

**DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

FINAL

**MEETING MINUTES
Committee on Operations**

Executive Director's Conference Room
Monday, December 5, 2016

Commissioner Ken Grossinger, Chairman
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri
Commissioner Jose Ortiz Gaud

COMMITTEE
COMMISSIONER
MEMBERS PRESENT

None

COMMITTEE MEMEBRS ABSENT

Commissioner Ken Council

OTHER
COMMISSIONERS PRESENT

Chairman Grossinger called the meeting to order on Monday, December 5, 2016 at approximately 12:05 pm.

CALL TO ORDER

The minutes of November 7, 2016 were considered.

MINUTES OF NOVEMBER 7, 2016

An overview of resolution 16-27 was provided by the Housing Choice Voucher Program. It was stated that each year HUD sets Fair Market Rents (FMR's). In the last Committee on Operations meeting there was discussion regarding the value of going beyond the 130% of FMR that was set by the Board. Resolution 16-27 would go to 175% which would allow voucher holders to have housing options in 27 more neighborhoods in DC. There was discussion regarding the additional parts of the city that would be available to residents based on bedroom size. There was also discussion regarding the percentage of residents who took advantage of the last increase to 130%. It was stated that about 2% of HCVP residents chose to take advantage of the new options when the increase went from 110% to 130% with the greatest increase in the initial year at a minimal cost to the Housing Authority. There was additional discussion regarding the cost to the Housing Authority and it was stated that the best predictor of cost is family behavior from the last increase. Families would also be notified through briefings and recertifications of the additional neighborhood housing options due to the increase. There was discussion regarding project based vouchers and the rent increases will give landlords payments closer to the FMR as well as discussion regarding the HALO program in HCVP that recruits landlords for the program and does continuous follow-up with both the landlord and tenant to ensure their satisfaction by having a direct staff contact.

RESOLUTION:
16-27 TO ADOPT THE FISCAL
YEAR 2017 PAYMENT STANDARD
SCHEDULE FOR ALL PROGRAMS
FUNDED BY THE HOUSING
CHOICE VOUCHER PROGRAM

The Committee agreed to move the resolution to the full Board.

The Operations department stated that HUD has made a final ruling that all Public Housing Authorities must become smoke free. Beginning January 17, 2017 PHA's have eighteen months to meet this new requirement. DCHA will partner with non-profits and plan to encourage residents to stop smoking. There was discussion regarding enforcement of the policy. The rule will also allow a smoke room on the site. Consequences of violations will be discussed further. There was also discussion regarding fires at the sites and that a majority of them are started with smoking materials. Meetings with DCHA and the American Lung Association have taken place to discuss ways other landlords have addressed smoke free policies. There was discussion about specific reference to all smoking materials and that marijuana is already not allowed. There were concerns expressed regarding making sure programs are offered at the properties including cessation programs. It was stated that the Agency will take the lead in providing resources and then turn over to the resident councils. The Office of Resident Services and Operations will be the lead departments and will partner with various resources. Mixed finance units will be excluded. There was a question raised regarding a budget surrounding the smoke-free policy. Staff is studying rule now and will advise the Board of next steps.

- Commissioner Council stated concerns about the timing of the NELROD conference and that some Commissioners are waiting for the Chair's response. Commissioner Vann-Ghasri commented on the restriction the Board of Commissioners has on one travel training per year. Chairman Grossinger stated that this was a discussion for Brown Bag.
- Commissioner Vann-Ghasri commented on the recent homicide at Potomac Gardens and commended the ANC Commissioner for outreach and response. Deputy Reese reported that a meeting occurred last week in relation to the shooting and additional resources have been directed there.
- There was a question about employee raises. The Director indicated that management and staff are negotiating.

The meeting was adjourned at approximately 1:02 pm.

BRIEFING: SMOKE FREE PUBLIC HOUSING

COMMISSIONERS' ISSUES

ADJOURNMENT