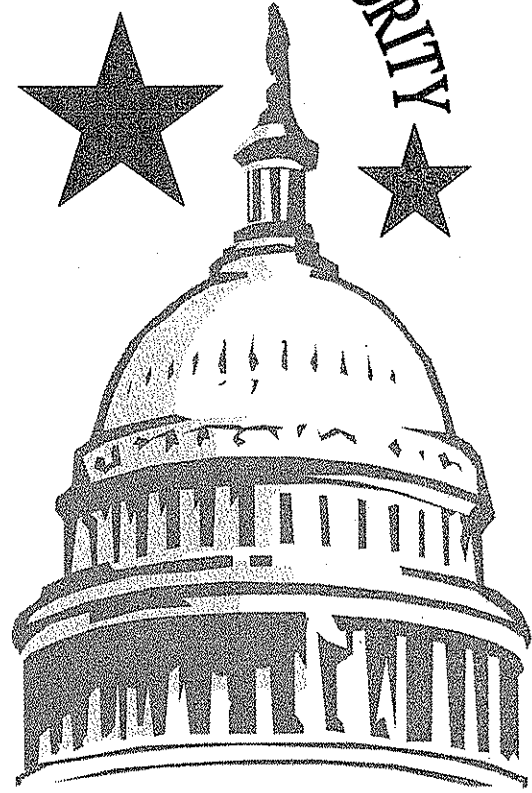


DISTRICT OF COLUMBIA HOUSING AUTHORITY



**CREATIVE LIVING
SOLUTIONS PLAN**

FY 2006

MICHAEL KELLY, Executive Director

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INTRODUCTION

This plan describes both the ongoing activities and plans and the innovative initiatives that DCHA will pursue during the third full year of its participation in HUD's demonstration program, Moving to Work (MTW). In accordance with the administrative provisions of the DCHA MTW Agreement, this plan is for the period from the beginning of Fiscal Year 2006, October 1, 2005, through September 30, 2006.

Because DCHA is governed by the District of Columbia's public rulemaking process, and works closely with an active low income housing advocate community, its Citywide Resident Advisory Board and its HCVP Participant Advisory Committee, this plan is intended as an overview and preview of MTW activities anticipated for the coming year. Each one of the initiatives proposed in the second section of this plan, "Creative Living Solutions Initiatives", will be reviewed and crafted in detail by a diverse group of stakeholders before being adopted by the Board of Commissioners. The local regulations or other implementing tools will reflect the input from many authors before they are made final.

The basic requirements for DCHA's participation in the MTW demonstration are outlined in DCHA's MTW Agreement with HUD. The MTW Agreement commits DCHA to the following:

- At least seventy-five (75%) of the families assisted during the term of the demonstration will be very low-income families;
- DCHA will continue to assist at least substantially the same total number of eligible low-income families as would have been served without participation in the demonstration; and
- DCHA will serve a comparable mix of families (by family size) as would have been served without participation in the program.

DCHA has chosen to name its MTW program Creative Living Solutions (CLS). This name expresses more clearly our goals and expectations. The CLS objectives that DCHA has established spring from the goals and objectives of its Strategic Plan. DCHA is operating under a Two-Year Strategic Plan which consists of ten goals approved by the Board of Commissioners. These goals have been collapsed into objectives for the purpose of this plan. The Strategic Plan will continue to guide the day-to-day activities of the Authority. DCHA's four CLS objectives as outlined in this Plan are as follows:

- Develop enhanced housing opportunities;
- Sustain quality property management;
- Achieve effective customer support services; and
- Organize efficient businesslike operating systems.

Over the course of the seven year term of this demonstration, new DCHA rules or other implementing steps, replacing those required by HUD, will be developed in consultation with the residents of DCHA's communities, the local organizations committed to helping improve the lives of low income families, local elected and appointed officials, DCHA staff and concerned members of the general public. After the exploration and consultation process, those changes that are carried through to implementation will be adopted through the District of Columbia rulemaking process, after approval by the DCHA Board of Commissioners. Once adopted by the DCHA Board of Commissioners, local rules will replace HUD rules for at least the term of DCHA's MTW Agreement. DCHA will not implement the changes described in this plan without hearing from and

working closely with our clients, advocacy groups and all other stakeholders, not the least of which are DCHA's employees responsible for the day-to-day success of the agency in achieving its mission.

Because of DCHA's commitment to following a broadly inclusive path in implementing the initiatives described in this plan, we cannot predict exactly when or whether each of these initiatives will be fully implemented. Thus, this plan presents the innovative activities that we plan to explore and possibly initiate during FY '06 recognizing that some of the initiatives described in this plan will take more than one year to fully implement. Additionally, this plan includes the initiatives that we began in FY'04 and FY '05 that will require further development during FY'06. These are identified by the numbering system. Initiatives introduced in FY'04 have a 04 as the last two digits in the Initiative number. Similarly initiatives introduced this year end in 06. Some initiatives have been and may be abandoned if we learn from the input gathered during the planning process that the initiative as proposed will not result in the benefits we seek.

Organization of the Plan

The first section of this plan is entitled "Overview of Activities and Issues". It is organized according to the requirements for the MTW Plan found in Attachment B of DCHA's MTW Agreement with HUD. The "Overview of Activities and Issues" section of the plan provides data showing trends in the core activities of the Agency. The data is presented by fiscal year providing statistics and indicators for the beginning of each fiscal year. When DCHA reports on the benchmarks as required by its MTW Agreement, it reports on data from the end of each fiscal year. The "Overview of Activities and Issues" section also identifies issues and describes actions that DCHA will be taking to address the identified issues. DCHA is able to undertake some of the actions described in the Ongoing Activities section as a result of the authorizations of DCHA's MTW Agreement with HUD, others do not require the flexibility of the MTW Demonstration.

The second section of this plan outlines specific innovative activities that are authorized by the terms of the MTW Agreement. It is entitled "Creative Living Solutions Initiatives". Each part of the "Creative Living Solutions Initiatives" section covers a CLS Objective. The initiatives listed in this plan are organized and numbered according to the primary CLS objective that they advance, the order in which they were presented and the year when they were first introduced. For example, the first initiative in this year's plan is numbered 1.4.04. This initiative advances objective 1. It was the 4th initiative proposed under MTW/CLS and it was introduced in the FY '04 Plan. Gaps in numbering sequence indicate that an initiative has been implemented or that DCHA has determined, as part of its exploration of the initiative that it is not feasible or useful to implement. Information on initiatives that were introduced in FY 200 and that are not included in this plan will be included in the MTW/CLS Annual report for FY 2005. This plan only addresses those initiatives that will be pursued in FY 2006.

As DCHA pursues the CLS Initiatives outlined in this plan, it also will be working to achieve the performance benchmarks established in Attachment D of the MTW Agreement. At the end of the year DCHA will prepare a CLS Annual Report to report on the progress it has made toward achieving the benchmarks in the Agreement, and the status of the initiatives outlined in this Plan.

OVERVIEW OF ACTIVITIES AND ISSUES

Households Served

Public Housing Families

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	7,508	7,203	7,500	7000				
Actual	7,508	7,203	7,258					

HCVP Recipients

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	7,875	8,680	9,300	9,643				
Actual	8,680	9,249	9,908					

Total Households Served

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	15,383	15,883	16,800	16,643				
Actual	16,188	16,452	17,166					

Total Public Housing Households Served by bedroom Size:

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
0BR	2,408	2,255	2,956					
1BR	3,472	3,592	3,626					
2BR	5,049	5,193	5,196					
3BR	3,741	3,857	3,757					
4BR	1,149	1,177	1,204					
5BR	336	343	370					
6BR	33	35	57					
TOTAL	16,188	16,452	17,166					

Households Served by Household Type: TOTAL

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Non-elderly/non disabled	9,582	9,683	9,732					
Elderly/non-disabled	1,976	2,140	2,249					
Disabled	4,626	4,629	5,185					
other	4	-	-					
TOTAL	16,188	16,452	17,166					

Households Served by Income Group: TOTAL

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
<30% AMI	15,258	15,465	15,869					
30%-50%AMI	876	926	1,187					
50%-80% AMI	54	60	105					
>80%AMI	-	1	5					
TOTAL	16,188	16,452	17,166					

Households Served by Race: TOTAL

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Asian/Pacific Islander	48	48	53					
Black	15,734	15,829	16,643					
Native American / Hawaiian	6	7	27					
White	313	326	369					
Other	87	242	74					
TOTAL	16,188	16,452	17,166					

Households Served by Ethnicity: TOTAL

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Hispanic	--	339	350					
Non-Hispanic	--	16,113	16,816					
TOTAL	--	16,452	17,166					

Households on Waiting List by Housing Type

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Public Housing	17,374	20,492	26,458					
HCVP	26,218	30,876	40,884					

Households on Waiting List by Bedroom Size: Public Housing

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
0 BR	6,325	7,011	6,367					
1 BR	2,531	3,363	6,636					
2 BR	4,620	5,502	7,453					
3 BR	2,947	3,485	4,667					
4 BR	714	846	1,088					
5 BR	116	141	119					
6 BR	20	30	25					
6+ BR	101	114	103					
TOTAL	17,374	20,492	26,458					

Waiting List Issues

The waiting lists for both HCVP and Public Housing have more applicants on them than could be housed within any reasonable time period. For the past two years, both waiting lists have been growing at a rate faster than that of the previous year. Although there are some limited preference groups for which this is not true, for many applicants the wait for housing assistance is several years long even if the household falls into a preference category. With an astonishing 50,000 households on either the public housing or voucher lists (or both in most instances), DCHA is currently working on a number of creative options to improve the management of the list and updating the application process to reflect depleting resources.

Currently, in an effort to be efficient, DCHA requires only a simplified waiting list application, allowing the applicant to self certify as to program eligibility and preference categories. As an applicant family nears the top of the waiting list, the applicant is required to provide more extensive information for eligibility and certification purposes. Staff then verifies this more extensive information before offering the applicant a unit or a voucher. Even with these efforts to make the process efficient, the staff time expended to take applications, enter them into the electronic database and keep the applicant contact and family size information current over many years of waiting is extensive and reduces the resources available to meet pressing current client needs.

Proposed Waiting List Actions

In FY'06, DCHA intends to implement a new Application Intake Management System (AIMS) that will include a number of changes that will allow DCHA to provide the best possible service to its clients and efficiently use its limited resources. AIMS will be multi-faceted.

It will include the establishment of an Housing Resource Center which will be a tool that potential public housing and HCVP applicants can use to find affordable housing in addition to the housing owned by DCHA. The Housing Resource Center is expected to include information for clients on Moderate Rehabilitation properties in the District, Mixed Finance projects that DCHA has helped develop and for which it is providing ongoing subsidy, DCHA project-based HCVP subsidized projects and Substantial Rehabilitation and other HUD contracted project-based Section 8 projects that DCHA monitors.

AIMS is also expected to include the introduction of the opportunity for existing and new applicants for public housing to express a preference for the public housing communities in which they would like to live (see Initiative 1.10.06). This flexibility will allow the authority to more effectively match the needs and wishes of its applicants with the available housing resources. This initiative will complement Initiative 2.5.04, completed in FY '04, that established site-based waiting lists for Redevelopment and Special Needs Properties. Each site-based waiting list at a Special Needs or Redevelopment Property has specialized referral processes, screening criteria, lease provisions and continued occupancy standards. In FY'05, DCHA will expand the number of site-based Special Purpose and Redevelopment Properties waiting lists as appropriate, in addition to converting its current waiting list to allow applicants to express preferences for particular properties.

During the course of FY '06, DCHA will be exploring ways to reduce the expenditure of resources currently being used to place applicants on the waiting list when there is no reasonable expectation that they will be housed within twelve months of applying for housing or assistance. DCHA will be exploring ways to close at least part of the waiting list and expects to implement a chosen strategy after an open dialogue. Any changes in waiting list policy will be considered and implemented in consultation with current residents and assistance recipients, representatives of low income families and local elected and appointed officials.

C. Number of households projected to be served at the end of FY '06

DCHA projects that it will serve a total of 16,643 households in public housing and HCVP by the end of FY'06. Through DCHA's numerous mixed-finance redevelopment opportunities, the housing authority also serves a substantial number of low income families in other subsidized units, such as those developed and financed with Low Income Tax Credits. Altogether, DCHA is managing, preserving and creating a very large majority of units housing very low and low income families in the District of Columbia.

D. Narrative discussion/explanation of change

During the period for this plan, DCHA projects that the profiles and total number of households served as presented in the tables above will not change significantly. For Fiscal Year 2006 the number of public housing units and the number of households served in public housing will decline slightly due to new, ongoing modernizations efforts utilizing DCHA's \$75.6 million in bond proceeds received in FY 2005. Additionally, due to the modified distribution formula for the federal voucher program and the aggressive housing market in the District of Columbia, DCHA also anticipates that the total number of leased units under this program will also decline. The decrease in units participating in the federal voucher program is a local response by housing authorities across the nation to dwindling voucher resources. While DCHA is implementing strategic cost-cutting initiatives, some described later in this plan, to defray costs, the inevitable financial reality is that DCHA's voucher program will have to be reduced. During FY 2005, DCHA responded to the reduction in federal voucher funding by implementing program changes that would help decrease costs. Further details on these initiatives will be fully described in DCHA's FY 2005 MTW Report.

DCHA anticipates adding public housing units to its inventory through partnerships with other nonprofit and for-profit housing providers to assign unused increments of Annual Contributions Contract authority to affordable housing units owned, operated and being developed and acquired by these groups. The units added to DCHA's inventory this way will replace obsolete public housing units that have been demolished or disposed of.

OCCUPANCY POLICIES

A. Statement of policies governing Eligibility, Selection, Admissions, Assignment and Occupancy of Families including Deconcentration

In order to establish a mix of incomes at its properties, DCHA has had an Admissions and Occupancy Policy in place for the past six years that places importance on including working families in the DCHA community mix. Fifty percent of the applicants admitted in any year are working families, the elderly or disabled. Fifty percent are all other categories of applicants. The latter group includes up to 100 families facing an emergency situation that includes homelessness. With a public housing waiting list of over 26,000 families, 98% of whom are extremely low-income, a typical applicant can expect to wait many years before being offered a public housing unit. Those with a need for a unit size in high demand and in short supply will wait the longest.

To further enhance housing opportunities, DCHA screens applicants for criminal and drug related activity, reliability in paying rent, various good neighbor factors and ability to comply with the terms of the lease. Applicants are given at least two opportunities to select a unit before they are removed from the waiting list.

DCHA's continuing occupancy policies are based on principles of equity for all residents and the protection of the right to quiet enjoyment of the residential premises. In order to foster the best living environment for all residents, DCHA enforces recertification, rent payment policies and other requirements of the resident's lease and uses landlord-tenant court and eviction, as necessary, to assure that all tenants comply with their lease obligations. DCHA pursues lease enforcement in cases of criminal activity both on and off DCHA's premises. The authority uses One Strike evictions as an important part of its crime reduction activities, but each case is based on a review of the particular facts in each situation before proceeding.

DCHA does not have any properties with a large number of families with relatively higher incomes, except in HOPE VI properties where explicit policies have been established to market to and recruit families with a wide-range of incomes. The majority of families residing in all DCHA's properties have incomes below 30% of the Area Median Income (AMI), and most of those families have incomes only at 10-12% of AMI. Since the majority of families on DCHA's waiting list are also below 30% of median income, DCHA's efforts to deconcentrate its communities is focused on improving the incomes of its current residents. This has been DCHA's deconcentration policy since QHWRA instituted the requirement for a deconcentration policy. Several of the CLS Initiatives proposed in this plan will be an important part of this ongoing effort.

