

RESOLUTION 18-14

To Approve the District of Columbia Housing Authority Fiscal Year 2019 Moving to Work Plan

Summary

As part of the District of Columbia Housing Authority's (DCHA) designation as a Moving to Work (MTW) agency, the U.S. Department of Housing and Urban Development (HUD) requires that DCHA submit an annual plan. The plan outlines program projections for the upcoming fiscal year related to: families to be served; changes to the public housing stock (i.e. capital improvements and redevelopment activities); use of project-based vouchers; and anticipated leasing and waiting list activity. In addition, the plan includes proposed policy changes and funding uses for HUD approval.

Some of the key initiatives proposed for FY2019 include: modifications to the Housing Choice Voucher Family Self-Sufficiency Program; expansion of the Homeownership Assistance Program; and an expansion of the types of sources and the way those sources are utilized by DCHA in order to fund public housing redevelopment. With respect to the Rental Assistance Demonstration (RAD) program, the plan also includes a modification to the program's rent phase-in policy and identifies five public housing sites in which DCHA is considering conversion to the RAD program. The plan also outlines plans for capital improvements at certain DCHA's public housing developments.

The purpose of this resolution is to approve the FY2019 MTW for submission to HUD and to authorize the DCHA Executive Director/Secretary to execute all related certifications and forms.

RESOLUTION 18-14

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2019 MOVING TO WORK PLAN

WHEREAS, the District of Columbia Housing Authority (DCHA) and the U.S. Department of Housing and Urban Development (HUD) executed the Amended and Restated Moving to Work Agreement (MTW Agreement), effective September 29, 2010 and extended to 2028 by Congress through the Consolidated Appropriations Act of 2016, that outlines the terms and conditions of DCHA's continued participation in the MTW Demonstration Program as authorized by federal law; and

WHEREAS, the proposed DCHA 2019 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement; and

WHEREAS, the proposed MTW Plan includes an allocation of capital funds, including Demolition and Disposition Transitional Funding ("DDTF"), formerly referred to as Replacement Housing Factor (RHF) funds, which are anticipated to be received from HUD from Fiscal Year 2019 appropriations, and the exact amount of Capital Funds will be determined by HUD.

WHEREAS, the proposed capital fund budget for FY2019 is \$12,213,599 and the following summarizes the estimated budget by major line item;

CAPITAL FUND GRANT BREAKDOWN	
FFY19 Projections	
Estimated FY2019 Total Budget	\$ 12,213,599.00
RHFs	\$ 0 -
DEBT SERVICE	\$ (5,628,500.00)
ADMINISTRATIVE FEE	\$ (1,221,360.00)
PUBLIC SAFETY	\$ (1,221,360.00)
NET CAPITAL FUNDS for MODERNIZATION	\$ 4,142,379.00

and

WHEREAS, Congress continues to underfund the Public Housing Capital Fund and Public Housing Operating Fund; and

WHEREAS, DCHA submitted a RAD application to HUD and in 2016 received a portfolio award for 10 public housing properties that allows DCHA to explore RAD as a financing tool to fund public housing capital needs; and

WHEREAS, five of the 10 properties in the RAD portfolio award are being considered for conversion to RAD in FY2019; and

WHEREAS, DCHA has unspent RHF funds from prior fiscal years in the amount of \$1.2M and if DCHA moves forward with the conversion of the five public housing sites referenced above to RAD, the agency anticipates spending the remaining RHF funds on capital improvements; and

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WHEREAS, during the public comment period, DCHA met with its stakeholders, specifically, the Housing Advocacy community, City-Wide Advisory Board, and the HCV Housing Providers Association, and DCHA residents/participants to discuss the MTW Plan; and

WHEREAS, the proposed DCHA 2019 MTW Plan (including the proposed use of Capital Funds and a policy revision to the Rental Assistance Demonstration (RAD) program) has been made available to the public for a 30-day comment period, discussed at a public hearing on June 25, 2018 and comments received were considered and the accepted revisions were made to the plan accordingly;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority and 1) approves the DCHA FY 2019 MTW Plan for submission to HUD; and 2) authorizes the DCHA Executive Director/Secretary to execute all related certifications and forms.

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 11th day of July, 2018.

ATTEST:

APPROVAL:

Tyrone Garrett
Executive Director/Secretary

Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth S. Slaughter
General Counsel