13 justifications. There's a lot of -- we reduced
14 some contracts again, that we were able to bring
15 in house. So, a lot of cost saving measures had
16 already started in January.

17 Unfortunately, those cost saving
18 measures still was not enough as we did our
19 fiscal year '27 budget planning. And so then,
20 we began to do the move to work initiative.
21 Talked about other cost saving measures that HUD
22 put out through a PIH notice to all housing

1 authorities. Because again, this is not just
2 DC. This is nationwide.

3 All housing authorities are going
4 through a time where it's very challenging. And
5 the funding received from the federal government
6 is not enough to sustain our programs.
7 Especially the voucher, well actually both
8 sides, public housing and the voucher side.

9 So again, with that we did our fiscal
10 year '27 budget last month. And in that, the
11 resolution itself talked about our revenue. And
12 we knew that we needed to do a budget, a
13 balanced budget which means however much revenue
14 we get, that's how much we can spend in
15 expenses.

16 We do not have the reserves that we had
17 over the years because those reserves had to
18 begin to fund the zero percent inflation factor
19 to continue our vouchers to be housed. It
20 helped in sustaining the public housing program.

21 Since we are moving to work agency, our
22 funds are fundable. So, we are able to utilize

1 our federal funds across each of the programs.
2 The housing authority has been doing that for
3 decades.

4 Our public housing side of the house
5 has been seeing a -- bless you -- deficit over
6 the years. Especially over the years that I've
7 noticed that I've been here. The voucher -- I'm
8 sorry -- the public housing program.

9 And what means, the operating subsidy
10 received from HUD, and the tenant rent
11 collection payments that we receive have not
12 been enough to pay for the expenses. Utility
13 costs have increased, for our public housing
14 that own and manage, all utilities are included.
15 So, there have been a lot of costs that we
16 cannot control.

17 Our insurance costs have increased,
18 just general liability insurance, our real
19 estate insurance costs have continued to
20 increase. Materials, labor costs, and all of
21 that have increased to be able to operate the
22 programs. And we have been continuously

1 utilizing either our reserves or our fungibility
2 through the other federal dollars to be able to
3 sustain the public housing program.

4 So, in fiscal year '27 we knew that we
5 were not going to be able to do that any longer.
6 So, our fiscal year '27 budget reflected that.
7 There was an error to the attachment of our
8 budget. And we thank you, to DC OIG for
9 pointing that out to us.

10 The actual resolution itself is
11 correct. So, we don't have to vote on a new
12 resolution. The budget amount of 828.9 million
13 is correct for both revenue and expenses.

14 What was in error was the attachment
15 that was produced, or uploaded with our
16 resolution. The expenses did not actually total
17 the expense line item. They -- the expenses
18 actually were our expenses before the cost
19 saving measures were put in to our actual
20 attachment.

21 So, I won't make any excuses. That was
22 definitely an error that we put out. It's not

1 acceptable at all. As a team we will ensure
2 that as we cross documents, email one another,
3 that all the math is mathing, everything before
4 it is published outside of the Agency is
5 reviewed and double checked, triple checked.

6 So again, we do not have to vote on
7 another resolution because the actual resolution
8 itself was correct in the dollar amount. It was
9 the attachment.

10 That has since been uploaded on the
11 website, that revision and that attachment.
12 That now speaks of the correct expense dollar
13 amounts and the correct categories.

14 CHAIRMAN SKINNER: It has been
15 transmitted to HUD? What's transmitted to HUD?

16 MS. WICKLIFFE: Actually, what is only
17 transmitted to HUD is for operating subsidy
18 only. HUD does not require the budgets to be
19 transmitted to them. In 24 CFR 990 it is
20 operating subsidy that I certify on my behalf
21 and you certify as well, that the operating
22 subsidy dollars, they've given around 60-

1 something million, is what we transmit and
2 upload to HUD.

3 That transmittal is due on October
4 21st. We actually just transmitted that last
5 week. So, nothing had been transmitted at the
6 time when the math error was found.

7 COMMISSIONER MURPHY: Nicole, did we
8 also send the revised budget to the Housing
9 Committee and the OIG?

10 MS. WICKLIFFE: If we have not, we will
11 be doing that. I know that is a list of items
12 that we do have to send over, that they
13 requested us to send. So, if we haven't sent it
14 yet we'll be sure to send it.

15 COMMISSIONER MURPHY: Okay.

16 MS. WICKLIFFE: And also, I'm open to
17 meeting with the Housing Committee if they need
18 to speak or do a crosswalk. That's fine as
19 well.

20 COMMISSIONER SILLA: Is -- are you
21 about to move on from the budget section in your
22 report?

1 MS. WICKLIFFE: Sure. Yeah, I'm done.

2 COMMISSIONER SILLA: Okay. I really
3 appreciated the time that you took to paint the
4 picture of the fiscal situation that we are
5 navigating. I really appreciate that.

6 Especially you know, when we had such a
7 large reserve walking on to the board. We have
8 not had very many conversations about
9 constraints around this table before the last
10 couple of months.

11 And included in the move to work plan,
12 and coming up are going to be like very
13 significant measures that we have to take. And
14 so, I really appreciate you taking a moment to
15 help the public that's listening understand that
16 delicate situation that we're navigating. So,
17 thank you.

18 MS. WICKLIFFE: Thank you. And it's
19 very delicate. Let's see.

20 So, just as we go into, or as we are in
21 fiscal year '27, we are coming to the near of
22 our recovery plan, or three-year recovery plan.

1 That also, progress report has been uploaded to
2 our website. So, if you would like to read that
3 you can go to our website. I believe it was
4 uploaded last week, but it's definitely up there
5 on our website. And that's the check in.

6 As again, as we end -- getting close to
7 the end of our recovery plan, three-year
8 recovery plan, thereafter we will go into an
9 annual strategic plan. So, that will be work of
10 you know, board retreats, meeting with resident
11 council, meeting with residents. Also, the
12 leadership staff and other staff in listening
13 sessions.

14 And we'll begin to, once that ends,
15 will be annual strategic plans is how I look to
16 lead thereafter.

17 CHAIRMAN SKINNER: Nicole, can you talk
18 a little bit about I guess you know, a lot of
19 organizations, when a new person comes on, they
20 do like you know, what's going to happen or
21 goals for the first 90 days.

22 MS. WICKLIFFE: Right.

1 CHAIRMAN SKINNER: So, your first --
2 you started October 1st. So, 90 days will be
3 through the end of the fiscal year.

4 MS. WICKLIFFE: Yeah.

5 CHAIRMAN SKINNER: So, what are your
6 priorities for this next three months?

7 MS. WICKLIFFE: So, definitely my
8 priorities over the next three months is
9 improving efficiencies. It will be looking at
10 possible reorganizations, and just how we're
11 able to move things through the continuum as
12 staff.

13 Also, a goal of mine before the end of
14 the year, is to submit to HUD all of the final
15 close-out items of that 2022 HUD report. And
16 you'd think we would be there, but again,
17 there's been some back and forth with HUD. So,
18 we're almost there.

19 So, the goal is to submit to HUD,
20 right. But then you still have to wait for HUD
21 to come back to you. But by the end of the
22 year, submit to HUD all of the close-out, the

1 remaining close-out items in which the team has
2 been working on.

3 Also, it will be a plan on our,
4 bringing units back online. So, the goal for us
5 is to house individuals. The voucher side of
6 the house is at capacity, over capacity. So, we
7 don't envision on that side, outside of any new
8 funding comes in from the District for the
9 local.

10 So, the focus needs to be on our units
11 in the housing program. So, as we begin to
12 assess, or the team has already been assessing
13 the units to see what we can bring back online.
14 It will be to look at the capital funds, both
15 from the City and from the Public Housing
16 program to see -- to prioritize those dollars.

17 So, infrastructure improvements and
18 unit make ready to be able to house more
19 families on the public housing side. Again, the
20 opening, the preparing the opening of the public
21 housing waitlist.

22 And lastly, before the end of the year,

1 I would like to you know, report out to first
2 the Board, the residents of the IRB properties,
3 a realistic timeline and which properties we
4 feel will move forward. As we see through
5 market conditions, pricing on bonds, being able
6 to have additional subsidy.

7 And I know some individuals talk of
8 subsidy two different ways. When we think of
9 subsidy, we're thinking of vouchers, right.
10 Project-based vouchers or tenant-based vouchers.

11 But others think of subsidy as some
12 type of capital infusion from either the Housing
13 Authority or from the District. And to be able
14 to move many of these deals forward, or to be
15 able to rehabilitate the properties the way they
16 need to be, as our housing stock is very old, we
17 do need additional dollars. Grant dollars,
18 subsidy dollars. Not vouchers per se, but
19 actual dollars to go into the capital
20 improvements.

21 CHAIRMAN SKINNER: So, you talked about
22 improving efficiencies. One of the things I --

1 one of the areas I'd like to target and focus on
2 is work orders.

3 MS. WICKLIFFE: Okay.

4 CHAIRMAN SKINNER: We're still not
5 meeting our targets for getting work orders
6 completed in the projected, the proposed time
7 frames for emergencies --

8 MS. WICKLIFFE: Yes.

9 CHAIRMAN SKINNER: -- and routine work
10 orders. So, if we can get those numbers down,
11 that would be great.

12 MS. WICKLIFFE: Sounds good. You hear
13 that, Ricky?

14 CHAIRMAN SKINNER: Any other -- Ricky?
15 Any other --

16 COMMISSIONER MURPHY: I mean, the only
17 -- and you sort of touched on this. But just
18 obviously the work within OFM to make sure that
19 we're making progress on that.

20 MS. WICKLIFFE: Yes. Yes. That is top
21 of our list.

22 COMMISSIONER MURPHY: Yeah.

1 MS. WICKLIFFE: I just didn't put that
2 as a close-out of the calendar year because I
3 know that it will go into next year. But
4 definitely just continuing the momentum with the
5 team and the outside consultants to address both
6 internal controls, and closing out those
7 findings.

8 CHAIRMAN SKINNER: So, you mentioned
9 the recovery plan being on the website.

10 MS. WICKLIFFE: Yes.

11 CHAIRMAN SKINNER: So, I know we're
12 going to launch a new website soon.

13 MS. WICKLIFFE: Yes.

14 CHAIRMAN SKINNER: Can you talk a
15 little bit about the website?

16 MS. WICKLIFFE: Yes. How did I forget
17 it? It was written in my notes, so.

18 Over the next, possibly this month that
19 I'd like to -- or the next month or so, the
20 Agency will be launching a new website. Some
21 around the table may have had an opportunity,
22 and staff had an opportunity to view it.

1 It's very user friendly. A lot of
2 information. Also, I've asked the team to have
3 a transparency page for myself to be able to
4 upload metrics, where we're at just throughout
5 the years. Reports that come in, whether good
6 or bad, we're going to upload those with our
7 corrected action plans, and just progress
8 reports on those as well.

9 So, we're hoping to launch that before
10 the end of October. Everything may not be
11 launched, and some pages may be coming soon by
12 that time. But the new website should be coming
13 out over the next, within the month.

14 CHAIRMAN SKINNER: And the Board did
15 get a chance to preview the new website. And
16 it's you know, it's much, much better than the
17 previous version.

18 MS. WICKLIFFE: Yes.

19 CHAIRMAN SKINNER: It's clearer. You
20 can you know, navigate through it and click on
21 various items that you're interested in and do a
22 search and come to different items. So, thank

1 you for that and look forward to making it
2 available to the general public soon

3 MS. WICKLIFFE: Yes.

4 CHAIRMAN SKINNER: Within the next
5 month?

6 MS. WICKLIFFE: Yes.

7 CHAIRMAN SKINNER: All right. Okay.

8 MS. WICKLIFFE: So, thank you to our
9 Director Alison.

10 CHAIRMAN SKINNER: I see Alison. So,
11 thank you Alison.

12 MS. WICKLIFFE: She's online. So, I
13 know she'll give an exact date, but I'm going to
14 stop her before she does because I'm mindful
15 about that. So, don't even give that date. But
16 over the next month or so that website will be
17 out.