Property and Unit Designations:

Prior to the designation of three additional properties as "elderly only" in FY' 04, DCHA had two properties designated as "elderly only", Edgewood Terrace with 89 public housing units and a building at Wheeler Creek with 100 public housing units. In addition to the Mixed Finance Properties of Edgewood Terrace and Wheeler Creek, the following properties are also now "elderly only":

Knox Hill with 122 units;
Regency House with 160 units; and
Carroll Apartments with 60 units.

DCHA is working with supportive service providers for the disabled to expand the number of units in DCHA's inventory with specific wraparound services available for a variety of disabilities. DCHA is working with the Department of Mental Health to designate two hundred (200) existing privately owned units, located throughout the District, to receive DCHA's operating subsidy and be occupied using site-based waiting lists. DCHA has converted 326 conventional public housing units to UFAS standards and is producing, through new construction and mixed-finance developments, an additional 186 UFAS units. With the creation of these additional accessible units throughout DCHA's family properties, DCHA is creating opportunities for families with non-elderly members who are mobility impaired to live in communities with more members in their age-groups or to live where the necessary support services are readily available. This will reduce the potential intergenerational conflicts of lifestyle and active hours, etc.

DCHA's introduction of the opportunities for existing and new applicants to express a preference for the properties where they want to live will assist in the implementation of elderly-only designated properties, in providing services to the disabled, and in providing supportive opportunities for grandparents serving as the primary caregivers for their grandchildren.

Properties where site based waiting lists have been authorized include:

Wheeler Creek	Ontario Road
East Capital	Special Purpose Units at Sibley Plaza
Henson Ridge	Edgewood Terrace

The Special Needs Mixed Finance Units to be developed in conjunction with the DC Department of Mental Health during FY '06 will also use site-based waiting lists with their own preferences and screening criteria.

Through Initiatives 3.3.05 and 3.4.05 DCHA will explore creating supportive communities for a number of different groups with special needs, requirements or ambitions including parenting grandparents, disabled in need of supportive services and families preparing for homeownership.

Housing Choice Voucher Program Eligibility, Selection, Admissions of Families including Deconcentration

The DCHA waiting list for tenant-based assistance requires most applicants to wait many years before being issued a voucher. Prior to participation in the MTW demonstration, several critical actions were already being taken to try to reduce the time on the waiting list and improve the success rate of customers with vouchers seeking to lease a home. These include:

- Implementation of Fair Market Rents based on the 50th percentile of area rents.
- Establishment of exception rents in qualifying neighborhoods
- Increase in utilization rates
- Increasing voucher term to lease up a unit to 180 days
- Establishing a Landlord Advisory Committee to advise on program improvements to maintain and increase the number of participating landlords.

As a result of these efforts and the introduction of housing search assistance, the success rates of new voucher assistance recipients has improved from 50% to the current 75%.

In addition to increasing success rates for HCVP recipients, the increase in the Fair Market Rents, and the establishment of exception rents in qualifying neighborhoods serve to mitigate the concentration of low income voucher holders in already poverty impacted neighborhoods. DCHA has also upgraded its briefing package and presentation to include materials to assist new voucher recipients in finding a home in a non-poverty impacted areas. Unfortunately, achieving the deconcentration goal promoted by HUD and supported by DCHA, has resulted in a dramatic increase in per voucher costs. Given recent reductions in HCVP resources, DCHA will be exploring ways to control costs without reducing significantly the housing choice and mobility opportunities for HCVP recipients. DCHA also expects to use MTW block grant flexibility to be able to continue existing deconcentration efforts to the extent feasible. DCHA will be seeking to use this flexibility to preserve both existing deconcentration efforts and the number of households served.

B. Rent Policy

The rent that a resident of a DCHA property must pay is based on 30% of adjusted income or 10% of gross income, whichever is greater, using the formula first established in 1972 by the Brooke amendment to the 1937 Housing Act.

At the end of FY '04, DCHA adopted a local regulation using MTW flexibility that reduces the administrative overhead of offering the QHWRA initiated Flat Rents to public housing residents, while providing the same benefits to residents. Called "Market-Based Rents" to differentiate the local DCHA revised program from HUD's "Flat Rents", the new rule, implemented in October, 2004 makes charging a market-based rent in lieu of an income-based rent automatic whenever it provides a financial advantage to the household. Conversely, whenever a household requests an interim recertification because of a reduction in income the lower of the two rent options is charged to the resident.

Changes in Housing Stock

Number of Public Housing units in Inventory at the beginning of:

	FY '03	FY '04	FY '05	FY '06	FY '07	FY'08	FY '09	FY'10
Projected		9,219	8,807	8,306*				
Actual	9,254	9,219	8,607					

*This number includes routine vacancies, units on scheduled modernization, and non-dwelling units.

Number of Vouchers in Inventory at the beginning of:

	FY '03	FY '04	FY '05	FY '06	FY '07	FY'08	FY '09	FY'10
Projected		9,355	10,800	11,041				
Actual	8,981	9,355	10,947					

SOURCES AND USES OF FUNDING

FY06 Consolidated MTW Budget Narrative

DCHA has for several years managed its budget using a consolidated budget format. The tables presented herein merely separate out MTW and non-MTW program funds as appropriate for DCHA's MTW agreement. This comprehensive presentation combined with monthly expenditure projections compared to actual expenditures serves as an affective and effective management tool for the Board of Commissioners.

DCHA MTW SOURCES AND USES

	FYE 9/30/2006 - Budgeted			
	LIPH	HCV	CFP	MTW TOTAL
REVENUE				
Rental Revenue	\$17,150,000			\$17,150,000
HUD Subsidies - Operations	43,900,000	8,311,804	16,278,593	68,490,397
HUD Subsidies - HAP		95,891,497		95,891,497
HUD Subsidies - Hard Costs			7,021,407	7,021,407
Other Income	450,000	6,000,000		6,450,000
TOTAL REVENUE	\$61,500,000	\$110,203,300	\$23,300,000	\$195,003,300
EXPENSES				
Administrative	12,500,000	6,000,000	4,900,000	23,400,000
Tenant Services	800,000	0		800,000
Utilities	23,500,000	0		23,500,000
Maintenance	15,500,000	250,000		15,750,000
Protective Services	200,000	0	3,800,000	4,000,000
General Expenses	8,000,000	2,000,000	7,578,593	17,578,593
TOTAL OP. EXPENSES	\$60,500,000	\$8,250,000	\$16,278,593	\$85,028,593
Casualty Losses - noncapitalized				
Housing Assistance Payments		101,891,497		101,891,497
TOTAL EXPENSES	\$60,500,000	\$110,141,497	\$16,278,593	\$186,920,090
CONSTRUCTION COSTS	\$1,000,000	\$0	\$7,021,407	\$8,021,407
TOTAL USE OF FUNDS	\$61,500,000	\$110,141,497	\$23,300,000	\$194,941,497
SURPLUS (DEFICIT)	\$0	\$61,804	\$0	\$61,804

The sources presented above are based on DCHA's current knowledge of grants approved and/or requested, adjusted by whatever new information we have received via PIH Notice or other reliable source regarding funding trends. Because both low rent program subsidies and voucher program HAP subsidies are expected to decline in FY06, the Uses presented reflect DCHA's response to the anticipated funding realities. DCHA is in the midst of a

management restructuring in order to bring staffing and other program costs in line with expected available funds.

Sources and Uses of non-MTW Funds – The table on the next page presents all major non-MTW sources and uses of funds. This breaks down into four fund categories: Development, Bond funds, Non-MTW Voucher Program, and Miscellaneous grants, which includes funds from the District Government and social service grants.

Development funds are comprised primarily of the four active HOPE VI grants, including the most recent grant to the Eastgate development project, along with replacement housing factor funds, which are used for replacement housing development activities.

During FY 2005, DCHA issued a Grant Anticipation Bond (\$81.8 million) for accelerated modernization and redevelopment activities. The Bond funds category represents the FY2006 portion of these funds, which will be used over a three year period. DCHA estimates that it will expend \$16 million of the bond in FY2006. The DCHA has a detailed schedule of all work items that will be funded with these bond proceeds, which includes the development, the work item, and the timeline of all work to be completed.

Miscellaneous grants fund includes social service grants for residents and resident organizations, anticipated District funds to support the mixed finance development projects, and a grant from the District to support DCHA's ongoing security program at its developments.

In total, these non-MTW fund categories are expected to break even in FY2006, as they do each year, as they are grant funded programs that earn revenues as they recognize expenses. These grant funded programs do not draw from or contribute to the Authority's reserves.

DCHA NON-MTW SOURCES AND USES

	FYE 9/30/2006 - Budgeted				
	Development	Bond	Voucher	Misc. Grants	Non-MTW Total
REVENUE					
Rental Revenue					\$0
HUD Subsidies - Operations	2,000,000	1,600,000	3,088,196	500,000	7,188,196
HUD Subsidies - HAP			37,966,467		37,966,467
HUD Subsidies - Hard Costs	23,000,000	14,400,000		2,500,000	39,900,000
Other Income/Local				8,000,000	8,000,000
TOTAL REVENUE	\$25,000,000	\$16,000,000	\$41,054,664	\$11,000,000	\$93,054,664
EXPENSES					
Administrative	2,000,000	1,600,000	2,200,000		5,800,000
Tenant Services				500,000	500,000
Utilities					0
Maintenance					0
Protective Services				4,000,000	4,000,000
General Expenses			750,000		750,000
TOTAL OP. EXPENSES	\$2,000,000	\$1,600,000	\$2,950,000	\$4,500,000	\$11,050,000
Casualty Losses - noncapitalized					
Housing Assistance Payments			37,966,467	4,000,000	41,966,467
TOTAL EXPENSES	\$2,000,000	\$1,600,000	\$40,916,467	\$8,500,000	\$53,016,467
CONSTRUCTION COSTS	\$23,000,000	\$14,400,000	\$0	\$2,500,000	\$39,900,000
TOTAL USE OF FUNDS	\$25,000,000	\$16,000,000	\$40,916,467	\$11,000,000	\$92,916,467
SURPLUS (DEFICIT)	\$0	\$0	\$138,196	\$0	\$138,196

In addition to the funds presented in the sources table, DCHA receives funds from its subsidiary corporations: Construction Services Administration (CSA) and DC Housing Enterprises (DCHE), which provide services within the District to other District organizations and agencies. Over the course of the MTW demonstration, DCHA expects to see a growing part of its funding derive from the revenue generated by these subsidiaries. They are able to earn net revenues that are returned to DCHA. A third subsidiary, Community Vision, Inc is a 501(c)3 organization that is actively fundraising on behalf of DCHA residents.

Adequacy of Reserves – DCHA's reserves are adequate, with \$40.8 million in unaudited unrestricted net assets, i.e. reserves, at the end of FY 2004, of which approximately \$16 million were in public housing and \$25 million were in the voucher program. A significant portion of these reserves are receivables from HUD. Due to recent decisions on the part of HUD, it is likely that a small portion of these receivables will be written down. In addition, due to federal level funding cutbacks in both the Public Housing Operating and Voucher programs, FY 2005 and 2006 will be difficult operating periods for DCHA. DCHA will report on its Reserves position at the end of FY 2005 in its FY 2005 MTW Annual Report.

CAPITAL PLANNING

A. Major Capital Needs and Projects, estimated costs and proposed timetables

The Capital Budget for FY 2006, attached as Appendix A, was prepared using an asset management approach, based on a comprehensive Physical Needs Assessment and a preventive maintenance plan prepared for each property, and a comprehensive Capital Plan.

The Physical Needs Assessment shows a total of approximately \$200 million in projected physical needs over the next five years. Best case projections of Capital Fund allocation, over the next five years, anticipate that there will be less than \$100 million provided by HUD.

DCHA is also the recipient of \$75.6 million in Grant Anticipation Bonds. The proceeds of this bond will be used to bring a majority of the properties planned to be retained in the DCHA public housing inventory to twenty year viability. A list of projects for which the bonds are anticipated to be used are included in this plan at Appendix B. The bond funds will be spent within four years of issuance.

By borrowing money to accelerate the modernization of DCHA properties, DCHA hopes to stop further deterioration of its properties and the resulting increase in routine maintenance costs and subsequent capital costs. The Capital Plan also reflects a determination of which properties are approaching obsolescence and need to be considered for demolition and/or disposition, replacement, and restructuring. Those properties that have been determined to have potential viability have been targeted for investment of Grant Anticipation Bond funds.

DCHA is actively developing alternative scenarios for the remaining properties in its inventory.

The proceeds of the Grant Anticipation Bond issuance alone will not be sufficient to meet the full range of needs of DCHA's viable properties. DCHA is planning to meet the remainder of these needs through the hypothecation of energy savings anticipated to be generated from the investment of approximately \$15 million in its properties to improve the energy efficiency of their mechanical systems and building envelopes (see Appendix B). DCHA expects to serve as its own Energy Services Company for this component of its capital improvement plan as described more fully in Initiative 4.1.04.

HOPE VI and Redevelopment

DCHA has 2 completed HOPE VI sites, The Townhomes on Capital Hill and Wheeler Creek, and 4 sites undergoing revitalization: Henson Ridge, Capitol Gateway, Capper/Carrollsborg and Eastgate. In July 2005, DCHA submitted another HOPE VI application for the vacated Sheridan Terrace property. This project is expected to be a mixed finance/ mixed income development that will provide affordable housing opportunities for qualified former residents of the Sheridan Terrace community and other low income residents of the District.

As this plan is being produced, Congress is still debating the inclusion of HOPE VI funding into the FY 2006 HUD appropriations bill. Therefore, it remains unclear whether there will be another round of HOPE VI grants offered in FY 2006. Should Congress approve funds, DCHA will seek to amend this plan if it anticipates applying for a grant in FY 2006.

B. Capital Fund Planned Expenditures

Federal Fiscal Year 2005 Capital Funds expected to be allocated to DCHA that will be available to obligate and expend in DCHA's FY 2006 are estimated to be a total of approximately \$19,000,000 plus an estimated \$ 4,300,000 in Replacement Housing Funds (RHF).

Replacement Housing Funds

From the Capital Fund allocation, approximately \$3,821,407, in addition to the \$4,300,000 in Replacement Housing Funds, is currently budgeted for the bricks and mortar of Capital Projects.

Bond Debt Service

\$7.6 million will be used to pay the annual debt service associated with the authority's bond issuance.

Grant Administration Costs

Approximately \$ 3.8 million will be spent on grant administration costs and on the personnel transition costs required for a management restructuring in order to adjust the size of the agency to respond to budget realities.

Public Safety

Approximately \$3.8 million is budgeted for the support of the Office of Public Safety.

C. Demolition and Disposition requests

DCHA is working on identifying opportunities to improve the quality of the housing inventory available to low income families at the following properties. While some of these opportunities may not come to fruition during FY 2006, opportunities are under consideration at the following properties:

Demolition underway or under consideration for FY 2006

- Portions of Park Morton
- Portions of Parkside
- Portion of Hopkins (federal highway project)
- Arthur Capper/Carrollsborg
- East Capitol HOPE VI

Disposition underway or under consideration for FY 2006

- Portion of Hopkins
- Stoddert Triangle (as approved in HOPE VI Grant)
- Portion of Kelly-Miller
- Eastgate Gardens
- Western Mews
- Wylie Courts
- Various Scattered Sites
- Sheridan Terrace
- Parkside
- Highland Additions
- Arthur Capper/Carrollsborg

D. Homeownership activities

DCHA has incorporated a strong homeownership component in each of its HOPE VI projects. In addition, over the next several years DCHA will be continuing its transformation of its scattered site inventory through the conversion of a substantial part of it to homeownership opportunities for low and moderate income families. This will be accomplished in part through the income realized from the sale of some units at full market value in order to raise the necessary funds to preserve the remaining units for low and moderate income families.

