*Making an IMPACT…*

# 2013 Moving to Work Report

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**Submitted 01/06/2014**

# DISTRICT OF COLUMBIA HOUSING AUTHORITY

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This Moving to Work (MTW) Annual Report is prepared in accordance with the "Amended and Restated Moving to Work Agreement" between the Department of Housing and Urban Development and District of Columbia Housing Authority. This agreement was signed by both parties in September, 2010 and extends the MTW program until the end of the housing authority's 2018 Fiscal Year. The required elements of the Annual MTW Report are detailed in HUD Form 50900, published July 24, 2008 (OMB Control Number: 2577-0216 Expiration Date: 12/31/2011).

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# Section I. Introduction

## A. Overview

The District of Columbia Housing Authority (DCHA) is an independent public agency that provides housing assistance to almost ten percent of the city's population. As a landlord, property manager, voucher administrator, and real estate developer, DCHA is a key player in the provision, preservation and production of affordable housing in the District of Columbia. The Agency's local leadership role and its innovative approaches to sustaining its mission have made DCHA a national leader in its field.

DCHA is participating in a federal demonstration program titled Moving to Work (MTW). The program allows certain regulatory flexibility to participating agencies to design and test innovative approaches to local housing and policy issues. MTW also allows the agencies to combine funding awarded by the US Department of Housing and Urban Development (HUD) into one single budget with the flexibility to fund services and initiatives that may have been delayed or not undertaken at all due to funding gaps or other limitations.

Moving forward, DCHA will continue to look to identify innovative and practical ways in which the Agency utilizes its MTW regulatory flexibility and financial fungibility to better serve our clients.

## B. Goals and Objectives

DCHA's MTW Plan is guided by the principals set forth by the Agency's Mission Statement and Strategic Goals. In addition, the MTW activities advance at least one of the three MTW Statutory Objectives.

### Mission Statement

The District of Columbia Housing Authority provides quality affordable housing to extremely low-through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

### DCHA's Strategic Goals

Goal A: Create opportunities, through collaboration and partnerships, to improve the quality of life for DCHA residents.

Goal B: Increase access to quality affordable housing.

Goal C: Provide livable housing to support healthy and sustainable communities.

Goal D: Foster a collaborative work environment that is outcome driven and meets the highest expectations of the affordable housing industry.

Goal E: Effectively communicate DCHA's accomplishments and advocate for its mission.

### MTW Statutory Objectives

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;

2. Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and

3. Increase housing choices for low-income families.

## Section II. General Agency Operating Information

### A. Housing Stock Information

#### 1. Number of Public Housing Units

DCHA's Public Housing inventory, including approved non-dwelling units, increased to 8,345 by the end FY2013. The change in units (12) represents a .14% increase from the 8,333 units reported in the FY2012 MTW Report. The increase reflects the addition of 23 new public housing units at Nannie Helen Burroughs (23). Additional adjustments were made in HUD's Public and Indian Housing Information Center (PIC) System as part of DCHA's ongoing efforts to ensure the accuracy of reported unit data. These adjustments reflect activity that took place in years prior to FY2013 and include the merging of units at Judiciary House to create UFAS complaint units (-8); the sale of scattered sites units (-2); and the correction of the final official unit count at St. Martins (-1).

**Table II.1 Public Housing Units (by AMP/Development #) at the End of FY2013**

| AMP or Development Number | Development Name | ACC Units |
|---|---|---|
| DC001005370 | The Avenue | 27 |
| DC001003090 | Barry Farm | 444 |
| DC001002220 | Benning | 285 |
| DC001005270 | Capital Quarter | 39 |
| DC001005271 | Capital Quarter II | 47 |
| DC001005230 | Capitol Gateway | 61 |
| DC001005220 | Capper I | 162 |
| DC001005250 | Capper II | 139 |
| DC001003363 | Carroll Apartments | 96 |
| DC001001600 | Claridge Towers | 343 |
| DC001001950 | Colorado/Columbia | 44 |
| DC001001460 | Edgewood Terrace | 89 |
| DC001003850 | Elvans Road | 22 |
| DC001005280 | Fairlawn Marshall | 30 |
| DC001001640 | Fort Lincoln | 120 |
| DC001001370 | Garfield Family | 51 |
| DC001001371 | Garfield Senior | 228 |
| DC001005350 | Gibson Plaza | 53 |
| DC001005290 | Glenncrest | 61 |
| DC001004210 | Greenleaf Sr/Family | 457 |
| DC001001680 | Harvard Towers | 193 |
| DC001005200 | Henson Ridge | 68 |
| DC001003530 | Highland Dwellings/Addition | 326 |

| AMP or Development Number | Development Name | ACC Units |
|---|---|---|
| DC001003300 | Hopkins Apartments | 158 |
| DC001001620 | Horizon House | 124 |
| DC001001700 | James Apartments | 141 |
| DC001001030 | James Creek | 242 |
| DC001001650 | Judiciary House | 263 |
| DC001001080 | Kelly Miller Dwellings | 160 |
| DC001005190 | Kenilworth | 290 |
| DC001004361 | Kentucky Courts | 118 |
| DC001005210 | Kentucky Courts II | 12 |
| DC001002400 | Langston Addition | 36 |
| DC001002250 | Langston Terrace | 274 |
| DC001001391 | LeDroit | 124 |
| DC001002130 | Lincoln/Richardson | 631 |
| DC0010005320 | Matthews Memorial | 35 |
| DC001001440 | Montana Terrace | 65 |
| DC001005430 | Nannie Hellen Burroughs | 23 |
| DC001005240 | Oxford Manor | 30 |
| DC001001340 | Park Morton | 188 |
| DC001004430 | Potomac Gardens | 352 |
| DC001001690 | Regency House | 160 |
| DC001005300 | Sheridan Station | 45 |
| DC001001290 | Sibley Family | 83 |
| DC001001291 | Sibley Senior | 224 |
| DC001005242 | St Martins | 50 |
| DC001002230 | Stoddert/Ft. Dupont | 357 |
| DC001004240 | Syphax | 174 |
| DC001005410 | Victory Square | 35 |
| DC001003105 | Wheeler Creek Family | 48 |
| DC001003104 | Wheeler Creek Sr | 100 |
| DC001003361 | Woodland Terrace | 376 |
| DC001001830 | Wylie Court | 1 |
| DC001000009 | Scattered Sites | 10 |
| DC001000081 | Scattered Sites | 14 |
| DC001000082 | Scattered Sites | 8 |
| DC001001830 | Scattered Sites | 9 |
| TOTAL | | 8,345 |

## 2. Significant Capital Expenditures by Development

There were no significant capital expenditures by development that exceeded 30% of DCHA's total budgeted capital expenditures for FY2013.

## 3. New Public Housing Units

DCHA added 23 units to the Agency's Public Housing inventory in FY2013 (see Table II.2). Twent-three units were added at the Nannie Helen Burroughs development (units that were not anticipated in DCHA's FY2013 MTW Plan). Of the 76 units projected to be added in FY2013, the 62 at Parkside Addition and Sheridan Station Phase III did not come on-line. However, a total of 41 units at both properties are expected to come on-line in FY2014. In addition, a total of 47 units came on-line at Capper Carrolsburg (Capitol Quarters Townhomes II) in FY2012, instead of the 24 projected in the FY2013 MTW Plan.

**Table II.2 New Public Housing Units Added by AMP in FY2013**

| AMP Name and Number | Bedroom Size | | | | | | | Total Units | Population Type | Fully Accessible | Adaptable |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6+ | | | | |
| DC001005430 Nannie Helen Burroughs | 0 | 6 | 13 | 4 | 0 | 0 | 0 | 23 | Family | 4 | 0 |
| Total | 0 | 6 | 13 | 4 | 0 | 0 | 0 | 23 | | 4 | 0 |

## 4. Public Housing Units Removed

In FY2013, no Public Housing units were removed from the inventory.

