

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

DRAFT MEETING MINUTES

Committee on Operations

Executive Director's Conference Room

Tuesday, November 28, 2017

(Final minutes will be published once approved)

Commissioner Ken Grossinger, Chairman
Commissioner Shelore Fisher
Commissioner Aquarius Vann-Ghasri

**COMMITTEE
COMMISSIONER
MEMBERS PRESENT**

Commissioner Jose Ortiz Gaud

COMMITTEE MEMEBRS ABSENT

Commissioner Frank Lancaster
Commissioner Ken Council

**OTHER
COMMISSIONERS PRESENT**

Chairman Grossinger called the meeting to order on Tuesday, November 28, 2017 at approximately 12:57 pm.

CALL TO ORDER

The minutes of September 13, 2017 were considered and approved.

**MINUTES OF SEPTEMBER 13,
2017**

Chairman Grossinger asked staff to begin with comments received during the 30 day comment period for Rental Assistance Demonstration (RAD) Program Regulations. Ed Kane, Acting Deputy General Counsel began with an explanation of RAD stating that it is a program that helps to preserve and improve public housing through converting long term public housing under section 9 to properties with assistance under section 8. He further explained that every effort is made for a seamless transition for the resident. DCHA met with a group of tenant advocates on October 23, 2017 that included Bread for the City, Legal Aid Society of DC, the Children's Law center and others. DCHA received and considered comments from those advocates when the comment period ended yesterday (November 27, 2017). Mr. Kane stated that the majority of the comments represent long standing differences with regulations. Director Garrett added that OGC highlighted the exact changes in the regulations and wanted to present the issues that related to RAD only and reiterated that most of the comments were long standing issues the advocates have had. Mr. Kane provided the committee with a document that highlighted the specific section in the regulations, the advocate's comments to that section as well as DCHA's response. There was discussion regarding tenant rights (which would remain the same), leases, grounds for termination and grievance procedures.

**RESOLUTION 17-31
TO AUTHORIZE THE
PUBLICATION OF FINAL
REGULATIONS FOR
IMPLEMENTING THE
RENTAL ASSISSTANCE
DEMONSTRATION
PROGRAM**

Commissioner Lancaster asked if voucher landlords were required to notify DCHA when taking tenants to court. The response was yes, however they do not always do so. Commissioner Council asked if

public housing rules would still apply to RAD properties citing the impending smoking policy as an example. Mr. Kane responded by stating that all tenant rights as well as rules still apply and that nothing would change for the tenant other than the tenant having to sign a new lease. He further added that DCHA is comfortable with going final on the RAD regulations. Commissioner Vann-Ghasri asked if the RAD tenants would still have the right to form a resident council and asked who would control CSC (laundry) funds. She also asked about other options to keep public housing viable. It was stated that nothing would interfere with tenant rights under RAD. Director Garrett added that DCHA is still looking at the public housing portfolio regularly for future RAD considerations and that an accounting mechanism will be put in place with the new owner (a DCHA LLC) and that the same funds are used but in a different way. Commissioner Lancaster requested a scattered site update for the next Audit and Finance Committee meeting. Commissioner Grossinger asked if a large turnout is expected for the Special Board meeting to vote on the final RAD regulations. It was stated that there will likely be several tenant advocates from the organizations who submitted comments to be present. The resolution to go final on the RAD regulations will go to the full Board for vote on December 5, 2017.

Chairman Grossinger recommend that the Committee move to close the meeting to discuss the following topics: Resolutions 17-27 To Authorize the Execution of a Contract for Fire Alarm & Security Systems Preventive Maintenance and Repair Services , 17-28 To Authorize the Execution of a Contract for Elevator Preventive Maintenance and Repair Services, 17-29 To Authorize the Execution of a Contract for HVAC Preventive Maintenance and Repair Services and Water Treatment Services 17-30 To Authorize the Execution of a Contract for Operations Uniforms and Personal Protection Equipment Services which include discussion of the position to be taken in negotiating the price and other material terms of a contract, pursuant to D.C. Code § 2-575(b)(2)¹
A motion was made and properly seconded to close the meeting.

Chairman Grossinger reopened the meeting to discuss Commissioners' issues.

COMMISSIONERS' ISSUES

- Commissioner Council asked if the issue with the electronic rent payments through the vendor were resolved. Deputy Executive Director, Nathan Bovellev commented that no late payments were assessed last month and no late payments will be assessed this month to ensure that the vendor *Global Express* has corrected its data problem in processing payments which caused it to suspend service. He also stated that there are a very small percentage of residents who use this service and that DCHA cannot distinguish once a payment was received how it was received.

¹ recommend that the Committee move to close this meeting to discuss the following topics, which include discussion of the position to be taken in negotiating the price and other material terms of a contract, pursuant to D.C. Code § 2-575(b)(2):

Commissioner Council also stated that some residents at properties that will be redeveloped are asking in advance about relocation prior to DCHA making an offer of relocation. Director Garrett stated that DCHA is unable to offer relocation to residents prior to them being in the relocation phase of the redevelopment process and that they should go through the normal transfer request procedures. Commissioner Council also stated that some resident at Knox Hill, Lincoln Road and Judiciary question whether or not cameras are in working order due to increased crime activity. Chairman Grossinger asked that the cameras at those properties be verified to be in working order. There was also a discussion regarding residents being told to call the DCHA public safety police (OPS) in case of an emergency and not the Metropolitan Police Department (MPD). It was stated that residents should always call 911 first in the case of an emergency.

- Commissioner Lancaster asked if high definition cameras were in use on the properties. Mr. Bovellet stated that as cameras are upgraded they are done so with the latest technology that ensures the highest resolution as possible.
- Commissioner Fisher stated that there was a transportation mix up with her pick up for today's meeting. She was referred to Alethea McNair for clarity.

The meeting was adjourned at 2:09 pm.

**ANNOUNCEMENTS &
ADJOURNMENT**