DCHA will be further supporting homeownership opportunities with its newly instituted HCVP homeownership program. The DCHA HCVP homeownership program has 300 families participating in preparatory housing counseling and another 1,719 families have formally expressed an interest in participating in the program. The transition from housing counseling to homeownership is difficult and time consuming. Since the program's inception, seven (7) families have successfully purchased a home, and an additional two (2) families will be closing on their homes with the use of a voucher by the end of FY 2005.

MANAGEMENT INFORMATION FOR OWNED/MANAGED UNITS

As the size of its inventory of units temporarily shrinks during this period of extensive redevelopment activity, DCHA has modified the three regions that are the core of its successful housing management strategy. A separate division is now responsible for properties owned by DCHA, but managed by private management companies, and for public housing units associated with mixed-finance properties that are coming back on line.

A. Vacancy Rates by property at beginning of FY '05

PROPERTY	# of Available Units FY'05	# Occupied Units FY'05	Adjusted Vacancy Rate FY'05 ¹	Projected Adjusted Vacancy Rate FY'06
DCHA -Rock Creek				
Colorado	20	20	0.00%	0.00%
Columbia Road	22	20	9.10%	4.50%
Fort Lincoln	110	106	0.00%	1.00%
Garfield Terrace	268	263	0.00%	1.00%
Greenleaf Gardens	268	263	0.00%	1.00%
Greenleaf Senior	200	200	0.00%	1.00%
Harvard Towers	178	173	0.00%	1.00%
James Apartments	139	138	0.00%	1.00%
James Creek Dwellings	231	228	0.00%	1.00%
Judiciary House	173	172	0.00%	1.00%
Kelly Miller Apartments	166	164	1.20%	1.00%
Langston Addition	34	34	0%	2.94%
Langston Dwellings	270	270	0%	0.37%
LeDroit Apartments	118	117	0.85%	0.85%
Montana Terrace	47	47	0.00%	0.00%
Ontario Road	0	0	0.00%	0.00%
Park Morton Apts	169	162	4.14%	2.00%
Scattered Sites	36	36	0.00%	0.00%
Syphax Gardens	168	168	0.00%	0.59 %
TOTAL	2980	2940		

¹ DCHA uses HUD's definition of adjusted vacancies to determine the adjusted vacancy rate. Units in on schedule modernization, or in nondwelling use are not included in the denominator.

Property	# of Available Units FY'05	# Occupied Units FY'05		Adjusted Vacancy Rate FY'05 ¹	Projected Adjusted Vacancy Rate FY'06
DCHA - Potomac					
Arthur Capper Family	46	46		0%	NA
Arthur Capper Senior	187	187		0%	0.53%
Barry Farm	423	423		0%	0.24%
Benning Terrace	244	244		0%	0.41%
Carroll Apartments	59	59		0%	1.7%
Carrollsborg	5	5		0%	NA
Elvans Road	19	19		0%	5%
Fort DuPont Addition	16	16		0%	6.25%
Fort DuPont Dwellings	101	101		0%	1.00%
Highland Addition	113	113		0%	1.00%
Highland Dwellings	202	202		0.00%	0.50 %
Kenilworth Courts	266	266		0%	0.38%
Kentucky Courts	116	116		0.00%	0.86%
Knox Hill Senior	120	120		0.00%	0.00%
Lincoln Heights	422	422		0.00%	3.00%
Parkside Addition	42	42		0.00%	2.38%
Richardson	187	187		0.00%	1.06%
Stoddert Terrace	150	150		0.00%	0.67%
The Villager	20	20		0.00%	0.00%
Wade Apartments	12	12		0.00%	0.00%
Woodland	230	229		2.17%	2.17%
Scattered Sites	14	14		0.00%	0.00%
TOTAL	2994	2993			

DCHA-Asset Management					
Claridge	325	325		0.00%	0.31%
Hopkins	152	152		0.00%	0.66%
Horizon House	102	102		0.00%	1.00%
Lincoln Road	18	18		0.00%	0.00%
Potomac	328	327		0.31%	0.31%
Regency House	155	155		0.00%	0.65%
Sibley Plaza	190	190		0.00%	0.52%
Sursum Corda	27	27		0.00%	3.70%
Edgewood	89	89		0.00%	1.11%
Henson Ridge	68	68		0.00%	1.47%
Wheeler Creek	148	148		0.00%	0.67%
TOTAL	1602	1601			

A. Rent Collections

Rent Collections: Cash Collected compared to Rent Billed

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	98.00%	98.00%	98.00%	98.00%				
Actual	99.84%	100.00%	98.00%					

DCHA maintains a high percentage of cash collected compared to rent billed. The Authority will seek to continue this high standard.

B. Work Orders

Work Orders: Days to Complete Routine Work Orders

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	23.00	23.00	23.00	23.00				
Actual	20.02	20.00	23.00					

DCHA has tracked this measure according to the requirements of its MTW Agreement benchmark. It will continue to complete work orders within its projected average of 23 days.

Work Orders: %-age Emergency Work Orders completed within 24 hours

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	100%	100%	100%	100%				
Actual	100%	100%	100%					

C. Inspections

Units and Systems Inspected Annually

	FY '03	FY '04	FY '05	FY '06	FY '07	FY '08	FY'09	FY '10
Projected	100%	100%	100%	100%				
Actual	100%	100%	100%					

DCHA will seek to continue to inspect 100% of its systems and units at least once per year.

E. **Security**

DCHA has a successful Office of Public Safety (OPS) which DCHA recognizes as an integral part of its property management function. OPS has been effective in working with the Metropolitan Police Department to bring the crime rate down at all DCHA properties and it is critical for the security of the residents and the property that the proactive nature of that collaboration be ongoing. However, with the elimination of the Public Housing Drug Elimination Program, which provided significant funding to implement crime prevention strategies, and the continuing lack of full operating subsidy funding, DCHA has a difficult time effectively addressing crime issues in its properties. In order for the OPS to be as effective as possible, its funding sources need to be more predictable and less dependent on annual grantsmanship. Therefore, DCHA will explore, and implement as feasible, ways of using the MTW/ CLS Block Granting of funds from the operating subsidy, HCVP and Capital Fund to continue to find creative and practical methods to combat this serious problem.

The District of Columbia has organized inter agency "Hot Spot" teams for the highest crime areas throughout the District. Fourteen of the fifteen "Hot Spots" are neighborhoods that include a public housing community. DCHA serves on the "Hot Spot" teams serving public housing neighborhoods. These are serving as an effective vehicle for bringing additional resources into public housing communities for security and resident services.

Management Information for Leased Housing

A. **Leasing Information**

At the end of FY 2005 DCHA expects it will have exceeded its target lease-up rate and by the end of FY 2006, DCHA will continue to have leased up at least 97% of the vouchers that were available to it at the beginning of the term of the MTW Agreement, October 1, 2002. With this accomplished, DCHA will be eligible to apply for any additional vouchers that may be made available by HUD with a utilization threshold as a determination of eligibility to apply.

Rent Reasonableness

DCHA has a comprehensive system in place for determining rent reasonableness. DCHA has two real estate analysts on staff who maintain a comprehensive database of comparable rental properties and perform rent reasonableness analysis using a proprietary software package. As one of its CLS and cost containment initiatives for FY '05, Initiative 1.6.05, DCHA will explore replacing this standard approach to rent reasonableness with a system of fixed subsidy levels that will encourage voucher recipients to shop for the most reasonable rents.

Expanding Housing Opportunities

DCHA has implemented Fair Market rents based on the 50th percentile, established a high payment standard and established exception rents in qualifying neighborhoods in order to expand housing opportunities for its voucher recipients. Each of these actions, instituted at HUD's urging, has served to expand housing opportunities for DCHA's low income families. The success of these efforts has resulted in increased program costs. HUD's substantive changes in funding methodology over the past year has made it very difficult to pay market rate rent levels and has placed all of these expanded opportunities, mobility and deconcentration efforts in jeopardy. DCHA will explore a series of cost containment methods and flexible funding methods allowed by DCHA's MTW Agreement and MTW Block Grant to achieve a balance between preserving the number of families served under the program and maintaining expanded housing opportunities.

Deconcentration of low income families

In addition to improving success rates, the increase in the Fair Market Rents, and the establishment of exception rents in qualifying neighborhoods, described above, serve to allow the reduction in the concentration of low income voucher holders in already poverty impacted neighborhoods. DCHA has also upgraded its briefing package and presentation to include materials to assist new voucher recipients in finding a home in a non-poverty impacted areas. Unfortunately, achieving the deconcentration goal, promoted by HUD and supported by DCHA, has resulted in a dramatic increase in per voucher costs. Despite HUD's promotion of the deconcentration efforts, it is now penalizing housing authorities for increases in per voucher costs.

B. Inspection Strategy

In FY 2006, DCHA will seek to improve the efficiency of its HCVP program and the quality of the housing occupied by voucher recipients by modifying its inspection schedule using the flexibility allowed by its MTW Agreement. This is described in Initiative 1.8.05. Until this initiative has been implemented, DCHA expects to complete 100% of the required annual HQS inspections of all units under a HAP contract as well as 100% of all pre-contract HQS inspections. DCHA staff will complete quality control re-inspections on 5% of all units under contract. In addition, DCHA inspections staff will require that 100% of all HQS violations are repaired or the HAP contract will be terminated. Since 50% of all units under contract require a return inspection to determine that HQS violations have been repaired and 50% of all units presented for a first time inspection are not found to be acceptable, the workload for DCHA inspection staff is considerable. This initial failure rate of units proposed for new lease-ups speaks to the quality of the affordable units in the District market, and the difficulty DCHA HCVP customers have in finding acceptable affordable housing.

DCHA inspectors have also been trained and tasked with gathering data on site during the initial, pre-lease-up inspections for the use of the HCVP real estate analysts in completing an accurate rent reasonableness determination for units newly entering the program.

RESIDENT PROGRAMS

DCHA sponsors and coordinates a medley of services created to improve the livability of the authority's communities and to provide opportunities for both public housing and voucher clients to improve their individual lives. DCHA carries out these services with a host of public and private partners, and they are targeted in two areas: Empowerment activities and Support services.

Empowerment

Over the past five years, DCHA has placed a priority on empowering residents and nurturing resident leadership. DCHA supports the elections of development specific resident councils and assisted with the creation of a Citywide Resident Advisory Board (RAB). DCHA also sponsors special retreats to enhance the management capacity and accountability of these leadership teams. Senior staff meet routinely with the councils and RAB to update them and solicit input on emerging policies and program changes.

Uniquely, DCHA has also supported the creation of a HCVP Participant Advisory Committee. This committee functions similarly to the RAB and is routinely used as a sounding board for developing issues specific to the voucher program.

Support Services

While DCHA has less direct funding available for resident support services, it has enhanced its collaborations with external partners to achieve the same end....the provision of outcome based activities that will help residents achieve their personal goals. DCHA's supportive services are offered via four avenues: the HOPE VI Community and Self-Sufficiency Program, a Section 3 program, the HCVP Family Self-Sufficiency Program, and services provided and facilitated by DCHA's Office of Resident Services (ORS).

During FY 2006, ORS will host and carryout various programs. ORS plans to host the following initiatives:

Construction Apprenticeship Program

Under this initiative, ORS will be working with the Office of Financial Management, and Office of Contracts and Procurement to create a partnership with the Painters Union to establish a painting apprenticeship for public housing residents and HCVP participants. ORS will primarily be involved in recruiting and screening of potential program participants. ORS, in partnership with other service providers, will also conduct a month long job readiness training session whereby participants will be connected to services such as necessary GED courses, daycare services and transportation services and basic communications skills and proper work attire. Once the participants successfully complete the job readiness training, they will be referred to the apprenticeship program which will have both in-class instruction and on-the job training. The duration of the apprenticeship program will range from two to three years, depending on the needs and goals of the resident. For example, a resident who expresses interest in becoming a journeyman may be recommended for a three year program. ORS plans to enroll approximately 30 residents in the program by the end of fiscal year 2006. ORS is currently working on executing a Memorandum of Understanding with the Painters Union.

Kimi Gray Resident Academy and Quarterly Development Training

The Purpose of this initiative is to provide residents with leadership training for public housing residents, thereby empowering the residents to participate actively in resident program and policy development activities undertaken by DCHA. ORS also plans to turn this academy into a designation and certification program whereby residents who successfully complete the required course work will be designated as Resident Leaders. As Resident Leaders, these residents will be recruited to hold elected resident council positions and advisory related positions. The training programs will focus on presentation skills and data interpretation for the resident to effectively communicate their ideas and bring issues to the table. ORS will solicit the leadership community within the area colleges and universities and the private business community.

Healthy Grandparents Initiative

Under this initiative, ORS will be partnering with the Howard University Department of Social Work and the School of Nursing to provide a wide range of health and social services programs to grandparents serving as guardians of their grandchildren. The goal of Project Healthy Grandparents is to strengthen grandparent-headed families by providing social and health services and improving access to community resources.

The Health Grandparents Initiative is modeled after the successful Georgia state University's Health Grandparents Program. The concept of Project Healthy Grandparents utilizes a strengths-based approach by a team of social workers and nurses who provide interventions in the home. In addition, support groups and parenting education classes are offered to create a support network for families and help grandparents cope with raising their grandchildren. The youth services program offers grandchildren an opportunity to interact and improve self-esteem. Through these intervention efforts the program seeks a reduction in the stress level of grandparents and stabilization or measurable improvement in their physical, emotional and mental well-being.

ORS plans to pursue funding from various sources, including private foundations and governmental agencies.

ACADEMICONE

Under this initiative, ORS will be teaming with Academic One and Speaking Smart to providing tutoring and public speaking programs to DCHA's adult and children residents. ACADEMICONE is an on-line tutoring program designed to assist school-age children with challenging homework assignments. Speaking Kids is a component of Speaking Smart, Inc. and is designed to educate youth on effective communication skills. Through the partnership, Speaking Smart and Academic One will make on-line tutoring services accessible to youth living in public housing communities. On-line services will be available to public housing youth, as well as adults who may be taking courses. Residents will utilize a computer to access an on-line educational professional to assist with homework assignments. Homework assistance will primarily be provided in the subjects of Math and Science.

Speaking Kids/ACADEMICONE has proposed to set up computer labs at ten public housing sites strategically located in the District. It is anticipated that the initial program will be set up at Park Morton and later extended to nine other public housing sites over the next 1-2 years.

Neighbor to Neighbor

DCHA has implemented a Neighbor-to-Neighbor Community Service policy during the past year. DCHA will be working to persuade a high percentage of its residents to truly volunteer to help their community and their neighbors; however, the newly adopted policy does include a mandatory requirement for community service for those residents who do not qualify for an exemption. In accordance with the provisions of the Community Service statute, the provisions of DCHA's program exempt the majority of DCHA residents by encouraging those who are not otherwise exempt to participate in job search and job readiness programs and thus qualify for exemption from the mandatory aspect of the program. DCHA will provide job readiness and job search opportunities through its Section 3 program and in partnership with the District of Columbia Department of Employment Services. DCHA will be working closely with residents over the next year to encourage voluntary community service and compliance with the basic program requirements.

Vulnerable Population Initiative

During the winter months in Fiscal Year 2006, ORS plans to carry out intervention programs targeted to the DCHA public housing and HCVP vulnerable populations, specifically the elderly and children. During the Fiscal Year 2005, ORS worked with the DCHA housing managers who provided insights on issues on elderly residents may have been facing due to inclement weather. For example, some of the residents had not left their home for months due to the lack of transportation or inclement weather conditions. ORS staff provided targeted assistance to the elderly by connecting them to healthcare and screening services based on the needs identified by the Housing Managers and by further analysis by ORS staff. Similarly, ORS provided winter coat and Christmas gift drive for DCHA public housing children. Given the success and need for the program ORS plans to continue this program in Fiscal Year 2006 for the population groups.

