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FORMAL NOTICE: Mandatory Requirements for Resident Advisory Board (RAB) Formation and Public Transparency

[redacted] Wed, Mar 4, 2026 at 2:32 AM

Subject: FORMAL NOTICE: Mandatory Requirements for Resident Advisory Board (RAB) Formation and Public Transparency

To: Kim Musgrave, Executive Director **CC:** Dixie Locke, Board Chairperson; Wayne County Board Chair

Ms. Musgrave and Chairperson Locke,

In light of **Resolution 26-4** and the WCHA's stated intent to submit a slate of hearing officers to a Resident Advisory Board (RAB) for approval, I am issuing this formal notice to ensure the Authority's compliance with federal and state law.

As the Resident Commissioner, I am formally demanding active participation in the formation, selection, and proceedings of the RAB from inception to conclusion. To avoid further governance failures, the following standards must be met:

1. **Direct Notification and Opportunity to Join:** Simply posting a notice on the office window or a single bulletin board is insufficient and constitutes a barrier to participation. I demand that a **direct notice be sent to every resident household** (via mail or door-delivery) informing them that a RAB is being formed. This notice must be sent **prior to the selection of members** to give every resident a fair opportunity to request to participate or submit their name for the member pool.

2. **Selection Integrity and "Pool" Formation:** The RAB must be composed of representative residents who are not WCHA staff members. Stacking the RAB with staff or non-independent members is a violation of **24 CFR § 903.13**. Residents must be given a clear window of time to express interest so that the board is formed from a transparent pool of volunteers, rather than hand-picked individuals chosen in secret.

3. **Prior Knowledge for Public Attendance:** Direct notification is also required so that residents who do not wish to be members still have the **prior knowledge** necessary to schedule their attendance. They have a right to witness the "approval" process mentioned in Resolution 26-4.

4. **Open Meetings Act Compliance:** Every RAB meeting must be conducted in accordance with the **Illinois Open Meetings Act (5 ILCS 120)**. This includes publicly posting the meeting notice and agenda at least 48 hours in advance in a location accessible to the public.

5. **Active Commissioner Oversight:** As the Resident Commissioner, I am the legally mandated bridge for resident participation. My active participation includes oversight of the selection process and the right to attend all sessions where the "Grievance Procedure" and "Hearing Officer Slate" are discussed.

Any attempt to form a RAB "in the dark," through informal "window-only" notices, or by using staff members to fill resident seats will be documented as a continuing breach of the Annual Contributions Contract (ACC) and reported immediately to the HUD Office of Public and Indian Housing in Chicago.

NOTICE: The mass notification of the RAB formation presents a mandatory opportunity for the WCHA to correct the public record. On August 21, 2025, a notice was distributed to all residents (attached) claiming I was 'no longer Resident Commissioner' and had 'no authority.' Given that the Board has officially rescinded the resolutions associated with that unlawful removal, the WCHA has a duty to include a formal 'Correction of Record' in this upcoming resident-wide mailer. This correction must explicitly clarify my restored status as Resident Commissioner to rectify the confusion and damage to my authority caused by the previous notice.

Please provide me with a copy of the direct notice you intend to distribute to the residents and the deadline for residents to submit their interest in joining the RAB by the end of business on Friday.

Respectfully,

Ronald Baker

De Jure Resident Commissioner, WCHA

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2 attachments

Aug 21, 2025 resident door notices – Public Reliance on Ratification.pdf
21K

BTLAW AMENDMANT RESPONSE - FOIA R. Baker 3.2.26.pdf
193K