18 So, thank you Alison, to your team and
19 to all other staff that had input, and directors
20 had input in it as well. And to the Board for
21 their input.

22 CHAIRMAN SKINNER: Okay. Nicole, are

1 you done?

2 MS. WICKLIFFE: That's it for me.

3 Thank you.

4 CHAIRMAN SKINNER: Okay. Any other
5 questions from the commissioners for the
6 Executive Director? No? Okay.

7 Okay. So, next we're going to move on
8 to public testimony. And as usual, we start
9 with our residents first and then go into the
10 general public.

11 Each person will have three minutes to
12 provide testimony. And you can talk about any
13 issues that's on your mind.

14 MS. HARDEMAN-JONES: Great. So, the
15 first resident we're going to call is former
16 Commissioner Aquarius Vann-Ghasri.

17 Aquarius Vann-Ghasri. And as a
18 reminder, *6 to unmute yourself. And if you
19 receive a promotion request please accept so
20 that we can hear your testimony.

21 Last time, former Commissioner Aquarius
22 Vann-Ghasri. I think we just did your promotion

1 request. Oh, okay. We accept your decline.

2 Okay.

3 MS. VANN-GHASRI: No, let me tell you
4 where I'm at. Are you all there? I'm at the
5 Ritz hotel and told people I want to meet Donald
6 Trump.

7 Every time I come here the Secret
8 Service, I wish you all could see it. Now let
9 me, first of all, let me tell you this. I told
10 the Secret Service outside is stuck in the cold.

11 Let me tell you about this. Why up
12 here at Donald Trump house, they over here at
13 the Ramada. Let me tell you something. I draw
14 my name on that. And you all probably, you all
15 have meetings in the community.

16 Fuck the community. I don't care about
17 that. And they call (inaudible). That's what
18 you need to do. Stop fucking playing with us.
19 Bring your ass to --

20 MS. HARDEMAN-JONES: Can we just mute.
21 I'm sorry. I'm sorry. We just, we want to keep
22 decorum with the meetings. Thank you.

1 Let's, we're going to move forward to
2 Colleen Edwards. Colleen Edwards. Okay.

3 We're going to move forward. Next, we
4 have Trinita Collins. Trinita Collins.

5 I'm going to move forward. Next, we
6 have former Commissioner Kenneth Council. And
7 as a reminder, *6 to unmute yourself, and please
8 accept our promotion request. Former
9 Commissioner Kenneth Council.

10 Okay. Next, we have -- I have John
11 Doe.

12 Okay. I'm going to move forward.
13 Next, we have Patricia Malloy. Ms. Malloy,
14 we're sending a promotion request. And you can
15 speak now because you are.

16 MS. MALLOY: Can you hear me?

17 MS. HARDEMAN-JONES: We can.

18 MS. MALLOY: Can you hear me?

19 MS. HARDEMAN-JONES: We can.

20 CHAIRMAN SKINNER: Yes. Good
21 afternoon, Ms. Malloy.

22 MS. MALLOY: Good afternoon, all. My

1 name is Patricia Malloy. I am a community
2 advocate and a member of Empower DC. I'm also a
3 former Lincoln Heights resident.

4 Today I have one request of Director
5 Wickliffe and the STAR Board. I am requesting
6 that the STAR Board or a representative from the
7 STAR Board, Director Wickliffe, and the Director
8 of TMA, along with Daniel of Empower DC do a
9 walk-through of all occupied apartment building
10 hallways and property within Lincoln Heights.

11 I have asked before for a meeting to be
12 held on property to hear of living conditions
13 from residents in their units. It seems as if
14 the staff assigned to Lincoln Heights is only
15 there to collect the paychecks, not the health
16 and safety of the residents.

17 There are a lot of complaints that I
18 have listed, but I would like for you all to see
19 the living conditions that the residents have
20 been living in for years.

21 Right now, I am very frustrated, and
22 very, very tired of hearing the same complaints

1 and testifying every month regarding maintenance
2 issues. Sad maintenance issues in Lincoln
3 Heights.

4 I'm asking, if a tour or walk-through
5 can't be done by DCHA, I will go further to
6 different avenues. Someone needs to listen to
7 see the conditions.

8 Thank you, Director, and thank you STAR
9 Board.

10 MS. WICKLIFFE: Thank you.

11 CHAIRMAN SKINNER: Thank you, Ms.
12 Malloy.

13 Can we make that happen?

14 MS. WICKLIFFE: Yeah. Actually, I've
15 been out there.

16 CHAIRMAN SKINNER: I was going to say,
17 I thought you had been out to Lincoln Heights.
18 Okay.

19 MS. WICKLIFFE: So, yeah. We can
20 definitely -- now, we weren't out there walking
21 occupied units. I was out to them, and I did
22 observe. I talked to Ms. Malloy. So, we'll get

1 something together.

2 COMMISSIONER HAMILTON: But I
3 understand that you have been out there,
4 Director Hood. What is the -- is there going to
5 be a plan in place to improve the living
6 conditions?

7 MS. WICKCLIFFE: So, as far as a larger
8 plan, we're working on a larger plan. The
9 redevelopment. Because again, that takes money.
10 Really, I was trying to get the right --
11 leveraging dollars and debt, and everything
12 else.

13 But work orders should be called in
14 emergency should be handled. So, if staff
15 aren't handling those, then we need to see why
16 they're not handling any emergency items.

17 Also, there are a large amount of
18 vacancy there. And those vacancies were being
19 held due to a redevelopment. So, the amount of
20 dollars to bring some of those units back
21 online, we have to work through a plan.

22 So, a larger plan, yes. We're looking

1 at and working through. But for the immediate
2 again, I was out there. I know we put work
3 orders in. I talked to the team. They went out
4 and they addressed some doors. But it's all not
5 completed yet.

6 And so, it's a priority amongst all of
7 the housing. So, a lot of that is staffing and
8 capacity. So, I'll look at that and get a plan
9 together.

10 CHAIRMAN SKINNER: So, Lincoln Heights
11 is one of the properties that's on the list for
12 the bond financing?

13 MS. WICKLIFFE: Lincoln properties was
14 one of the properties that was an NCI property.

15 CHAIRMAN SKINNER: NCI. Yeah.

16 COMMISSIONER MURPHY: -- communities.
17 It has been for a decade.

18 MS. WICKLIFFE: Yeah. For a long time.
19 And so, my understanding, it pre-dates me. But
20 from what I researched and what the team has you
21 know, told me, a lot of units -- of course we've
22 already demolished some buildings. And then a

1 lot of units were kept vacant for a future
2 redevelopment.

3 It had a C&I, which is a HUD planning
4 grant. That planning grant closed. The idea
5 was for a C&I improvement -- implementation
6 grant, but the property did not score well.

7 So, C&I HUD -- C&I grant you have to
8 score well. And it's only a few amongst all
9 housing authorities. So, that didn't pan out,
10 so it's not one of them.

11 When we're looking at the bond, this is
12 a larger redevelopment that we have to talk
13 internally. We did receive an unsolicited
14 proposal last year or so. We have not accepted
15 that yet. So, we have to review it.

16 But generally, what happens if you
17 accept it, then you go out for an RFP for a full
18 redevelopment of the property which we're
19 looking at that now.

20 COMMISSIONER HAMILTON: How many
21 occupied units are on the property?

22 MS. WICKLIFFE: Let's see. I can get

1 that for you. But it's in the Board book
2 documents that we send around to you.

3 It will be all the properties listed
4 out, what's occupied, what's offline. I'll have
5 that. I don't think they gave me that version
6 in front of me. But it's part of your board
7 book that we send to you.

8 COMMISSIONER SILLA: Lincoln Heights?

9 MS. WICKLIFFE: Yeah. Lincoln Heights.

10 COMMISSIONER SILLA: So, I think I see
11 -- sorry about that.

12 MS. WICKLIFFE: Actually, I've got it
13 right here. So, in your board book you'll
14 always have it. Lincoln --

15 COMMISSIONER HAMILTON: 182?

16 MS. WICKLIFFE: The total --

17 COMMISSIONER SILLA: 407 and 243 --

18 MS. WICKLIFFE: The total, yeah. 407
19 total units out there, and 204 --

20 CHAIRMAN SKINNER: 164 occupied.

21 MS. WICKLIFFE: 243 are offline,
22 approved by HUD.

1 CHAIRMAN SKINNER: Yeah.

2 MS. WICKLIFFE: 164 occupied units out
3 of the --

4 COMMISSIONER SILLA: So, it's only a
5 quarter of the property that's currently
6 occupied.

7 MS. WICKLIFFE: And the goal for us is
8 to look at the buildings, and see if people are
9 in buildings that maybe only have one, and start
10 getting -- moving --

11 CHAIRMAN SKINNER: Consolidate people.

12 MS. WICKLIFFE: -- and consolidating
13 into it.

14 COMMISSIONER SILLA: And that's why Ms.
15 Malloy is talking about looking at the common
16 areas. Because you might be sustaining units
17 and parts of the building that are barely
18 occupied.

19 MS. WICKLIFFE: She's absolutely
20 correct. And so, we need to consolidate. And
21 then the buildings that, we have no plan right
22 now, or no funds to bring back online. Until

1 the redevelopment we need to board them up and
2 close those buildings completely up.

3 COMMISSIONER MURPHY: We had talked
4 about this in capital projects some time ago.

5 MS. WICKLIFFE: Yeah.

6 COMMISSIONER MURPHY: And I thought the
7 plan to consolidate was happening.

8 MS. WICKLIFFE: It may be, so I don't
9 want to speak out of turn.

10 COMMISSIONER MURPHY: Okay. Yeah. But
11 I'm not sure I remember either.

12 MS. WICKLIFFE: At one time we were
13 trying to get -- move individuals into -- to
14 consolidate. So, I'll look into that and be
15 sure to report back out.

16 COMMISSIONER SILLA: So, it feels like
17 updates should be going to be happening.

18 COMMISSIONER MURPHY: Yeah. And if in
19 capital projects, if somebody could just update
20 us on where things stand.

21 MS. WICKLIFFE: Yes, we'll definitely
22 do that.

1 COMMISSIONER HAMILTON: So, when you do
2 go out to meet with them, are you able to sit
3 down with the residents?

4 MS. WICKLIFFE: Generally, if we go
5 out, we'll have listening -- yes, we'll have a
6 listening session and a meeting. And if they're
7 not able to be there, they can always email me,
8 call me, or reach out to the team if they have
9 any complaints. Also --

10 CHAIRMAN SKINNER: So, I'm sorry. So,
11 is this one of the properties where there's no
12 resident --

13 MS. WICKLIFFE: Yeah. I was getting
14 ready to say Citywide.

15 CHAIRMAN SKINNER: Okay.

16 MS. WICKLIFFE: So generally, our
17 Citywide Advisory Board for any public health
18 and property that does not have representation
19 under the HUD regulations of a resident council
20 are Citywide.

21 So, former Commissioner Ken Council,
22 Ms. Misha Pettway and Ms. Spencer are Citywide.

1 So, they -- residents can always use that
2 vehicle too, and speak with them, and then they
3 meet with us routinely.

4 COMMISSIONER SILLA: And it sounded
5 like, Chair, you were also at first interested
6 in honoring the request for --

7 MS. WICKLIFFE: Oh, no. We're
8 definitely --

9 CHAIRMAN SKINNER: Yes.

10 MS. WICKLIFFE: Right. Right.

11 COMMISSIONER SILLA: -- the Board to --
12 okay -- to walk through.

13 CHAIRMAN SKINNER: Yeah.

14 COMMISSIONER SILLA: If you could, when
15 you schedule that, coordinate with the Capital,
16 like committee, just so we know.

