



District of Columbia Housing Authority

HUD On-site Assessment dated September 30, 2022 Summary of Major Activities to Date March 31, 2023

Governance

Major Activities

All Stabilization and Reform Board (STAR) members, the Executive Director and her leadership team all have completed the Lead the Way Training. Board members have completed ethics and code of conduct training and DCHA continues to host Education Symposiums to provide training opportunities for new Board members. DCHA has created draft dashboards, which establish a routine way to update the Executive Director, the Board and members of the public on the status of key performance indicators at the Agency.

Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
14	3	6	5

Public Housing

Major Activities

In January we updated the Admissions and Continued Occupancy Plan (ACOP), which touches most of the findings and recommendations for public housing. DCHA used this as an opportunity to:

- Align with HUD regulations;
- Incorporate the best practices from the industry and other public housing authorities; and
- State policies in plain language, so they are understood by all stakeholders.

Informed by the revisions to the ACOP Plan, DCHA has also drafted substantial revision to its Moving to Work (MTW) plan. DCHA posted the ACOP on its website in mid-February for review and public comment. Through the month of March, DCHA hosted more than a dozen meetings with stakeholders to share information about the plan.

Summary of Engagement

<ul style="list-style-type: none"> February 28 (Lightbulb icon) March 6 (Microphone icon) March 13 (Document icon) March 15 (Envelope icon) March 20 (Cup icon) 	<ul style="list-style-type: none"> Citywide Advisory Board (5 participants) Public Hearing (58 live views; 287 views to date) Resident Council Presidents (15 participants) Advocates (19 participants) ICH Housing Solutions (71 participants) 	Resident Council Meetings <ul style="list-style-type: none"> • Carroll Apartments (13) • Claridge Towers (44) • Greenleaf Sr. (22) • Harvard Towers (17) • Highland Addition (18) • Highland Residential (15) • Hopkins (11) • Judiciary House (31) • Kentucky Courts (3) • Lincoln Road (2) • Montana (0) • Ontario Road (4)
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DC HOUSING AUTHORITY



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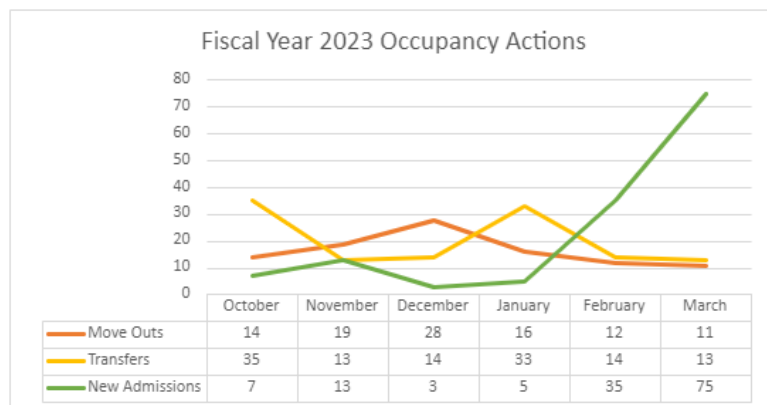
At this time, DCHA is considering comments from the public and HUD. At the April 12th STAR Board Meeting, the Agency will ask the Board to vote on a resolution in support of the plan. After publication of the plan, DCHA will begin work on procedures, training and implementation.

DCHA continues to make progress in its comprehensive inspections and maintenance strategy, which kicked off on January 40; over the course of six to eight months DCHA expects to inspect every single unit in the portfolio and make needed repairs.

	Total Units	Units Inspected	Pending Inspection	Requiring Pest Control	Emergency Repairs	Completed by Contractor	Repairs in Progress	Requires Relocation	Hotel Stay Requested	Q/C Completed
Harvard	193	170	23	63	22	56	47	12	0	0
Knox Hill	122	117	5	38	8	0	0	1	0	0
James Apts	141	129	12	31	6	0	0	0	0	0
Claridge Towers	343	140	203	25	6	0	0	0	0	0
Horizon House	124	51	73	8	3	0	0	0	0	0
Hopkins	158	120	38	9	0	0	0	1	0	0
Sibley	224	170	54	4	4	0	0	0	0	0
Judiciary House	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing
Ledroit	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing
Total	1305	897	408	178	49	56	47	14	0	0
Percent		69%	31%	20%	5%	4%	5%	2%	0%	0%