Customer Service Program

The design and implementation of a structured customer-centered program at DCHA is in response to the Executive Director's mandate, included in the Authority's priorities for FY-04. A Customer Relations Advisory Team (CRAT) made up of representatives from each department and regional operations was created. This multi-disciplinary approach facilitated broad-base input into the design of a comprehensive customer relations program.

During the initial phases of program design and implementation, customer service was defined, customer service factors were identified, customer service standards of excellence were developed and published authority-wide and front line staff were trained. As we move forward to design the evaluation phase of the program, consulting services were utilized to develop a customer satisfaction tool, collect, analyze and disseminate the survey findings. The survey was conducted in May and June 05 and included external and internal customers.

The results from the survey will provide baseline information from which service delivery will be measured as we move forward. The data will also assist DCHA in identifying specific training needs. Concurrently, ten members of the CRAT successfully completed a certification course "Through the Customer's Eyes" taught by HR Staff in conjunction with Rockhurst University, Division of Continuing Education. These employees are now qualified to assist HR staff with the authority-wide customer relations training.

Partnership with Community Economic Engines

In addition to the service initiatives described above, DCHA will also explore new means of identifying and partnering with prominent public and/or private companies that serve as the economic engines in and around DCHA's public housing communities. DCHA owns public housing property throughout the District of Columbia, and has routinely developed new relationships with non-traditional partners for the provision of services, particularly in light of dwindling available federal resources.

There are a variety of community economic engines that, if effectively accessed, can serve as catalysts to improve lives and, by extension, stronger families. One example of such an economic engine is a university. Universities are stable economic engines that provide jobs, funding opportunities and serve as cultural hubs. By tapping into the strength of such an institution, DCHA will be able to generate multiple benefits for its residents. The same can also be said for large and medium-sized non-profits. Non-profits, hospitals and churches are also sources of employment, support services and potential vendor opportunities. DCHA will seek to identify these engines and create new streams of resources.

Coordinated On-Site Support Services

As DCHA carries out its empowerment and supportive services, it will continue to work on bringing quality, on-site services to its public housing developments. Over the past year, DCHA has improved the selection process of service providers wishing to use space at developments. By incorporating a formalized license agreement and with active input from the respective resident council, this new process and structure has improved the business relationship between the vendor, the resident council, and DCHA, and improved vendor accountability. With this new structure in place, DCHA is poised to identify and put in place service providers that can meet the specific needs of the resident population.

One example of an important on-site service that will improve the livability of our public housing communities is the provision of mental health services at the mixed population buildings. The need for this service is acknowledged by occupants of elderly/disabled buildings who repeatedly express concern for their neighbors who appear to be mentally disabled and in dire need of professional assistance. DCHA will work closely with the Department of Mental Health to facilitate these services.

B. Issues and Proposed Actions

Predictable annual grant funding to continue these activities is no longer available from HUD and resources from HUD or other categorical grants have become even scarcer than heretofore. As operating funds become tighter, DCHA must break new ground in finding ways to continue to provide these customer services.

DCHA will be redoubling its efforts to ensure that DCHA residents are aware of and using to the full extent possible the array of supportive and special needs services offered by the government of the District of Columbia and local nonprofits.

With three residents serving on DCHA's nine member Board, with a Citywide Resident Advisory Board and extensive resident involvement in the planning and implementation of its HOPE VI redevelopment projects, DCHA is committed to encouraging resident self-determination and empowerment. As a fundamental part of all it does, DCHA will continue to seek to encourage, rather than require, community service as a key component of its commitment to encouraging and nurturing resident self-determination and empowerment.

In FY '03 DCHA initiated a sophisticated assessment protocol to reliably determine resident satisfaction. Through a third party professional analyst of customer satisfaction, DCHA assessed customer satisfaction using a combination of professionally administered surveys of a scientifically selected sample of residents and a carefully selected focus group representing a mix of interests. DCHA has found the information gathered from this process to be reliable and useful in shaping its programs and making key decisions.

As a result of input from this DCHA-initiated FY 2003 resident satisfaction assessment, DCHA recognized that it needed to improve its communication with residents. As a result of these findings, DCHA has instituted a newsletter for residents, held its first resident summit, and successfully redoubled its efforts to establish the Citywide Resident Advisory Board. In addition, despite funding difficulties, as a result of input from the resident satisfaction assessment, DCHA remains committed to maintaining an effective DCHA police force.

DCHA proposes to continue a similar process on an ongoing basis as part of its comprehensive two-way communications strategy. In FY 2006, DCHA will be placing particular emphasis on improving its customer service and on measuring the success of these efforts through several points of service customer satisfaction surveys. DCHA will also be monitoring customer satisfaction by tracking the number of grievances filed, DCHA's hearing compliance and closure rate. DCHA will explore the expansion of its resident satisfaction monitoring to include both public housing and HCVP, in this way, DCHA will be monitoring customer satisfaction agency-wide, not just for public housing. By relying on an assessment of customer satisfaction using more scientific samples than the method used by HUD and customer satisfaction surveys at point of services delivery, DCHA feels that it will achieve a better sense of customer satisfaction than is achieved by the HUD administered survey, with its typically low response rates and high reliance on the literacy of the customers being surveyed

CREATIVE LIVING SOLUTIONS INITIATIVES

Overview

The outlines for the initiatives provided in this plan are just the beginning of a participatory exploration and implementation process. Each one of the initiatives outlined in this plan will be treated individually in great depth before any changes are final. Each Initiative will be subjected to a comprehensive public review process with residents and local advocates before DCHA implements any of them. During this participatory process, the nature of the proposed change may be modified significantly based on stakeholder input. The outlines for each initiative are purposefully broad so as not to undermine the validity of the participation and exploration process.

Many of the changes envisioned in the initiatives described in this plan will require official action of the DCHA Board of Commissioners after publication and public notice and comment in accordance with local law. In practice, prior to starting the public rulemaking process DCHA consults with and obtains comments and input on any proposed rule changes or new rules from key stakeholders such as the DCHA Citywide Resident Advisory Board, and the HCVP Landlord Advisory Committee and Participant Advisory Committee and the housing advocate community. Once a draft regulatory rule is ready, it is presented to the appropriate committee(s) of the Board of Commissioners. The Board of Commissioners has three committees with defined responsibilities. These committees are:

- Development and Modernization;
- Operations; and
- Finance

Once the appropriate Board committee has provided approval to publish the proposed rule, it is published for 14 to 30 days in the DC Register by the government of the District of Columbia. Written comments are received and reviewed. Based on the comments and further discussion with stakeholders the proposed rule may or may not be amended. If it is significantly amended it is taken back before the appropriate Board committee(s) and with the committee(s) approval republished for an additional notice and comment period. If there are no significant changes, the proposed rule is brought back to the committee(s) with the written comments. The committee(s) reviews the rule in depth. If the committee(s) approves the proposed rule it is placed on the Board of Commissioners public agenda for action after public testimony. The agenda is distributed to all of the Resident Council Presidents and reviewed with the Citywide Resident Advisory Board, and the HCVP Landlord Advisory Committee and the Participant Advisory Committee. Prior to taking action at the Board meeting, the Board of Commissioners calls on staff for a public presentation of an analysis of the proposed rule and its potential impacts. The new rule or rule change is not in effect until the Board of Commissioners has adopted a resolution in a public meeting approving it.

Completed Initiatives

There were 13 initiatives set forth in the CLS Plan for FY 05. Some of them were pursued, for others analysis and consideration was begun, and a few have been studied and eliminated. The following initiatives were completed in FY'05 and have been removed from the descriptions which follow:

Initiative 1.4.04 Modifications to HCVP Homeownership Program

Initiative 1.5.04 Modifications to DCHA's Project-Based Voucher Program

Initiative 2.5.05 Modifications to Pet Policy

Initiative 3.5.05 Streamlining Resident Community Service

The completed initiatives will be reported on in the Annual Report for FY 2005.

For ease of tracking, the initiatives under each Objective start with the number of the objective, followed by the number of the initiative based on the order in which it was proposed in a CLS Plan, and finally followed by the year of the Plan in which it was first proposed. Thus in Objective 1, "Development of Enhanced Housing Opportunities", there were four Initiatives in the CLS Plan for '04 ending with 1.4.04 so that Initiatives proposed for the '05 Plan start with 1.5.05. Initiative 1.5.05 indicates that it falls under Objective 1, it is the fifth initiative under this objective and it was proposed in Fiscal Year 2005. For tracking and reporting purposes all Initiatives will be shown for all years, while only Initiatives still under development from a prior year and new Initiatives for the Plan's CLS Year will be included in the following pages of this plan. Once an Initiative has been implemented it will not appear in the Plan, but will continue to appear in the Annual MTW Report.

Objective 1: Developing Enhanced Housing Opportunities

Introduction

This chapter describes the CLS activities that the District of Columbia Housing Authority (DCHA) will be undertaking to develop enhanced housing opportunities for the low-income citizens of the District. DCHA has proposed initiatives that will both facilitate the production or preservation of affordable units and improve the quality of life at the affordable units on which it has some influence.

CLS Initiatives

Initiative 1.6.05: Modifications to Methods for Setting Total Tenant Payments and Determining HCVP Market Rents

As part of DCHA's ongoing efforts to maximize the resources available for its voucher participants and to reduce the administrative cost of making these resources available, in FY 2006, DCHA will implement, as feasible, modifications to the required rent reasonableness determination and a minimum payment requirement for all voucher recipients. DCHA will be studying several alternative methods for insuring that unit rents are adequately established and that the voucher recipient and DCHA are getting the best value for the subsidy provided. The areas for potential local rulemaking include:

- the development of a fixed schedule of subsidy payments according to family size and income levels to encourage voucher recipients to find the best value for their voucher subsidy;
- introduction of a minimum tenant payment with limited or no exceptions;
- changes in policies regarding the approval, as the initial agency, of "port-outs", unless they are absorbed by the receiving agency or cost DCHA no more than they did while the recipient was housed in the District;
- a change to exception rent policies and procedures.

Initiative 1.7.05: Security Deposit Guarantee Program

Over the past 5 years, DCHA's voucher program has provided affordable housing options to approximately 5,000 additional families. As the program has matured, DCHA has identified areas within the program that will enhance housing opportunities available to our voucher participants. One of these issues is the limited ability of some voucher participants to secure funding for a security deposit.

DCHA will explore the development of a small guarantee program to which voucher assistance recipients may subscribe for a monthly fee in lieu of a lump sum security deposit payment to landlords. The goal of the program is to provide a mechanism whereby voucher participants are not unduly restricted from leasing potential units. Participants will be able to provide this security through a small monthly payment over time. This Initiative will require flexible use of funds to allow for potential payment on any guarantee where the recipient caused damage. The extent of the guarantee and agreements with landlords would be negotiated and discussed with the DCHA's Landlord Advisory Committee and a resolution of the Board of Commissioners would be sufficient for allocation of funding.

Initiative 1.8.05: *Modifications to HCVP Inspections Scheduling*

DCHA has been considering alternatives to the Standard Inspection scheduling that would concentrate efforts on properties or landlords who persistently do not comply with the HQS standards. Modifications to the HQS inspections scheduling will make the inspection program more efficient and responsive to customer needs. DCHA will consider categorizing properties with HAP contracts according to risk, quality or upkeep level, and will use this categorization to determine the frequency of inspections. Many properties may only need to be re-inspected on a multi-year schedule thus allowing staff efficiency and a focus on properties or landlords that indicate a need for more frequent inspection.

Landlords and properties that comply on a consistent basis would not be inspected as often, thereby reducing unnecessary oversight for both the participant and the landlord. This revised scheduling process is also expected to include a component encouraging voucher recipients to request inspections when conditions are not up to standard.

Initiative 1.9.06: *Modifications to DCHA's Project-Based Voucher Program Admissions*

Using MTW flexibility, DCHA has adopted several modifications to its project-based voucher program that DCHA calls its *Partnership Program*. Under Initiative 1.5.05, in FY 2005, DCHA made revisions to the Partnership Program including eligibility requirements for selecting occupants for Partnership Program properties for defined groups such as public housing residents with the right of return or occupants of project-based properties with rights of first refusal under local District law. These changes will be reported on more extensively in the CLS Annual Report.

DCHA will continue to explore potential modifications to this program in FY 2006. A continued review of the program will focus on achieving the following objectives:

- to increase participation by landlords;
- to meet local housing and community needs; and
- to be efficient to manage.

During FY 2006, DCHA will explore policy changes that will modify the management of the HCVP waiting list so that applicants can indicate, when applying or updating their applications, their willingness to accept a project based voucher and a property preference. This change in waiting list management will introduce much needed efficiency while maintaining opportunities and equity for residents. DCHA will also explore implementation of a similar change in process for applicants of its Mod/Rehab program, as well as other processes or procedural improvements to make the program more administratively effective.

Initiative 1.10.06: *Applicant Intake Site Designation*

In FY'06, DCHA intends to introduce centrally managed, site-based waiting lists. The authority will give existing applicants the opportunity to state their preferences for individual DCHA properties as part of the process of updating applications. New applicants will only be added to the waiting list for properties that they select. This initiative will be part of DCHA's introduction of a comprehensive Application Intake Management program that is anticipated to include upgraded software, a focus on greater customer service and introduction of several efficiencies in client intake.

This initiative will complement the completed Initiative 2.5.04, Revised Site-Based Waiting Lists Policies and Procedures, which focused on Special Needs and Redevelopment Properties and will be implemented in conjunction the project based waiting lists described in Initiative 1.9.06.

Objective 2: Sustain Quality Property Management

Introduction

This chapter describes the activities the District of Columbia Housing Authority (DCHA) will undertake during FY 2006 to sustain the quality of the day-to-day management of the residential communities for which it is responsible. This chapter reflects DCHA's core business. DCHA's definition of quality property management is to provide CLASS--Clean, Livable, Attractive, Safe and Sustainable--properties.

DCHA has achieved an excellent record in property management in recent years. The challenge now is to continue to maintain this performance level, while examining the way it does business so as to lower operating costs. Using the flexibility and freedom allowed by the demonstration, DCHA will be able to consider avenues to improve the effectiveness of its operations, develop alternative policies and procedures through local rulemaking that achieve similar or better results for its customers, but are more efficient to administer – the essence of a demonstration program

CLS Initiatives

Initiative 2.1.04: Simplified Certification and Multi-year Income Recertification

This initiative has two parts, both designed to make the income and eligibility determination process more efficient and cost effective. The initiative is expected to have the double benefit of, first, saving staffing costs so that scarce resources can be used where they bring more benefit to DCHA's customers and, second, providing greater convenience as well as incentives for self-sufficiency to residents of DCHA properties and applicants for housing or assistance provided through DCHA.

At final determination of eligibility, as applicants are pulled from the waiting lists and forwarded to HCVP or public housing for lease-up, DCHA will consider extending the length of time that the verified application data is deemed valid. This will reduce the amount of duplicative work required of eligibility staff in DCHA's Client Placement Division and reduce the time necessary to build a qualified applicant pool.

As the second part of this initiative, DCHA proposes to adopt local rules that provide work incentives for all residents by adopting recertification procedures that do not require recertification every year. Under this Initiative, if adopted after considering input from all stakeholders, income-based rent would need only to be increased after a mandatory recertification completed on a multi-year basis. Rents could be reduced any time a resident requested an interim recertification as a result of a reduction in income. The revisions to the recertification process, as envisioned, would allow a delay in a rent increase until the next multi-year recertification for any increase in income. These revised procedures would provide a lifetime incentive to residents and voucher holders to increase income and would remove the current limitation on eligibility for the earned income disregard.

These changes could potentially save DCHA substantial overhead and limit opportunities for errors in rent determination. For the residents and HCVP participants, they would remove the disincentive to employment and underemployment. In sum, these procedures will be easier for

voucher holders, public housing residents and staff, alike, to understand and will be simpler and thus more effective to administer. Residents will benefits directly from reduced paper work and more understandable incentives to work.