17 MS. WICKLIFFE: Oh, yes.

18 COMMISSIONER SILLA: And if we have
19 availability we can join.

20 And it sounds like Commissioner
21 Hamilton you are also interested in making -- in
22 being a part of whatever that is.

1 COMMISSIONER HAMILTON: Yeah. I'd like
2 to be a part of the listening session with the
3 residents.

4 MS. WICKLIFFE: Okay. Sounds good.

5 CHAIRMAN SKINNER: Great.

6 MS. WICKLIFFE: So most likely our
7 walks may be -- may not be the same day because
8 when we're out walking the properties -- we'll
9 figure something out. But we'll, you know, I
10 don't know if you guys want to walk through
11 every unit with us or --

12 COMMISSIONER SILLA: Do you know --

13 MS. WICKLIFFE: -- the number of units,
14 but we'll figure it out.

15 COMMISSIONER SILLA: When I joined a
16 pop-up, and I forget what location it was. And
17 I found it very helpful to walk the property
18 after the pop-up.

19 MS. WICKLIFFE: Yes.

20 COMMISSIONER SILLA: Because it
21 contextualizes the feedback that you're getting
22 in a very real and concrete way.

1 MS. WICKLIFFE: Right.

2 COMMISSIONER SILLA: And so, if there
3 was a way to think about --

4 MS. WICKLIFFE: Having both, yes.

5 COMMISSIONER SILLA: -- how we do both
6 on the same day, I think that would be most
7 useful.

8 MS. WICKLIFFE: We'll definitely look
9 at it.

10 COMMISSIONER SILLA: Yeah.

11 COMMISSIONER HAMILTON: Well, I'm just
12 anxious to see what the plan is. Because I
13 think when you do walk through the properties
14 you do bring a level of hope to the residents
15 that something is going to change.

16 MS. WICKLIFFE: Right.

17 COMMISSIONER HAMILTON: So, I would
18 like to see and know what is the it that is
19 going to happen for them. Because I know, it
20 would be nice to have a walk through, but then
21 everybody thinks we're bringing hope and then
22 they see weeks later, and they're still at the

1 same spot. That's not going to be effective
2 either.

3 MS. WICKLIFFE: And just to be full
4 transparent you know, if we walk, in one or two
5 weeks you're not going to see a change. Not on
6 a property like that.

7 Now on immediate emergency type of work
8 order items, that's completely different. But
9 on a larger scale and consolidating, because
10 moves take time, right?

11 So, we may provide a notice to a family
12 to move and they may not be ready. You know,
13 there's push back or whatever the case may be.

14 So, a property of that size and that
15 has been sitting for decades for redevelopment,
16 it won't be a two-week turn around. But
17 definitely we need to have a plan on the future
18 of Lincoln Heights as well as many other
19 properties.

20 COMMISSIONER HAMILTON: I get it, but I
21 also if they could see it. Like I'm a visual
22 person, so I would like to know if this is going

1 to be -- this is what we're going to see in
2 three months, six months, nine months, or if an
3 adjustment has to be made at least, they would
4 know what's coming.

5 COMMISSIONER SILLA: And I think we're
6 talking about two different things.

7 MS. WICKLIFFE: Right.

8 COMMISSIONER SILLA: Because there is
9 the immediate, how do we secure people's safety
10 and well-being. And that might include that
11 people have to move to be closer to one another
12 so that things are easier to manage, and from an
13 efficiency perspective.

14 MS. WICKLIFFE: Right.

15 COMMISSIONER SILLA: Versus what's the
16 longer game plan for the property itself. And I
17 think if we can help at least, people understand
18 to like separate those two expectations, and to
19 help people even understand that there might be
20 asks to help meet all of the complaints and
21 concerns that Ms. Malloy is raising up to us,
22 that we may have some asks about moving or

1 relocating within the property. I think that
2 might be helpful.

3 MS. WICKLIFFE: Completely agree.

4 COMMISSIONER SILLA: Okay.

5 MS. WICKLIFFE: And one thing I'm also
6 excited about on the new website launching soon
7 is just transparency. Because we have you know,
8 almost 50 properties. Internally we manage
9 about 6000 and something units. A lot of
10 vacancies.

11 So, every property is a priority to us.
12 But realistically you know, the capacity in
13 dollars, we have to figure out you know, no one
14 wants to hear, if you're at this property you
15 don't want to hear what I just said. And I
16 understand that completely. So, we have to
17 figure out through the website.

18 Also, full transparency so people see
19 the full picture as well. But also, through
20 listening sessions and delivering. Showing as
21 you said, here's in the next 30, 60, 90 days
22 this is what we'll do.

1 But on a larger scale, these are all
2 the other competing priorities or our
3 constraints or barriers Agency-wide of the
4 public housing developments.

5 MS. HARDEMAN-JONES: So, I'm going to
6 go back to John Doe. I understand that you are
7 able to unmute yourself.

8 MR. DOE: Hello? Hello.

9 MS. HARDEMAN-JONES: Yes. We can hear
10 you.

11 MR. DOE: Hey. Good evening. And I'm
12 John Doe. And there's an issue here. It's
13 corruption inside DC Housing Authority.

14 Some time ago I witnessed a crime
15 committed by some individuals. Is that Schwartz
16 over there?

17 CHAIRMAN SKINNER: Is that what?

18 MS. HARDEMAN-JONES: Schwartz?

19 MR. DOE: Schwartz. Attorney General
20 or something.

21 MS. HARDEMAN-JONES: No.

22 He's talking about Schwalb.

1 CHAIRMAN SKINNER: Schwalb?

2 MS. HARDEMAN-JONES: No, no.

3 MR. DOE: Schwalb. That's what I meant
4 to say. Schwalb. Forgive me, I have no idea
5 what I'm doing. I couldn't even understand how
6 to use this thing. But I'm here.

7 The Director, right there, the lady.

8 CHAIRMAN SKINNER: Yes.

9 MS. HARDEMAN-JONES: Yes.

10 MR. DOE: Okay. Ma'am, I have some
11 issues and I have some evidence that I cannot
12 speak over the -- here. But I would love to
13 tell you, and tell you what I saw.

14 CHAIRMAN SKINNER: Okay.

15 MS. HARDEMAN-JONES: Okay.

16 MR. DOE: And what happened a
17 particular day. And it involves corruption and
18 bad, bad things that I need to tell you.

19 CHAIRMAN SKINNER: So, we have you --
20 we have your information.

21 MR. DOE: And I've been trying -- I've
22 been trying for years to get in touch with

1 Schwartz, but I can't -- I couldn't. And I need
2 to talk to.

3 CHAIRMAN SKINNER: Okay. So, we have
4 your information. We will follow-up and you can
5 talk to the Director and tell her the
6 information that you have, and we'll figure out
7 you know, what we need to do with it.

8 COMMISSIONER MURPHY: And any, I mean
9 any allegations of corruption probably should be
10 reported to the auditor.

11 MS. WICKLIFFE: I would probably --
12 yeah. I would probably have our office of audit
13 and compliance reach out to him or OGC reach out
14 to him.

15 COMMISSIONER MURPHY: Yeah. I mean, I
16 think auditor is best.

17 MS. WICKLIFFE: Yeah. Okay.

18 COMMISSIONER MURPHY: I mean, they
19 should --

20 MS. WICKLIFFE: Yeah. One of the two.

21 COMMISSIONER MURPHY: Whoever it is.

22 UNIDENTIFIED SPEAKER: His three

1 minutes is up? I'm not seeing his --

2 UNIDENTIFIED SPEAKER: No

3 UNIDENTIFIED SPEAKER: It wasn't quite
4 up. We lost him.

5 MS. HARDEMAN-JONES: No, you're fine.
6 Thanks. So, that ends our resident.

7 We're going to move to our non-
8 resident. And first we're going to call Ramonia
9 Hines. Ramonia Hines. Is it Ramonia? Okay.

10 MS. HINES: So, can you guys hear me?

11 CHAIRMAN SKINNER: Yes, we can.

12 MS. HINES: It is on screen, but I just
13 want to make sure that you guys can hear me
14 clearly.

15 CHAIRMAN SKINNER: Yes, we can. Yeah,
16 go ahead.

17 MS. HINES: Or, should I --

18 MS. HARDEMAN-JONES: No, you're fine.

19 CHAIRMAN SKINNER: Go ahead.

20 MS. HINES: Okay. First of all, as a
21 property manager, and listening into this
22 meeting that -- I mean, am I hearing it

1 correctly 828.9 million and you all got over 16
2 to 18,000 people on a waiting list, and it seems
3 like you all have properties that you all were
4 given money to but mismanaged. And cited them
5 down, you just have them sitting there for over
6 10 plus years.

7 I think that is a huge shame. Based on
8 that I have over 200 units and work for a
9 company that has over 2000 units, I think that
10 DCHA, I mean I know you know, you deal with the
11 folks who do have vouchers that are able to go
12 out there.

13 But if the game plan is to house folks,
14 then there should be no issue with reaching out
15 to another party to ensure that some people are
16 housed. Because what I'm hearing is just
17 excuses. I just want to say that.

18 But I did send my list over. And I
19 think from the last time you guys cut me off.
20 But somebody from the office did call me back
21 and say look, we hear what you were talking
22 about.

1 Since then, I had a resident that I'd
2 been having issues with. She's got a voucher.
3 She don't want to go anywhere because she wants
4 to be rent-free. She just keyed my car last
5 week. And I got it on tape which is fine.

6 But I asked you guys that, when you
7 guys are doing the briefings that let these, you
8 all need to redo your policies on it to let
9 residents know if you're found soliciting,
10 selling drugs, or anybody in your company your
11 voucher is gone.

12 If your found that a (inaudible) is
13 connected to your apartment home, your voucher
14 is gone. If your found not paying your portion
15 of rent which could be \$100, but the government
16 is paying \$2500, \$1500 of it your voucher is
17 gone.

18 I think the reason why y our budget is
19 so busted is because you have people abusing the
20 system so much so, they don't pay their portion
21 of rent. If we are supposed to be housing
22 people, then we need to house those individuals

1 that's going to put into our communities, not
2 take away our communities. There should be no
3 reason why I should move somebody into a
4 building and then bring down the morale of that
5 building.

6 Also too, I ask for auditing to be done
7 because payments have been taken from the
8 management company's account, the owner's
9 company, back payments over three months ago
10 because of one failed door stopper. I've never
11 have I seen certain things like this.

12 But I appreciate your team for
13 following up and reaching out to me. But
14 there's a huge scheme running around, probably
15 old DCHA going to fund you and you can you live
16 here rent free.

17 But I look forward to seeing the
18 progress. But there's no reason why we
19 shouldn't be able to house folks when there are
20 so many new housing opportunities within
21 Washington DC.

22 To me, if I talk about locking an

1 apartment, you've got to lock your apartment.
2 Turn it, and make sure it's up to par, get a
3 lease or something in there, to put them in
4 there and make sure they have stable housing.
5 That's all I have to say for right now.

6 CHAIRMAN SKINNER: Thank you, Ms.
7 Hines.

8 MS. WICKLIFFE: Thank you, Ms. Hines.

9 MS. HARDEMAN-JONES: Thank you.

10 Next, we have Daniel del Pielago.
11 Daniel, I believe we sent you a promotion
12 request. You can unmute yourself, *6 as a
13 reminder. You can begin your testimony.