## 5. Number of MTW HCV Vouchers Authorized

The number of HUD authorized Housing Choice Vouchers (HCV) is 12,888. DCHA's MTW voucher benchmark at the end of FY2013 was 10,000. In exercising flexibility inherent in MTW authority, the agency continued to utilize voucher funding for critical agency functions in support of DCHA's mission (e.g. public safety initatives, residents services, and the continued maintenance activities of DCHA's public housing).

**Table II.3 MTW HCV Authorized Vouchers—End of FY2013**

| Program | Authorized Vouchers | Authorized Voucher Benchmark |
|---|---|---|
| MTW Vouchers | 12,888 | 10,000 |

## 6. Number of Non-MTW HCV Authorized

The number of non-MTW vouchers authorized rose from 1,025 at the end of FY2012 to 1,388 at the end of FY2013. This 35.4 % increase was due to the addition of 65 VASH vouchers, 249 Opt-

Outs MOD/SROs; and 49 MOD Conversion vouchers. Table II.4 provides the details of the types of vouchers in the non-MTW inventory.

**Table II.4 Non- MTW HCV Authorized Vouchers—End of FY2013**

| Program | Authorized Vouchers (End of FY2013) |
|---|---|
| Multicultural | 81 |
| VASH | 809 |
| Non-elderly disabled | 200 |
| Opt-Outs MOD/SRO | 249 |
| MOD Conversion | 49 |
| Non-MTW Vouchers | 1,388 |

## 7. Vouchers Project-based in Report Year

One new HAP was executed in FY2013 for 28 units at the Williston, a property owned by a DCHA subsidiary

## 8. Other Housing Owned and/or Managed by the Agency

DCHA and its affiliates own three non-Public Housing developments.

**Table II.5 Other Housing Owned and/or Managed by the Agency**

| Property | Total Units | Overview |
|---|---|---|
| Williston | 28 | Through foreclosure action, DCHA owned this affordable property. In order to maintain the affordability in a gentrifying neighborhood, an AHAP was executed in FY2010. In FY 2013, DCHA transferred the property to the Williston Preservation Corporation (a subsidiary controlled by the DCHA) for the purposes of refinancing the property through a HUD approved 223(f) mortgage. Additionally, a project based HAP was executed on the property in March of 2013 in furtherance of this purpose. |
| Oak St | 51 | Capital City Housing Corporation (an affiliate of DCHA) is the General Managing Partner (GP) of this affordable property. In order to maintain the affordability a HUD HAP renewal was issued in April 2013. |
| Accessibuild | 22 | DC Housing Enterprises (an affiliate of DCHA) is GP in this low income housing tax credit property. The units were funded with 4% tax credits, bonds and DC Housing Production Trust Fund. The units are subsidized with project based vouchers. |
| 927 R Street, | 1 | Owned by the Affordable Housing Development Corporation of the District of Columbia, a wholly owned subsidiary of DCHA, the property is |

| Property | Total Units | Overview |
|---|---|---|
| NW | | a single family UFAS unit subsidized through a project-based HAP contract executed in 2009. |
| Total Units | 102 | |

## B. Leasing Information

### 1. Number of Public Housing Units Leased

At the end of FY2013, DCHA achieved an adjusted occupancy rate of 97% at the end of FY2013. DCHA had 7,526 Public Housing units leased, up from the 7,423 units reported leased at the end of FY2012. The 1.4% increase was due to new lease-ups and a significant reduction in capital vacancies. At the time of this report, DCHA vacant units consisted of: 254 routine vacancies; 391 vacancies for comprehensive modernization or for repair following a fire, and 174 units that were set-aside to provide services for residents.

**Table II.6 Status of Public Housing Units**

| Unit Status | Number of Units |
|---|---|
| Units Leased* | 7,526 |
| Routine Vacancies* | 254 |
| Vacant for Comprehensive Modernization or Repair after Fire** | 391 |
| Non-Dwelling Units used to provide services to residents** | 174 |
| Total | 8,345 |

*Units available for occupancy
**Units exempt from available occupancy determination

### 2. Number of Non-MTW Public Housing Units Leased

All of DCHA's Public Housing units are MTW units.

### 3. Number of MTW HCV Units Leased

As of the end of FY2013, there were 9,760 MTW HCV leased units. At the end of FY2012, DCHA had 9,962 MTW HCV leased units. From the end of FY2012 to year end FY2013, DCHA's utilization of MTW vouchers decreased by 2%. This decrease in utilization is attributed to the DCHA's decision to stop issuing attritted vouchers in FY2013 in response to Sequestration.

**Table II.7 MTW HCV Units Leased—End of FY2013**

| Program | Leased Vouchers |
|---|---|
| MTW Vouchers | 9,760 |

### 4. Number of Non-MTW HCV Units Leased

As of September 30, 2013, there were 857 non-MTW HCV leased units.

**Table II.8 Non- MTW HCV Leased Vouchers—End of FY2013**

| Program | Leased Vouchers |
|---|---|
| Multicultural | 55 |
| VASH | 621 |
| Non-elderly disabled | 181 |
| Non-MTW Vouchers | 857 |

### 5. Description of any issues related to leasing of Public Housing or HCV units

Public Housing—DCHA did not have any difficulties in leasing Public Housing units in FY2013.

Housing Choice Voucher—DCHA did not have any significant difficulties in leasing its MTW voucher units in FY2013.

### 6. Project-based Vouchers Committed or In Use

DCHA had 1,367 MTW project-based vouchers (PBVs) and 110 non-MTW PBVs committed or in use as of September 30, 2013. This is down slightly from last year's 1,577 PBVs committed or in use.

**Table II.9 Project-based vouchers committed or in use**

| Program | Committed or In Use (End of FY2013) |
|---|---|
| MTW HCV Project-based Vouchers | 1,367 |
| Non-MTW HCV Project Based Vouchers | 110 |
| **TOTAL** | **1,477** |

## C. Waiting List Information

### 1. Number and Characteristics of Households on the Waiting Lists

There continues to be a significant need for affordable housing in Washington, DC, as demonstrated by the number of applicants that appear on both the Public Housing and HCV waiting lists from year to year. Although there was a reduction in the number of families on the Public Housing waiting list at the end of the FY2013, there was an increase of over 5,000 applicants on the HCV waiting list.

Table II.10 below shows the changes in the size of both lists from FY2004 to FY2013). Even with a waiting list update in FY2008 that served as the major reason for the reduction in the size of both the Public Housing and HCV lists (see below) at the end of that year, the lists continued to grow. While the

number of families on the Public Housing waiting list decreased by a little over 1,000 applicants in FY2013, the total unduplicated number of families on the waiting lists grew by 8.5% in spite of the closing of the waiting lists in FY2013. As of September 30, 2013, the total number of unduplicated, unique households on at least one of DCHA's housing program waiting lists was 71,923.

**Table II.10 Waiting List Size by Program and Fiscal Year (FY)**

| List | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Public Housing | 26,458 | 27,622 | 29,797 | 28,347 | 11,353 | 15,411 | 18,266 | 21,400 | 42,756 | 41,605 |
| HCV | 40,884 | 44,500 | 47,229 | 49,582 | 20,048 | 23,511 | 29,521 | 37,635 | 62,417 | 67,896 |
| Unduplicated | | | | | | | | 40,225 | 66,297 | 71,923 |

**Table II.11 Households on Waiting List by Bedroom Size: Public Housing**

| Bedroom Size | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| 0 BR | 6,367 | 6,450 | 6,995 | 6,784 | 3,206 | 5,666 | 6,815 | 7,506 | 11,011 | 11,436 |
| 1 BR | 6,636 | 7,535 | 8,690 | 8,988 | 2,880 | 3,671 | 4,097 | 4,786 | 14,430 | 16,690 |
| 2 BR | 7,453 | 7,730 | 7,848 | 7,461 | 3,061 | 3,574 | 4,157 | 5,324 | 10,335 | 11,755 |
| 3 BR | 4,667 | 4,580 | 4,906 | 3,727 | 1,744 | 2,040 | 2,697 | 3,313 | 5,732 | 6,351 |
| 4 BR | 1,088 | 1,118 | 1,186 | 1,225 | 425 | 446 | 481 | 447 | 1140 | 1,247 |
| 5 BR | 119 | 95 | 71 | 57 | 31 | 12 | 16 | 22 | 108 | 120 |
| 6 BR | 25 | 19 | 6 | 9 | 6 | 2 | 3 | 2 | 0 | 2 |
| 6+ BR | 103 | 95 | 95 | 97 | 0 | 0 | 0 | 0 | 0 | 2 |
| TOTAL | 26,458 | 27,622 | 29,797 | 28,348 | 11,353 | 15,411 | 18,266 | 21,400 | 42,756 | 47,605 |

