

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

DRAFT Minutes

**Committee on Audit and Finance
Executive Director's Conference Room
Thursday, March 22, 2017**

(Full meeting minutes will be published once approved by the Committee)

Commissioner Frank Lancaster, Chair
Commissioner Jose Ortiz Gaud

**COMMITTEE
COMMISSIONER
MEMBERS PRESENT**

Commissioner Ken Grossinger

**COMMITTEE
MEMBERS ABSENT**

Commissioner Kenneth Council (via telephone)
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri

**OTHER
COMMISSIONERS
PRESENT**

Chairman Lancaster called the meeting to order on Thursday, March 22
2017 at 2:04pm

CALL TO ORDER

The minutes of the meeting held on February 9, 2017 were considered and
accepted.

**MEETING MINUTES:
FEBRUARY 9, 2017**

An overview was presented to the Committee on the status of ongoing
audits by Ben Miller, Director of the Office of Audit and Compliance (OAC).
There was discussion regarding the HCVP and Public Housing performance
measures and how the measures are established and evaluated. It was
explained that as a Moving to Work (MTW) agency, DCHA does not have
to use HUD established performance measures, but that DCHA has
established performance measures similar to HUD, but that take into
consideration criteria unique to DCHA as an MTW agency. A report on the
quality assurance reviews (i.e. HCV inspections and recertifications)
conducted by OAC during the month was given. There was also
discussion regarding OAC resident council reviews.

**STATUS OF INTERNAL
AND EXTERNAL
AUDITS**

There was a discussion about inspections which included the process for
lead inspections and the timing for responding to unit deficiencies in Public
Housing and HCVP. With respect to the lead dust sample inspections
conducted during the month, the results were negative. It was asked how
long it takes to receive the results of these tests and it was stated that there
is a 3 day turnaround for the results of the samples. With respect to the
response requirements for emergency and non-emergency unit deficiencies,
it was explained that although HUD requires 23 days to respond to routine
public housing work orders, DCHA responds in 16 days and there is a 24
hour response time for emergencies. Under HCVP, landlords have 48 hours
to abate emergency unit conditions. It was explained that 48 hours

includes time for DCHA to notify the landlord who then has 24 hours to address the issue(s). There was discussion regarding voucher holders that have issues with landlords not addressing problems in the units and using quick fixes just in order to move in voucher holders. It was stated that when anyone knows of specific cases like this to let HCVP know so that it can be addressed. There was discussion regarding different inspections that DCHA conducts for other City agencies. Finally, There was discussion regarding the resolution of the use of tenant-based vouchers at the Bixby.

The Nathan Bovelleville, Deputy Director of Operations, reported on the national and local funding in Director Todman's absence and stated that budget cuts to HUD funding outlined in the President's recently released preliminary budget would equal approximately 13% or \$6.2 billion, with most cuts impacting Community Development Block Grants (CDBG), CHOICE grants and some other grants. In addition, the President's proposed budget includes up to 50% in cuts to the Public Housing capital fund. On the local funding front, it appears that DCHA would continue to receive funds from the City for the local subsidy programs. Mr. Bovelleville also explained DCHA received \$15 million in unspent Local Rent Subsidy Program (LRSP) funds to use toward Public Housing maintenance and repairs, with anticipated receipt of an additional \$20 million in LRSP funds for this purpose in FY18. He indicated that these local funds would help offset any federal budget cuts to the Public Housing operating and capital funds. The proposed federal cuts would not affect the voucher program. It was added that the federal budget has not yet been approved by Congress.

**NATIONAL AND
LOCAL FUNDING**

- Commissioner Vann-Ghasri asked what year DCHA allowed the resident councils to become agents for the funds of the CSC vending money. There was discussion regarding OGC's review of the contracts with CSC and the use of Venable, LLP through the law firms Section 3 commitment to assist in making recommendations. It was stated that the firm would be working with Resident Services to establish meetings with the resident councils to make recommendations to best leverage rates for the residents. The dispute of how funds can be used is a separate issue and that will be addressed as well. Commissioner Vann-Ghasri raised concerns about the information OAS staff has been providing to resident councils regarding the use of CSC funds. The Mr. Miller asked Commissioner Vann-Ghasri to contact him directly when there are such concerns about staff.
- Commissioner Council indicated that the resident participation funds that he received for his property appeared to be based on a lower than actual unit count. Staff explained that resident participation funds are based on a point in time count of occupied units, but that a review of the calculation will be performed. There was also discussion about what happens to the money when resident councils do not apply for their resident participation funds.

**COMMISSIONERS'
ISSUES**

The meeting was adjourned at 3.30 pm.

**ANNOUNCEMENTS
AND ADJOURNMENT**

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