14 MR. DEL PIELAGO: Hello, can you hear
15 me?

16 MS. HARDEMAN-JONES: We can.

17 CHAIRMAN SKINNER: Yes, we can.

18 MR. DEL PIELAGO: Okay. Sorry, it's
19 changed just a little bit.

20 MS. HARDEMAN-JONES: Okay.

21 MR. DEL PIELAGO: The interface. So,
22 my apologies.

1 Good afternoon. My name is Daniel del
2 Pielago. I work with Empower DC. I just wanted
3 to lift up what Ms. Malloy said, both -- I know
4 she has, and I've gotten several calls from
5 residents at Lincoln Heights that are just
6 flagging a lot of condition issues that are not
7 getting addressed.

8 Well, I'll amend that and say they are,
9 to a certain extent getting addressed, but not
10 finished. So, I think what's happening is that
11 staff, maintenance staff is coming out and kind
12 of identifying what the issues are, but the
13 actual work to fix those issues isn't being
14 done.

15 So, I would agree with Commissioner
16 Hamilton you know, we'd love to partner and help
17 along this walk through. We've got a lot of
18 contacts of folks there at Lincoln Heights that
19 we communicate with regularly and would love to
20 get the word out and be a part of these walk
21 throughs when they happen.

22 But I think delivering something is

1 also very important. I think folks would
2 appreciate you know, having the top DCHA staff
3 coming to see what's actually happening on the
4 ground. But of course, getting repairs done is
5 going to be very important.

6 And I would offer that I think, given
7 the changes that we are expecting for the IRB
8 products -- excuse me -- IRB projects, that we
9 would need to see this for the other properties,
10 if not all properties with some real
11 expectations on what is happening you know, in
12 the meantime while these bigger projects get off
13 the ground to make sure that folks are having
14 their condition issues listened to and
15 addressed.

16 So, thank you. That's all I've got for
17 today.

18 MS. HARDEMAN-JONES: Thank you.

19 CHAIRMAN SKINNER: Thank you.

20 MS. WICKLIFFE: Thanks Daniel.

21 MS. HARDEMAN-JONES: Commissioners,
22 that concludes our public and resident testimony

1 for today.

2 CHAIRMAN SKINNER: Okay. Again, thank
3 all of the public who presented testimony today
4 and we appreciate your interest in what we're
5 doing here at the DC Housing Authority. And we
6 are continuing to make improvements as we move
7 forward.

8 Okay. Next on the agenda or our -- the
9 meeting reports. And we're going to start with
10 the meeting on operations and administrative
11 services. They have one resolution that we need
12 to consider.

13 COMMISSIONER SILLA: Yes. So, should
14 we do the resolution first and then after that
15 the committee report?

16 CHAIRMAN SKINNER: Yeah, we can do
17 that. The rest will be a committee report.

18 COMMISSION SILLA: Okay. Awesome.

19 So, for the resolution and my
20 apologies, I just worked away from the computer
21 and at the resolution number 26-27. This is to
22 contract modification.

1 It is a little bit of a -- it is a
2 different kind of contract modification to what
3 we normally see at this table. And so, as
4 Commissioners -- Commissioner Blackson and
5 myself had a lot of questions for Eric including
6 we requested a little bit of additional analysis
7 to reassure ourselves that this isn't something
8 that we are at risk of reviewing you know, in
9 the future just to make sure that this doesn't
10 happen again.

11 So, with that context, I will turn it
12 over to Eric to give you the highlights of the
13 resolution we're approving.

14 CHAIRMAN SKINNER: Sure. Thank you.
15 Eric Topor is our Interim General Counsel.

16 MR. TOPOR: Yes, thank you. Thank you,
17 Commissioner Skinner and Silla.

18 This is resolution 26-27 to authorize
19 the contract modification number 0002-G-2021
20 with Douglas & Boykin PLLC. As Commissioner
21 Silla noted, this is a little bit different than
22 contract modification resolutions that we've had

1 in the past.

2 With this contract, which is one of our
3 legal services contracts that we executed in
4 2022, we had an issue where the contract was
5 overspent beyond the allocation of the contract
6 itself and also the authorization that we
7 received for our legal services contracts when
8 they were initially brought to the Board I think
9 back in 2021 was when the initial authorization
10 was given for these contracts.

11 The error in overspending I think was a
12 product of some siloization of departments
13 between OGC and our Office of Contract
14 Administration that occurred over the years as
15 data between the departments and what was being
16 spent was not entered in the systems that the
17 other departments were looking at. And that
18 error kind of went unseen for a number of years.

19 As we've been cleaning up a number of
20 financial issues and matters, we did realize
21 that this contract and its spend had exceeded
22 both its contract authorization and the

1 authorization from the Board.

2 So, this resolution is retrospective in
3 that it's requesting authorization for amounts
4 that have been spent already for necessary legal
5 services that we have received in several
6 ongoing legal matters. And it also is
7 requesting some additional funds to bring this
8 contract to a capacity that we need through the
9 end of the contract term. And that end of the
10 contract term is going to be in early January of
11 this year.

12 So, the majority of the request that
13 you see is for authorization of funds that have
14 already been expended for received legal
15 services for matters. And there's a small
16 portion that is for future expenses through the
17 end of the contract.

18 CHAIRMAN SKINNER: So, I'm assuming
19 that even though this contract ends in January,
20 we're still going to need some of these legal
21 services. So, are we going to do another RFP to
22 retain legal services --

1 MR. TOPOR: Yes.

2 CHAIRMAN SKINNER: -- for whatever
3 matters this company was working on?

4 MR. TOPOR: Yes. Assuming the matters
5 that they're representing DCHA in currently do
6 not end before the contract term and it's likely
7 that they will not end before January, we will
8 need continued representation.

9 We do have a general legal services RFP
10 that I think is out on the website already.

11 Jean, you can correct me.

12 It is. So, we will be soliciting, or
13 we are soliciting bids from law firms for
14 outside legal services. Not just for this, but
15 for all of our legal services. Yeah.

16 COMMISSIONER MURPHY: So, obviously as
17 a commissioner you don't love reading the word
18 erroneously in a resolution. That didn't feel
19 good.

20 I guess one of the things that
21 surprised me is, I don't there are that many of
22 these types of contracts. We don't have that

1 many law firms under contract. So, have you
2 guys been able to -- gone back and scrub all of
3 the financial, maybe five of them or something
4 like that?

5 MR. TOPOR: There may be a few more
6 than five. Maybe six or seven, maybe or eight.

7 UNIDENTIFIED SPEAKER: Originally there
8 were 20 -- this is a procurement again, like
9 Eric said, that pre-dates myself. So,
10 originally there were 21 general legal attorneys
11 that were contracted.

12 COMMISSIONER MURPHY: But then how did
13 --

14 UNIDENTIFIED SPEAKER: We did not
15 utilize all of those.

16 COMMISSIONER MURPHY: Oh, I see.

17 UNIDENTIFIED SPEAKER: We've worked
18 with the Department to downsize that to about
19 five or six.

20 COMMISSIONER MURPHY: Okay.

21 UNIDENTIFIED SPEAKER: So, that they
22 were --

1 COMMISSIONER MURPHY: So, five. I was
2 ballpark right.

3 UNIDENTIFIED SPEAKER: Since then,
4 we've scaled back as well.

5 COMMISSIONER MURPHY: Okay. But my
6 question though is, do we know that the other
7 four or five -- I mean --

8 COMMISSIONER SILLA: We had Eric look
9 at prior --

10 COMMISSIONER MURPHY: Okay.

11 COMMISSIONER SILLA: -- and current
12 contracts to evaluate whether this continued to
13 be a risk. And he actually characterized -- you
14 should give them --

15 COMMISSIONER MURPHY: Put our minds at
16 ease. That's the challenge. Yeah.

17 COMMISSIONER SILLA: -- the analysis
18 because we did have him look at that question.

19 COMMISSIONER MURPHY: Okay.

20 MR. TOPOR: So, when we discovered the
21 issue, we did immediately do an analysis of just
22 what you described.

1 COMMISSIONER MURPHY: Okay.

2 MR. TOPOR: Do we have this issue with
3 any of our other legal services contracts. We
4 did not discover this issue with any -- this
5 kind of spend over authorization --

6 COMMISSIONER MURPHY: Okay.

7 MR. TOPOR: -- with our other
8 contracts.

9 CHAIRMAN SKINNER: Commissioner Clay
10 has the --

11 COMMISSIONER CLAY: Sure. This is kind
12 of along the same line. But it's -- I don't
13 know if it's necessary, the question for this
14 committee per se, but this does make me think of
15 a broader question about, are we aware of
16 whether or not we also had just issues of
17 contracts in general that have exceeded
18 authorized amounts, whether it be Board
19 authorized or even Agency leadership authorized?

20 Because to me, my concern is that this
21 could raise a broader issue on spending and
22 overspending authorized amounts. Could this be

1 an instance where we see that there could be a
2 bigger issue here?

3 MR. TOPOR: I think I'd have to ask
4 Jean. I mean, I don't think we have that issue.
5 We certainly haven't discovered it at this
6 point.

7 UNIDENTIFIED SPEAKER: Just to briefly
8 answer Commissioner Clay. We did an audit
9 review of just kind of internally, and that's a
10 very soft way to word -- I want to say it's a
11 very term -- where we worked with every
12 department on their procurement contract
13 planning for fiscal year '26 and '27 so that we
14 could identify if any of those instances
15 occurred. So, we have -- that conversation has
16 been circulating through every department to
17 make sure that we are doing our best to stick to
18 contract utilization.

19 MS. WICKLIFFE: And Commissioner Clay
20 I'll just add, we are for fiscal year '27 we
21 know that we'll be on top of it. I'll just say
22 -- so if there's anything prior to -- and we're

1 looking at samples of files, our OAC department,
2 audit and compliance department. As Jean said,
3 she has each of the departments looking through
4 their contracts.

5 We need to ensure not only Board
6 approvals, now Council approvals and HUD
7 regulations. And generally, that -- some of
8 this predates many of us. So, we are looking at
9 all contracts. We're looking at all spending.
10 And -- to bring anything back like this that we
11 need to be in compliance.

12 But for fiscal year '27 and forward,
13 the team -- we have a tighter review on all of
14 this. They're already going to be looking at
15 anything that comes, any contracts that they
16 have to enter in the system for fiscal year '27.

17 COMMISSIONER MURPHY: Will Yardi help
18 on this?

19 MS. WICKLIFFE: Yes. Yardi definitely
20 will help. So, they, the Yardi team now, and
21 the procurement team will be entering all of the
22 contracts and documents starting points and

1 everything within Yardi. We're not there yet.

2 UNIDENTIFIED SPEAKER: What's Yardi?

3 MS. WICKLIFFE: Yardi is our software
4 system that we utilize at the housing authority.
5 And so, that does our compliance, it does our
6 accounting, it does our operations and
7 everything else.

8 So, the team now will be utilizing that
9 module to put in all contracts. So, they're
10 just starting that in '27. So, putting all the
11 contracts in, the dates, tracing all the P
12 orders -- p orders -- task orders for the
13 purchase orders. Right.

14 What we experienced is, we'd come to
15 the Board, we'd say authorize this for a one-
16 year term with some option years. And then the
17 way that the PO system was working at that time,
18 you were putting it all in. And it should be
19 broken up, three years, one third. Right?

20 However, the -- So, we are now ensuring that the
21 Yardi system is set up that way for fiscal year
22 '27.

1 CHAIRMAN SKINNER: And going forward.

2 MS. WICKLIFFE: And going forward.

3 Right. Right.

4 And we are looking at any items or any
5 files that need to be cleaned up, we'll be
6 coming you know, back to clean up the files if
7 necessary or required.

