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A BILL
25-893

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA



To amend, on a temporary basis, the District of Columbia Housing Authority Act of 1999 to establish a temporary Stabilization and Reform Board to govern the District of Columbia Housing Authority (“DCHA”) and to require that the Board and the Executive Director of DCHA take specific actions to reform and revitalize the operations of DCHA.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “District of Columbia Housing Authority Stabilization and Reform Temporary Amendment Act of 2024”.

Sec. 2. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 et seq.), is amended as follows:

(a) Section 2 (D.C. Official Code § 6-201) is amended as follows:

(1) Paragraph (6) is amended by striking the phrase “Board of Commissioners” and inserting the phrase “Stabilization and Reform Board” in its place.

(2) Paragraph (12) is repealed.

(3) A new paragraph (17A) is added to read as follows:

“(17A) “Dwelling unit” means any room or group of rooms located within a residential or mixed-use building and forming a single unit that is used or intended to be used for living, sleeping, and the preparation and eating of meals.”.

(b) Section 10(h) (D.C. Official Code § 6-209(h)) is amended as follows:

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28 (1) Strike the phrase “or Commissioner of the Authority” and insert the phrase
29 “member of the Board, or member of the former Board of Commissioners” in its place.

30 (2) Strike the phrase “a Commissioner” and insert the phrase “a member of the
31 Board, member of the former Board of Commissioners,” in its place.

32 (c) New sections 11a, 11b, and 11c are added to read as follows:

33 “Sec. 11a. Stabilization and Reform Board.

34 “(a) The Authority shall, from and after the date set forth in subsection (i) of this section,
35 be governed by a Stabilization and Reform Board, which shall consist of the following members:

36 “(1) The following 9 voting members, each of whom shall be a resident of the
37 District:

38 “(A) One member with experience in housing development or operations;

39 “(B) One member with experience in affordable housing development,
40 operations, or finance;

41 “(C) One member with knowledge of federal housing law and regulation;

42 “(D) One member with experience in capital project financing;

43 “(E) One member who is a resident of a property owned, operated, and
44 managed by the Authority;

45 “(F) One member with experience as a voucher holder;

46 “(G) The current Executive Director of the Interagency Council on
47 Homelessness;

48 “(H) The Director of the District’s Office of Budget and Performance
49 Management; and

50 “(I) One member with experience in government procurement;

51 “(2) The Chief Financial Officer, or a designee of the Chief Financial Officer who
52 is an employee of the Office of the Chief Financial Officer, who shall serve as a non-voting
53 member; and

54 “(3) The President of the City-Wide Resident Advisory Board, who shall serve as
55 a non-voting member.

56 “(b)(1) Except as provided in paragraph (2) of this subsection and subsections (c) and
57 (f)(1) of this section, each member of the Stabilization and Reform Board shall be appointed by
58 the Mayor, with the advice and consent of the Council pursuant to section 2(e) of the
59 Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-
60 523.01(e)).

61 “(2) The Director of the District’s Office of Budget and Performance
62 Management and the Chief Financial Officer, or the Chief Financial Officer’s designee, shall
63 serve as members of the Stabilization and Reform Board by virtue of their incumbency in the
64 position of Director of the District’s Office of Budget and Performance Management and Chief
65 Financial Officer or being an employee of the Office of the Chief Financial Officer.

66 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the following
67 individuals to the Stabilization and Reform Board without the advice and consent of the Council

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68 pursuant to section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-
69 142; D.C. Official Code § 1-523.01(e)):

70 “(1) Raymond A. Skinner, to fill the Board seat described in subsection (a)(1)(A)
71 of this section and to serve as chairperson of the Stabilization and Reform Board;

72 “(2) James M. Dickerson, to fill the Board seat described in subsection (a)(1)(B)
73 of this section;

74 “(3) Christopher Murphy, to fill the Board seat described in subsection (a)(1)(C)
75 of this section;

76 “(4) Melissa Lee, to fill the Board seat described in subsection (a)(1)(D) of this
77 section;

78 “(5) Denise Blackson, to fill the Board seat described in subsection (a)(1)(E) of
79 this section;

80 “(6) Ronnie Harris, to fill the Board seat described in subsection (a)(1)(F) of this
81 section;

82 “(7) Theresa Silla, to fill the Board seat described in subsection (a)(1)(G) of this
83 section; and

84 “(8) Katrina D. Jones, to fill the Board seat described in subsection (a)(1)(I) of
85 this section.

86 “(d) The members of the Stabilization and Reform Board referred to in subsection
87 (a)(1)(A) through (I) of this section shall each serve for one term of 2 years or until the Board

88 sunsets; provided, that each such member may continue to serve until a successor board assumes
89 the responsibilities of the Stabilization and Reform Board; provided further, that in the event of a
90 vacancy in the seat of such a member of the Board, the Mayor may appoint a member, pursuant
91 to subsection (b)(1) of this section, to serve the remainder of the unexpired term or until a
92 successor board assumes the responsibilities of the Stabilization and Reform Board.