Prior to the kickoff, DCHA developed a comprehensive assessment tool and re-trained inspectors. In support of these efforts, the Board approved two resolutions at their January 25 meeting which allow the agency to piggyback on District government contracts that support DCHA’s efforts to inspect and quickly follow with maintenance fixes. These contracts are scheduled to go before the Council at April’s legislative meeting. This effort will also help the agency verify and update data on the condition and occupancy status of units supporting the site, PIC and YARDI data reconciliation.

With the goal of increasing occupancy, DCHA also held a mass eligibility event at the public library on January 6. Since then, DCHA has held three additional events with every household on the waiting list having been invited to at least one event. DCHA will hold the last occupancy event on May 1 inviting every single household on the public housing waiting list who has not been able to attend a prior event to participate. These efforts are beginning to yield results. With 75 move ins in March of 2023, this is the first time in years that the Agency has seen a net gain in occupancy.



In March, DCHA also submitted its Designated Housing Plan to HUD for approval. The plan requested designation of the same units that were previously approved as elderly only through Initiative 2 of the MTW plan. DCHA will close this initiative in the plan.



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Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
33	1	3	29

Procurement

Major Activities

At the Board’s February 8 Board Meeting, they voted on a resolution to allow the Agency to publish the procurement policy in the DC Register. After the public comment period has concluded and at the April Board meeting, the Agency will ask the Board to pass a resolution in support of the procurement policy.

Additionally, DCHA has hired an external firm to audit a random sample of all the agency's contracts. They are auditing 10 percent of all active contracts: five contracts less than \$50k, five between \$60k and \$250k, and five more than \$1M. DCHA expects this work to conclude in mid-April.

Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
10	2	1	7

HCVP

Major Activities

In January, the Agency completed a comprehensive update of the Administrative Plan which governs the housing choice voucher programs. DCHA used this as an opportunity to:

- Align with HUD regulations;
- Incorporate the best practices from the industry and other public housing authorities; and
- State policies in plain language, so they are understood by all stakeholders.

Informed by the revisions to the ACOP Plan, DCHA has also drafted substantial revision to its Moving to Work (MTW) plan. DCHA posted the ACOP on its website in mid-February for review and public comment. Through the month of March, DCHA hosted more than a dozen meetings with stakeholders to share information about the plan.

At this time, DCHA is considering comments from the public and HUD. At the April 12th STAR Board Meeting, the Agency will ask the Board to vote on a resolution in support of the plan. After publication of the plan, DCHA will begin work on procedures, training and implementation.



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With the goal of leasing up a new allocation of 476 federal vouchers and creating a pool of qualified applicants for turnover vouchers, DCHA executed a contract with a vendor at the end of March to complete eligibility. DCHA has done an initial pull from the waiting list and expects the vendor to begin to contact people to complete eligibility in mid-April.

In March, DCHA also released a solicitation for a third-party vendor to support the Agency to complete rent reasonableness determinations. DCHA expects to select a vendor in April and plans to effectuate a new rent reasonableness process in the summer.

With the goal of improving customer service and increasing transparency, DCHA is putting plans in place now to roll out new functionality in the business management system. In the first phase of implementation, applicants and customers will be able to login and see the status of their case and submit updates to information. In future phases, the agency expects to use the functionality in Rent Café to send and receive updates.

Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
25	1	0	24

Finance

Major Activities

HUD has reviewed and closed all the Finance-related findings in their Assessment. The remaining observations, which DCHA is working to close, are related to data collection and clean up, and DCHA has engaged the services of a contractor to support that work.

Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
11	7	1	3

Repositioning

Major Activities

DCHA is still in the process of gathering documentation in response to the first three repositioning findings related to replacement reserves and gathering information to take the steps necessary on Choice Mobility and Resident participation.



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Number of Findings, Observations and Recommendations	Number Satisfied by HUD	Number DCHA Requests HUD Consider Closing	Number in Progress
10	3	3	4

DCHA will meet with HUD again in April to review progress.