

**COUNCIL OF THE DISTRICT OF COLUMBIA
COMMITTEE OF THE WHOLE
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

TO: All Councilmembers

FROM: Chairman Phil Mendelson
Committee of the Whole

DATE: December 7, 2021

SUBJECT: Report on PR 24-428, “District of Columbia Housing Authority Board of Commissioners Raymond A. Skinner Appointment Resolution of 2021”

The Committee of the Whole, to which PR 24-428, the “District of Columbia Housing Authority Board of Commissioners Raymond A. Skinner Appointment Resolution of 2021” was referred, reports favorably thereon, and recommends approval by the Council.

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I. BACKGROUND AND NEED

On October 18, 2021, PR 24-428, the “District of Columbia Housing Authority Board of Commissioners Raymond A. Skinner Appointment Resolution of 2021” was introduced by Chairman Mendelson. The purpose of PR 24-428 is to appoint Mr. Raymond Skinner as a voting member of the District of Columbia Housing Authority Board of Commissioners for a term to end December 31, 2024.

Mr. Skinner is a Ward 5 resident. He received his Bachelor of Science degree from the Pennsylvania State University and his Master of City Planning from the University of Pennsylvania. He also holds a certificate in Real Estate Development from Harvard University and completed Harvard’s “Program for Senior Executives in State and Local Government.”

Currently, Mr. Skinner is President of Skinner Consulting Services, LLC, a minority owned

consulting firm providing services in public policy analysis, housing finance and development, community revitalization, and government relations. Prior to that, Mr. Skinner served as President and CEO of East Baltimore Development Inc. (2015-2018), where he was instrumental in rejuvenating a long-stalled redevelopment plan, resulting in construction of a 194 room Marriott Residence Inn, a 170,000 square foot office building, the first new for sale housing in the neighborhood in decades, and development of the 5.5-acre Eager Park.

Mr. Skinner served as Secretary of the Maryland Department of Housing and Community Development (DHCD) for 15 years between 1995 and 2014, leading a staff of 300 and managing the state’s housing finance, mortgage insurance, community development, and building code programs. In this position he oversaw the issuance of billions of dollars in mortgage revenue bonds to finance construction of affordable housing and managed the distribution of tens of millions of dollars in community development funds to help revitalize neighborhoods throughout the State of Maryland. In addition, Mr. Skinner held the positions of DHCD Director and Executive Director of the Housing Authority in Prince George’s County, MD. Mr. Skinner also spent over ten years with the District of Columbia government, including serving as Special Assistant to the Deputy Mayor for Economic Development and as Director of the Office of Business and Economic Development.

The District of Columbia Housing Authority (DCHA) was established by the "District of Columbia Housing Authority Act of 1999." The Authority governs public housing and implements the Housing Act of 1937, and is responsible for providing decent, safe, and sanitary dwellings, and related facilities, for persons and families of low-and moderate-income in the District. The powers of the Authority are vested in the DCHA Board of Commissioners. The board currently consists of 11 voting members. The makeup of the Board is as follows: four public Commissioners, nominated by the Mayor; three public housing resident Commissioners who are elected by residents of the Authority’s Housing Properties; one Housing Choice Voucher Program recipient Commissioner, nominated by the Mayor; one ex officio Commissioner, the Deputy Mayor for Planning and Economic Development (DMPED); one Commissioner who is a labor representative named by the central labor council; and one housing advocacy representative Commissioner who is named by the D.C. Consortium of Legal Services Providers.

Table 1: Membership of the Board of Commissioners of the District of Columbia Housing Authority

Resolution	Position	Appointee	Term Expiring
<i>PR 23-428</i>	<i>Commissioner</i>	<i>Raymond Skinner</i>	<i>December 31, 2014</i>
	Commissioner	Dionne Bussey-Reeder (Chair)	July 12, 2023
	Commissioner	Kenneth Council	October 1, 2021
	Commissioner	Ann Hoffman	
	Commissioner	Antonio Taliaferro	October 1, 2021
	Commissioner	John Falcicchio (Ex-Officio)	N/A
	Commissioner	LeJuan Strickland	July 12, 2023

	Commissioner	Jose Ortiz Gaud	July 12, 2023
	Commissioner	William Bill Slover	
	Commissioner	Aquarius Vann-Ghasri	October 1, 2021
	Commissioner	Vacant (Mayoral Appointee)	N/A
	Commissioner	Vacant (Mayoral Appointee)	N/A
	Commissioner	Vacant (Mayoral Appointee/HCVF Participant Representative)	N/A

During the Committee’s public hearing on PR 24-428, Mr. Skinner testified that he is a experienced housing and community development professional with relevant knowledge and skill in developing effective financing options and neighborhood revitalization. He is current in all of his District and federal taxes and has no foreseen conflicts of interest. Should one arise, he would disclose and recuse himself. Mr. Skinner spoke extensively about his background in housing and community development dating back to the 1970’s. Mr. Skinner sees the role of the Board as providing strategic and fiduciary oversight to the Housing Authority in terms or policies, practices and programs. He expressed a strong desire to work with fellow Board members and new staff leadership to address the myriad issues that the Board currently faces.