93 “(e) Upon a vacancy in the position of chairperson of the Stabilization and Reform
94 Board, the Mayor shall designate a chairperson from among the members of the Stabilization and
95 Reform Board referred to in subsection (a)(1)(A) through (I) of this section.

96 “(f)(1) Upon a vacancy of any seat of the Stabilization and Reform Board, the Mayor
97 shall nominate a replacement who meets the qualifications of the vacant seat pursuant to
98 subsection (a)(1) of this section; provided, that this shall not apply to the seat established by
99 subsection (a)(1)(A) of this section. If the seat established by subsection (a)(1)(A) of this section
100 becomes vacant, the Council shall appoint a successor.

101 “(2) A Mayoral nomination shall be submitted to the Council pursuant to
102 subsection (b)(1) of this section.

103 “(g)(1) The Stabilization and Reform Board shall meet at least 10 times per year. All
104 meetings of the Stabilization and Reform Board shall be open to the public, except as may
105 otherwise be authorized by the Open Meetings Act, effective March 31, 2011 (D.C. Law 18-350;
106 D.C. Official Code § 2-571 et seq.).

107 “(2) All regular meetings of the Board must be publicized through a notice,
108 published in the District of Columbia Register one week prior to the meeting that contains the
109 date, time, and location of the meeting.

110 “(3) Each regular meeting shall provide for a period of public comments, which
111 shall not be limited in time, except that the time allowed for each individual speaker may be
112 reasonably limited.

113 “(h) For the purposes of taking any official action, a quorum of the Stabilization and
114 Reform Board shall consist of 5 members.

115 “(i) The Stabilization and Reform Board established by this section shall assume
116 authority from the Board of Commissioners established by section 12, and the Board of
117 Commissioners shall be dissolved, upon the swearing in of at least 5 members of the
118 Stabilization and Reform Board.

119 “(j) The Authority shall provide to the Stabilization and Reform Board at least 2 full-time
120 employees who are qualified to provide legal and policy research as requested by members of the
121 Board. Except as otherwise provided by law, a full-time employee provided to the Board
122 pursuant to this subsection shall not share with employees of the Authority information about
123 research performed for a Board member, unless the Board member authorizes the sharing of
124 information.

125 “Sec. 11b. Reform activities.

126 “(a) Within 15 days after the end of each calendar quarter, the Executive Director shall,
127 after submission to the Stabilization and Reform Board and the City-Wide Resident Advisory
128 Board, submit a report to the Mayor and the Council that describes the progress of the Authority
129 in:

130 “(1) Addressing and remediating the issues identified by the U.S. Department of
131 Housing and Urban Development in its 2022 assessment of the Authority (“HUD DC001
132 Assessment”);

133 “(2) Developing and implementing a plan to expedite the leasing of dwelling units
134 owned, operated, or managed by the Authority;

135 “(3) Identifying individual dwelling units within Housing Properties of the
136 Authority that are in a substandard condition and improving the condition of such units to a state
137 of good repair;

138 “(4) Developing and implementing a plan for the maintenance, in an ongoing state
139 of good repair, of Housing Properties of the Authority and individual dwellings units within
140 those Housing Properties;

141 “(5) Improving the management of the wait list for dwelling units within Housing
142 Properties of the Authority;

143 “(6)(A) Reviewing and developing recommendations for improvements of the
144 Authority’s:

145 “(i) Capital and operating budgets;

146 “(ii) Capital and operating expenditures;
147 “(iii) Accounting and fiscal management systems, controls; and
148 procedures; and

149 “(iv) Contracting and procurement systems, controls, and
150 procedures.

151 “(B) Requirements of this paragraph are subject to review by the Chief
152 Financial Officer measured against industry and government standards and best practices; and

153 “(7) Meeting the training requirements established by sections 12(h) and 14(d).

154 “(b) In addition to the requirements of subsection (a) of this section, the Executive
155 Director shall submit to the Council any updated policies, procedures, and reports provided to the
156 United States Department of Housing and Urban Development as outlined in the Authority’s
157 “Response to the U.S. Department of Housing and Urban Development’s March 2022 On-Site
158 Assessment Report,” published on November 29, 2022. Such policies, procedures and reports
159 shall be submitted no later than 48 hours after submission to the United States Department of
160 Housing and Urban Development.

161 “(c) The Stabilization and Reform Board shall:

162 “(1) Review the progress of the Authority in addressing the findings and
163 recommendations in the HUD DC001 Assessment each month;

164 “(2) Schedule and complete at least 4 listening sessions, one in each quadrant, to
165 hear from public housing residents about concerns and experiences by May 2023;

166 “(3) At least once a quarter, invite the City-Wide Resident Advisory Board to
167 report to the Board on any topics of interest or concerns, and respond to the concerns of the City-
168 Wide Resident Advisory Board in writing, no later than 45 days following the quarterly meeting;
169 and

170 “(4) Provide recommendations to the Mayor and the Council by July 1, 2024, for
171 the structure of a successor Board of Directors to govern the Authority on an ongoing basis.