8 COMMISSIONER SILLA: So, this -- I was
9 going to move us on, but if you have more
10 question.

11 COMMISSIONER HAMILTON: Yeah, because
12 I'm trying to be clear with this. So, they did
13 more beyond the money that they were allotted.
14 Yes?

15 CHAIRMAN SKINNER: Yeah.

16 MS. WICKLIFFE: Pretty much.

17 COMMISSIONER HAMILTON: So, what I'm
18 hearing, they did this without authorization.

19 MS. WICKLIFFE: I'm not going to say
20 they did it without authorization.

21 MR. TOPOR: No, it was not without
22 authorization. They were handling matters that

1 became much more complex than perhaps they
2 initially thought. And they're matters that are
3 ongoing. So, we can't simply stop deciding --

4 COMMISSIONER MURPHY: But we as a staff
5 didn't realize that the amount they were
6 spending was more than they were authorized --

7 MR. TOPOR: Correct.

8 COMMISSIONER MURPHY: -- than the Board
9 had authorized.

10 MR. TOPOR: It was authorized work. It
11 was necessary work because they were ongoing --

12 COMMISSIONER MURPHY: But the dollars -
13 -

14 MR. TOPOR: -- legal matters that we
15 have to defend against. But the --

16 MS. WICKLIFFE: The approvals. The
17 approvals in advance.

18 MR. TOPOR: -- the approval for their
19 actual contract did exceed the amount that this
20 Board had authorized us to spend on their
21 contract.

22 COMMISSIONER SILLA: So, there is some

1 -- I mean, I think the question Commissioner
2 Hamilton is asking is in the GC Department, in
3 the General Counsel, in the Office of the
4 General Counsel do you have procedures in place
5 to make sure that as contracts reach their
6 ceiling amount you have a process to help you
7 identify this contract is reaching its limit.
8 Like, is there a way that we're reconciling
9 differently to help us capture this?

10 MS. WICKLIFFE: So, this is agency-
11 side. And this is conversations that I've had
12 with the procurement department. So, internal
13 controls are being put in place now. Because
14 you're absolutely correct.

15 Yardi should be -- everything should be
16 in there so at any time, any department that
17 utilizes is able to see it. So, really, it's a
18 procurement function, if you ask me, for the
19 contracts to be monitored, the POs.

20 But again, when it's authorizing work
21 then it's up to that respective department to
22 ensure that they're not authorizing something

1 over.

2 COMMISSIONER SILLA: And I can
3 understand how sometimes you're working with
4 somebody. So, you're tracking their hours.
5 They're tracking their hours. But they might
6 not have invoiced you for something.

7 MS. WICKLIFFE: Right.

8 COMMISSIONER SILLA: Right? So, I
9 think like little overages like, we understand.
10 But I think when it's something of this
11 magnitude --

12 MS. WICKLIFFE: Yes.

13 COMMISSIONER SILLA: -- that's when it
14 raises questions of like well, who's looking at
15 the contract amount and making sure we're
16 staying within that contract amount.

17 MS. WICKLIFFE: Well, I'll say, the
18 team is definitely looking at it because that's
19 how they caught this. And this pre-dates me.
20 This contract was from '21, '22.

21 COMMISSIONER SILLA: And this is the
22 only one that we've uncovered in the last you

1 know, so many years. So, I understand.

2 But, was that getting at your question?

3 COMMISSIONER HAMILTON: Yeah. Because
4 I'm trying to see -- because I don't know too
5 many lawyers that work without getting paid.

6 MS. WICKLIFFE: Oh, they got paid.

7 COMMISSIONER HAMILTON: I mean in terms
8 of, if you gave them -- so who was -- they were
9 just still being paid?

10 MR. TOPOR: Yes. Correct.

11 MS. WICKLIFFE: Yes.

12 COMMISSIONER HAMILTON: Even though
13 they were beyond what the Board allotted.

14 MR. TOPOR: Yes.

15 MS. WICKLIFFE: Yes. Correct. Yes.
16 That's why they're coming back.

17 COMMISSIONER HAMILTON: And then they -
18 - now they've doubled their contract.

19 MS. WICKLIFFE: That's -- so the need
20 that, the type of litigation this is, and it's
21 not one that we can't not litigate because it's
22 a lawsuit that we have to litigate.

1 So, this company does do that
2 litigation for us. So, it's not something that
3 we just can't do. But we should have been
4 having the proper approvals, or whomever should
5 have had the proper approvals to increase the
6 modification contract amount to be in accordance
7 with our procurement, DCHA's procurement rules.

8 COMMISSIONER HAMILTON: Yeah, but it's
9 kind of hard to see without seeing the -- it's
10 just kind of hard to see justification for
11 saying okay, they should go up to four-million-
12 dollars.

13 And then we're talking about the
14 properties, we don't have enough money to fix
15 them up. So, wait until we get the money, but
16 then we have four-million-dollars going to a law
17 firm. So, it's just difficult.

18 COMMISSIONER SILLA: Yeah. And this
19 you know, and I don't know if this is better or
20 not. But this has already been paid. So, in
21 some regards we have to figure out and make sure
22 it doesn't happen again.

1 COMMISSIONER HAMILTON: Right.

2 COMMISSIONER SILLA: But the fact that
3 it happened, like these were payments that were
4 already made as well.

5 MS. WICKLIFFE: But also, to
6 Commissioner Hamilton's point this isn't -- you
7 know, I don't want to weigh that you did this
8 and you couldn't do this because this litigation
9 is something that the Agency could not not do,
10 right?

11 So, if this 4.8 million or whatever it
12 is could go to something else, I'd gladly would.
13 But this is not a matter that they couldn't.
14 It's an active litigation, going to court back
15 and forth, so they had to pay the attorney. We
16 couldn't just not show because then the Agency
17 would have been at risk.

18 CHAIRMAN SKINNER: And one of the
19 things that we talked about, and I know you
20 Commissioner Hamilton brought this up before, is
21 having a Board session on litigation.

22 MS. WICKLIFFE: Yes.

1 CHAIRMAN SKINNER: Because we have a
2 number of lawsuits that we're defending now.
3 And it would be good to get the Board up to
4 speed on all of those matters.

5 COMMISSIONER SILLA: And understanding
6 what the cost is to us.

7 MS. WICKLIFFE: Right.

8 COMMISSIONER SILLA: Because sometimes
9 these litigations are also risk areas based on
10 how we're operating.

11 MS. WICKLIFFE: Yes. You're absolutely
12 right.

13 COMMISSIONER SILLA: Based on our
14 policies and procedures. And so yeah,
15 absolutely we should do that. And also, like
16 learn more about the history of like, which
17 policies and procedures are riskiest.

18 MS. WICKLIFFE: And we'll add that to
19 our next --

20 MR. TOPOR: Yes. Creating --

21 CHAIRMAN SKINNER: And there are a
22 number of matters that have been going on for

1 years and years. And we're continuing to defend
2 ourselves. And you know, that means paying the
3 lawyers.

4 MS. WICKLIFFE: Right.

5 COMMISSIONER MURPHY: Can I ask just a
6 clarifying question? So, in 2022, that was the
7 initial agreement. And it's authorized for
8 \$450,000.

9 It is sort of suggested but not stated
10 here, that potentially the Board amended that
11 original contract to raise the limit from
12 450,000 to 2,065,400 and change.

13 MR. TOPOR: Yes.

14 COMMISSIONER MURPHY: So, it was
15 amended at least once.

16 MR. TOPOR: Yes.

17 COMMISSIONER MURPHY: Was it amended
18 more than once?

19 MR. TOPOR: There might have been two
20 authorized -- that were authorized. At least
21 one. I don't have in front of me. It might
22 have been two Board authorized resolutions to

1 increase this particular contract.

2 COMMISSIONER SILLA: On page 7 there
3 are several modifications. Page -- it's you
4 know, page 3 of -- I'm sorry, it's page 3. Do
5 you see contract activity and purchase history?

6 COMMISSIONER MURPHY: Oh, there we go.
7 Yep, yep, yep. There we go.

8 COMMISSIONER SILLA: So, it's more than
9 two. It's four.

10 COMMISSIONER MURPHY: Oh, it's -- I
11 see. Okay.

12 COMMISSIONER SILLA: There have been
13 multiple.

14 COMMISSIONER MURPHY: So, it was
15 supplemented annually essentially. Not quite,
16 because there's two in '26.

17 So, at some point -- oh, boy, that is
18 really hard to explain.

19 COMMISSIONER SILLA: It is, right?

20 COMMISSIONER MURPHY: Why in 2026 we
21 would --

22 MS. WICKLIFFE: At some point the math

1 wasn't mathing and we didn't --

2 COMMISSIONER MURPHY: Yeah.

3 MS. WICKLIFFE: -- when they went back
4 and looked, we needed the approvals to be in
5 line.

6 COMMISSIONER SILLA: The reconciliation
7 piece of like what payments are made and what
8 payments are outstanding, I feel like
9 reconciliation comes up in a couple of different
10 contexts.

11 MR. TOPOR: So, it's something we're
12 working on. And certainly, since we've
13 discovered this, we have put procedures in place
14 both at department levels and also with the
15 procurement system overall, like Nicole said
16 additional controls that will catch in the
17 future.

18 COMMISSIONER SILLA: Yeah, it's not
19 pretty.

20 MS. WICKLIFFE: No, it's not.

21 COMMISSIONER MURPHY: Because it's so
22 recent. It would be one thing if we lost track

1 of this five years ago. But we lost track of
2 this in July.

3 COMMISSIONER SILLA: And there is 444
4 that's being asked for closing out --

5 COMMISSIONER MUPRHY: To go into
6 January, yeah.

7 COMMISSIONER SILLA: -- to go through
8 to January. Yep. So, this isn't something --

9 COMMISSIONER CLAY: And let me ask, if
10 we lost track of this -- so the last
11 modification was in July. Does that mean that
12 we spent two million dollars since July?

13 MR. TOPOR: No. That's not dispensed
14 as that.

15 COMMISSIONER MUPRHY: But then how do
16 we get to four million?

17 COMMISSIONER SILLA: So, the earlier
18 modifications were not accurate.

19 MR. TOPOR: Correct. It reflects
20 monies that were spent in prior years before the
21 modification.

22 COMMISSIONER MUPRHY: Were they booked

1 or -- were those expenses booked in prior year's
2 budgets or are we having to catch up?

3 MS. WICKLIFFE: No, these are paid
4 already.

5 MR. TOPOR: Yes.

6 MS. WICKLIFFE: These were paid in
7 prior year budgets.

8 COMMISSIONER MURPHY: And accounted
9 for?

10 MS. WICKLIFFE: Right. And accounted
11 for.

12 COMMISSIONER MURPHY: Right.

13 MS. WICKLIFFE: Paid and accounted for
14 in prior year budgets. Or out of your actual
15 expenses. I'm sorry.

16 COMMISSIONER MURPHY: Okay.

17 COMMISSIONER CLAY: So, that does --
18 so, again I guess, and we'll probably -- and
19 maybe we should talk more about this also in
20 other meetings as well.

21 MS. WICKLIFFE: Yes.

22 COMMISSIONER CLAY: Because it looks

1 like we weren't matching the spending against
2 the contracts properly which I would hope would
3 be a system function that would happen
4 automatically.

5 That you would have a purchase order.
6 You would make payments against that purchase
7 order, and that would reflect your balance of
8 what's available to spend. But clearly that
9 didn't happen a couple of years ago.

10 Of course, we have -- and AccountMate,
11 if this dates back that far.

12 MS. WICKLIFFE: You're correct. We
13 were in both systems at that time.

14 COMMISSIONER CLAY: Yeah. It would be
15 interesting to see what controls we have in
16 place going forward, and dig a little deeper
17 into that.