Mr. Skinner spoke broadly on the role of housing authorities generally, emphasizing the need for housing authorities to provide safe, affordable housing for low- and very-low- income residents. He also described the current movement among public authorities and developers toward mixed income communities and discussed the importance of identifying and securing the necessary capital to fund projects, citing successes in Maryland in upwards of \$65 million secured from the state to demolish antiquated public housing and build more modern accommodations for prospective residents.

Based on his credentials and experience, the Committee recommends the appointment of Mr. Skinner to serve on the District of Columbia Housing Authority Board of Commissioners. Moreover, the Committee believes Mr. Skinner meets the requirements to serve on the Board of Commissioners pursuant to D.C. Official Code § 6-211 as he has experience in housing and community development. For the reasons stated above, the Committee recommends adoption of PR 24-428.

II. LEGISLATIVE CHRONOLOGY

- October 18, 2021 PR 24-428, the “District of Columbia Housing Authority Board of Commissioners Raymond A. Skinner Appointment Resolution of 2021” is introduced by Chairman Mendelson.
- October 19, 2021 PR 24-428 is “read” at Regular Legislative Meeting and the referral to the Committee of the Whole is official.
- October 21, 2021 Notice of a Public Roundtable on PR 24-428 is filed in the Office of the Secretary.

- October 22, 2021 Notice of Intent to Act on PR 24-428 is published in the *District of Columbia Register*.
- October 27, 2021 The Committee of the Whole holds a public roundtable on PR 24-428.
- December 7, 2021 The Committee of the Whole marks-up PR 24-428.

III. POSITION OF THE EXECUTIVE

Mr. Skinner is a Council appointee to the Board of Commissioners. The Executive did not submit comments with respect to the appointee.

IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

The Committee received no testimony or comments from any Advisory Neighborhood Commission on PR 24-428.

V. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on PR 24-428 on Wednesday, October 27, 2021. Copies of the testimony regarding PR 24-428 are attached to this report.

Raymond Skinner, Appointee, testified and answered questions from Chairman Mendelson, Councilmember Bonds, and Councilmember Silverman regarding his background and experience as it pertains to the Board of Commissioners of the District of Columbia Housing Authority and his interest in serving on the Board.

The Committee received no testimony or comments in opposition to Mr. Skinner's appointment.

VI. IMPACT ON EXISTING LAW

Members appointed by the Council to serve on the Board of Commissioners of the District of Columbia Housing Authority are appointed pursuant to section 12 of the District of Columbia Housing Authority Act of 1999 (D.C. Law 13-105; D.C. Official Code § 6-211)

VII. FISCAL IMPACT

PR 24-428 will have no fiscal impact on the District of Columbia budget or financial plan. Members of the Board of Commissioners of the District of Columbia Housing Authority are not entitled to compensation.

VIII. SECTION-BY-SECTION ANALYSIS

- Section 1 States the short title of PR 24-428.
- Section 2 Confirms the appointment of Raymond Skinner as a member of the Board of Commissioners of the District of Columbia Housing Authority to serve a term to end on December 31, 2024.
- Section 3 Requires that a copy of the resolution, upon adoption, be transmitted to the appointee and the Executive Director of the District of Columbia Housing Authority.
- Section 4 Provides that PR 24-428 shall take effect immediately upon the first date of publication in the District of Columbia Register.

IX. COMMITTEE ACTION

X. ATTACHMENTS

1. PR 24-428 as introduced.
2. Nominee's response to Committee questions.
3. Written testimony and comments.
4. Legal sufficiency determination.
5. Committee Print for PR 24-428.


Chairman Phil Mendelson

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To appoint Mr. Raymond A. Skinner to the District of Columbia Housing Authority Board of Commissioners.

RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “District of Columbia Housing Authority Board of Commissioners Raymond A. Skinner Appointment Resolution of 2021”.