172 “(d) If requested by the Council, a quorum of members of the Stabilization and Reform
173 Board shall attend a Council oversight hearing on the Authority and provide testimony.

174 “(e) A quorum of members of the Stabilization and Reform Board shall be present at each
175 listening session held pursuant to subsection (c)(2) of this section.

176 “Sec. 11c. City-Wide Resident Advisory Board.

177 “(a) The Authority shall establish and implement a comprehensive training program for
178 members of the City-Wide Resident Advisory Board with the goal of enabling tenant members to
179 participate fully in the oversight of the housing authority’s operation and capital planning. The
180 Authority shall develop the training program in consultation with public housing residents and
181 public housing industry professional organizations.

182 “(b)(1) The City-Wide Resident Advisory Board shall be provided access to trainings
183 referenced in section 12(h)(1) and (2).

184 “(2) Additionally, the Authority shall provide training on relevant federal and
185 District laws, leadership development, communication, and negotiations.

186 “(c) The Authority shall provide a copy of resolutions on the agenda for consideration by
187 the Stabilization and Reform Board to the City-Wide Resident Advisory Board at least 24 hours
188 prior to the scheduled date and time of the Stabilization and Reform Board meeting at which the
189 resolution will be considered.

190 “(d) The Authority shall seek and consider the input of the City-Wide Resident Advisory
191 Board when a policy or program change affects residents.”.

192 (d) Section 12 (D.C. Official Code § 6-211) is amended as follows:

193 (1) The section heading is amended to read as follows:

194 “Sec. 12. Additional Board provisions.”.

195 (2) Subsections (a), (b), (c), (e), (f), (g), (i), (j), (k), (l), (m), (n), (o), (p), (q),
196 (v)(3), and (w) are repealed.

197 (3) Subsection (r) is amended by striking the phrase “No Commissioner” and
198 inserting the phrase “No member of the Board” in its place.

199 (4) Subsection (s) is amended by striking the phrase “Commissioners shall” and
200 inserting the phrase “Each member of the Board referred to in section 11a(a)(1)(A) through (I)
201 shall” in its place.

202 (5) Subsection (u) is amended by striking the phrase “any Commissioner” and
203 inserting the phrase “any member of the Board” in its place.

204 (e) Section 14 (D.C. Official Code § 6-213) is amended as follows:

205 (1) Subsection (c) is amended by striking the phrase “direction and supervision”
206 and inserting the word “oversight” in its place.

207 (2) A new subsection (e) is added to read as follows:

208 “(e) As part of the process of selecting an Executive Director, the Board shall seek and
209 consider the input of public housing residents, voucher holders, and the resident advisory board
210 for the Authority.”.

211 (f) Section 21 (D.C. Official Code § 6-220) is amended as follows:

212 (1) The section heading is amended by striking the phrase “Board of
213 Commissioners” and inserting the word “Board” in its place.

214 (2) Subsection (a) is amended by striking the phrase “each Commissioner” and
215 inserting the phrase “each member of the Board” in its place.

216 (3) Subsection (b) is amended as follows:

217 (A) Strike the phrase “as a Commissioner” and insert the phrase “as a
218 member of the Board or a member of the former Board of Commissioners” in its place.

219 (B) Strike the phrase “former Commissioner” and insert the phrase
220 “former member of the Board or former member of the former Board of Commissioners” in its
221 place.

222 (C) Strike the phrase “as Commissioner” and insert the phrase “as a
223 member of the Board or a member of the former Board of Commissioners” in its place.

224 (D) Strike the phrase “any former Commissioner” and insert the phrase
225 “any former member of the Board or former member of the former Board of Commissioners” in
226 its place.

227 (4) Subsection (c) is amended by striking the phrase “any Commissioner” and
228 inserting the phrase “any member of the Board” in its place.

229 (g) Section 26g(b)(2)(C) (D.C. Official Code § 6-232(b)(2)(C)) is amended by striking
230 the phrase “resident commissioner and to vote for candidates for resident commissioner to serve
231 on the Board, as provided in section 12” and inserting the phrase “resident commissioner” in its
232 place.

233 Sec. 3. Conforming amendment.

234 Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142;
235 D.C. Official Code § 1-523.01(e)), is amended by adding a new paragraph (27A) to read as
236 follows:

237 “(27A) The Stabilization and Reform Board of the District of Columbia Housing
238 Authority, established by section 11a of the District of Columbia Housing Authority Act of 1999,
239 effective December 22, 2022 (D.C. Act 24-702; 70 DCR 164);”.

240 Sec. 4. Applicability.

241 This act shall apply as of December 22, 2022.

242 Sec. 5. Fiscal impact statement.

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243 The Council adopts the fiscal impact statement of the Budget Director as the fiscal impact
244 statement required by section 4a of the General Legislative Procedures Act of 1975, approved
245 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

246 Sec. 6. Effective date.

247 (a) This act shall take effect following approval by the Mayor (or in the event of veto by
248 the Mayor, action by the Council to override the veto), a 30-day period of congressional review
249 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
250 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
251 Columbia Register.

252 (b) This act shall expire after 225 days of its having taken effect.