

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

DRAFT MEETING MINUTES

Committee on Operations

Ft DuPont/Stoddert 155 Ridge Road SE

Wednesday, May 9, 2018

(Final minutes will be published once approved)

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

**COMMITTEE
COMMISSIONER
MEMBERS PRESENT**

None

COMMITTEE MEMBERS ABSENT

Commissioner Frank Lancaster
Commissioner Ken Council
Commissioner Franselene St. Jean

**OTHER
COMMISSIONERS PRESENT**

Chairman Grossinger called the meeting to order on Wednesday, May 9, 2018 at approximately 9:38 am.

CALL TO ORDER

The minutes of April 11, 2018 were considered.

MINUTES OF APRIL 11, 2018

Chairman Grossinger moved to close the meeting to discuss the following topics, which includes 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): Resolution 18-09 – To Authorize the Executive Director to Enter into a Contract for Background Screening Services for the Housing Choice Voucher Program (HCVP); Resolution 18-10 – To Authorize the Executive Director to Enter into a Contract for the Applicant Background Screening Services for the Eligibility and Continued Occupancy Department (ECOD); and Resolution 18-11 – To Approve Modifications of the General Legal Services Contracts as well as for the briefing for 250 M Street. A motion was made a properly seconded and the meeting was closed.

**RESOLUTIONS
18-09 TO AUTHORIZE THE
EXECUTION OF A CONTRACT
FOR SCREENING SERVICES
FOR HOUSING CHOICE
VOUCHER PROGRAM
PARTICIPANTS**

**18-10 TO AUTHORIZE THE
EXECUTION OF A CONTRACT
FOR APPLICANT SCREENING
SERVICES FOR ELIGIBILITY
AND CONTINUED OCCUPANCY
DIVISION**

The meeting was reopened and Nathan Bovelleville, Deputy Executive Director of Operations explained to the Committee that the Smoke-Free Policy is required to go into effect by July 30, 2018 and that they are seeking permission to publish the proposed regulations. He stated that since they came before the Committee last month on the regulations they have had meetings with the advocate community. The advocates' only concern was leniency about infractions. DCHA has agreed and multiple warnings will be issued before any action will take place. Managers have been meeting with residents to inform them and DCHA has been partnering with local agencies. From HUD's standpoint the purpose of the regulations are to reduce risk, decrease maintenance costs and make people healthier. Commissioner Vann-Ghasri asked how residents are affected with rental insurance. Mr. Bovelleville stated that DCHA has never required but encouraged renters insurance and renters insurance only covers the renters' personal belongings. The insurance for the unit and

**18-11 TO APPROVE
MODIFICATIONS OF THE
GENERAL LEGAL SERVICES
CONTRACTS FOR RENO &
CAVANAUGH, PLLC, BALLARD
SPAHR, LLP, BEVERIDGE &
DIAMOND, PC, AND K&L
GATES LLC**

**BRIEFINGS:
250 M STREET**

**SMOKE FREE REGULATIONS
PERMISSION TO PUBLISH**

the building is DCHA's responsibility. Residents will be required to sign a lease addendum. There was discussion regarding consequences if the leaseholder does not sign the addendum. Director Garrett added that individuals will be encouraged to sign and DCHA will also use third parties through social service organizations but DCHA will not aggressively evict anyone over the Smoke Free Policy. There was also discussion regarding the head of household being responsible for their guests as well as some reasonable accommodation requests for residents who are disabled to move them to a first floor or near an elevator since now they would have to go outside and at least 25 feet from the property to smoke. Commissioner Council raised concerns again about the timeline of the implementation and felt that more should have been done to assist residents when the new regulations were brought to the attention of the Board 18 months ago. He further stated that smoking is an addiction for many and some may find this difficult to abide by even with the best intentions. Chairman Grossinger asked for a written implementation timeline that includes who DCHA is partnering with to assist residents. It was stated that the timeline was already prepared and copies will be made available to the Committee at the start Brown Bag this morning. The Committee agreed to publish the proposed regulations.

Kim Cole, Director of Planning came before the Committee to present an overview, key points, target deadlines and proposed policies for the DHCA Moving to Work Plan. Ms. Cole stated that the annual plan is due July 15th and provides designated agencies the opportunity to design and test innovative, locally-designed strategies. She also provided some program milestones and informed the Committee of proposed initiatives, one of which is proposed modifications to the DCHA Self-Sufficiency Programs that includes streamlining through tiers to create efficiency and increase the number of households than can escrow. There was discussion regarding goals of families and each family is unique and may not have the same goals. Commissioner Vann-Ghasri asked if there has been any comparison with MTW initiatives and rent controls in the City of the early 1970's. Ms. Cole added that the key dates included stakeholder meetings, resident council meetings and meetings with the City-Wide Advisory Board to discuss proposed MTW initiatives.

Chairman Grossinger asked if the Board bylaws were sufficient enough to act and if there is sufficient definition to act to remove a member in the event of misconduct by a Board member. Ken Slaughter, General Counsel stated that there is a need to fill in some gaps and adopt a policy. He further stated that the removal process can be initiated by any Board member but there is a formal process and voting involved to remove that includes a three-quarters vote and not a two-thirds vote. There is also involvement with the Mayor's office if the member in question is a Mayoral appointee. A Bylaw Committee has been formed

2019 MTW PLAN PROCESS

COMMISSIONERS' ISSUES

to implement updates and present to the Board.

The meeting was adjourned at 10:55am

**ANNOUNCEMENTS &
ADJOURNMENT**

DRAFT