18 CHAIRMAN SKINNER: So, let me ask the
19 question this way. So, how much of this is
20 actually new money that is going out the door?

21 MR. TOPOR: New money is \$444,000
22 projected.

1 CHAIRMAN SKINNER: Okay. Because
2 everything else has already been taken.

3 MS. WICKLIFFE: Right. Yes.

4 CHAIRMAN SKINNER: Okay.

5 COMMISSIONER SILLA: And I'm really
6 happy to see Commissioner Clay take on the piece
7 of that. No, I'm serious. About procurement and
8 reconciliation like within Yardi, and making
9 sure that that piece -- because then we don't
10 need to look at it in operations and admin
11 services.

12 And there's a lot on our plate, so I'm
13 happy to share the load.

14 MS. WICKLIFFE: And I'm -- I have to
15 say, I have reviewed the draft that the
16 procurement team has put in for updated policies
17 and procedures. I've spoken with our IT,
18 Latasha who is all things Yardi. And she's
19 testing and been working with Yardi on all of
20 the internal controls of all the POs and
21 contracts now within the Yardi system.

22 COMMISSIONER SILLA: Maybe we need, if

1 we're taking suggestions or recommendations for
2 Board of Education sessions. In addition to the
3 litigation, like really understanding how Yardi
4 improvements are working.

5 MS. WICKLIFFE: Okay.

6 COMMISSIONER SILLA: What sorts of like
7 system updates are in effect and what's
8 outstanding and what we should be looking
9 forward to I think might be helpful.

10 MS. WICKLIFFE: Sounds good.

11 CHAIRMAN SKINNER: So, any other
12 comments or questions? If not, can we get a
13 motion to approve resolution 26-27?

14 COMMISSIONER SILLA: Motion.

15 CHAIRMAN SKINNER: We have a motion.
16 Second?

17 COMMISSIONER MURPHY: Second.

18 CHAIRMAN SKINNER: Roll call vote.

19 MS. HARDEMAN-JONES: Sure.
20 Commissioner Murphy.

21 COMMISSIONER MURPHY: You're going to
22 make me go first.

1 COMMISSIONER SILLA: Would you like me
2 to go first?

3 COMMISSIONER MURPHY: With great
4 frustration I will vote yes.

5 MS. HARDEMAN-JONES: Okay. Thank you
6 so much.

7 Commissioner Hamilton.

8 COMMISSIONER HAMILTON: I'm going to
9 abstain. I just feel like I need to see a
10 little bit more on this.

11 MS. HARDEMAN-JONES: Abstain. I've got
12 it noted. Thank you.

13 Commissioner Silla?

14 COMMISSIONER SILLA: Yes.

15 MS. HARDEMAN-JONES: Thank you.

16 And Commissioner Skinner. Chairman
17 Skinner.

18 CHAIRMAN SKINNER: Yes.

19 MS. HARDEMAN-JONES: So, because it's a
20 majority the resolution is approved.

21 CHAIRMAN SKINNER: Okay. Commissioner
22 Silla.

1 COMMISSIONER SILLA: I will keep it
2 short and sweet. There a number of updates and
3 changes that will be coming to the admin and the
4 ACOP plan.

5 There will be you know, changes that
6 are very painful to advance as a Board. And
7 also, but it does tie back to what our Executive
8 Director really emphasized and highlighted at
9 the beginning of the meeting.

10 So, those changes, Carolyn Kornehay-
11 Punter and her team walked us through some of
12 those changes at a special committee meeting
13 that we hosted this morning. And so, those
14 updates should be going to the admin and the
15 ACOP.

16 Those will publish I think -- those
17 will go to publication before they come to us.
18 But the committee has been looking at those
19 measures, and you've been also looking at those
20 measures.

21 CHAIRMAN SKINNER: I was going to say,
22 we --

1 COMMISSIONER MURPHY: Yeah. We've
2 discussed them a lot.

3 CHAIRMAN SKINNER: -- there's some
4 things we've talked about in order to save money
5 essentially. Right.

6 COMMISSIONER SILLA: Yeah. Yeah. They
7 will be applying to both the federal side of the
8 house as well as the local side of the house.
9 Those things match up and line up.

10 And I think some of these edits are you
11 know, what we need but they're still very
12 painful. But they're intended to ensure we can
13 serve as many families as possible.

14 COMMISSIONER MURPHY: Right. So, that
15 was the real -- finally -- I'm sure you all knew
16 this weeks ago, months ago. But finally, the
17 light bulb went on for my head that the issue
18 here is, we have to cut our own expenses so we
19 can continue to put money to vouchers.

20 COMMISSIONER SILLA: That's correct.

21 COMMISSIONER MURPHY: And if we don't
22 make these needed cuts, we have to terminate

1 vouchers. And that's -- the number one
2 directive is we can't do that.

3 COMMISSIONER SILLA: And it's terminate
4 vouchers, but I think really what struck me, and
5 I'm looking at you Nicole to help me make sure
6 I'm tracking correctly. It's actually, the
7 voucher side of our operation subsidize our
8 public housing side.

9 COMMISSIONER MURPHY: Right. Right.

10 COMMISSIONER SILLA: And so, we can't
11 like -- this is actually --

12 COMMISSIONER MURPHY: It would hit us
13 doubly.

14 COMMISSIONER SILLA: It would.

15 COMMISSIONER MURPHY: It would cut them
16 both. I take your point.

17 COMMISSIONER SILLA: Yeah. Yeah.

18 COMMISSIONER MURPHY: Yeah.

19 COMMISSIONER SILLA: And so, this isn't
20 just about like serving the vouchers --

21 COMMISSIONER MURPHY: Just the
22 vouchers. Yeah.

1 COMMISSIONER SILLA: -- and the voucher
2 families, or cutting vouchers. But we don't
3 have money n the public housing side.

4 COMMISSIONER MURPHY: Yeah.

5 COMMISSIONER SILLA: We rely on the
6 voucher side. So, this is for everybody.

7 COMMISSIONER MURPHY: Yeah. And I just
8 want anybody listening, and media, like they
9 have to understand what we are prioritizing is
10 keeping people in housing.

11 COMMISSIONER SILLA: In housing.

12 COMMISSIONER MURPHY: And it's going to
13 be rough.

14 COMMISSIONER SILLA: Absolutely.

15 COMMISSIONER MURPHY: And the cuts are
16 going to suck. But we're prioritizing keeping
17 people in housing.

18 COMMISSIONER SILLA: Yes. And we're
19 going to do this for both the local and the
20 federal side of the shop. And so, I think for
21 local especially, the homeless services
22 continuum of care that relies on our dollars,

1 these are really important changes that are
2 coming up as well.

3 So, I really, I'm grateful to the team
4 for how carefully they're approaching the work
5 and how much time and attention they're putting
6 towards managing these changes because these
7 changes are not going to be easy changes to
8 absorb as a system.

9 So, very grateful to your leadership,
10 Nicole, and also Carolyn in stewarding us in
11 this direction. So, thank you.

12 CHAIRMAN SKINNER: Was that it?

13 COMMISSIONER SILLA: That's it.

14 CHAIRMAN SKINNER: Okay. Thank you.
15 So next we're going to go to the committee on
16 capital projects. This is Commissioner Murphy.

17 COMMISSIONER MURPHY: Okay. We didn't
18 have any resolutions this month, but we did have
19 a lengthy monthly meeting last week, covered a
20 great deal of, a great number of topics. I will
21 just hit some of the highlights.

22 We spent a fair amount of time talking

1 about Greenleaf. And I think we now have a plan
2 with a pretty concrete timeline to try to see if
3 we can get to an understanding with our partners
4 to move forward.

5 And if we can't there will be
6 consequences from that. But we have a deadline
7 and a timeline, and we really want to stick to
8 that.

9 We know that the staff has been doing
10 quite a bit of thinking about the IRB projects.
11 Which by the way, I did notice that Lincoln
12 Heights is on that list.

13 But I know that the staff is not
14 running the numbers to figure out where the
15 numbers will work to support the kind of rehab
16 work that we want to do, or renovation work that
17 we want to do.

18 And I know that there's a series of
19 meetings coming up. I think on the 23rd with
20 many of the resident councils to kind of talk
21 through what they think that could be -- that we
22 can afford to do.

1 And so, our expectation is that our
2 next meeting, the staff will come to us with a
3 clearer sense of what is recommended for those
4 projects. So, we'll look forward to that list.

5 I think that there has been a very
6 understandable need to get our arms around the
7 increasing costs and the financing challenges
8 and the bond issuance and all that stuff. But I
9 think there's a sense from the Board that we've
10 got to start moving forward on some decisions
11 one way or the other. So, we'll look forward to
12 that.

13 On happier new, we got a really nice
14 report on judiciary and the work that's about to
15 commence there to make some nice, needed
16 improvements there. Same with MELVO. I think
17 there may be a gap. I think we've got Housing
18 Production Trust Fund subsidy for that.

19 So, the folks in MELVO -- we have been
20 talking about MELVO since we first had a board
21 meeting as a new Board. And so, it's good to
22 see something finally moving there.

1 Good progress on Kenilworth, Park
2 Morton. I think during our last board meeting
3 somebody had asked about occupancy. It's now I
4 think at 97 percent occupancy you said, Sheila,
5 for phase one which is fantastic.

6 There's also a question about whether
7 for phase two, which is the rental townhomes,
8 that there be a right of return. And we did
9 confirm that there will be a right of return for
10 that phase two project.

11 That's some time away because there's
12 quite a bit of work that needs to be done first
13 on the horizontal construction before we get to
14 vertical. But I did want to confirm that
15 because it was raised at our last board meeting.

16 And then we continue to work with the
17 City on the Bruce Monroe site, and trying to
18 figure out what the subsidy will be required for
19 that, and whether that's something that the City
20 can afford to support us with.

21 We also did a -- I got briefings on a
22 line of credit, and so far, we've got two of

1 those. They seem relatively manageable at this
2 point. But I think we, I know and the staff
3 also want to keep a close eye on those. The
4 last thing we want to do is wake up and have
5 those out of control. So, appreciate the
6 attention to those two lines of credit.

7 We also got a -- I really want to
8 appreciate the folks working on the Department
9 of Buildings plan. We got all of those findings
10 from the Department of Buildings citing problems
11 with some of our PHA units.

12 And there's a good plan with a good
13 team working on those. And I think the plan is
14 to get those, I think resolved by June 30th.
15 Does that sound right? Is it June 30th? Next
16 year. Yeah. Yeah. So, just want to encourage
17 the team to keep up the good work and get those
18 resolved.

19 And then we continue to talk about
20 capital spending. We're still sort of digesting
21 what the Council did in terms of deferrals and
22 how that's going to impact us. And frankly,

1 still trying to understand what those deferrals
2 did to our plan then and our plans now.

3 So, we will continue to work through
4 that. But we've got a long list of capital
5 spending needs and limited capital spending
6 dollars. So, we're trying to prioritize how
7 best to spend those for the biggest bang for the
8 buck.

9 I think that was about it. Happy to
10 take any questions or about thoughts.

11 Commissioner Clay, Commissioner Silla?

12 COMMISSIONER SILLA: No. That was
13 really comprehensive.

14 COMMISSIONER CLAY: Yes.

15 COMMISSIONER MURPHY: Okay. We went
16 long. We went long.

17 CHAIRMAN SKINNER: Over time. Right.

18 COMMISSIONER HAMILTON: When you talked
19 about Greenleaf, you said the two were going to
20 have to move on at a certain point. Can you
21 explain that a little bit more?