**Table II.12 Households on Waiting List by Income Group: Public Housing**

| Income Band | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| <30% AMI | 25,971 | 27,244 | 29,385 | 27,938 | 11,144 | 15,143 | 17,941 | 21,076 | 41,758 | 45,975 |
| 30%-50% AMI | 421 | 318 | 353 | 368 | 180 | 214 | 259 | 253 | 653 | 837 |
| 50%-80% AMI | 23 | 20 | 19 | 8 | 16 | 16 | 19 | 31 | 71 | 118 |
| >80% AMI | 43 | 40 | 40 | 34 | 13 | 38 | 47 | 40 | 274 | 675 |
| TOTAL | 26,458 | 27,622 | 29,797 | 28,348 | 11,353 | 15,411 | 18,266 | 21,400 | 42,756 | 47,605 |

**Table II.13 Households on Waiting List by Income Group: HCV**

| Income Band | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| <30% AMI | 39,951 | 43,659 | 46,349 | 48,593 | 19,475 | 22,897 | 28,788 | 36,511 | 60,416 | 65,088 |
| 30%-50% AMI | 821 | 739 | 776 | 891 | 507 | 533 | 628 | 965 | 1465 | 1,742 |
| 50%-80% AMI | 48 | 39 | 41 | 26 | 42 | 33 | 36 | 77 | 163 | 201 |
| >80% AMI | 64 | 63 | 63 | 71 | 24 | 48 | 69 | 82 | 373 | 865 |
| TOTAL | 40,884 | 44,500 | 47,229 | 49,581 | 20,048 | 23,511 | 29,521 | 37,635 | 62,417 | 67,896 |

### Table II.14 Households on Waiting List by Household Type: Public Housing

| Household Type | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Non-elderly/ Non-disabled | 23,320 | 24,269 | 25,962 | 24,570 | 8,024 | 10,653 | 12,467 | 14,249 | 30,141 | 3,251 |
| Elderly/Non-disabled | 1,343 | 1,051 | 1,343 | 980 | 341 | 275 | 327 | 411 | 1,440 | 1,606 |
| Disabled | 1,751 | 2,251 | 2,445 | 2,753 | 2,988 | 4,483 | 5,472 | 6,740 | 11,175 | 12,748 |
| Other | 64 | 51 | 47 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 26,458 | 27,622 | 29,797 | 28,348 | 11,353 | 15,411 | 18,266 | 21,400 | 42,756 | 47,605 |

### Table II.15 Households on Waiting List by Household Type: HCV

| Household Type | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Non-elderly/ Non-disabled | 34,103 | 37,142 | 38,924 | 40,293 | 13,800 | 16,316 | 19,252 | 23,620 | 41,421 | 45,095 |
| Elderly/Non-disabled | 2,881 | 2,690 | 3,237 | 3,498 | 702 | 350 | 919 | 1,718 | 3,182 | 3,138 |
| Disabled | 3,825 | 4,668 | 4,989 | 5,707 | 5,546 | 6,845 | 9,350 | 12,297 | 17,814 | 19,663 |
| Other | 75 | 0 | 79 | 83 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 40,884 | 44,500 | 47,229 | 49,581 | 20,048 | 23,511 | 29,521 | 37,635 | 62,417 | 67,896 |

### Table II.16 Households on Waiting List by Race: Public Housing

| Race | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Asian/Pacific Islander | 185 | 140 | 150 | 138 | 43 | 66 | 125 | 125 | 388 | 457 |
| African American | 25,505 | 26,653 | 28,733 | 27,341 | 10,564 | 14,289 | 16,954 | 19,876 | 39,142 | 43,410 |
| Native-American /Alaskan Native | 69 | 65 | 74 | 73 | 26 | 26 | 27 | 40 | 76 | 83 |
| Caucasian | 640 | 672 | 765 | 729 | 192 | 254 | 326 | 383 | 1047 | 1,220 |
| Other | 59 | 92 | 75 | 67 | 528 | 776 | 834 | 976 | 2103 | 2,435 |
| TOTAL | 6,458 | 27,622 | 29,797 | 28,348 | 11,353 | 15411 | 18,266 | 21,400 | 42,756 | 47,605 |

### Table II.17 Households on Waiting List by Ethnicity: Public Housing

| Ethnicity | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Hispanic | 412 | 542 | 548 | 518 | 1,058 | 1054 | 1187 | 1379 | 2318 | 2,523 |
| Non-Hispanic | 24,609 | 27,080 | 29,249 | 27,830 | 10,295 | 14,357 | 17,079 | 20,021 | 40,438 | 45,082 |
| TOTAL | 26,458 | 27,622 | 29,797 | 28,348 | 11,353 | 15411 | 18,266 | 21,400 | 42,756 | 47,605 |

### Table II.18 Households on Waiting List by Race: HCV

| Race | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Asian/Pacific Islander | 263 | 231 | 263 | 288 | 77 | 106 | 186 | 200 | 512 | 585 |

| Race | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| African American | 39,335 | 42,803 | 45,383 | 47,643 | 18,639 | 21,803 | 27,528 | 35,057 | 57,224 | 62,040 |
| Native-American /Alaskan Native | 100 | 164 | 113 | 125 | 52 | 45 | 59 | 78 | 110 | 118 |
| Caucasian | 1,070 | 1,187 | 1,308 | 1,369 | 408 | 416 | 571 | 761 | 1670 | 1,882 |
| Other | 116 | 115 | 162 | 156 | 872 | 1,141 | 1,177 | 1539 | 2901 | 3,271 |
| TOTAL | 40,884 | 44,500 | 47,229 | 49,581 | 20,048 | 23511 | 29,521 | 37,635 | 62,417 | 67,896 |

**Table II.19 Households on Waiting List by Ethnicity: HCV**

| Ethnicity | End of FY '04 | End of FY '05 | End of FY '06 | End of FY '07 | End of FY '08 | End of FY '09 | End of FY '10 | End of FY '11 | End of FY '12 | End of FY'13 |
|---|---|---|---|---|---|---|---|---|---|---|
| Hispanic | 664 | 895 | 1,005 | 1,120 | 1,490 | 1,414 | 1,615 | 2,046 | 3,248 | 3,580 |
| Non-Hispanic | 40,220 | 43,605 | 46,224 | 48,461 | 18,558 | 22,097 | 27,906 | 35,589 | 59,169 | 64,316 |
| TOTAL | 40,884 | 44,500 | 47,229 | 49,581 | 20,048 | 23511 | 29,521 | 37,635 | 62,417 | 67,896 |

## 2. Description of Waiting Lists and Any Changes

For all conventional Public Housing units and for the HCV program, DCHA uses a citywide waiting list. Certain Mixed Finance projects with Public Housing units have site-based waiting lists. As part of the initial lease-up phase, the new units at Nannie Helen Burroughs will be offered first to Lincoln Heights and Richardson Dwellings residents who will occupy the units until the redevelopment work is completed at Lincoln and Richardson. Once the redevelopment is completed and vacancies become available, families will be select from site-based waiting lists to occupy units.

In FY2013, DCHA completed the first phase of a reengineering plan, aimed at improving the management and predictability of the Agency's waiting lists, with the suspension of application intake for all DCHA waiting lists. The next phase of this effort is the conversion to centrally managed Public Housing site-based waiting lists. This will include verification of each applicant's continued interest in housing assistance for all DCHA managed waiting lists. With the verification of continued interest, the suspension of application intake and the fact that DCHA will continue to serve families from the waiting list as funding permits, it is anticipated that there will be a reduction in the number of families on the waiting lists. However, it is important to note that for the immediate future a reduction in the size of the waiting lists in no way reflects a declining need for affordable housing in the District of Columbia. DCHA will also continue to look at ways in which waiting list management can be improved to better meet the affordable housing needs of the City.