Sec. 2. The Council of the District of Columbia appoints:

Raymond A. Skinner
Upshur St., N.E.
Washington, DC 20018
(Ward 5)

as a voting member of the District of Columbia Housing Authority Board of Commissioners with professional experience designing and developing public and private multi-family housing, established by Section 12 of the District of Columbia Housing Authority Act of 1999 (D.C. Law 13-105; D.C. Official Code § 6-211), to serve a term a 3-year term to end on December 31, 2024.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution, upon its adoption, to the appointee and to the Executive Director of the District of Columbia Housing Authority.

Sec. 4. This resolution shall take effect immediately upon the first date of publication in the District of Columbia Register.

Raymond A. Skinner
Housing and Community Development Executive

Raymond A. Skinner is President of Skinner Consulting Services, LLC, a minority owned consulting firm providing services in public policy analysis, housing finance and development, community revitalization, and government relations. He has spent the bulk of his almost 50-year professional career in public service, holding several executive appointed positions in state and local government. In addition to his in-depth knowledge of government and private housing and community development programs Mr. Skinner brings to any engagement extensive contacts with leading industry organizations and professionals developed over his lengthy career in the field. Throughout his career he has focused on managing people and financial resources to achieve strategic objectives, leading to visible outcomes like additional affordable housing and revitalized commercial centers.

As President and CEO of East Baltimore Development Inc. (2015-2018), Mr. Skinner was instrumental in rejuvenating a long-stalled redevelopment plan, resulting in construction of a 194 room Marriott Residence Inn, a 170,000 square foot office building, the first new for sale housing in the neighborhood in decades, and development of the 5.5-acre Eager Park.

For fifteen years (1995-2003 and 2007-2014) Mr. Skinner served as Secretary of the Maryland Department of Housing and Community Development (DHCD), leading a staff of three hundred and managing the state's housing finance, mortgage insurance, community development, and building code programs. In this position he oversaw the issuance of billions of dollars in mortgage revenue bonds to finance construction of affordable housing and managed the distribution of tens of millions of dollars in community development funds to help revitalize neighborhoods throughout the State of Maryland. Previously Mr. Skinner held the positions of DHCD Director and Executive Director of the Housing Authority in Prince George's County, MD. Mr. Skinner also spent over ten years with the District of Columbia government, including serving as Special Assistant to the Deputy Mayor for Economic Development and as Director of the Office of Business and Economic Development.

Mr. Skinner has been an active leader in the housing and community development industry, having served as a Trustee of the National Housing Conference, on the Board of the National Council of State Housing Agencies (NCSHA), and as President of the Council of State Community Development Agencies (COSFDA). He served two terms as a member of the Community Development Advisory Council of the Federal Reserve Bank of Richmond, and currently serves on the board of Reinvestment Fund and as immediate past President of the Housing Association of Nonprofit Developers (HAND). Mr. Skinner has received numerous awards and honors including United States Senate "Certificate of Special Recognition: Lifetime Achievement Award," US House of Representatives "Certificate of Congressional Recognition for Exemplary Service to the Citizens of the State of Maryland," and induction into the Maryland Economic Development Association (MEDA) Hall of Fame.

Mr. Skinner holds a Bachelor of Science degree from the Pennsylvania State University and a Master of City Planning from the University of Pennsylvania. He received a certificate in Real Estate Development from Harvard University and completed Harvard's "Program for Senior Executives in State and Local Government."

Raymond A Skinner
1807 Upshur Street NE
Washington DC 20018

Mr. Phil Mendelson
Chairperson
Council of the District of Columbia
1350 Pennsylvania Avenue NW
Washington, DC 20004

Dear Chairman Mendelson:

Please find below responses to the questions in your letter of October 21, 2021.

1. No financial disclosure statement filed
2. None
3. None
4. None
5. None
6. 1807 Upshur Street NE
7. None
8. Urban Land Institute
Housing Association of Nonprofit Developers
9. None
10. Reinvestment Fund
11. No
12. No
13. Voted
14. No
15. I have agreed to serve because I believe that my background and experience in the housing field can help the Housing Authority to carry out its mission of providing housing to some of the most vulnerable District residents. My knowledge of strategic planning, board governance, organizational development, and housing finance programs will be helpful. In my oversight role with the Board I want to make sure that the Authority operates in a manner that makes the most effective use of available resources and minimizes reputational and financial risk. I also want to make sure the organization fulfills its obligations to the District and Federal governments on time and with the utmost integrity.

Let me know if you need any additional information. I can be reached at 302-466-9298 or skinnerconsults@gmail.com.

