

AMENDMENT IN THE NATURE OF A SUBSTITUTE

Bill 24-1144

December 5, 2022



Chairman Phil Mendelson at  
the request of the Mayor

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 2022”.

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(2) Paragraph (12) is repealed.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 which 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:

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

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

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

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

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

44 “(1) The following ~~27~~ voting members, each of whom shall be residents of  
45 the District:

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

48 “(B) Two members with experience in financial management,  
49 audits, or contracting affordable housing development, operations, or finance;

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

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

53 “(E) One member who is a resident of a property owned,  
54 operated, and managed by the Authority ~~member of the resident advisory board for~~  
55 ~~the Authority or a member of a resident council of a Housing Property owned,~~  
56 ~~operated, or managed by the Authority; and~~

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

58 **“(G) One member with knowledge of voucher programs and**

59 **other housing programs for people experiencing homelessness;**

60 **“(GF)** The Director of the District’s Office of Budget and

61 Performance Management; and

62 “(2) The Chief Financial Officer, or a designee of the Chief Financial

63 Officer who is an employee of the Office of the Chief Financial Officer, who shall serve

64 as a non-voting member.

65 “(b)(1) Each member of the Stabilization and Reform Board shall be appointed by

66 the Mayor, with the advice and consent of the Council pursuant to section 2(e) of the

67 Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code

68 § 1-523.01(e)), except as provided in paragraph (2) of this subsection and subsection (c)

69 of this section.

70 “(2) The Director of the District’s Office of Budget and Performance

71 Management and the Chief Financial Officer, or the Chief Financial Officer’s designee,

72 shall serve as members of the Stabilization and Reform Board by virtue of their

73 incumbency in the position of Director of the District’s Office of Budget and

74 Performance Management and Chief Financial Officer or employee of the Office of the

75 Chief Financial Officer.

76 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the

77 following individuals to the Stabilization and Reform Board without the advice and

78 consent of the Council pursuant to section 2(e) of the Confirmation Act of 1978, effective

79 March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)):

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

83                   “(2) James M. Dickerson, to fill one of the Board seats described in  
84 subsection (a)(1)(A) of this section;

85                   “(3) Jessica Haynes-Franklin, to fill one of the Board seats described in  
86 subsection (a)(1)(B) of this section;

87                   “(4) Christopher Murphy, to fill the Board seat described in subsection  
88 (a)(1)(C) of this section; **and**

89                   “(5) Melissa Lee, to fill the Board seat described in subsection (a)(1)(D) of  
90 this section;

91                   “(6) Denise Blackson, to fill the Board seat described in subsection  
92 (a)(1)(E) of this section;

93                   “(7) Ronnie Harris, to fill the Board seat described in subsection  
94 (a)(1)(F) of this section; and

95                   “(8) Theresa Silla, to fill the Board seat described in subsection  
96 (a)(1)(G) of this section.

97                   “(d)(1) The members of the Stabilization and Reform Board referred to in  
98 subsection (a)(1)(A) through (E) of this section shall each serve for one term of 3 years;  
99 provided, that each such member may continue to serve until a successor board assumes  
100 the responsibilities of the Stabilization and Reform Board; provided further, that in the  
101 event of a vacancy in the seat of such a member of the Board, the Mayor may appoint a  
102 member, pursuant to subsection (b)(1) of this section, to serve the remainder of the

103 unexpired term or until a successor board assumes the responsibilities of the Stabilization  
104 and Reform Board.

105 “(e) Upon a vacancy in the position ~~office of the~~ chairperson of the Stabilization  
106 and Reform Board, the Mayor shall designate a chairperson from among the members of  
107 the Stabilization and Reform Board referred to in subsection (a)(1)(A) through (E) of this  
108 section.

109 **“(f) Upon a vacancy of any position of the Stabilization and Reform Board,**  
110 **the Mayor shall nominate a replacement who meets the qualifications of the vacant**  
111 **seat pursuant to subsection (a)(1) of this section. A nomination shall be submitted to**  
112 **the Council for a 45-day period of review, excluding days of Council recess. The**  
113 **Council shall be deemed to have approved a nomination under this subsection, if,**  
114 **during the 45-day period, n member introduces a resolution disapproving the**  
115 **nomination.**

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

120 **“(2) All meetings of the Board must be publicized through a notice,**  
121 **published in the District of Columbia Register one week prior to the meeting, which**  
122 **contains the date, time, and location of the meeting.**

123 **“(3) Each meeting shall provide for a period of public comments,**  
124 **which shall not be limited in time, except that the time allowed for each individual**  
125 **speaker may be reasonably limited.**

126           “(hg) A quorum of the Stabilization and Reform Board, for the purposes of taking  
127 any official action, shall consist of 54 members

128           “(ih) The Stabilization and Reform Board established by this section shall assume  
129 authority from the Board of Commissioners established by section 12, and the Board of  
130 Commissioners shall be dissolved, upon the swearing in of at least 54 members of the  
131 Stabilization and Reform Board.