**Table II.20 Description of DCHA Waiting Lists by Program**

| Program/Development | Type | Status |
|---|---|---|
| Public Housing | Centralized Community-wide | Closed |
| Housing Choice Voucher Program | Centralized Community-wide | Closed |
| HCV-Mod Rehab | Centralized Community-wide | Closed |
| Wheeler Creek (148 Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Closed |
| Capital Gateway Family (61 Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Closed |
| Triangle View (75 Elderly-Only Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Open |
| Glenncrest (61 Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Closed |
| Fairlawn Marshall (30 Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Open |
| Sheridan Station (45 Public Housing units) | Site-Based Waiting List (Mixed-Finance) | Open |
| Matthews Memorial (35 Public Housing Units) | Site-Based Waiting List (Mixed-Finance) | Open |

## Section III. Non-MTW Related Housing Authority Information (Optional)

In order to focus its efforts on complying with the required reporting elements outlined in the Attachment B of the Restated and Amended MTW Agreement, the Agency has chosen to exercise the option not to provide information related to this area.

## Section IV. Long-term MTW Plan (Optional)

In FY2012, DCHA's Board of Commissioners adopted a new Mission Statement and new Strategic Goals, reflecting the Agency's renewed focus on residents in addition to the traditional focus on the physical assets of the Housing Authority.

### Mission Statement

The District of Columbia Housing Authority provides quality affordable housing to extremely low- through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

### DCHA's Strategic Goals

Goal A: Create opportunities, through collaboration and partnerships, to improve the quality of life for DCHA residents.

Goal B: Increase access to quality affordable housing.

Goal C: Provide livable housing to support healthy and sustainable communities.

Goal D: Foster a collaborative work environment that is outcome driven and meets the highest expectations of the affordable housing industry.

Goal E: Effectively communicate DCHA's accomplishments and advocate for its mission.

The activities undertaken under MTW will align with this new direction. DCHA is building on a solid foundation and the Agency has an ambitious agenda for the years remaining under the MTW Agreement.

The flexibility and regulatory relief of MTW has never been more important to the 39 MTW agencies. The great recession and reduced federal funding levels have disproportionally affected the most vulnerable in our community and magnified the critical affordable housing issue facing this country. DCHA will meet these challenges and continue to innovate and find effective ways to serve the District of Columbia and its low-income families, seniors, veterans, and disabled people. In this uncertain economy, DCHA is committed to preserving a precious resource for District residents: a place to call home.

DCHA will continue to utilize MTW flexibility to create a more streamlined organization for efficient operation and improved access to programs and services. The Agency is aggressively seeking non-traditional partnerships with community organizations and for-profit businesses to help improve the lives of low-income residents—especially the children.

## Section V. Proposed MTW Activities

**Table V.1 Summary of Proposed Activities, Approved by HUD, not yet Implemented**

| New Number | Old Number | Activity | Statutory Objective | MTW Flexibility | Yr. Identified |
|---|---|---|---|---|---|
| 24 | N/A | Simplified Utility Allowance Schedule | • Reduce cost and achieve greater cost effectiveness in federal expenditures | Attachment C, Section D2(b). | FY2013 |

### Initiative 24: Simplified Utility Allowance Schedule

Description

DCHA is proposing to simplify the calculation of utility allowances for Housing Choice Voucher participants. The current utility allowance is based on the dwelling type, the number of bedrooms, the services paid by the tenant and the fuel type. DCHA will implement a simplified utility allowance schedule based on the bedroom size, heating fuel, and whether the tenant is responsible for paying the water and sewer bill to simplify the rent calculations.

The policy will be implemented in all new HCV contracts and at the time of recertifications (either biennial or interim) for current participants. The simplified utility allowance schedule will be updated annually, but applied to HCV participants at the time of recertifications. In addition, the DCHA will simplify the definition of bedrooms used in the assignment of utility allowances. Currently, utility allowances are assigned to households based on the actual size of the physical unit. DCHA will simplify the definition to be the lower of the voucher size or physical unit bedrooms when defining bedrooms for the assignment of utility allowances. This will follow the same definition used for the assignment of payment standards for HCV participants.

This initiative will improve administrative efficiency due to the decrease in time spent computing the correct utility allowance, verifying through inspections and documenting carefully on the Housing Assistance Payment (HAP) Contract. It will also help voucher participants in their unit search since it will give them an exact amount of rental assistance available. Participants can elect to go on DCHA's website to pull the maximum approved contract rent for the unit they have chosen, and then apply the new utility allowance formula to get the gross rent. This gross rent can be used to enable the family to calculate the tenant share of rent. With the simplified utility allowance, DCHA will be able to implement plans for a "Rent Portion Estimator" that utilizes real family income, unit and utility details, and 50058 calculations to allow the family to plug in variables for potential new moves that would give the family a close approximation of what their portion of rent would be if they moved into that unit.

Based on current utility rates the proposed schedule is below:

| Bedroom Size | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Baseline | 89 | 120 | 152 | 183 | 239 | 280 | 322 |
| Electric or oil heat add-on | 48 | 64 | 80 | 96 | 140 | 159 | 183 |
| Water & sewer add-on | 28 | 57 | 84 | 112 | 141 | 196 | 225 |

Anticipated Impact(s)

From a cost savings/efficiency perspective, this activity will reduce administrative burden for the Agency by decreasing the time spent on utility allowance calculations.

From a direct cost (HAP expenditure) perspective, the utility allowance levels were set to be revenue neutral. That is, the total monthly utility allowance is expected to be virtually unchanged from the current policy. Because DCHA expects to grant some hardship waivers initially, the new policy is likely to be slightly more expensive to DCHA during the first several years of transition. These costs will be off-set by the increased efficiencies.

From the perspective of increasing housing choices for low-income households, the activity will reduce reluctance of landlords to participate in the program. Owners are provided a maximum contract rent (factoring in average utility allowances). There are many cases where the actual utility allowance would impact the owner receiving the maximum (for instance if all utilities are electric making the gross rent too high for subsidy approval). By utilizing this simplified methodology; owners can now get a real sense of what they would be able to receive upfront – eliminating any confusion after RFTA submission. Additional benefits of the activity are a reduction of confusion for voucher participants, increased participant awareness to find more energy-efficient units, consistent with HUD's greening initiatives, and a shorter lease-up period. In addition it will help residents in their apartment search since the amount of subsidy will be clearly defined.

The impact of the proposed policy change on HCV participants is varied – some will see no change, some will see a utility allowance increase, while others will experience a utility allowance decrease. The magnitude of those changes will also vary.

Based on data from early May, 2012, the following table summarizes the percentage of clients positively and negatively impacted:

| Bedroom Size | No Utility Allowance, No Change | Increase | Decrease | No Change |
|---|---|---|---|---|
| 0 | 81% | 8% | 11% | 0% |
| 1 | 22% | 31% | 40% | 8% |
| 2 | 17% | 25% | 49% | 9% |
| 3 | 14% | 20% | 61% | 5% |
| 4 | 8% | 56% | 28% | 4% |
| 5+ | 8% | 48% | 34% | 7% |
| Total | 21% | 27% | 45% | 7% |

While 45% of participants will experience a decrease in their utility allowance (and therefore a corresponding decrease in rental assistance), less than 9% will experience a larger than $25 per month decrease and less than 1% will see a larger than $100 per month decrease. Based on preliminary analysis, some of those experiencing the largest impacts will not be due to the change in policy but due to the clean-up of errors in the current calculation of utility allowance.

DCHA does not anticipate any protected classes to be adversely affected by this activity. Individual choice of structure type is the factor that most affects the utility allowance change, with those choosing to live in single-family detached structures most likely to have the largest impact.

A hardship policy has been established for participants who are negatively impacted and will be reviewed on a case by case basis.

