

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency 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 Emergency 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(2) Paragraph (12) is repealed.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.”.

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

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

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

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

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

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

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

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

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

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

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

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

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

52 “(G) The current Executive Director of the Interagency Council on
53 Homelessness;

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

56 “(I) One member with experience in government procurement;
57 “(2) The Chief Financial Officer, or a designee of the Chief Financial Officer who
58 is an employee of the Office of the Chief Financial Officer, who shall serve as a non-voting
59 member; and
60 “(3) The President of the City-Wide Resident Advisory Board, who shall serve as
61 a non-voting member.

62 “(b)(1) Except as provided in paragraph (2) of this subsection and subsections (c) and
63 (f)(1) of this section, each member of the Stabilization and Reform Board shall be appointed by
64 the Mayor, with the advice and consent of the Council pursuant to section 2(e) of the
65 Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-
66 523.01(e)).

67 “(2) The Director of the District’s Office of Budget and Performance
68 Management and the Chief Financial Officer, or the Chief Financial Officer’s designee, shall
69 serve as members of the Stabilization and Reform Board by virtue of their incumbency in the
70 position of Director of the District’s Office of Budget and Performance Management and Chief
71 Financial Officer or being an employee of the Office of the Chief Financial Officer.

72 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the following
73 individuals to the Stabilization and Reform Board without the advice and consent of the Council
74 pursuant to section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-
75 142; D.C. Official Code § 1-523.01(e)):

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

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

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

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

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

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

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

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

92 “(d) The members of the Stabilization and Reform Board referred to in subsection
93 (a)(1)(A) through (I) of this section shall each serve for one term of 2 years or until the Board
94 sunsets; provided, that each such member may continue to serve until a successor board assumes
95 the responsibilities of the Stabilization and Reform Board; provided further, that in the event of a
96 vacancy in the seat of such a member of the Board, the Mayor may appoint a member, pursuant
97 to subsection (b)(1) of this section, to serve the remainder of the unexpired term or until a
98 successor board assumes the responsibilities of the Stabilization and Reform Board.

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

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

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

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

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

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

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

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

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

131 “Sec. 11b. Reform activities.

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

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

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

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

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

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

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

151 “(i) Capital and operating budgets;

152 “(ii) Capital and operating expenditures;

153 “(iii) Accounting and fiscal management systems, controls, and
154 procedures; and

155 “(iv) Contracting and procurement systems, controls, and
156 procedures.

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

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

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

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

168 “(1) Review the progress of the Authority in addressing the findings and
169 recommendations in the United States Department of Housing and Urban Development’s
170 assessment of the Authority (known as the “HUD DC001 Assessment”) each month;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

226 (B) Strike the phrase “former Commissioner” and insert the phrase
227 “former member of the Board or former member of the former Board of Commissioners” in its
228 place.

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

231 (D) Strike the phrase “any former Commissioner” and insert the phrase
232 “any former member of the Board or former member of the former Board of Commissioners” in
233 its place.

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

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

240 Sec. 3. Conforming amendment.

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

244 “(27A) The Stabilization and Reform Board of the District of Columbia Housing
245 Authority, established by section 11a of the District of Columbia Housing Authority Act of 1999,
246 effective December 22, 2022 (D.C. Act 24-702; 70 DCR 164);”.

247 Sec. 4. Applicability.

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

249 Sec. 5. Fiscal impact statement.

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

253 Sec. 6. Effective date.

254 This act shall take effect following approval by the Mayor (or in the event of veto by the
255 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
256 90 days, as provided for emergency acts of the Council of the District of Columbia in section

- 257 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
- 258 D.C. Official Code § 1-204.12(a)).