

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

FINAL MEETING MINUTES

**Brown Bag Meeting
Greenleaf 203 N. Street, SW
April 11, 2018**

Commissioner Neil Albert, Chairman
Commissioner Aquarius Vann-Ghasri
Commissioner Kenneth Council
Commissioner Frank Lancaster
Commissioner Joshua Lopez (via phone)
Commissioner Franselene St. Jean
Commissioner Jose Ortiz Gaud
Commissioner Ken Grossinger

BOARD MEMBERS PRESENT

Commissioner Brain Kenner
Commissioner Nakeisha Neal Jones
Commissioner Bill Slover

BOARD MEMBERS ABSENT

Chairman Albert called the meeting to order on Wednesday, April 11, 2018 at approximately 11:24 am.

CALL TO ORDER

The meeting minutes of March 14, 2018 were addressed.

**MEETING MINUTES:
BROWN BAG AND ANNUAL MEETING
MARCH 14, 2018**

Richard Congo, Director of Information Technology came before the Board to inform them that the current software used by DCHA (Digital Homes) has reached the end of its life in that there will no longer be enhancements or additional versions of it. Through the procurement process DCHA has selected Yardi for the new ERP software. This is industry specific software and will also be used for procurement requisitions and budget. He also added that with the technology of today migration to the software will be easier. There was discussion regarding Section 3 and the cost of the software. Lorry Bonds, Director of Administrative Services added that they are in final negotiations for pricing and expect to have a lower cost than the initial proposal. There was also discussion regarding the ease

BRIEFINGS:

ERP BRIEFING

of use of the software and training.
Commissioner Vann-Ghasri recommended the use of teen residents to assist in the training adding that they are a valuable resource.

Nathan Bovelleville, Deputy Executive Director of Operations came before the Board to brief them on the HUD mandated policy that all public housing properties will be smoke-free effective July 2018. This excludes the mixed finance properties. He stated that DCHA has been doing outreach with residents and providing them with resources. No smoking will be allowed in public housing properties and within 25 feet of the property. There was discussion regarding the rights of the residents as well as no limit of warnings given to the resident before it is a lease violation regarding smoking. Mr. Bovelleville pointed out that the smoke free policy is not aimed to evict residents. He also added that the policy will help reduce fires at the properties and reduce smoke related costs of maintenance. Commissioner Council expressed his concerns about the timing of engaging residents regarding the smoke free policy because smoking is an addiction. He further questioned why the outreach didn't begin during the last administration of DCHA. Commissioner Lopez (via phone) stated that he did not want the smoke-free policy to criminalize residents.

Chairman Albert recommend that the Board move to close the following portion of the meeting to consult with an attorney to obtain legal advice and to preserve the attorney-client privilege between an attorney and a public body pursuant to D.C. Code § 2-575(b)(4)(A) and to train and develop members of a public body and staff pursuant to D.C. Code § 2-575(b)(12). A motion was made a properly seconded and the meeting went into Executive Session at noon.

SMOKE-FREE POLICY UPDATE

EXECUTIVE DIRECTORS' UPDATE BOARD RETREAT FOLLOW UP EXECUTIVE SESSION