Status
Not Yet Implemented.

At the end of FY2013, DCHA had developed local regulations for this MTW activity and was going through the agency's local regulatory process. With the finalizing of the local regulations, DCHA anticipates implementation of this initiative in FY2014.

Metrics

| Metrics | Baseline (FY2012) | Benchmark | Data Source |
|---|---|---|---|
| Number of staff hours in briefings to describe Utility Allowance calculation (minutes spent per briefing times number of briefings) | 30 minutes per briefing times 8 briefings per month = 48 hours per year | Reduction of 50% by the end FY2013 (or the end of the year in which the initiative is initiated) | HCV |
| Number of staff hours processing utility allowances (seconds per utility allowance calculation times number of calculations) | 40 seconds * 9,415 recerts = 105 hours per year | Reduction of 50% by the end FY2013 (or the end of the year in which the initiative is initiated) | HCV |
| Total allowance paid annually by HCV program | $23,921,148 | Annual increase in line with inflation every year after initial implementation | HCV |
| Hardship Waivers Requested | 0 | 150 per year for three year transition | HCV |
| Hardship Waivers Granted | 0 | 75% of those requested | HCV |

Rent Reform Information

1. Agency's Board of Approval of Policy: Before implementing the simplified utility allowance, the Board will approve the updated required local regulations. The approval of the initiative was part of the approval of the 2013 MTW Plan.

2. Impact Analysis: See discussion of impact above.

3. Annual reevaluation of rent reform initiative: A re-evaluation of this policy will be completed on an annual basis.

4. Hardship case criteria: Any family whose utility allowance changes by more than $25 AND the change is more than 10% of the household's adjusted monthly income may request a hardship waiver. To qualify for the waiver, the head of household must provide documentation that their average utility bills for the past six months exceeded their simplified utility allowance. A household who meets these criteria will be provided a six month utility allowance waiver and the utility allowance will be set at the lower of the previous utility allowance or their average utility bills from the past six months. The household will be provided an emergency transfer voucher. At the end of six months, if the household has not moved, the simplified utility allowance will be applied.

5. Transition period: To transition participants to the simplified utility allowance schedule, DCHA will provide advance notice to affected families and advise them of their right to request a hardship claim. The simplified utility allowance schedule will be used in the rent calculation at a family's next recertification, interim recertification, or move after adequate advance notice has been provided.

Documentation of public hearing (may be same as Annual Plan hearing): In addition to the 2013 MTW Plan Public Hearing, before implementing the simplified utility allowance schedule, a public hearing may need to be held on the updated local regulations.

## Section VI. Ongoing MTW Activities: HUD Approval Previously Granted

**Table VI.1 Summary of MTW Activities/Initiatives**

| New Number | Old Number | Activity | Statutory Objective | MTW Flexibility | Yr. Identi-fied | Yr. Imple-mented |
|---|---|---|---|---|---|---|
| 1 | 1.1.04<br>1.5.05<br>1.9.06 | Modifications to DCHA's Project-Based Voucher Program | • Increase housing choices for low-income families | Sections D4 and D7 of Attachment C. | FY2004, FY2005 & FY2006 | FY2004, FY2005 & FY2006 |
| 2 | 1.3.04 | Designation of Elderly-Only Properties | • Reduce cost and achieve greater cost effectiveness | Section C10 of Attachment C. | FY2004 | FY2004 |
| 3 | 1.4.04 | Modifications to HCV Homeownership Program | • Reduce cost and achieve greater cost effectiveness<br>• Increase housing choices for low-income families | Sections C11, D2, D8 and E of Attachment C. | FY2004 | FY2004 |
| 4 | 2.1.04 | Simplified Certification and Multi-Year Income Recertification | • Reduce cost and achieve greater cost effectiveness<br>• Encourage families to obtain employment and become economically self sufficient | Sections C4 and D1c of Attachment C. | FY2004 | FY2004 |
| 5 | 2.2.04 | Modifications to Market-Based Rents | • Reduce cost and achieve greater cost effectiveness<br>• Encourage families to obtain employment and become economically self sufficient | Section D2 of Attachment C. | FY2004 | FY2004 |
| 6 | 2.3.04<br>2.5.05 | Modifications to Pet Policy | • Reduce cost and achieve greater cost effectiveness | Section C10 of Attachment C. | FY2004 & FY2005 | FY2004 & FY2005 |
| 7 | 4.1.04 | DCHA Subsidiary to Act as Energy Services Company | • Reduce cost and achieve greater cost effectiveness | Attachment D. | FY2004 | FY2004 |
| 8 | 1.6.05<br>3.8.10 | Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration | • Reduce cost and achieve greater cost effectiveness<br>• Increase housing choices for low-income families | Section D2 of Attachment C. | FY2005 & FY2010 | FY2005 & FY2010 |
| 9 | 3.3.05 | Streamlined Operating Subsidy Only (OPERA) Protocol--Operating Assistance for | • Reduce cost and achieve greater cost effectiveness in federal | Attachment D. | FY2005 | Not Yet Implemented |

| New Number | Old Number | Activity | Statutory Objective | MTW Flexibility | Yr. Identi-fied | Yr. Imple-mented |
|---|---|---|---|---|---|---|
| | | Rental Housing | expenditures<br>• Increase housing choices for low-income families | | | |
| 10 | 3.4.05 | Supporting Grandfamilies | • Encourage families to obtain employment and become economically self sufficient | Sections C11 and D2 of Attachment C. | FY2005 | FY2005 |
| 11 | 1.10.06<br>2.5.04 | Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures | • Reduce cost and achieve greater cost effectiveness<br>• Increase housing choices for low-income families | Sections C1, C10 and D4 of Attachment C. | FY2004 | FY2005 |
| 12 | 3.5.06 | Rent Simplification and Collections | • Reduce cost and achieve greater cost effectiveness | Sections C11 and D2 of Attachment C. | FY2006 | FY2006 |
| 14 | 3.6.08 | Streamlining the Transition from Project-Based to Tenant-Based Vouchers | • Reduce cost and achieve greater cost effectiveness | Section D1 and D3 of Attachment C. | FY2008 | FY2009 Implemented and Closed |
| 15 | 3.7.08 | Reform Housing Quality Standards | • Reduce cost and achieve greater cost effectiveness | Section D5 of Attachment C. | FY2008 | Not Yet Implemented |
| 16 | 2.7.11 | Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification | • Reduce cost and achieve greater cost effectiveness | Section D5 of Attachment C. | FY2011 | FY2012 |
| 17 | 2.8.11 | Change in Abatement Process, including Assessment of a Re-inspection Fee as an Incentive to Maintain Acceptable Housing Quality Standards (HQS) in Voucher Assisted Units | • Reduce cost and achieve greater cost effectiveness | Section D5 of Attachment C. | FY2011 | FY2012 |
| 18 | 3.9.11 | Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process | • Reduce cost and achieve greater cost effectiveness | Sections C4 and D3b of Attachment C. | FY2011 | FY2012 |

| New Number | Old Number | Activity | Statutory Objective | MTW Flexibility | Yr. Identi-fied | Yr. Imple-mented |
|---|---|---|---|---|---|---|
| 19 | 4.5.11[1] | Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment | ▪ Reduce cost and achieve greater cost effectiveness | Sections C11 and E of Attachment C. | FY2011 | Not Yet Implemented |
| 20 | 2.9.12 | Enhance Neighborhood Services within Public Housing Communities | ▪ Encourage families to obtain employment and become economically self-sufficient | Sections B1b3, C1 and C15 of Attachment C. | FY2012 | FY2012 |
| 21 | 2.10.12 | DCHA Local Mixed Subsidy Program | • Increase housing choices for low-income families<br>▪ Reduce cost and achieve greater cost effectiveness | Section D1a of Attachment C. | FY2012 | On Hold |
| 22 | 3.9.12 | Housing Public Housing Residents in Service-Rich Environments | • Increase housing choices for low-income families<br>• Encourage families to obtain employment and become economically self-sufficient<br>▪ Reduce cost and achieve greater cost effectiveness in federal expenditures | Sections C1, C9b, C10 and C11 of Attachment C. | FY2012 | Not Yet Implemented |
| 23 | 3.10.12 | Encourage the Integration of Public Housing Units into Overall Hope VI Communities | ▪ Increase housing choices for low-income families | Sections C2 and C11 of Attachment C. | FY2012 | Not Yet Implemented |

[1] Initiative 4.5.11 Establishment of Resident Driven Community Based Programs to Improve Customer Service and Greater Resident Empowerment was originally numbered 4.3.11 in the FY2011 MTW Plan and FY2012 MTW Plan. In the FY2011 MTW Report the number was changed to recognize the previous use of 4.3.05 and 4.4.06 and to avoid confusion between the other initiatives.