Objective 3: Achieve Effective Customer Support Services

Introduction

This chapter describes those potential initiatives DCHA will undertake that will enhance the authority's business relationships with its external partners and its residents. This section also includes those initiatives that will be explored to augment the authority's supportive services for both its residents and voucher participants.

Despite DCHA's commitment to provide the necessary services for its customers, the loss of PHDEP funding demands a creative approach to the funding of these critical activities. The flexibility allowed by participation in the demonstration will be an important factor in the DCHA strategy to continue its commitment to customer service. Innovations in how DCHA does business, budgeting and active and creative fundraising and partnership development will continue to be other important components of the strategy.

Both public housing residents and HCVP voucher recipients can benefit from a carefully developed program of support and enrichment services. DCHA can only fully achieve its mission to be an excellent provider of affordable housing for its low income clientele if it can make support services available both to its customers who are HCVP voucher recipients and to those who are public housing residents. The challenge, given funding realities, is to sustain the current services to residents. DCHA will be looking to its nonprofit, 501 (c) 3 DCHA subsidiary, Community Vision, Inc., established in 2003, as a vehicle for raising private and other federal and local public funds for continuing to coordinate and/or provide these services.

DCHA has both a Citywide Resident Advisory Board, which represents the needs of our public housing tenants, and a Participant Advisory Committee, which provides voucher participants and DCHA staff with a forum for the exchange of ideas and discussion of program concerns. DCHA calls on these groups for feedback during the formulation of this plan and other DCHA policy issues.

CLS Initiatives

Initiative 3.3.05: *Streamlined Subsidy-Only Protocol*

While most residents of and applicants for occupancy in DCHA properties just need affordable housing in a livable environment, many DCHA residents have a wide range of support needs. Support needs can range from the needs of grandparents, or other kin, serving as the primary caregiver for grandchildren, or other minor related children, all the way to mentally disabled individuals requiring a case manager. In FY'06, DCHA will be examining its property management practices, policies and regulations to remove barriers to meeting these needs.

DCHA will be expanding its efforts to partner with faith-based and other nonprofit organizations in order to effectively combat and prevent homelessness. Initially, DCHA will be focusing its new subsidy-only protocols on providing public housing units for the most vulnerable of low-income families who will receive supportive service in a residential setting. Most of these additional units will be provided using public housing subsidy for housing provided in a service-rich environment in partnership with nonprofit and for-profit housing providers.

DCHA will use the MTW flexibility described in this Initiative to substitute local requirements for any statutory or regulatory barriers to successful partnerships both in Mixed Finance opportunities and in working with supportive service programs of the government of the District of Columbia. Moreover, DCHA will seek to develop with HUD a streamlined Subsidy-Only Development Protocol that will reduce transaction time and costs in order to negotiate and finalize subsidy-only arrangements quickly and inexpensively. DCHA is looking to make it attractive for private sector partners to dedicate units in existing, as well as prospective, rental developments to subsidy-only public housing development. This initiative will facilitate the provision of enhanced public housing dispersed throughout the community with the support needed by our most vulnerable residents DCHA will seek to develop a simplified Subsidy-Only Development Protocol in which HUD will authorize DCHA to close such transactions on an expedited basis, using simplified model documents, without further HUD approval.

At a minimum, DCHA proposes a protocol that would provide for the submission of a Transaction Summary memorandum to HUD, for information purposes, no later than 30 business days prior to the proposed closing of a subsidy-only mixed financed transaction. The Transaction Summary Memo will include a brief narrative describing (i) the proposed project, including the types of units, number of units and unit mix (ii) the surrounding neighborhood and other ongoing or planned revitalization in the area (iii) the project participants, (iv) the nature of the supportive services to be provided and (v) key management and operations requirements. No later than 10 business days following the closing, DCHA will provide HUD with a memo updating all material changes to the Transaction Summary Memo, a Mixed Finance ACC Amendment to the Consolidated Annual Contributions Contracts executed by DCHA for execution by HUD and an operating subsidy agreement executed by DCHA and the owner consolidating the standard amalgam of HUD required certifications. No later than 30 days following the closing, DCHA will submit to HUD a copy of all executed simplified model documents associated with the closing and any other information requested by HUD for review rather than approval.

Initiative 3.4.05: *Supporting Grandfamilies*

Many of DCHA's seniors are raising their grandchildren. Grandparents have become the legal guardian or primary caregiver for their grandchildren. DCHA will explore ways to use or modify public housing or voucher policies as resources to help provide support for such families. DCHA will work closely with residents in drafting appropriate responses to this issue and it may require modifications to admission, transfer or other admissions and occupancy policies. DCHA will take these up in consultation with the residents.

This Initiative was specifically requested by the City-Wide Resident Advisory Board as a special concern to many residents. Any program and regulatory modifications will be tailored to a program developed for this specialized population. This initiative is part of DCHA's goal to use its resources as efficiently as possible to meet the needs of its customers.

Initiative 3.5.06: *Rent Simplification and Collections*

Over the past two years, DCHA has used its MTW authority to evaluate the existing rent system with the dual goal of improving program efficiency and encouraging self-sufficiency.

HUD's current requirements for income determination and rent calculation require 19 HUD income exclusions, 20 federally mandated exclusions and 5 deductions from income. This leads to confusion and opportunities for error or misinterpretation.

DCHA is aware of HUD's interest in creating a national rent simplification model, and that other MTW housing authorities have experimented with new models as well. DCHA intends to build on this foundation of knowledge to design a model that simplifies the calculation process while not unduly burdening the neediest of families.

DCHA will explore the development of a simplified rent system in both the public housing and Housing Choice Voucher programs. It is DCHA's objective to create a revised system that will ease administrative burdens, reduce potential calculation errors, simplify the collection of all rent and charges, and creative incentives for work. This incentive will complement Initiatives already completed such as 2.2.04, The Market-Based Rent Cap and 2.1.04, Simplified Certification and Multi-Year Year Recertification.

Objective 4: Organize Efficient Businesslike Operating Systems

Introduction

This chapter outlines the initiatives that DCHA will undertake in FY 2006 to target its resources where they are most needed and develop revenue sources to augment those provided by HUD and tenant rent. DCHA expects to continue to develop additional revenue sources through a network of wholly-owned subsidiaries. In addition to earning net revenue for work done for outside agencies or organizations, DCHA will also use its subsidiaries to carry out some DCHA funded activities for which DCHA would have otherwise hired an outside firm. DCHA currently has four major subsidiaries:

- Construction Services Administration, LLC providing DCHA with additional income through the provision of construction project management services to public and private clients;
- Community Vision, Inc. a 501(c)3 designed to raise funds for DCHA's customer service and public safety efforts and to provide organizational and self-sufficiency technical assistance to public and private clients;
- DC Housing Enterprises, a 501(c)3 embarking on affordable housing development ventures to acquire, rehabilitate or otherwise increase the supply of affordable housing with a variety of financing mechanisms including Replacement Factor Funds, low income housing tax credits, historic tax credits, private financing, FHA insured or privately enhanced; and
- Capital City Housing Corporation, the general partner in two communities subsidized through project based Section 8 that have been added to DCHA's inventory from that of a predecessor agency

DCHA will also be exploring the development of a fifth subsidiary offering property management services to outside organizations. These additional revenue sources will increase the funding that DCHA will have at its disposal to pursue its core mission of providing affordable housing and related services.

As the largest landlord in the District of Columbia, DCHA is an important business citizen of the District. DCHA, in pursuing its mandated activities, has assembled and developed a core of dedicated staff with expertise that has value in the marketplace outside of DCHA's immediate operations. DCHA is using the expertise and commitment of its staff to allow it to take an enhanced position in the District of Columbia business community.

The growth of its operating subsidiaries is helping DCHA's talented employees contribute to their maximum potential to the accomplishment of DCHA's mission. The establishment of small, wholly-owned subsidiaries facilitates the achievement of discrete aspects of DCHA's overall mission, by creating an atmosphere that encourages dedication, creativity, entrepreneurship, excellence and success. The objective of these subsidiaries is to:

- Increase DCHA's access to a full range of funding sources;
- Provide opportunities to partner more easily with private sector entities and access private funding sources; and
- Provide opportunities to raise revenues on a fee for service basis.

CLS Initiatives

Initiative 4.1.04: *DCHA Subsidiary to Act as Energy Services Company*

DCHA has been exploring the use of its wholly owned subsidiary, Construction Services Administration, LLC (CSA) as an Energy Services Company (ESCO). The DCHA subsidiary, CSA, may play a key role in the final strategy for implementation of a comprehensive energy management strategy. The strategy will combine MTW flexibility and freedom from regulatory restraint with HUD's Operating Subsidy incentives at 24 CFR 990.107(c)(4) and (f)(1), modified by MTW flexibility, that encourage a comprehensive energy conservation program. DCHA expects to use HUD provisions allowing, for the purposes of energy subsidy calculation, a frozen base of consumption costs plus actual consumption costs savings to amortize private financing of a comprehensive DCHA energy management program. The frozen base method of operating subsidy calculation may be used for some aspects of the program in conjunction with an add-on for energy conservation related debt service for other aspects of DCHA's comprehensive energy conservation program. As part of its comprehensive energy program, DCHA will continue to pay resident utility costs directly and develop DCHA specific standards for excess utility usage charges.

DCHA may, without prior HUD approval, enter into energy performance contracts with Energy Service Companies (ESCO's), also called energy Service Agreements (ESA's) and make local determinations of the terms and conditions of energy performance contracts, including the debt service source, in order to satisfy reasonable financing requirements, provided that with respect to each contract, (i) the term does not exceed 12 years, (ii) at least 50% of the energy cost savings are used to pay financing and debt service costs and (iii) DCHA maintains adequate file documentation showing the basis for DCHA's determination that debt service payments can be funded from the reasonably anticipated energy cost savings. DCHA or its agents or subsidiaries may also function as its own ESCO, provided that any financing complies with requirements (i) through (iii) of this paragraph. HUD will honor the terms and conditions of such contracts during and beyond the term of DCHA's MTW Agreement.

DCHA is authorized to use or pledge its reserves or other funds provided by HUD (for use during and after the terms of the DCHA's MTW Agreement) for energy performance measures and/or to guarantee the payment of debt service in the event that projected energy savings are not adequate to cover the debt service costs for an energy conservation project undertaken during the term of DCHA's MTW Agreement.

HUD agrees to freeze DCHA's utility consumption based on a three-year average rolling consumption base, for purposes of entering into energy performance contract (s) at such levels as maybe identified by DCHA in its CLS Plan or an amendment thereto.

To satisfy financing requirements, HUD will provide to DCHA any reasonable documentation affirming the terms of this initiative, including the authority to enter into performance requirements or function as its own ESCO and HUD's agreement to freeze DCHA's utility consumption for purposes of calculating operating subsidy eligibility with adjustments for new units, or provide an add-on based on debt service requirements, as described in this initiative, during the term of DCHA's MTW Agreement and continuing for the term of any contract or financial arrangement, as provided above.

Initiative 4.2.05 *Revolving Loan Fund for HCVP Landlords*

DCHA has discovered that the HCVP lease-up process is often impeded due to delays in making repairs to units with HQS deficiencies. Additionally, DCHA is often faced with no other option than to halt the payment of HAP subsidy for existing clients when landlords are delinquent in repairing deficiencies identified during annual inspections. To lessen these problems, DCHA will work toward the implementation of a revolving loan program as an incentive for landlords to make required HQS repairs quickly.

Components of the program design will include deducting the loan payments from the HAP payment and placing a lien on the property until the loan is paid off. DCHA expects to capitalize this program, if feasible, using the flexibility allowed by the MTW Block Grant. With a mechanism, such as the proposed loan program, in place to make HQS repairs quickly, DCHA hopes to maintain the supply of affordable HCVP units and to reduce the inconvenience for the voucher holder. The revolving loan fund would allow an HCVP participant occupied unit to be repaired timely rather than force a participant to find and move to a compliant unit

Initiative 4.3.05: *Flexible Funding*

As a result of the uncertainty of HCVP funding for FY 2006 and beyond, DCHA may find it necessary to limit the issuance of new vouchers in FY '06. DCHA will continue to make vouchers available for existing project based obligations, vouchers necessary to meet emergency affordable housing preservation needs, HUD Opt-out awards, relocation needs, and other special purpose voucher contracts. The HCVP funds that will be available through the MTW Block Grant as a result of this limited issuance policy will be used to make up any difference in the actual costs of vouchers and the per voucher funding, for one time investments in developing additional affordable housing, operational costs, costs associated with providing improved customer service, and related support functions and for additional costs associated with the alternate uses set forth in the FY 2006 CLS Plan.

Initiative 4.4.06 *Reformulation of HUD Forms*

Many of DCHA's functions, both public housing and assisted housing through the Housing Choice Voucher Program use HUD prescribed forms for implementation. The forms facilitate uniformity and efficiency and in many cases work very well. The staff have discovered, however, that the prescribed forms may not in all cases serve our customers or internal operations as effectively or efficiently as possible. Some forms may not request as much information as would be useful to the customer or to DCHA. Additionally, they may not appropriately request or document information on aspects of the programs that have been modified locally through a CLS Initiative.

For instance, the Housing Choice Voucher Program has simplified the voucher program by providing vouchers for a full 180 days, rather than a 60 day initial period with a 120 day extension. This has reduced the amount of staff time and also has been customer friendly as it allows all voucher holders the full amount of the time to locate a unit without requiring staff to "evaluate" each request for an extension. The HUD provided forms do not reflect this policy change and in its current form requires staff to input two dates, the initial period and an extension. In situations like

this, where there would be efficiencies and customer improvements from a local form, DCHA would develop a local form in substitution of the HUD provided form. DCHA would not be modifying the forms, rather it would substitute, as the Moving to Work program contemplated, a locally devised solution that responds to locally identified program needs.

DCHA contemplates this Initiative continuing through the term of the Moving to Work Agreement in order to facilitate implementation of locally revised or devised programs, rather than a burdensome review of all forms at one point in time when Initiatives are still being developed and implemented.

Conclusion

In this Plan for CLS Year Two, DCHA has noted the initiatives implemented in Year Two, and the initiatives continued from the accepted Year Two Plan. It has also proposed a number of CLS initiatives for FY 2006, CLS Year Three. The initiatives are anticipated to tailor, amend or substitute for HUD requirements. Some of the initiatives from Year Two of the CLS Plan and new initiatives from Year Three will be completed within the coming year, for others, DCHA will report on progress toward implementation or whether in some cases the initiative proved infeasible. In either case, with adoption of this CLS Plan, the Board of Commissioners has continued to steer the Authority in an innovative yet responsible direction.

Accomplishments and Reporting

This plan is written for the period from October 1, 2005 through September 30, 2006, DCHA's Fiscal Year 2006. At the end of DCHA's FY 2005, DCHA will report on progress in completing the initiatives described in the Plan for FY 2005. The Annual Reports will also include information meeting the requirements for the Annual Report described in the MTW Agreement and progress DCHA has made in accomplishing each of several benchmarks established in its MTW Agreement with HUD. In accordance with the terms of the MTW Agreement, DCHA will not be required to provide reports or self assessments for the purposes of PHAS or SEMAP reporting and will be evaluated by HUD exclusively through HUD's review of DCHA's Annual MTW Report and DCHA's progress in meeting its goals and benchmarks.

Flexibility and Local Control

DCHA's participation in the MTW Demonstration with its Creative Living Solutions program provides the Authority with the flexibility and local control that will allow the agency to continue progress towards achieving its mission. This Creative Living Solutions Plan provides DCHA with many exciting possibilities.