Sincerely,



Raymond A. Skinner

Statement of Raymond A. Skinner
Nominee for DC Housing Authority Board of Commissioners
District of Columbia Council Committee of the Whole

October 27, 2021

Good afternoon, Chairman Mendelson, and members of the Council. I am Raymond Skinner, and I am pleased to appear before you this afternoon as nominee for appointment to the District of Columbia Housing Authority Board of Commissioners. I believe that my extensive career in public service in the housing and community development field makes me a prime candidate for this position. And I am genuinely excited to have the opportunity to serve the residents of the District once again, and to support the Housing Authority in carrying out its mission of serving some of the city's most vulnerable residents.

I was previously employed by the District government for over ten years, starting out as a Senior City Planner at what was then called the Municipal Planning Office (MPO), and ended my tenure as Executive Director of the Office of Business and Economic Development. Even during my early days with MPO housing was a focal point of my work. I was one of the primary authors of the housing element of the District's first Comprehensive Plan prepared under the new Home Rule government in the early 1980's. In that document we promoted what at the time was a novel concept we called the "Living Downtown." The idea was to encourage residential development in downtown to help activate an area that was typically dead after five o'clock. Fast forward to today and we see that mixed use neighborhoods are the norm and thousands of residents are living in our downtown area.

In 1990 I became Director of Housing and Community Development and Executive Director of the Housing Authority in neighboring Prince George's County. Later I was honored to be appointed Secretary of the Maryland Department of Housing and Community Development, a position I held for a total of fifteen years under two different Governors.

In these positions I was deeply emersed in all aspects of local, state, and federal housing and community development programs. You may be familiar with some of these like CDBG, HOME, Low Income Tax Credits, New Market Tax Credits, and there are many others. I also worked and developed relationships with HUD, FHA, Fannie Mae, Freddie Mac, and other regulatory entities. Importantly, I gained experience in managing large budgets (\$300-\$400 million annually) and large agency staffs. I also made it a practice to engage with national professional organizations which gave me a broader perspective on programs and practices by networking with colleagues from around the country. In that regard I have served on a number of national boards and committees. I currently serve on the board of Reinvestment Fund, a nonprofit Community Development Financial Institution based in Philadelphia, with an office in Baltimore, and a strategic investment focus that includes the District. In fact, we recently approved an allocation of New Market Tax Credits for the DC Central Kitchen to support development of its new headquarters building at Buzzard Point.

I believe that all the experiences noted above make me an ideal candidate for the Housing Authority Board. I see the role of the board as providing strategic and fiduciary oversight of the Authority's policies, operations, and programs. This oversight should include a review of activities with respect to fulfilling strategic goals, and evaluation of both reputational and financial risks to the agency.

I am certainly aware that the Housing Authority faces huge challenges right now and I am prepared to tackle these challenges working in collaboration with fellow board members and the new staff leadership. But dealing with these issues will not be easy. It will require engagement with the District government, this Council, public housing residents, and a broad array of community stakeholders. My approach has always been to focus on practical, pragmatic solutions where the objective is to get things done. And I bring to this engagement my underlying values of hard work, integrity, transparency, and accountability.

Let me close by saying that I am delighted to once again be living in the District of Columbia. I am truly a city guy. I was born and raised in Philadelphia, lived for a couple of years in Baltimore, and lived in DC for almost twenty years before moving to suburban Maryland. It really feels good to be back in the city, in Ward 5, in what my wife and I refer to as our forever home. And I look forward to being able to contribute in any way I can to the District's continued growth and development.

I appreciate the opportunity to appear before you this afternoon and I would be happy to answer and questions.



OFFICE OF THE GENERAL COUNSEL

Council of the District of Columbia
1350 Pennsylvania Avenue NW, Suite 4
Washington, DC 20004
(202) 724-8026

MEMORANDUM

TO: Chairman Phil Mendelson

FROM: Nicole L. Streeter, General Counsel *NLS*

DATE: December 7, 2021

**RE: Legal sufficiency determination for PR24-428, District of
Columbia Housing Authority Board of Commissioners
Raymond A. Skinner Appointment Resolution of 2021**

The measure is legally and technically sufficient for Council consideration.

The proposed resolution would confirm the appointment of Raymond A. Skinner to the District of Columbia Housing Authority Board of Commissioners, pursuant to section 12 of the District of Columbia Housing Authority Act of 1999 (D.C. Law 13-105; D.C. Official Code § 6-211).

I am available if you have any questions.

1 **DRAFT COMMITTEE PRINT**
2 Committee of the Whole
3 December 7, 2021
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9 A PROPOSED RESOLUTION

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12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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