## Initiative 1: **Modifications to DCHA's Project-Based Voucher Program**

Description

In order to increase housing choices for low-income families, as part of its Partnership Program, DCHA modified existing project-based voucher (PBV) rules and regulations. Specifically, the changes:

- Allow a longer HAP contract term—from 10 to 15 years.
- Increase the threshold of units that can be project-based at a single building from 25% to 100%.
- Increase the percentage of DCHA's total voucher allocation that can be project-based to greater than 20%.
- Allow the Agency to accept unsolicited proposals for PBVs when an RFP has not been issued. (During the review of the FY2013 MTW Plan, the MTW Office advised DCHA that MTW flexibility under the Amended and Restated MTW Agreement allows for the competitive process to be waived when awarding PBVs only if the property is owned by the PHA. Thus, DCHA has discontinued this practice and will be removing it from MTW Reports going forward.)
- Allow the owners of PBV units to establish site-based waiting lists.
- Allow applicants on the Public Housing waiting list who are determined to be eligible for UFAS units to be eligible for UFAS PBV units that are subsidized through the Partnership Program.
- Allow applicants on the Public Housing waiting list who are determined to be eligible for accessible units meeting Uniform Federal Accessibility Standards (UFAS) to be eligible for UFAS PBV units that are subsidized through the Partnership Program.
- Create a UFAS Loan Program to assist landlords in converting existing units to UFAS units or create new UFAS units that are subsidized through the Partnership Program and thus creating more housing choices for the disabled and their families.

Status

Implemented and Ongoing

DCHA has slowed down the project basing of Housing Choice Vouchers and is opting instead to utilize its unused Public Housing Annual Contribution Contract (ACC) authority to add subsidized units in private developments. Additionally, the City has created a local voucher program and DCHA has used its project-basing authority within that program to further expand affordable housing. During 2013, over 500 units were project-based utilizing local funds.

Impact

The changes resulted in:

- Increasing participation by housing owners/landlords;
- Meeting local housing and community needs, especially for UFAS units.

Metrics

| Metric | Baseline (FY2010) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of housing units in the Partnership Program (with executed HAP or AHAP) | 1,467 | 235 units added | 1,477 |
| Number of completed units in the program that are UFAS compliant | 6 | 11 new UFAS units added | 12 |
| Number of Public Housing applicants requiring UFAS compliant units who are housed in such units through the Partnership Program | 6 | 11 families | 11 |

## Initiative 2: **Designation of Elderly Only Properties**

Description

DCHA established a local review, comment and approval process designating properties as Elderly-Only. This replaced the requirement for HUD review of proposed Elderly-Only designation of Public Housing properties with a local review, broad community input and approval by the Board of Commissioners.

In addition, under this initiative, designation of Elderly-Only properties automatically renews from year to year indefinitely from the date of the designation unless otherwise rescinded or modified by the Board of Commissioners.

As is required locally, implementation of this initiative included adoption of local regulations outlining the process. These regulations can be found at Title 14 of the District of Columbia Municipal Regulations Section 6115 and are summarized below:

1. Staff reviews of resident and applicant needs and requests, market conditions and resource availability.
2. If review findings support an Elderly-Only designation of a DCHA property(ies), staff makes a recommendation to the Board of Commissioners.
3. The Board of Commissioners considers staff recommendations in committee.
4. Upon committee approval, the proposed Elderly-Only designation is published as part of the Board agenda for consideration at a Board of Commissioners' meeting.
5. The Board of Commissioners either accepts or rejects the designation after receiving comments from the public.
6. If the Board of Commissioners accepts the staff recommendation, the name of the new designated elderly property is published it the DC Register.
7. The designation continues from year to year indefinitely from the date of the designation.

In FY2004, the following conventional sites were designated as Elderly-only: Knox Hill, Regency House, Arthur Capper Senior I and Carroll Apartments. That same year Elderly-Only existing designations were extended for units at Wheeler Creek as part of a HOPE VI project and the redeveloped Edgewood Terrace.

In FY2007, Elderly-Only units were designated at Henson Ridge as part of a HOPE VI project.

To date, DCHA has designated seven (7) properties in whole or in part as Elderly-Only.

Status
Implemented and Ongoing

Impact
This activity reduced the time necessary to put in place an Elderly-only designation.

Outside of the assessment process to determine the need, feasibility and federal compliance of an Elderly-Only designation, completing a designation under the DCHA local process can take as few as 30 days. Even under the HUD stream-lined designation process, the federal agency has 60 days to evaluate the request and respond to housing authorities with a decision. In addition, the default approval built into the HUD process requires a 60 day waiting time for housing authorities.

DCHA experienced a cost savings with respect to the time required under the HUD designation process compared to the locally established process. Measurable outcomes based on cost savings and gained efficiencies were experienced with the designation of each site and as such will be experienced with each future designation.

Metrics

As the local policy for streamlining of the Elderly-Only designation process was adopted in FY2004 and the subsequent designations took place prior to the new reporting requirements under the MTW Agreement, the related benefits are in the past. Future benefits will be experienced with the designation of additional properties/units.

## Initiative 3: **Modifications to HCV Homeownership Program**

Description
As part of DCHA's efforts to develop new housing opportunities for low-income families that promote self-sufficiency, the Agency explored and implemented various modifications to its HCV Homeownership Program (HOAP), as regulated by HUD, that make it:

- more attractive to financial institutions and DCHA participants/residents,
- more user-friendly to DCHA participants interested in homeownership,
- more cost efficient to administer, and
- more realistic in promoting long-term homeownership success.

The result was the establishment of the following policies utilizing MTW flexibility:

1. The minimum down payment was set at 3% with no minimum required from the family's personal resources

2. A recapture mechanism was established what allows for the recapture of a portion of the homeownership (mortgage payments) assistance if the family leaves the property in the first 10 years

3. The employment requirement was increased from one year to at least two years

4. Portability is no longer permitted under the Homeownership program.

5. A termination clause was included providing for the termination of a Household from the program if the household income falls below the minimum amount required for more than 12 months.

In addition to the above HOAP policy changes, DCHA created a homeownership component in HOAP for Public Housing residents as part of the Agency's second phase of implementation for this initiative. The **Achieving Your Best Life Rewards Program (AYBL)** was created to encourage and support upward mobility of Public Housing residents by facilitating the provision and utilization of necessary incentives and supportive services with homeownership as a goal.

The most important feature that distinguishes this program from Public Housing self-sufficiency/homeownership programs offered elsewhere is that this program is place-based. All of the neighbors in the community will have similar motivations and will work towards the same goals. It is the intent that this model will foster an environment in which participating families support and learn from each other while working toward the end goal of homeownership. The first development to be designated as a Reward Property was Elvans Road.

It is expected that after five (5) years, participating residents will have the down payment for the purchase of a home through the assistance of a Savings Escrow Account. If the family has successfully completed homeownership preparation, identified a home, and received a mortgage commitment, participating residents will be issued a homeownership voucher through HOAP.

A result of a review of existing federal requirements for Public Housing authorities (PHA) administering homeownership/self-sufficiency programs, lessons learned from the experiences of clients participating in the existing program, and the realities of the financial markets, DCHA utilized its MTW authority to create AYBL with the intent to increase the chances for acquiring financing and for long-term homeownership success for program participants. The following outlines key program elements for which MTW authority was utilized:

**Eligibility:** To be eligible for AYBL, unless the lessee(s) or spouse is elderly or disabled, the lessee and spouse must have a combined earned income sufficient to be able to afford a house with voucher assistance within five years. Currently, the minimum requirement for entry into the program would be $35,000 in earned income.