The implementation of each of the initiatives described in this plan will allow DCHA to continue to progress in achieving its mission of, "...enhancing the quality of life in the District of Columbia by providing and effectively managing affordable housing which is diverse, well maintained, and aesthetically pleasing for those whose circumstances prevent them from competing in the general marketplace. The District of Columbia Housing Authority seeks to achieve the highest and best use of that housing for people of low and moderate income through the promotion of economic development and self-sufficiency opportunities and the facilitation of other supportive services."

DISTRICT OF COLUMBIA HOUSING AUTHORITY

Development and Modernization Administration

ANNUAL CAPITAL FUNDS AVAILABLE FOR MODERNIZATION

Fiscal Year 2006

Final

Annual Grant Funds	21,601,852
Less: Replacement Housing Factor Funds	2,906,046
Less: Annual Debt Service	7,578,593
Less: Operations 10% limit	1,869,581
Less: Administrative Costs	1,869,581
Less: Operating - Public Safety & MIP	<u>3,739,161</u>
Estimated Net Capital Funds Available, for FY 2006	3,638,890

Property Name	General Description	TOTAL COSTS
Claridge Towers	Plumbing system replacement & façade improvements	50,000
Fort Lincoln	Water infiltration	50,000
Harvard Towers	Mech. & elec. system replacement & units renovations	50,000
Highland Addition	Roof replacement	50,000
Highland Dwell.	Sewer system upgrade, erosion control & site lighting	100,000
Horizon House	Critical & Other Mod.	100,000
James Creek	Roof replacement	100,000
Judiciary House	Hazmat abatement, plumbing system replacement & units renovations	100,000
Kelly Miller	Roof & exterior door replacement	100,000
Langston Terrace	Roof replacement	50,000
LeDroit Apts	Roof replacement	100,000
Park Morton	Security site lighting	100,000
Richardson Dwell.	Roof replacement	100,000
Sibley Plaza	Roof & systems replacement	100,000
Woodland Terrace	Boiler room upgrade	100,000
Authority-wide	A&E fees, surveys, testing, etc.	1,000,000
Authority-wide	Vacant Units Rehab/ADA Compliance	838,890
Authority-wide	Mechanical Systems Upgrade	250,000
Authority-wide	Common Areas Upgrade	100,000
Authority-wide	Non-dwelling Equipment	100,000
Authority-wide	Resident Relocation Costs	100,000
Estimated Net Capital Funds Available, for FY 2006		3,638,890

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC-39-P001-501-05		Replacement Housing Factor Grant No:		Federal FY of Grant: 2005			
[X]Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement (revision no:) [] Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Report									
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost					
		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds	\$0	\$0	\$0	\$0				
2	1406 Operations	\$0	\$0	\$0	\$0				
3	1408 Management Improvements	\$0	\$0	\$0	\$0				
4	1410 Administration	\$0	\$0	\$0	\$0				
5	1411 Audit	\$0	\$0	\$0	\$0				
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0				
7	1430 Fees and Costs	\$0	\$0	\$0	\$0				
8	1440 Site Acquisition	\$0	\$0	\$0	\$0				
9	1450 Site Improvement	\$0	\$0	\$0	\$0				
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0				
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0				
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0				
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0				
14	1485 Demolition	\$0	\$0	\$0	\$0				
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0				
16	1492 Moving to Work Demonstration	\$18,695,806	\$0	\$0	\$0				
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0				
18	1499 Development Activities	\$0	\$0	\$0	\$0				
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: DC-39-P001-501-05		Federal FY of Grant: 2005					
		Replacement Housing Factor Grant No:							
[X]Original Annual Statement		[] Reserve for Disasters/Emergencies		[] Revised Annual Statement (revision no:)					
[] Performance and Evaluation Report for Period Ending:		[] Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost					
		Original	Revised	Obligated	Expended				
20	1502 Contingency	\$0	\$0	\$0	\$0				
21	Amount of Annual Grant: (sum of lines 2-20)	\$18,695,806	\$0	\$0	\$0				
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0				
23	Amount of line 21 Related to Section 504 compliance	\$150,000	\$0	\$0	\$0				
24	Amount of line 21 Related to Security - Soft Costs	\$3,089,161	\$0	\$0	\$0				
25	Amount of line 21 Related to Security - Hard Costs	\$215,000	\$0	\$0	\$0				
26	Amount of line 21 Related to Energy Conserv. Measures	\$0	\$0	\$0	\$0				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:

District of Columbia Housing Authority

Grant Type and Number
Capital Fund Program No:

DC-39-P001-501-05

Federal FY of Grant:
2005

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
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Authority-wide

August 18, 2007

August 17, 2009

Moving to Work Demonstration
Program/Creative Living Solution
Plan

50105P3.WK4

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		DC-39-R001-501-05		Federal FY of Grant: 2005			
[X]Original Annual Statement []Reserve for Disasters/Emergencies []Revised Annual Statement (revision no:) []Performance and Evaluation Report for Period Ending: []Final Performance and Evaluation Report									
Line No.		Summary by Development Account		Total Estimated Cost		Total Actual Cost			
				Original	Revised	Obligated	Expended		
1		Total non-CFP Funds		\$0	\$0	\$0	\$0	\$0	\$0
2		1406 Operations		\$0	\$0	\$0	\$0	\$0	\$0
3		1408 Management Improvements		\$0	\$0	\$0	\$0	\$0	\$0
4		1410 Administration		\$0	\$0	\$0	\$0	\$0	\$0
5		1411 Audit		\$0	\$0	\$0	\$0	\$0	\$0
6		1415 Liquidated Damages		\$0	\$0	\$0	\$0	\$0	\$0
7		1430 Fees and Costs		\$0	\$0	\$0	\$0	\$0	\$0
8		1440 Site Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
9		1450 Site Improvement		\$0	\$0	\$0	\$0	\$0	\$0
10		1460 Dwelling Structures		\$0	\$0	\$0	\$0	\$0	\$0
11		1465.1 Dwelling Equipment - Nonexpendable		\$0	\$0	\$0	\$0	\$0	\$0
12		1470 Nondwelling Structures		\$0	\$0	\$0	\$0	\$0	\$0
13		1475 Nondwelling Equipment		\$0	\$0	\$0	\$0	\$0	\$0
14		1485 Demolition		\$0	\$0	\$0	\$0	\$0	\$0
15		1490 Replacement Reserve		\$0	\$0	\$0	\$0	\$0	\$0
16		1492 Moving to Work Demonstration		\$0	\$0	\$0	\$0	\$0	\$0
17		1495.1 Relocation Costs		\$0	\$0	\$0	\$0	\$0	\$0
18		1499 Development Activities		\$1,223,710	\$0	\$0	\$0	\$0	\$0
19		1501 Collateralization or Debt Service		\$0	\$0	\$0	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		DC-39-R001-501-05		Federal FY of Grant: 2005			
[X]Original Annual Statement		[]Reserve for Disasters/Emergencies		[]Revised Annual Statement (revision no:)					
[]Performance and Evaluation Report for Period Ending:		[]Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost					
		Original	Revised	Obligated	Expended				
20	1502 Contingency	\$0	\$0	\$0	\$0				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,223,710	\$0	\$0	\$0				
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0				
23	Amount of line 21 Related to Section 504 compliance	\$100,000	\$0	\$0	\$0				
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0				
25	Amount of line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0				
26	Amount of line 21 Related to Energy Conserv. Measures	\$0	\$0	\$0	\$0				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: District of Columbia Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2005					
[X]Original Annual Statement		[]Reserve for Disasters/Emergencies		[]Revised Annual Statement (revision no:)					
[]Performance and Evaluation Report for Period Ending:		[]Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost					
		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds	\$0	\$0	\$0	\$0				
2	1406 Operations	\$0	\$0	\$0	\$0				
3	1408 Management Improvements	\$0	\$0	\$0	\$0				
4	1410 Administration	\$0	\$0	\$0	\$0				
5	1411 Audit	\$0	\$0	\$0	\$0				
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0				
7	1430 Fees and Costs	\$0	\$0	\$0	\$0				
8	1440 Site Acquisition	\$0	\$0	\$0	\$0				
9	1450 Site Improvement	\$0	\$0	\$0	\$0				
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0				
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0				
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0				
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0				
14	1485 Demolition	\$0	\$0	\$0	\$0				
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0				
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0				
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0				
18	1499 Development Activities	\$1,682,336	\$0	\$0	\$0				
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0				

District of Columbia Housing Authority
Modernization Program
Bond Financed Project List as of June 30, 2005

Property Number	Property	Units	Duration	Start	Finish	Construction	Construction Admin. Fees	Relocation	TOTALS
DC-1-30	Hopkins Apartments 1430 L Street, SE	158	6	11/1/2005	5/1/2006	\$ 265,067.10	\$ 26,506.71	\$ 2,945.19	\$294,519.00
DC-1-34	Park Morton 617 Morton Street, NW	174	30	12/1/2005	6/1/2008	\$ 1,846,800.00	\$ 184,680.00	\$ 20,520.00	\$2,052,000.00
DC-1-09	Barry Farm Dwellings 1230 Sumner Road, SE	432	6	7/1/2005	1/1/2006	\$ 125,391.60	\$ 12,539.16	\$ 1,393.24	\$139,324.00
DC-1-16	Highland Addition 400 Atlantic Street, SE	118	18	12/1/2005	6/1/2007	\$ 1,890,000.00	\$ 189,000.00	\$ 21,000.00	\$2,100,000.00
DC-1-23	Stoddert Terrace 155 Ridge Road, SE	158	12	8/1/2005	3/3/2006	\$ 1,530,000.00	\$ 153,000.00	\$ 17,000.00	\$1,700,000.00
DC-1-01	Fort Dupont Dwellings 155 Ridge Road, SE	110	8	8/1/2005	4/1/2006	\$ 811,721.70	\$ 81,172.17	\$ 9,019.13	\$901,913.00
DC-1-95	Columbia Road Apartments 1475 Columbia Road, NW	23	8	8/1/2005	6/1/2006	\$ 450,000.00	\$ 45,000.00	\$ 5,000.00	\$500,000.00
DC-1-85	Elvans Road 2440 Elvans Road, SE	20	8	9/1/2005	5/1/2006	\$ 630,000.00	\$ 63,000.00	\$ 7,000.00	\$700,000.00
DC-1-44	Montana Terrace 1625 Montana Ave., NE	65	8	10/1/2005	6/1/2006	\$ 630,000.00	\$ 63,000.00	\$ 7,000.00	\$700,000.00
DC-1-58	Wade Apartments 2608-2640 Wade Rd., SE	12	6	7/1/2005	1/1/2006	\$ 360,000.00	\$ 36,000.00	\$ 4,000.00	\$400,000.00
DC-1-57	Fort Dupont Addition 155 Ridge Road, SE	19	6	7/1/2005	1/1/2006	\$ 315,675.00	\$ 31,567.50	\$ 3,507.50	\$350,750.00
DC-1-98	Lincoln Road Apartments 11 R Street, NE	33	6	12/1/2005	6/1/2006	\$ 180,000.00	\$ 18,000.00	\$ 2,000.00	\$200,000.00
DC-1-53	Highland Dwellings 400 Atlantic St., SE	200	18	11/1/2005	5/1/2007	\$ 2,250,000.00	\$ 225,000.00	\$ 25,000.00	\$2,500,000.00
DC-1-22	Benning Terrace 4450 G Street, SE	274	36	9/1/2005	9/3/2008	\$ 3,347,098.20	\$ 334,709.82	\$ 37,189.98	\$3,718,998.00

District of Columbia Housing Authority
Modernization Program
Bond Financed Project List as of June 30, 2005

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District of Columbia Housing Authority
Modernization Program
Bond Financed Project List as of June 30, 2005

Property Number	Property	Units	Duration	Start	Finish	Construction	Construction Admin. Fees	Relocation	TOTALS
DC-1-37	Garfield Terrace 2301 11 Street, NW	279	24	9/1/2005	9/1/2007	\$ 3,341,700.00	\$ 334,170.00	\$ 37,130.00	\$3,713,000.00
DC-1-69	Regency House 5201 Connecticut Ave., NW	160	36	9/1/2005	9/1/2008	\$ 3,672,000.00	\$ 367,200.00	\$ 40,800.00	\$4,080,000.00
DC-1-64	Fort Lincoln 2855 Bladensburg, Road, SE	120	24	10/1/2005	10/1/2007	\$ 2,700,000.00	\$ 270,000.00	\$ 30,000.00	\$3,000,000.00
DC-1-62	Horizon House 1150 12th Street, NW	105	24	9/1/2005	9/1/2007	\$ 4,050,000.00	\$ 405,000.00	\$ 45,000.00	\$4,500,000.00
DC-1-39A	Ledroit Apartments 2125 4th Street, NW	124	24	10/1/2005	10/1/2007	\$ 2,700,000.00	\$ 270,000.00	\$ 30,000.00	\$3,000,000.00
DC-1-36B	Kentucky Courts 1332 D Street, SE	163	12	8/1/2005	8/1/2006	\$ 1,350,000.00	\$ 135,000.00	\$ 15,000.00	\$1,500,000.00
DC-1-03	James Apartments 1425 N Street, NW	141	18	8/1/2005	2/1/2008	\$ 1,800,000.00	\$ 180,000.00	\$ 20,000.00	\$2,000,000.00
DC-1-61	Knox Hill 2700 Jasper Street, SE	122	6	7/1/2005	1/1/2006	\$ 630,000.00	\$ 63,000.00	\$ 7,000.00	\$700,000.00
DC-1-140	Langston Addition 2101 G Street, NE	34	6	9/1/2005	3/1/2006	\$ 407,108.70	\$ 40,710.87	\$ 4,523.43	\$452,343.00
DC-1-140	Langston Terrace 2101 G Street, NE	274	24	2/1/2006	2/1/2008	\$ 2,250,000.00	\$ 225,000.00	\$ 25,000.00	\$2,500,000.00
DC-1-13	Lincoln Heights 400 50th Street, NE	440	6	7/1/2005	1/1/2006	\$ 108,000.00	\$ 10,800.00	\$ 1,200.00	\$120,000.00
DC-1-36C	Carroll Apartments 410 M Street, SE	60	6	7/1/2005	2/1/2006	\$ 405,000.00	\$ 40,500.00	\$ 4,500.00	\$450,000.00
Totals						\$71,112,741.30	\$7,111,274.13	\$790,141.57	\$81,500,000.00

NOTES: DCHA reserves the right at its sole discretion, at any time and from time to time, to substitute any of the Properties listed herein for other DCHA properties and to increase or decrease the amount of funds expended on any particular Property.

This time schedule will be adjusted based on field conditions as discovered or as they develop, however all funds will be expended within four (4) years.