132           “Sec. 11b. Reform activities.

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

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

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

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

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

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

148 **“(6)(A) Reviewing and developing recommendations for**  
149 **improvements of the Authority’s:**  
150 **“(i) Capital and operating budgets;**  
151 **“(ii) Capital and operating expenditures;**  
152 **“(iii) Accounting and fiscal management systems,**  
153 **controls and procedures; and**  
154 **“(iv) Contracting and procurement systems, controls,**  
155 **and procedures.**  
156 **“(B) Requirements of this paragraph are subject to audit of the**  
157 **Chief Financial Officer measured against industry/government standards/best**  
158 **practices.”**  
159 **“(76) Meeting the training requirements established by section 12(h) and**  
160 **14(d).**  
161 **“(b) The Stabilization and Reform Board shall:**  
162 **“(1) Review the progress of the Authority in addressing the findings**  
163 **and recommendations of the United States Department of Housing and Urban**  
164 **Development’s assessment of the Authority (“HUD DC001 Assessment”) each**  
165 **month; and**  
166 **“(3) Provide recommendations to the Mayor and the Council for the**  
167 **structure of a successor Board of Directors to govern the Authority on an ongoing**  
168 **basis.**

169 ~~“(b) The Stabilization and Reform Board shall provide recommendations to~~  
170 ~~the Mayor and the Council for the structure of a successor board of directors to~~  
171 ~~govern the Authority on an ongoing basis.”.~~

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

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

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

175 (2) Subsections (a), (b), (c), ~~(d)~~, (e), (f), (g), (i), (j), (k), (l), (m), (n), (o),  
176 (p), (q), ~~(t)~~, (v)(3), and (w) are repealed.

177 (3) Subsection (h) is amended by adding a new paragraph (7) to read as  
178 follows:

179 “(7) Each reference to “Commissioner” in this paragraph shall be deemed  
180 to be a reference to a member of the Board.”.

181 (4) Subsection (r) is amended by striking the phrase “No Commissioner”  
182 and inserting the phrase “No member of the Board” in its place.

183 (5) Subsection (s) is amended by striking the phrase “Commissioners  
184 shall” and inserting the phrase “Each member of the Board referred to in section  
185 11a(a)(1)(A) through (E) shall” in its place.

186 (6) Subsection (u) is amended by striking the phrase “any Commissioner”  
187 and inserting the phrase “any member of the Board” in its place.

188 (e) Section 14 (D.C. Official Code § 6-213) is amended by striking the phrase  
189 “direction and supervision” and inserting the phrase “oversight” in its place.

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



191 (1) The section heading is amended by striking the phrase “of  
192 Commissioners”.

193 (2) Subsection (a) is amended by striking the phrase “each Commissioner”  
194 and inserting the phrase “each member of the Board”.

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

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

199 (B) Strike the phrase “no former Commissioner” and insert the  
200 phrase “former member of the Board or former member of the former Board of  
201 Commissioners” in its place.

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

204 (D) Strike the phrase “any former Commissioner” and insert the  
205 phrase “any former member of the Board or former member of the former Board of  
206 Commissioners” in its place.

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

209 (g) Section 26g(b)(2)(C) (D.C. Official Code § 6-232) is repealed.

210 Sec. 3. Conforming amendment.

211 Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law  
212 2-142; D.C. Official Code § 1-523.01(e)), is amended by adding a new paragraph (27A)  
213 to read as follows:

214                   “(27A) The Stabilization and Reform Board of the District of Columbia  
215 Housing Authority, established by section 11a of the District of Columbia Housing  
216 Authority Act of 1999;”.

217           Sec. 4. Applicability.

218           Section 2(a), (b), (d), (e), and (f) shall apply on the date that the Stabilization and  
219 Reform Board assumes authority for the governance of the Authority, as provided in  
220 section 11a(h) of the District of Columbia Housing Authority Act of 1999, passed on  
221 emergency basis on December 6, 2022 (Enrolled version of Bill 24-\_\_\_).

222           Sec. 5. Fiscal impact statement.

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

226           Sec. 6. Effective date.

227           This act shall take effect following approval by the Mayor (or in the event of veto  
228 by the Mayor, action by the Council to override the veto), and shall remain in effect for  
229 no longer than 90 days, as provided for emergency acts of the Council of the District of  
230 Columbia in section 412(a) of the District of Columbia Home Rule Act, approved  
231 December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).