**Transfer into Rewards Properties:** AYBL eligible families are relocated to designated Public Housing communities—referred to as Rewards Properties. These communities will have undergone major modernization prior to the initial occupancy by AYBL eligible families; the modernization should make the units easy for the residents to maintain.

**Rent, Utilities and Savings and Maintenance Escrows:** The payments required of the AYBL participants have been established to reflect the budgeting required of a homeowner. However, in place of the mortgage payment, the resident will pay into Savings Escrow and Maintenance Escrow accounts. Home maintenance costs will be reflected in the required Maintenance Escrow payment. Utility costs will be charged to reflect the reality of homeownership. Non-elderly or non-disabled AYBL residents will pay rent based on their unearned income with the expectation that this income source will cease as their earned income increases.

***Rent***—AYBL participants will pay 30% of their unearned income as traditional rent. Elderly and disabled families will be able to use unearned income to qualify for the program and pay into the escrow accounts rather than rent.

***Savings Escrow Account***—A major incentive of the program is that a portion of the family's earned income (28%), which is excluded from income in the calculation of rent, will be placed in a Savings Escrow account for the down-payment on a home. Account funds will be released to the AYBL participant when the family has a contract on a home, has a mortgage commitment and is ready to close on a purchase. Interim account disbursements will be considered, with DCHA approval, if needed to complete a task(s) in their ITSP.

***Maintenance Escrow Account***—As part of their homeownership training, AYBL families will be responsible for the upkeep of their unit with technical assistance provided by DCHA. To pay for unit maintenance costs, AYBL families will pay 2% of their earned income into a maintenance escrow account. The maintenance escrow account will be available to cover maintenance costs.

Elderly and disabled families will be able to use unearned income in the determination of eligibility and to pay into the Savings and Maintenance escrow accounts.

**Homeownership Preparation: In addition to** AYBL participants participating in homeownership training, home maintenance training, money management, credit repair and similar activities identified during the Needs Assessment process, they are responsible for the maintenance of their unit and for paying the utilities.

**Program Term:** It is expected that over the course of the five years of participation in the program, the residents will be able to increase their earned income to at least $45,000; so that, when combined with a HOAP voucher and the five years of Savings Escrow funds the participant is able to purchase a home. If after five (5) years, the family is not successful and thus not ready to buy a home, they will be required to transfer to another conventional Public Housing unit and the escrow account balances will be forfeited to DCHA.

The local regulations governing AYBL were approved by the Board of Commissioners and published in FY2012 after working closely with the housing advocate community and in accordance with the local public review process. In addition, recruitment, eligibility screening and the first families moved into Elvans Road during the latter part of FY2012. As of the close of FY2012, 7 families were admitted to AYBL.

<u>Status</u>
Implemented and ongoing

The number of new HCV families purchasing homes increased a much greater pace than anticipated. Increasing from 56 to 65 in FY13, this is due partially to the graduation of families from the HCV FSS Program who had homeownership as a goal as well as DCHA HCVP creating a new Homeownership Coordinating Committee (HCC). The DCHA HCVP HCC acts like the FSS PCC in that it involves an MOU between Banks (such as Bank of America), Realtor Associations, Financial planners, and other agencies and partners (such as Habitat for Humanity and Housing Finance Agency) in support of preparing our voucher families for homeownership opportunities.

The number families enrolled in AYBL is significantly lower than expected. DCHA has been aggressively recruiting among Public Housing residents, with several resident applications currently pending approval. As discussed in the FY2012 MTW Report, DCHA found that the eligibility standards for the program were too stringent to garner the anticipated participation numbers. As a result, in late FY2013 DCHA drafted local regulations to relax certain criterion with the hope of improving enrollment numbers. These changes include lowering the earned income requirement from $35,000 to $32,000 a year and increasing the number of allowable late rental payments by one; and changed what is considered successful completion to include renting in the private market without federal or local assistance. These changes were finalized in FY2014 and outcomes will be reported in the FY2014 MTW Plan. Given the course changes that DCHA has made with respect to the implementation of AYBL, the agency is revising some of the program benchmarks to allow for time for the changes to go into effect.

Impact

It is anticipated that more families will move toward economic self-sufficiency through their efforts to meet the AYBL minimum income program entry requirement. In addition, the desire to participate in AYBL and HOAP may motivate residents/participants to be more diligent in achieving/maintaining their "good-standing" status.

AYBL requirements, along with changes in HOAP requirements, are designed to foster sustained homeownership by requiring that families are better prepared for homeownership beyond the expiration of the voucher assistance.

DCHA anticipates that this activity will increase the number of families housed off of the Public Housing waiting list as AYBL families transfer into AYBL Rewards properties and move on to homeownership or renting in the private market.

Metrics

| Metrics | Baseline (FY2010) | Benchmark | Actual FY2012 |
|---|---|---|---|
| Housing Choice Voucher participants | | | |
| Number of HCV families purchasing homes | 51 | At least 5 additional families each FY | 14 new homeowners in FY13<br><br>65 total new homeowners at the end of FY13 |

| Metrics | Baseline (FY2010) | Benchmark | Actual FY2012 |
|---|---|---|---|
| Public Housing participants—AYBL | | | |
| Number of families enrolled in AYBL | 0 | 18 by the end of FY2014 (formerly 21 one year after implementation) | 11 |
| Number of HOAP vouchers issued to Public Housing families through AYBL participation | 0 | 21 by 2017 | NA |
| Number of AYBL families purchasing homes | 0 | 21 by 2017 | NA |

## Initiative 4: **Simplified Certification and Multi-Year Income Recertification**

Description

This initiative has two parts—Simplified Certification and Multi-year Recertification, both designed to make the income and eligibility determination process more efficient and cost effective. The initiative has a double benefit. First, saving staffing costs so that scarce resources can be used where they bring more benefit to DCHA's customers. 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.

*Simplified Certification*

At final determination of eligibility, as applicants are pulled from the waiting lists and forwarded to HCV or Public Housing for lease-up, DCHA extended the length of time to 180 days that the verified application data is deemed valid. This has reduced the amount of duplicative work required of eligibility staff in DCHA's Client Placement Division as well as reduce the time necessary to build a qualified applicant pool.

*Multi-year Recertification (Biennial Recertification)*

In FY2007, DCHA began conducting re-certifications for HCV participants every two years, instead of annually. In conjunction with this change, DCHA adopted local rules for the HCV program that provide work incentives for all participants. Specifically, any increase in earned income in the amount of $10,000 or less will not result in an increase in rent until the family's next scheduled biennial recertification. However, a family may request an interim recertification and reduction of rent as a result of a reduction in income. These revised procedures provide a lifetime incentive to residents and voucher holders to increase income by removing the current limitation on eligibility for the earned income disregard.

Status

Implemented and Ongoing

The biennial recertification initiative has been fully implemented for the HCV program. In FY2013, DCHA drafted Public Housing biennial recertification regulations with the final regulations approved by the

DCHA Board of Commissioners in early FY2014. In anticipation of implementing the first year of biennial recertification for the Public Housing program in FY2014, DCHA has established metrics for measuring the initiative (see below).

Impact

This initiative saves DCHA substantial staff time by reducing the number of recertifications conducted by half. In addition, with the implementation of the biennial Public Housing recertifications, DCHA anticipates a reduction in the annual administrative costs of preparing and mailing recertification packages.