District of Columbia Housing Authority
ENERGY CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING AS OF JULY 2005

Property Number	Property	Units	Duration	Start	Finish	Supervision	TOTALS
DC-1-16	Highland Addition 400 Atlantic Street, SE	118	18	12/15/2005	6/15/2007		\$217,000.00
DC-1-23	Stoddert Terrace 155 Ridge Road, SE	158	12	12/15/2005	12/15/2006		\$159,180.00
DC-1-01	Fort Dupont Dwellings 155 Ridge Road, SE	110	8	3/15/2006	11/15/2006		\$99,840.00
DC-1-95	Columbia Road Apartments 1475 Columbia Road, NW	23	8	3/15/2006	11/15/2006		\$101,080.00
DC-1-53	Highland Dwellings 400 Atlantic St., SE	208	18	12/15/2005	6/15/2007		\$217,000.00
DC-1-24	Syphax Gardens 64 P Street, SW	174	12	12/15/2005	12/15/2006		\$467,040.00
DC-1-97	Colorado Apartments 5336 Colorado Ave., NW	21	8	3/15/2006	11/15/2006		\$92,200.00
DC-1-91	Villager, The 3810 Southern Ave., SE	20	6	3/15/2006	9/15/2006		\$126,700.00
DC-1-36A	Woodland Terrace 2301 Ainger Place, SE	234	36	3/15/2006	3/15/2009		\$2,159,640.00
DC-1-08	Kelly Miller Apartments 234 W Street, NW	169	36	12/15/2005	12/15/2008		\$1,131,240.00
DC-1-17	Richardson Dwellings 5331 Dix Street, NE	190	24	4/15/2006	4/15/2008		\$432,400.00
DC-1-19	Kenilworth Courts 4500 Quarles Street, NE	290	18	3/15/2006	11/3/2007		\$1,778,400.00
DC-1-03	James Creek 100 N Street, SW	239	18	12/15/2005	6/15/2007		\$229,440.00
DC-1-60	Claridge Towers 1221 M Street, NW	343	36	12/15/2005	12/15/2008		\$909,280.00

District of Columbia Housing Authority
ENERGY CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING AS OF JULY 2005

Property Number	Property	Units	Duration	Start	Finish	Supervision	TOTALS
DC-1-22	Benning Terrace 4450 G Street, SE	274	24	3/15/2006	3/15/2008		\$675,040.00
DC-1-25	Langston Terrace 2101 G Street, NE	274	36	3/15/2006	3/15/2009		\$1,595,680.00
DC-1-98	Lincoln Road 1140 North Capitol St, NW	20	6	3/15/2006	10/15/2006		\$69,200.00
DC-1-34	Park Morton 617 Morton St., NW	174	36	3/15/2006	3/15/2009		\$1,187,040.00
DC-1-65	Judiciary House 461 H Street, NW	271	36	12/15/2005	12/15/2008		\$675,160.00
DC-1-68	Harvard Towers 1845 Harvard Street, NW	193	24	3/15/2006	3/15/2008		\$763,280.00
DC-1-29	Sibley Plaza 1140 North Capitol St., NW	246	24	3/15/2006	3/15/2008		\$867,160.00
DC-1-21	Greenleaf Senior 201 N Street, SW	215	36	3/15/2006	3/15/2009		\$806,400.00
DC-1-37	Garfield Terrace 2301 11 Street, NW	279	24	3/15/2006	3/15/2008		\$1,049,000.00
DC-1-69	Regency House 5201 Connecticut Ave., NW	160	36	12/15/2005	12/15/2008		\$733,600.00
DC-1-64	Fort Lincoln 2855 Bladensburg, Road, SE	120	24	12/15/2005	12/15/2007		\$685,200.00
DC-1-62	Horizon House 1150 12th Street, NW	105	24	12/15/2005	12/15/2007		\$365,800.00
DC-1-39A	Ledroit Apartments 2125 4th Street, NW	124	24	12/15/2005	12/15/2007		\$464,040.00
DC-1-36B	Kentucky Courts 1332 D Street, SE	163	12	3/15/2006	3/15/2007		\$1,056,480.00

District of Columbia Housing Authority
ENERGY CAPITAL IMPROVEMENT PROGRAM
PROJECT LISTING AS OF JULY 2005

Property Number	Property	Units	Duration	Start	Finish	Supervision	TOTALS
DC-1-03	James Apartments 1425 N Street, NW	141	18	12/15/2005	6/15/2007		\$956,360.00
DC-1-61	Knox Hill 2700 Jasper Street, SE	122	6	12/15/2005	6/15/2006		\$707,120.00
DC-1-36C	Carroll Apartments 410 M Street, SE	60	6	12/15/2005	6/15/2005		\$267,600.00
Totals							\$21,044,600.00

Notes: DCHA reserves the right at its sole discretion, at any time and from time to time, to substitute any any of the projects listed herein for new Projects.

Property Costs do not include Energy Service Company (ESCO) fees such as measurement and verification, commissioning, design and cost of issuance.

District of Columbia Housing Authority
Office of Resident Services

	Sponsoring Agency	Contact Information	Description of Services
Arthur Capper Family	DC Public Schools		serves daily breakfast and lunch to youth ages 18 and under during summer
	Arthur Capper Family Resident Council	Gwen McDonnell	Community food pantry
	Mason Youth Outreach Program		provide monetary and other support for Resident Council sponsored Christmas, Thanksgiving, Family Day, Easter events and field trips
	Capitol Hill Group Ministry	Emily Guthrie	case management, rental assistance
	Arthur Capper Family Resident Council	Gwen McDonnell	Adopt-A-Family program
	Georgetown Mobile Medical Clinic	Dr. Matthew Levy	provides routine medical check-ups to youth on van
	Arthur Capper Carrollsborg CDC	Steve McCoy	provides job search assistance, career training, and placement to TANF recipients
Arthur Capper Senior	United Planning Organization	Brenda Reynolds	provides case management, coordinates transportation, serves home-bound meals for elderly residents, congregate meal program
	ROSS Grant	Fletcher Jones	computer, arts and crafts, sewing & senior wellness program
	DC Dept of Parks & Rec	Tanya Cousins/ John Brown	mall walking exercise, shopping, senior special events and activities

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Skills

District of Columbia Housing Authority
Office of Resident Services

	Capitol Area Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to the tenants
Barry Farm Dwellings	CHOICE, INC	Ms. Lyles/ Dorothea Ferrell	implements after school tutorial program for high school aged youth who have been expelled to keep them on track during the time they are expelled from school
	GED program		offers classes in math, reading, and computer for any adult residing in Barry Farm Dwellings surrounding community development training with Ballou S.H.S.
	DC Healthy Start	Decosta Brown	pregnant mothers and fatherhood program
	DC Healthy Start	Decosta Brown	medical mobile clinic
	DC Public Schools		serves daily breakfast and lunch to 50 youth ages 18 and under during summer
	Capitol Area Food Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to the tenants
	ROSS grant	Dorothea Ferrell	Youth computer classes
Benning Terrace	East of the River Clergy Police Community Partnership (ERCPCP)	Deann Ayer	Overseer of the Community Resource Center and Youth Community Center. Oversees an Outreach Team comprised of members of several different organizations, including the Resident Council
	Benning Terrace Youth Opportunities (BTYO)	Charles Penny	Train and equip adults working with youth. Run programs with youth out of the Youth Community Center. Member of the Outreach Team.

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Skills

District of Columbia Housing Authority
Office of Resident Services

Alliance of Concerned Men	Rico Rush	Collaborating with BTYO to engage males, including at-risk males, between the ages of 7-18 in life skills workshops and group sessions where mentoring will take place. Member of the Outreach Team.
Metropolitan Police Dept.	Deann Ayer	Increased police presence by walking the property 5 days a week. Promotes the development of community police relationships.
Reaching Inside for Self-Esteem (RISE, Inc.)	Howard Newell	Run an after-school and summer program for youth ages 5-15.
Domestic Violence Intervention Program	Sandra Chaney	Facilitate monthly workshops around health and beauty with the underlying theme of promoting domestic violence awareness and creating strategies to diminish domestic violence.

Carrollsbury Dwellings	Arthur Capper Carrollsbury CDC	Steve McCoy	provides job search assistance, career training, and placement to TANF recipients
	Capitol Hill Group Ministry	Emily Guthrie	case management, rental assistance
	Georgetown Mobile Medical Clinic	Dr. Matthew Levy	provides routine medical check-ups to youth on van
	DC Public Schools		serves daily breakfast and lunch to youth ages 18 and under during summer

Carroll Senior	Carroll Senior Resident Council	Arneatha Slade	book club, sewing and computer classes
	Carroll Senior Resident Council	Arneatha Slade	fitness center
	Podiatrist House Calls		foot doctor visits tenants in home

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled
Family Enhancement

Workforce Preparation

Health & Wellness

Social Skills

District of Columbia Housing Authority
Office of Resident Services

	DC Dept of Parks & Rec United Planning Organization	Tanya Cousins/ John Brown Brenda Reynolds	mall walking exercise shopping senior special events and activities Home bound delivered meals
Claridge Towers	DC Dept. of Parks & Recreation Greater Washington Urban League	Benny McCottry Ms. Fox	coordinates a wide variety of recreational and educational activities for seniors serves daily lunches to seniors
Columbia Road	nothing in progress currently		
Elvans Road	nothing in progress currently		
Fort Dupont Dwellings	Fort Dupont Resident Council	Dionne Petty	Computer Classes

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Support

District of Columbia Housing Authority
Office of Resident Services

Fort Lincoln	Capitol Area Food Bank	Marilyn Boone	delivers fresh produce and other groceries to the site for distribution to the tenants
	Computer Lab	Resident Council (Glen Geter)	provides computer classes for interested residents
	Greater Washington Urban League	Vera Williams	serves daily breakfast and lunch to 50 youth ages 18 and under
	DC Dept. Parks & Recreation	Peggy West	coordinates a wide variety of recreational and educational activities for seniors
	Sewing Class	Ruth Camp	coordinates and facilitates sewing classes for interested residents
	Worship Service	Prayer & Praise	Sunday Worship Service for residents
Garfield Terrace Family	DC Dept. Parks & Recreation	Lincoln Jenkins	serves breakfast and lunch to children during the summer months
	Community Food Pantry	Resident Council (Lethia Summers)	provides supplemental foods and other non-food items for families in need
	Garfield Terrace Academic Learning Center	Rosemary Akinmboni	after-care and summer program for working families with children.
	Howard University Center for Urban Progress	Bernadette Gross	provides computer classes and job preparation workshops
Garfield Senior	Capitol Area Food Bank	Marilyn Boone	delivers fresh produce and other groceries to the site for distribution to the residents

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Education

District of Columbia Housing Authority
Office of Resident Services

	Computer Lab	Resident Council (Anne Mitchell)	Computer Lab open daily for resident use provides case management and other supportive services for the residents of Garfield Terrace
	Department of Mental Health	Denise Brown	coordinates a wide variety of recreational and educational activities for seniors
	DC Dept. Parks & Recreation	Benny McCottry	trips, fundraisers, monthly birthday celebration, etc.
	Garfield Senior Resident Council	Resident Council (Anne Mitchell)	provided supplemental food services to interested seniors.
Yeshua Ministries			
Greenleaf Extension	Capitol Area Food Bank	Marilyn Boone	The Brown Bag Program Provides supplemental food and other non-food supplies to eligible seniors
Greenleaf Mid-rise	DC Dept. Parks & Recreation	Marcus Ellis	coordinates after-school recreational & educational activities for youth in the Southwest community
	DC Dept. Parks & Recreation	Lincoln Jenkins	serves breakfast and lunch to children during the summer months
Greenleaf Senior	Bible Study/Prayer Meeting	Resident Council (Mary Sessoms)	holds weekly Bible Study sessions and prayer meetings for all residents
	Computer Lab	Resident Council (Mary Sessoms)	Computer Lab open daily for resident use

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly &
Disabled

Family
Enhancement

Workforce
Preparation

Health & Wellness

Self-Help

District of Columbia Housing Authority
Office of Resident Services

	DC Dept. Parks & Recreation	Benny McCottry	coordinates a wide variety of recreational and educational activities for seniors
	Southwest House	David Brewer	Commodity Food Program
	SHARE		Provides supplemental food services to eligible residents
	United Planning Organization	Brenda Reynolds	provides case management, coordinates transportation, serves home bound meals for elderly residents, congregate meal program
Harvard Towers	Barney Neighborhood House	Ronnie McLean	Food program
	Capitol Area Food Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to residents
	Dept. of Health		Commodity Food Program
	DC Dept. Parks & Recreation	Benny McCottry	coordinates a wide variety of recreational and educational activities for seniors
	Yeshua Ministries		provides supplemental food services to interested seniors
Highland Addition	Highland Addition Resident Council	Charlene Marshall	computer classes, reading and study rooms
	Highland Addition Resident Council		feeding and clothing program
	RISE, Inc		HIV/AIDS program, (include support group, tips on maintaining health- massage therapy

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Self Help

District of Columbia Housing Authority
Office of Resident Services

Highland Dwellings	Highland Dwelling Resident Council	Louise Dixon	used ROSS grant to operate afterschool enrichment program
	Highland Dwelling Resident Council	Louise Dixon	Adult computer education classes
	DC Public Schools		serves daily breakfast and lunch to youth ages 18 and under during summer
	Kids Konnection		asssit the resident council with special events and activites including Christmas, Thanksgiving
Hopkins Apartments	Hopkins Boys and Girls Club	Tyrone Mahoney	offers afterschool enrichment program for Hopkins youth, also sponsors summer program
	Capitol Area Food Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to the tenants
Horizon House	Computer Lab	Resident Council (Ronald Williams)	Open for resident use
	Emmaus		coordinates a wide variety of recreational and educational activities for seniors
	Exercise & Fitness Center	Resident Council (Ronald Williams)	Open daily for resident use
James Apartments	Computer Lab	Resident Council (Grace Alford)	Open daily for resident use

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Community

District of Columbia Housing Authority
Office of Resident Services

	Exercise Classes	Dr. Jacobs	Provides exercise classes for interested residents
	Greater Washington Urban League	Brenda Turner	serves daily lunches to seniors
	James Resident Council	Resident Council (Grace Alford)	Provides sewing classes, exercise sessions, shopping, bingo, cards, arts & crafts, trips, etc.
	Walker-Jones	Ms. Washington	Commodity Food Program
James Creek	Annual Clean-up Campaign	Resident Council (Phyllis Martin)	Community comes together annually to fellowship and clean up the community
	Friendship House		Provides Adult Education Programs such as GED and computer classes.
	Capitol Area Food Bank	Marilyn Boone	The Brown Bag Program Provides supplemental food and other non-food supplies to eligible seniors.
	DC Dept. Parks & Recreation	Lincoln Jenkins	serves breakfast and lunch to children during the summer months
	Georgetown Mobile Medical Clinic	Dr. Matthew Levy	provides routine medical check-ups to youth on van
Judiciary House	DC Dept. Parks & Recreation	Benny McCottry	Coordinates a wide variety of recreational and educational activities for seniors
	Surplus Food Program	Resident Council (James Irving)	Provides supplemental foods to interested seniors

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Help

District of Columbia Housing Authority
Office of Resident Services

Kelly Miller	Annual Kelly Miller/LeDroit Day	Resident Council (Raymond Wright)	Annual resident celebration sponsored by the Resident Councils w/ food, music, bingo, etc. delivers fresh produce and other groceries to the site for distribution to residents
	Capitol Area Food Bank	Marian Peele	Provides used clothing to individuals and families in need
	Food & Clothing Distribution	Resident Council (Raymond Wright)	Serves breakfast and lunch to children during the summer months
	DC Dept. Parks & Recreation	Lincoln Jenkins	Open during Resident Council office hours for resident use
	Computer Lab	Resident Council (Raymond Wright)	
Kenilworth/ Parkside	Reaching Inside for Self-Esteem (RISE, Inc.)	Howard Newell	Run an after-school and summer program for youth ages 5-15.
Kentucky Courts Senior		Tanya Cousins/ John Brown	mall walking exercise, shopping, senior special events and activities
	DC Dept of Parks & Rec		delivers fresh produce and other groceries to the site for distribution to the tenants
	Capitol Area Food Bank	Marian Peele	
Knox Hill			
	Capitol Area Food Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to the tenants