22 COMMISSIONER MURPHY: Yeah. I mean, I

1 have to be careful because there's some legal
2 issues involved here. But we have a development
3 partner that we have been working with for many
4 years. And we struggled to reach a common
5 understanding of how to move forward together.

6 We had changed some things. They had
7 changed some things. It led to some
8 miscommunication.

9 We now I think, are all kind of looking
10 at each other in the eye sort of metaphorically
11 and saying, we can't do this anymore. We've got
12 to you know, get to a resolution or decide that
13 this isn't going to work.

14 And so, Nicole's assigned a team to
15 work on that. There's a pretty clear timeline.
16 I'm happy to update you on that timeline just so
17 you have clarity on what that is.

18 COMMISSIONER HAMILTON: Yeah, that would
19 be good. I know that there's a big push from the
20 community to do build first, and some
21 legislation. So, I'm anxious to hear if that's
22 going --

1 COMMISSIONER MURPHY: Yeah. And so,
2 this is -- I mean, it's a good thing to say.
3 Build first drives up the cost a lot. It drives
4 up the cost so much that we might not be able to
5 afford it because the city can't subsidize it.

6 And so, it may be the kind of thing
7 where we as an Agency have to go back to the
8 community and say, how strongly do you feel
9 about build first?

10 Do you feel so strongly about it that
11 you're willing to put this off indefinitely? Or
12 would you be willing to maybe do a renovation
13 that would allow -- that we would actually be
14 able to move forward on a faster timeline.

15 Like, those are the kinds of choices
16 that have to get made. And it's just important
17 that people understand that when we say things
18 like build first, that they understand there's
19 like very serious downstream impacts.

20 Like frankly, that decision created
21 some of the chaos that has delayed us. And I
22 don't think we as a Board understood that when

1 we approved that idea.

2 We kind of were sort of, sort of hinted
3 at oh, this is going to be free. Like it won't
4 cost -- it won't -- I don't mean literally free,
5 but I mean it won't cost us time or dollars.

6 And so, we've just got to start being
7 realistic. Because if not, we end up spinning
8 forever and ever, and we don't ever make
9 decisions. And I don't think that's acceptable.
10 Like we've got to be clear and open and
11 transparent to the extent that we can be, and
12 we've got to make some decisions.

13 COMMISSIONER HAMILTON: I understand.
14 And I also know that there's a lot of vacancies
15 within that property. And one of the hopes
16 behind the build first, in my community, is the
17 hope to -- that there won't be the displacement
18 that we saw during urban renewal.

19 You know, if you don't learn from your
20 history you're doomed to repeat those mistakes.
21 And so, we were hoping that people can be,
22 continue to be housed in the community.

1 COMMISSIONER MURPHY: Would you be
2 willing, could you join our next capital
3 projects committee meeting?

4 COMMISSIONER HAMILTON: Mm-hmm.

5 COMMISSIONER MURPHY: It would be great.

6 COMMISSIONER SILLA: Yeah. I actually
7 wonder if Greenleaf might be a location where we
8 would benefit from a walkthrough similar to
9 Lincoln Heights. Like I -- and maybe it doesn't
10 warrant that. Maybe a conversation is
11 sufficient.

12 But I am curious, for these properties
13 where we have large numbers of vacancies, do we
14 actually need to be having this conversation
15 around how are we consolidating people, how are
16 we managing the living situation while we are
17 awaiting redevelopment?

18 And I think that is a capital projects
19 conversation.

20 COMMISSIONER MUPRHY: Sure.

21 COMMISSIONER SILLA: And I think that,
22 if I'm hearing the same concern about Lincoln

1 Heights and Greenleaf, that makes me think, what
2 other properties is also in that category.

3 I would love to have that conversation
4 comprehensively with all of the properties that
5 have about, I think it was two-thirds or three-
6 quarters of Lincoln Heights that's vacant. So,
7 like what else is at that --

8 MS. WICKLIFFE: And we can definitely
9 pull that.

10 COMMISSIONER MURPHY: So first, for
11 starters. Could you add Commissioner Hamilton
12 to the -- I think it's November 5th is our next
13 capital projects meeting. But I'd love to have
14 your perspective.

15 COMMISSIONER HAMILTON: Yeah. And
16 unfortunately, Greenleaf, I feel like was a
17 missed opportunity. One of the developers that
18 bid it offered the Housing Authority the 182
19 units. And the project could have been well
20 underway, probably to completion at this point.

21 COMMISSIONER MURPHY: Yeah. And that
22 was what, 2021 or something?

1 COMMISSIONER HAMILTON: If that was
2 accepted. Yeah. If it was accepted.

3 COMMISSIONER MURPHY: That was a long
4 time ago.

5 COMMISSIONER HAMILTON: So, that could
6 have been in place.

7 COMMISSIONER MURPHY: I'm sorry. I just
8 say, I welcome you to join us as we wrestle with
9 some of these decisions. Because we've got to
10 give the staff some clarity and guidance on
11 this.

12 COMMISSIONER HAMILTON: Okay. I'd love
13 to join.

14 COMMISSIONER MURPHY: But I think the
15 biggest message is, we just can't keep doing
16 what we have been doing which is nothing.

17 CHAIRMAN SKINNER: Talking. Talking.

18 COMMISSIONER MURPHY: Yeah. Talking,
19 yeah.

20 MS. WICKLIFFE: And to your point,
21 Commissioner. I think since we don't turn over,
22 attrition is very low or had been low. The

1 though process probably from prior
2 administrations is, keep these units vacant.
3 Because by the time it comes to fruition, now
4 we're not displacing families or adding to
5 relocation costs.

6 So, when you start to look at the
7 properties, you'll start to see the trend. And
8 when I just go back and just read some of the
9 historical you know, documents that we have on
10 redevelopment, that's exactly was -- keep these
11 units vacant because it may take us three or
12 four years to get here, but it's going to take
13 us that long to get the amount of vacancies we
14 need to do a build first and start moving them
15 around.

16 So, I'm assuming that was the thought
17 process. But we now have to change that --

18 COMMISSIONER SILLA: Yeah.

19 MS. WICKLIFFE: -- on some of the
20 properties and figure out a better plan of
21 consolidating. At what point do we stop
22 leasing? Do we keep them offline? And so

1 that's what we're looking at now.

2 COMMISSIONER SILLA: And it may be that
3 every single one of those properties with high
4 vacancies is exactly in the category of
5 properties we're already discussing. The IRB
6 projects.

7 MS. WICKLIFFE: Or prior.

8 CHAIRMAN SKINNER: Or prior.

9 COMMISSIONER SILLA: Additionally in
10 Greenleaf --

11 MS. WICKLIFFE: Because a lot of it is
12 prior. So, we have more control of the ones
13 that we -- under this administration, right? Or
14 under the prior administration.

15 The IRBs and the judiciary, we
16 understand that. But there's others that have
17 been sitting on the books for years and years
18 like Greenleaf. That, those vacancies are still
19 there and they've been there for years. And now
20 the cost to bring them back online is probably
21 the cost to you know, build a new building. So
22 that's where we're weighing all of those

1 options.

2 COMMISSIONER HAMILTON: And also, the
3 health of those that are living in those aging
4 buildings that haven't been repaired in years.

5 MS. WICKLIFFE: Right.

6 COMMISSIONER HAMILTON: It's a toll.
7 You know, it's taking a toll on a lot of people.
8 A lot of people living in those properties have
9 different health issues tied to the living
10 conditions, to be honest.

11 CHAIRMAN SKINNER: Commissioner Murphy,
12 are you done? Okay.

13 COMMISSIONER MURPHY: That is it.
14 Sorry.

15 CHAIRMAN SKINNER: So next we're going
16 to move on to the budget and audit committee.
17 Commissioner Clay?

18 COMMISSIONER CLAY: Good afternoon,
19 everyone. So, I'll start with talking about the
20 housing roundtable, because that really ties in
21 to what much of our discussion was in our last
22 meeting.

1 So, on September 29th, council
2 committee on housing held a roundtable to
3 discuss the most recent financial statement
4 audit and the recent cyber security attack.

5 There was a great deal of discussion
6 over the process that the Housing Authority is
7 undergoing to address the disclaimer of opinion
8 in the audit as well as the related findings.

9 Chairman White did, toward the end of
10 that meeting, express some concern about whether
11 it's realistic to expect that the next audit
12 will yield an opinion better than a disclaimer.

13 We did respond that it's our view that
14 at this point we want to move forward as much as
15 we can to try and change it for the next audit.
16 But we would continue to provide feedback to the
17 committee and let them know where we are, and if
18 anything changes, we will let them know
19 immediately.

20 Also in attendance at the roundtable
21 was Will Singer from the DC Auditor's office. I
22 was actually encouraged that when he was asked

1 whether he believed that the Housing Authority
2 was taking the right steps to address the audit,
3 he agreed that the steps that we had outlined
4 are the right steps. So, we definitely thought
5 that was encouraging to also hear from the DC
6 Auditor that we're on the right path in terms of
7 what we've outlined.

8 As a follow up, Council has reached out
9 to schedule ongoing meetings to monitor the
10 Agency's progress. We're please and looking
11 forward to these meetings as we really are
12 committed to making this as transparent a
13 process as possible.

14 We also, in our committee meeting,
15 discussed where we are. We heard at length a
16 report from Steve Nolan who is our contractor
17 who is leading a lot of this work, and a walk
18 through of some of the work that he's doing.

19 Some of the reconciliations that his
20 team is working on as well as how he's working
21 alongside the staff to try and address these
22 issues. And it really is a large undertaking,

1 but a lot of work is being done.

2 Lastly, we're pleased that an offer has
3 been extended and accepted to hire a new CFO
4 with an anticipated start date of early
5 November. This really is a critical role to
6 help address the audit issues, and we look
7 forward to when we're able to bring that new CFO
8 on board.

9 And so, that is all I have.

10 CHAIRMAN SKINNER: Thank you. Any
11 questions for Commissioner Clay? Okay.

12 So, Commissioner Blackson who chairs
13 the resident services committee is not here
14 today. The next meeting of that committee will
15 be on October 29th, and so there will be a
16 report out at the November meeting.

17 But Commissioner Hamilton also sits on
18 that committee and is here and will report out.

19 COMMISSIONER HAMILTON: No, I'm not
20 ready to report out.

21 CHAIRMAN SKINNER: Okay.

22 COMMISSIONER HAMILTON: I just wanted

1 to -- but I will next time.

2 CHAIRMAN SKINNER: Okay.

3 COMMISSIONER HAMILTON: She,
4 unfortunately today is the day -- her dad
5 passed, so she's not here today. So, you all
6 can get a report on that next month.

7 But I did want to convey that you know,
8 the block-by-block meeting is on the 22nd of
9 this month. I know that's something that she's
10 worked very hard about it. And I'm glad that we
11 will be discussing that at next month's meeting
12 with the resolution of the block-by-block being
13 introduced.

14 CHAIRMAN SKINNER: Okay. That's it.

15 So, the next item on the agenda is just
16 what we call the resident time where we just go
17 around and ask if there's something else on the
18 Commissioner -- I said resident time,
19 commissioner's time -- and ask the commissioners
20 if there's anything else on their mind.

21 Yes, Commissioner Hamilton?

22 COMMISSIONER HAMILTON: Yes. This is

1 for the Director. I'm kind of struggling with
2 these maintenance issues as they come up and
3 arise. Like as residents bring concerns to us,
4 how is that being tracked?

5 I understand that when there's a work
6 order, you can call, get the work order and then
7 they can tell you the status of it. But when
8 the work is not being done, or there is a
9 complaint or issues that arise, it's just -- how
10 is that being tracked?

11 Because with -- it's difficult is when
12 you -- and thankful for the resident that you
13 helped me with a response a response, well
14 that's your team. But when you get those very
15 difficult situations, and a lot of times it may
16 be Wednesday night when you get that call. And
17 you're like, oh my gosh the key is like X amount
18 of situations.

19 And so, it's hard to know how it's
20 followed, how is the go-to people now, some of
21 the go-to people that we had, we could just call
22 and know -- you don't know who to call

1 sometimes.

2 And we don't always want to call you.
3 You know, it's be like okay, it's 7:30. But
4 I've had to make those calls and be responsive.
5 But it will just be -- it will get a better --
6 to get a better idea, and I know that Shavon is
7 going to be the new liaison.

8 But when people aren't available, they
9 aren't available because it's Thursday or
10 Friday. It would just be good to know what
11 process you want us to follow, and who to call.
12 Because I don't like to call people Saturday,
13 Sunday. Although I know I have called my
14 manager. She will respond. Ms. Donna, so she
15 will pick up her phone on a Sunday. I've got to
16 give her her props on that, because she will
17 pick it up on Saturday night. But everybody is
18 not like that.

19 MS. WICKLIFFE: So first, any issues
20 either on -- between office hours or after hours
21 should go to our online work order. So, when
22 that happens, when an individual is calling that

1 work order in, if it's after hours, they're
2 going to deploy it to maintenance or whoever is
3 on call, right?

4 And so, that's going to go to that
5 individual. They should be responding
6 immediately. However you know, many of the
7 resident leaders also will receive a call.
8 Either maybe they didn't respond as quickly.

9 Because keep in mind, some people are
10 home. SO, it may take them an hour plus just to
11 get over there. So, if it's you know, been some
12 time, and they're calling you as well then feel
13 free. Reach out to your manager. Reach out to
14 me. It doesn't matter, night or weekends.

15 I mean, unfortunately if someone's
16 busy, they're not going to answer, or whatever
17 the case may be. But Shavon Davis is the
18 liaison for all of the resident leaders.

19 But generally, it should be going
20 through the work order system. The work order
21 system should be responding -- calling one of
22 the guys who is on call, and then they should be

1 responding.

2 So, if there's a disconnect in who's
3 responding you know, definitely reach out to us.
4 Have the residents reach out to us so we can see
5 what's going on, and tighten those internal
6 controls.

7 But, that's how the process should
8 work. Call in your work order after hours, that
9 work order a company knows who's on call or
10 knows who's on contact to deploy to handle if
11 it's an emergency.

12 CHAIRMAN SKINNER: So, Nicole, you said
13 call us. Who's us? Is that you?

14 MS. WICKLIFFE: The work order -- so
15 it's the 202-535-1000. I don't remember which
16 prompt you push for work orders. But it is an
17 after-hour call service.

18 CHAIRMAN SKINNER: All right.

19 MS. WICKLIFFE: Gilson. So, when you
20 call that number, they, Gilson, is going to put
21 the work order in. They have live individuals
22 that are taking the calls, putting the work

1 order in. And they have clear instructions from
2 DCHA of who to deploy any calls to that are
3 emergencies.

4 CHAIRMAN SKINNER: So, after that --
5 yeah, I'm clear on that. But then you said if
6 that doesn't work, call us. Who's the us?
7 That's what I meant.

8 MS. WICKLIFFE: So, I'm us. So, for the
9 resident leaders it starts with Shavon Davis.

10 CHAIRMAN SKINNER: Okay.

11 MS. WICKLIFFE: She's the liaison. But
12 of course, any of the resident leaders are able
13 to reach out to myself. You're able to reach
14 out to Ricky. You're able to reach out to your
15 property managers.

16 You know, those, your first call should
17 be Shavon or your property managers, and then to
18 one of us if you're not getting any of them.
19 But the team, hopefully if you're calling us,
20 they're already deploying. It could just be a
21 matter of travel time from whomever is on call,
22 they've got to get from here to there.

1 COMMISSIONER HAMILTON: And I
2 appreciate that. Because you've been on my S
3 list since before -- I appreciate you.

4 CHAIRMAN SKINNER: Okay.

5 Commissioner Hamilton, is that it?

6 COMMISSIONER HAMILTON: Oh, just one
7 last thing is, environmental. Like when you
8 have, aside from the work orders, there's
9 smells, different -- sometimes and Greenleaf is
10 one of the concerns.

11 It's like since -- I don't know what
12 happened with some of the contractors and the
13 abatement, sometimes there's smells in a
14 building. Like who handles the environmental
15 logistics? Because I think the challenge was,
16 when -- is that with the rodent issues.

17 One of the things I know for that
18 building in particular is there had to be trace
19 patterns in certain incidents in order to get
20 the rodents under control. Because it was a
21 last-ditch effort to try because they were
22 taking over.

1 But then when you use drastic measures,
2 it contaminates the indoor air quality. And so,
3 one of the things that I hope that you will look
4 at is environment.

5 Because as I'm learning more about the
6 environment and the roles that they play in our
7 cancer rates, the quality of our water, the
8 quality of air, it all connects to the other.
9 And so, I hope that we would look at that, doing
10 some air quality testing in the buildings, in
11 these common areas, inside the units.

12 I used to work at an organization, and
13 we used to do indoor air quality. And so, one
14 of the things that we learned is that people
15 were housing a lot of products like paint and
16 other things that were making the quality of
17 their air detrimental.

18 And when you combine that with living
19 conditions like mold and lead, it creates sort
20 of like a pretty drastic air quality. So, I
21 think that we could benefit from like some of
22 the experts, like Dr. Janet Phoenix and other.

1 I know Empower does environmental work.

2 But just creating more healthy housing
3 within the units and within the buildings in
4 general.

5 MS. WICKLIFFE: And we do have an
6 initiative that's again, predates me, the child
7 and healthy homes. And we do work with Dr.
8 Phoenix.

9 And one of the staff here, Isabel, who
10 works in sustainability environmental. I'm sure
11 she's listening. If not, we'll get this to her.
12 But we'll also add that. This is something she
13 also looks at as well.

14 So, when they're giving -- when she
15 goes and gets grants or free air purifiers, I
16 think that's about to happen. They're
17 distributing them around.

18 But also, we'll have -- we'll look into
19 the air quality. We've done it at some of our
20 buildings. As we get, complaints come in on
21 something, we'll have an air quality test.

22 I know exactly, I was out there when we

1 did the Greenleaf. It went really heavy for the
2 rodent control and then there were smells you
3 know, and then we brought a team together to
4 make sure they cleaned it out and air quality.

5 And so, definitely that can be
6 reported, but also, we'll add that to Isabel.
7 She's already actually looking into all of that,
8 and does sustainability environmental. So, that
9 she's also thinking through that and reporting
10 out.

11 Because a lot of this work actually is
12 being done behind the scenes. We don't do a
13 great job also of reporting it out. And I can't
14 wait for the new webpage because we'll have that
15 transparency page on there to be able to report
16 out, but also reporting out both to the Board,
17 to the Resident Council you know, what they have
18 coming and what they've already done, and what
19 we've learned.

20 COMMISSIONER HAMILTON: That would be
21 great because I'm at DOEE with Dr. Pheonix got
22 her you know, the air purifiers at Greenleaf.

1 MS. WICKLIFFE: She did. She worked
2 very close with us.

3 COMMISSIONER HAMILTON: Yes. We love
4 her. She's been very supportive.

5 CHAIRMAN SKINNER: Okay. Supportive.
6 Commissioner Murphy, Silla, Commissioner Clay?

7 COMMISSIONER MURPHY: I have one simple
8 question, or maybe not simple question. But one
9 question.

10 There's been a lot of talk in the city
11 from housing developers and especially
12 affordable housing about non-payment of rent.
13 And I'm just curious to know I mean, we haven't
14 really talked about that as an issue for us.

15 I'm just looking at the FY26 numbers.
16 They don't look terrible. How much of a concern
17 is this for us?

18 MS. WICKLIFFE: No, it's a huge
19 concern. So, we're in line --

20 CHAIRMAN SKINNER: Looked terrible to
21 me.

22 MS. WICKLIFFE: Yep.

1 COMMISSIONER MURPHY: Maybe I was
2 looking at it wrong.

3 MS. WICKLIFFE: We're in line with the
4 community. So, our collection rate is around 60
5 to 70 percent, so.

6 COMMISSIONER MURPHY: Well, sorry.
7 This is where I got confused. Because in one
8 part I saw that number.

9 MS. WICKLIFFE: Yes.

10 COMMISSIONER MURPHY: And in the one
11 table I saw that. But if you look at the FY26
12 budget, it was like -- we collected 15 out of 16
13 million. But was that, some written off?

14 MS. WICKLIFFE: So, I had to get my
15 education session from interim CFO Isra. So,
16 generally, your profit and Commissioner Clay
17 could probably help me, is accrual based, right.

18 So, it's -- and we didn't do 100
19 percent gross rent potential. We already
20 accounted for a possible loss. So, that's not
21 actually collections.

22 COMMISSIONER MURPHY: I see. We had

1 budgeted already --

2 MS. WICKLIFFE: It's accounting --
3 right.

4 COMMISSIONER MURPHY: And we didn't
5 even hit that goal.

6 MS. WICKLIFFE: We did not. Right.

7 COMMISSIONER MURPHY: Yeah. Okay. That
8 was the most optimistic one, I wanted that one.

9 MS. WICKLIFFE: And so, although the
10 financial shows it that way, we show it as the
11 actual collection in the board book where you
12 see we collected sixty-something percent.

13 CHAIRMAN SKINNER: Right.

14 MS. WICKLIFFE: Each month when you're
15 seeing that. So, that difference is what we
16 have not collected.

17 And for the public housing program, our
18 source of revenue is operating subsidy and
19 collections of rent.

20 COMMISSIONER MUPRHY: And I mean, I'm
21 certainly not -- oh, go ahead. Yeah.

22 COMMISSIONER CLAY: I would just add to

1 that, just as you may remember, it's been a
2 while now since we've done one. But we've had a
3 couple of times where we had to write off bad
4 debt.

5 COMMISSIONER MURPHY: Yes.

6 COMMISSIONER CLAY: And a lot of those
7 were related to non-payment of rent.

8 MS. WICKLIFFE: Yes.

9 COMMISSIONER CLAY: So, that's a way
10 that you would see it. You would see it when we
11 actually do the write-offs. And I think when we
12 have had those, they have been relatively
13 significant.

14 COMMISSIONER MURPHY: Yeah. And I
15 guess, the realization I'm having, and I'm
16 certainly not advocating -- I'm not pro-
17 eviction, but I am pro people paying rent.

18 And the problem is in the past we may
19 have had a cushion that we could have tolerated
20 it. I don't think we can continue to tolerate
21 it because it's going to start to put people's,
22 other resident's housing security at risk.

1 MS. WICKLIFFE: That's correct.

2 Because you know, as we said, the voucher
3 program for many years was supporting the public
4 housing side. Now that the voucher program is
5 constrained, we can't. Right.

6 COMMISSIONER MURPHY: Thank you.

7 CHAIRMAN SKINNER: Commissioner Silla
8 or Clay, anything? Okay. Hearing nothing else,
9 I just want to say the next Board of
10 Commissioners meeting is going to be held on a
11 Thursday because of Veterans Day. Veterans Day
12 is Wednesday the 11th. So, our meeting will be
13 on Thursday, November 12, 2026 at 1:00 p.m.

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

16 COMMISSIONER HAMILTON: So moved.

17 CHAIRMAN SKINNER: All in favor.

18 MULTIPLE SPEAKERS: Aye.

19 CHAIRMAN SKINNER: The meeting is
20 adjourned at 2:58 p.m. Thank you.

21 (Whereupon, the above-entitled matter
22 was concluded at 2:58 p.m.)

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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20 Brandon Paterson
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