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Self-Help

District of Columbia Housing Authority
Office of Resident Services

Senior	Knox Hill Resident Council	Evelyn Scott	used Ross funding to sponsor a multigenerational summer program (youth-summer camp housed in senior building-seniors invited to work with program)
	DC Dept of Parks & Rec	Tanya Cousins/ John Brown	mail walking exercise, shopping, senior special events and activities
	Senior Counseling Delivery Services	Concha Johnson	provides case management, coordinates transportation, serves home bound meals for elderly residents, congregate meal program
	Knox Hill Resident Council	Evelyn Scott	sewing, computer, music classes
Langston Dwellings	Edgewood-Brookland Family Support Collaborative	Ron Smith	Family Support Collaborative
	Assembly of Petworth Planned Parenthood	Ray Michael Bridgewater Evita Grigsby	Mama-baby bus (mobile clinic), Unity Healthcare, Prevention works, mobile health and treatment
	Voice in Motion Players	Lenny Smith	Community Health Outreach
	UDC/PIW (Psychiatric Institute of Washington)	Ray Michael Bridgewater	Afterschool program using therapeutic drama and dance.
	Friendship House	Mr. Beal	Drug and substance abuse program, psychiatric therapy
	Langston Dwellings Resident Council	Ms. Janice McCree	Clothing Bank, Computer Lab, GED Program
			Food Bank and Computer Resource Center
	Domestic Violence Intervention Program	Sandra Cheney	Facilitate monthly workshops around health and beauty with the underlying theme of promoting domestic violence awareness and creating strategies to diminish domestic violence
	Glenda and Martin Sloane, Attorneys at Law	Glenda and Martin Sloane	Provide pro bono services to Resident Council regarding Grievance Procedures

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Senior Housing

District of Columbia Housing Authority
Office of Resident Services

	TechNet DC	Stephanie Myers	Provide training and technical assistance to Resident Council members and staff to build capacity as a non-profit organization.
	Renue Clinic (Dept. of Health/Assembly of Petworth)	Ann Haywood	Yoga and Exercise Classes, Massage Therapy, Nutrition Classes
LeDroit Apartments	Annual Kelly Miller/LeDroit Day	Resident Council (Emma Shelton)	Annual resident celebration sponsored by the Resident Councils w/ food, music, bingo, etc.
	Barney Neighborhood House	Ms. Murry	Lunch Program
	DC Dept. Parks & Recreation	Benny McCottry	Coordinates a wide variety of recreational and educational activities for seniors.
Lincoln Heights	Crisis Center	Resident Council (Ms. Rebecca Stamps)	Clothing bank, job and tax referral, Community Outreach, Baby Stimulation, Counseling Services
	Daybreak Ministries	Julie Harper	After-school program, Saturday Outreach, Mentor Program
	DC Healthy Start Project	Dept of Health	Free Screening, testing and education on HIV/AIDS and other health-related issues.
	PSA 603 Meetings	Metropolitan Police Dept. (Lt. Munk)	Monthly meetings held to discuss problems and concerns around crime and other activities on the property.
Lincoln Road	nothing in progress currently		
Park Morton	Alliance of Concerned Men	Tyrone Parker	Provides youth violence prevention, life skills workshops, etc.

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Help

District of Columbia Housing Authority
Office of Resident Services

	DC Dept. Parks & Recreation	Lincoln Jenkins	Serves breakfast and lunch to children during the summer months
	Exercise Center	Resident Council (Marie Whitfield)	Exercise equipment available for resident use
		Resident Council (Marie Whitfield)	Sunday School, Puppet Show, Holiday Food & Toy Distribution, Clothing & Food Pantry, etc.
	Park Morton Resident Council		
Potomac Gardens Family	Captiol Hill Group Ministry	Lorraine Leonard	Mission Possible Youth Program
	Little Light Youth Outreach		
	7th Day Adventist	Jacqueline West	Recreational outreach program
	Georgetown Mobile Medical Clinic	Dr. Matthew Levy	provides routine medical check-ups to youth and mental health services to children in Ward 6
Potomac Gardens Senior	DC Dept of Parks & Rec	Tanya Cousins/ John Brown	mall walking exercise, shopping, senior special events and activities
	United Planning Organization	Brenda Reynolds	provides case management, coordinates transportation, serves home bound meals for elderly residents, congregate meal program
	Potomac Senior Resident Council	Ella Baldwin	food pantry
	Potomac Senior Resident Council	Ella Baldwin	computer and sewing classes

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

District of Columbia Housing Authority
Office of Resident Services

Regency House	Capitol Area Food Bank	Marian Peele	delivers fresh produce and other groceries to the site for distribution to residents
	Exercise Room	Resident Council (Shirley Pettus)	Open daily for resident use
	IONA Senior Services	Darryl Pennington	Commodity Food Program
	Library/Computer Lab	Resident Council (Shirley Pettus)	Open daily for resident use/computer classes
	University of the District of Columbia	Dr. Fields	Companion Aide Program
	Regency House Resident Council	Resident Council (Shirley Pettus)	Bible Study, Bingo, Cards, Trips, Monthly Birthday Celebration
Richardson Dwellings	No programs currently running.		
Scattered Sites	Alliance of Concerned Men	Tyrone Parker	Provides youth violence prevention, life skills workshops, etc.
	Arts & Crafts	Resident Council (Ruth Peake)	provides arts & crafts workshops for interested residents
	Computer Lab	Resident Council (Ruth Peake)	Open during Resident Council business hours for resident use
	Physical Fitness Program		

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Substance Abuse

District of Columbia Housing Authority
Office of Resident Services

Sibley Plaza	Computer Lab	Resident Council (Ann Clark)	Computer Classes & open for resident use
	DC Dept. Parks & Recreation	Lincoln Jenkins	serves breakfast and lunch to children during the summer months
	Safe Haven Outreach Ministries	Marsha Richardson	provides comprehensive case management and other supportive services to individuals living with HIV/AIDS
	Sibley Plaza Resident Council	Resident Council (Ann Clark)	Bingo, Arts & Crafts, Trips, Movie Night, Exercise, Worship Service, Alcoholics Anonymous, etc.
	United Planning Organization	Brenda Reynolds	provides case management, coordinates transportation, serves home bound meals for elderly residents, congregate meal program
Stoddert Terrace	Unaware of any programs that may be in existence.		
Syphax Gardens	DC Dept. Parks & Recreation	Lincoln Jenkins	Serves breakfast and lunch to children during the summer months
	Southwest House	David Brewer	Adult education classes
	South Washington/West of the River Family Strengthening Collaborative	Sam Trammel	Provides comprehensive case management, crisis intervention and other supportive services to families in Ward 6.
The Villager	Villager Resident Council	Towanda Carroll	weekend trips i.e. skiing, bowling, excursions

“Empowering Individuals, Strengthening Families, Improving Communities”

Key: Programmatic Focus

Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Help

District of Columbia Housing Authority
Office of Resident Services

Woodland Terrace	DC Healthy Start/ Chartered Health Care	Decosta Brown	pregnant mothers and fatherhood program
	DC Public Schools		serves daily breakfast and lunch to youth ages 18 and under during summer
	Project 2000	Spencer Holland	after school and summer enrichment program includes tutorial
	Woodland Terrace Resident Council	Geraldine Coward	Langston Hook-a-Kid Golf program offers weekly golf lessons during tutoring in academics
	DC Kids Connection		special events and activities program
	Family and Medical Counseling and Delivery Services	Corey Alexander	Youth HIV/AIDS education and prevention program
			Adults Healthy Eating Program educating tenants on how to eat properly to maintain/managing health problems
	Johns Hopkins University		Medical Clinic
	Unity Helath Care	Dr. Keane	assists youth that are having challenges with currently living environment- offering referrals to jobs, education, housing resources
	Covenant House Washington		delivers fresh produce and other groceries to the site for distribution to the tenants
	Capitol Area Food Bank	Marian Peele	
	Woodland Terrace Resident Council	Geraldine Coward	Library
			case management
Wheeler Creek	Wheeler Creek CDC	Bessie Swann	

“Empowering Individuals, Strengthening Families, Improving Communities”

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Children & Youth

Elderly & Disabled

Family Enhancement

Workforce Preparation

Health & Wellness

Social Housing

Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2517-0046 (Exp. 12/31/2011)

Section 1

a) Name and Address of Public Housing Agency District of Columbia Housing Authority 1133 N. Capitol, NE Washington, DC 20002					b) Budget Submission to HUD required ☐ Yes ☒ No	
					c) Type of Submission ☒ Original ☐ Revision No.	
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number	
7,672	92,064	9/30/2006	W-76	D C 0 0 1 0 0 1 0 6 S		

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	367.35	
02	Part A, Line 01 multiplied by .005	1.84	
03	Delta from form HUD-52720-B, if applicable (see instructions)	(11.11)	
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	358.08	
07	Inflation factor	1.028	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	368.10	
09	Transition Funding	-	
10	Increase to AEL	-	
11	Allowable utilities expense level from form HUD-52722-A	257.79	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 9/30/2004)	1.51	
13	Costs attributable to deprogrammed units Detail Attached	10.11	
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	637.51	
Part B. Dwelling Rental Income			
01	Total rent roll (as of 4/1/2005) \$	1,422,357	
02	Number of occupied units as of rent roll date	6,798	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 div by Line 02)	209.23	
04	Average monthly dwelling rental charge per unit for prior budget year	196.03	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	187.62	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) div by 3)	197.63	
07	50/50 Income split ((Part B, Line 03 + Line 06) div by 2)	203.43	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	203.43	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	209.53	
11	Projected occupancy percentage from form HUD-52728	90%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	188.58	
Part C. Non-dwelling Income			
01	Other income	3.95	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	192.53	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	444.98	
		Requested by PHA (Whole Dollars)	HUD Modifications (Whole dollars)
04	Deficit of (Income) before add-ons (Part C, Line 03 times Section 1, e)	40,966,639	

Previous edition is obsolete for PHA Fiscal Years
 beginning 1/1/2004 and thereafter

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions See attached Worksheet	1,869,046	
02	Unemployment compensation 2.7% x 917 employees x 1st \$9,000	222,831	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration 98 x 379.53x 12	432,886	
06	Non-dwelling units approved for subsidy 93 x 379.53 x 12	410,800	
07	Long-term vacant units		
08	Phase Down for Demolitions	3,831,952	
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	6,798	
10	Employee Units	18	
11	Police Units		
12	Total Units Eligible for Resident participation (Sum of Part D, Lines 09 thru 11)	6,816	
13	Funding for Resident participation (Part D, Line 12 x \$25)	170,400	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	6,937,915	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	47,904,554	
02	Actual cost of Independent Audit (IA)	138,942	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	47,904,554	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)	()	
06	Other (specify)	()	
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	-	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	47,904,554	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol (s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	-	

Form No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the type of adjustments that have been reflected on this form: ☐ Utility Adjustment ☐ HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B	-	
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)	-	
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)	-	
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)	-	
07	Utility adjustment (enter same amount as Part H, Line 02)	-	
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)	-	
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)	-	
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)	-	

Section 3

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X

Tina S. Bionet
for D. McJanet

5/14/2004 X

Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 10/31/2004)

Section 1

a) Name and Address of Public Housing Agency District of Columbia Housing Authority 1133 N. Capitol, NE Washington, DC 20002					b) Budget Submission to HUD required	
					c) Type of Submission	
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number	
329	3,948	9/30/2006	W-76	[D]C[0]0[1]7[0]1[0]6[S]		

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	368.86	
02	Part A, Line 01 multiplied by .005	1.84	
03	Delta from form HUD-52720-B, if applicable (see instructions)	-	
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	370.70	
07	Inflation factor	1.028	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	381.08	
09	Transition Funding		
10	Increase to AEL	-	
11	Allowable utilities expense level from form HUD-52722-A	286.35	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 9/30/2004)	1.35	
13	Costs attributable to deprogrammed units	-	
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	668.78	
Part B. Dwelling Rental Income			
01	Total rent roll (as of 11/1/2003)	99,347	
02	Number of occupied units as of rent roll date	317	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 div by Line 02)	313.40	
04	Average monthly dwelling rental charge per unit for prior budget year	306.97	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	297.19	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) div by 3)	305.85	
07	50/50 Income split ((Part B, Line 03 + Line 06) div by 2)	309.63	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	309.63	
09	Rental income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	318.92	
11	Projected occupancy percentage from form HUD-52728	0.97	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	309.35	
Part C. Non-dwelling Income			
01	Other income	-	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	309.35	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	359.43	
		Requested by PHA (Whole Dollars)	HUD Modifications (Whole dollars)
04	Deficit of (Income) before add-ons (Part C, Line 03 times Section 1, e)	1,419,030	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy	9,146	
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation:		
	Occupied Units (Part B, Line 02)	317	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident participation (Sum of Part D, Lines 09 thru 11)	317	
13	Funding for Resident participation (Part D, Line 12 x \$25)	7,925	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	17,071	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	1,436,101	
02	Actual cost of Independent Audit (IA)	5,338	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	1,436,101	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)	()	
07	Unfunded portion due to proration		
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	-	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	1,436,101	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol (s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		-

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the type of adjustments that have been reflected on this form: (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B	-	
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)	-	
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)	-	
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)	-	
07	Utility adjustment (enter same amount as Part H, Line 02)	-	
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)	-	
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)	-	
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)	-	
Section 3			

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X *MB for Deborah K. McDaniel* 6/9/2005 X

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the type of adjustments that have been reflected on this form: (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B	-	
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)	-	
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)	-	
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)	-	
07	Utility adjustment (enter same amount as Part H, Line 02)	-	
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)	-	
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)	-	
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)	-	

Section 3

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X *for Deborah M. Daniel* 6/9/2005 X

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

District of Columbia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Kelly

Title

Executive Director

Signature

Date (mm/dd/yyyy)

7/22/05

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: ☒ a. contract ☐ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance		2. Status of Federal Action: ☒ a. bid/offer/application ☐ b. initial award ☐ c. post-award		3. Report Type: ☒ a. initial filing ☐ b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☒ Prime ☐ Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: MTW;CFP;Section 8/HCVP; LIPH CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): DCHA is not involved with lobbying activities pursuant to 31 U.S.C.1352.			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Michael Kelly Title: Executive Director Telephone No.: 202-535-1500 Date: 07/22/05		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

RESOLUTION 05 - 26

TO APPROVE THE CREATIVE LIVING SOLUTIONS PLAN
FOR FISCAL YEAR 2006

WHEREAS, the District of Columbia Housing Authority (DCHA) has entered into an agreement with the U.S. Department of Housing and Urban Development (HUD) setting forth the terms and conditions of DCHA's participation in the Moving to Work Demonstration Program (MTW Agreement); and

WHEREAS, DCHA has prepared its Fiscal Year 2006 Plan in accordance with the requirements of the MTW Agreement and has called this Plan the Creative Living Solutions Plan (CLS); and

WHEREAS, the CLS Plan outlines the initiatives that DCHA will pursue for this third year of participation in the MTW Demonstration Program and provides information regarding the operation of the Authority as required by HUD; and

WHEREAS, the CLS Plan includes the Annual Statement of the Capital Plan for FY 2006, including the payment of debt service on the outstanding capital bonds and loan entered into by DCHA as of May 18, 2005; and

WHEREAS, the draft CLS Plan was made available to the public and discussed at a public hearing on June 30, 2005 and the final draft of the CLS Plan was prepared taking the comments from the public into consideration; and

WHEREAS, the Board of Commissioners is required to certify that the Plan complies with the requirements of the MTW Agreement and that it meets various other federal requirements.

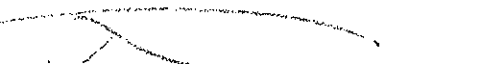
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves the CLS Annual Plan for Fiscal Year 2005 and authorizes the Executive Director to finalize and submit the FY 2006 CLS Annual Plan for submission to HUD on or before July 29, 2006.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 13th day of July, 2005.

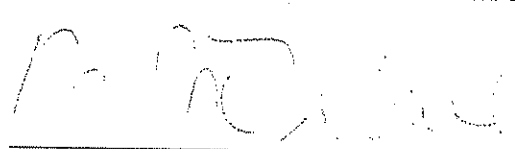
ATTEST:


Michael Kelly
Executive Director/Secretary

APPROVAL:


Russell Simmons
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:


Margaret McFarland
General Counsel