Metrics

HCV

| Metric | Baseline (FY2007) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of HCV regular re-certifications conducted | 10,319 | 50% reduction (10,671 families under contract in FY13) | 5,309 (50% reduction) |
| Staff time to conduct HCV re-certifications | 10,319 hours (estimated as 60 minutes per re-certification) | 50% reduction (10,671 families under contract in FY13) | 5,309 hours (50% reduction) |

Public Housing

| Metric | Baseline (FY2014) | Benchmark | Data Source |
|---|---|---|---|
| Number of regular Public Housing recertifications conducted | 5,682 | 50% reduction | Public Housing |
| Staff time to conduct Public Housing recertifications (hours) | 8.523 hours [estimated at 1 hour and 25 minutes (1.42 hours) per recertification] | 50% reduction | Public Housing |
| Annual costs related to the preparation for scheduled recertifications (includes cost of paper, postage, envelopes) | $14,000 | 50% reduction | Public Housing |

## Initiative 5: **Modifications to Market-Based Rents**

Description

The local regulations developed under this initiative simplify the process of providing a work incentive to Public Housing residents. The regulation discontinues the HUD requirements that DCHA:

- Provide all residents information about the market-based and income based rents associated with the unit in question; and
- Obtain written documentation of their choice of rent calculation method

Instead, DCHA calculates a resident's income-based rent, compares it to the market-based rent from a periodically updated rent schedule and automatically charges the resident the lower of the two rent options.

If a family's income decreases between recertifications, residents, regardless of the methods used for calculating their rents, may request an interim recertification and the rent charged will be the lower of the two rent calculation options, automatically. There is no longer the requirement that the resident demonstrate a particular hardship to return to income-based rent from market-based rent. In addition, DCHA has removed the provision outlined in earlier plans and reports that families on market-based rent will recertify every three (3) years. Instead, these families currently recertify annually and will be included in the Public Housing biennial recertification process once implemented.

Status
Implemented and Ongoing

Impact
This activity has decreased the staff time necessary to inform residents and record rent choice, as well as resident time to review and respond. DCHA has eliminated the administrative burden associated with a formal process of notifying approximately 8,000 DCHA Public Housing residents annually of the choice and having residents provide a written response to the Agency.

Metrics
As this activity was implemented in FY2004, the measurable benefits are in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings are expected.

## Initiative 6: **Modifications to Pet Policy**

Description
In FY2004, DCHA adopted a local policy that only allows pets as a reasonable accommodation for families with a disabled member(s) requiring a pet. In FY2005, DCHA created a new policy governing the ownership of pets on DCHA properties. Based on public input and the realities of managing large subsidized rental communities, DCHA adopted regulations that limit pet ownership to those residents in both senior and family developments who are in need of service animals with a grandfather provision for those residents in senior buildings who had a pet prior to the effective date of the regulation.

Status
Implemented and Ongoing

Impact
DCHA has experienced cost savings with respect to the potential wear/tear of units and common areas related to the restrictions placed on pet ownership with the establishment of Agency's pet policy. Measurable outcomes based on reduced costs and efficiencies were experienced shortly after this activity was implemented.

Metrics

As the modifications to the DCHA Pet Policy took place in FY2005, the measurable benefits are in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings are expected.

## Initiative 7: **DCHA Subsidiary to Act as Energy Services Company**

Description

In 2007, following HUD's approval of DCHA's Energy Capital Improvement Plan, DCHA closed an Equipment Lease/Purchase agreement in the amount of $26,024,925. DCHA used Construction Services Administration, LLC (CSA), a wholly owned subsidiary, as its Energy Services Company (ESCo). DCHA used 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 was 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.

Using its MTW Authority, DCHA may, without prior HUD approval, modify the current energy performance contract (EPC) or enter into new performance contracts with Energy Service Companies (ESCos), also called Energy Service Agreements (ESAs), and determine the terms and conditions of EPCs, provided that, with respect to each contract, (i) the term does not exceed 20 years and (ii) the Agency maintains adequate file demonstrating EPC performance. DCHA or its agents or subsidiaries may also function as its own ESCo, provided that any financing complies with requirements (i) through (ii) of this paragraph. HUD will honor the terms and conditions of such contracts during and beyond the term of DCHA's MTW Agreement. DCHA has also received approval to pledge its reserves or other funds for use during the term of the MTW demonstration to guarantee the payment of debt service in the event the energy savings are not adequate to cover debt service costs.

Status

Implemented and Ongoing

Impact

DCHA secured $26 million in funding to implement DCHA's energy efficiencies as articulated in the Agency's plan. As of the end of FY2013, the entire $26 million of the loan proceeds have been expended. In FY2012, DCHA took advantage of the very favorable interest rate environment and refinanced its energy loan. The flexibility to execute the new loan documents without HUD approval greatly simplified and sped up the process, saving an unknown amount of DCHA and HUD staff-time. The refinancing shortened the term on the loan while keeping payments relatively unchanged, greatly reducing interest expenses over the life of the loan.

Metrics

| EPC Reporting Requirements | FY2011 | FY2012 | FY2013 |
|---|---|---|---|
| Is the project ESCo or Self-developed? | self-developed | self-developed | self-developed |
| Number of rehabilitated units in the energy project? | 5,444 | 5,444 | 5,444 |
| Number of rehabilitated AMPs in the energy project? | 31 | 31 | 31 |
| What is Total Investment? | $26,024,925 | $26,024,925 | 26,024,925 |
| What is Total Financed? | $26,024,925 | $26,024,925 | 26,024,925 |
| What is Debt Service (Annual)? | $2,878,597 | $2,989,371 | 3,185,506 |
| What are Guaranteed Savings? | $3,143,583 | $3,143,583 | 3,143,583 |
| What are Actual Savings? | $2,651,000 | $3,180,247 | $2,893,505 |
| What is the Investment per unit? | $4,780.48 | $4,780.48 | $4,780.48 |
| What is the Finance per unit? | $4,780.48 | $4,780.48 | $4,780.48 |
| What is the Actual Savings per unit? | $528.77 | $584.17 | $531.50 |
| What is the Savings per project (AMP)? | $92,859.58 | $102,588.61 | $93,338.87 |
| What is the Term of the contract? | 12 years | 12 years | 12 years |
| What date was the Request for Proposal issued? | Self-developed did not require a RFP | Self-developed did not require a RFP | Self-developed did not require a RFP |
| What was Date Audit Executed? | April through June of 2004 | April through June of 2004 | April through June of 2004 |
| What was Date Energy Services agreement executed? | September 28, 2007 | September 28, 2007 | September 28, 2007 |
| What was Date Repayment starts? | December 20, 2007 | December 20, 2007 | December 20, 2007 |
| What Types of Energy Conservation Measures were installed at each AMP site? | Mechanical systems upgrades (boilers, chillers, furnaces, a/c units), Lighting, Water saving devices (toilets, shower heads, faucets, water heaters), building automation. | Mechanical systems upgrades (boilers, chillers, furnaces, a/c units), Lighting, Water saving devices (toilets, shower heads, faucets, water heaters), building automation. | Mechanical systems upgrades (boilers, chillers, furnaces, a/c units), Lighting, Water saving devices (toilets, shower heads, faucets, water heaters), building automation |

## Initiative 8: **Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration**

Description

As part of DCHA's ongoing efforts to maximize the resources available for DCHA's customers and to reduce the administrative cost of making these resources available, DCHA:

1. modified the process for making rent reasonableness determinations;

2. established a new method for reviewing rent increase requests and payment standards;

3. established administrative adjustments that improved the efficiency of payments to landlords; and

4. limited moves so that the new lease can only start on the first of a month, thereby avoiding overlapping leases.

DCHA explored options to enhance the housing authority's ability to encourage voucher participants to exercise their choice in housing, especially related to moving into neighborhoods with low levels of poverty. Recognizing that using one city-wide fair market rent (FMR) encouraged voucher holders to reside in low-cost, high-poverty neighborhoods, DCHA devised a method for establishing Payment Standards and reasonable rent determinations that are in line with existing market rents. This method allowed DCHA to approve contract rents that are in line with existing market rents that are based on thorough and ongoing analyses of the District of Columbia rental market. By creating the in-house capacity to analyze rents annually, with monthly assessments of changes in the District of Columbia submarkets, DCHA has the increased flexibility to be more responsive to changes in established submarkets, while setting Payment Standards that mirror area rents.

Status
Implemented and Ongoing

Impact
*Rent Reasonableness Analysis*

Prior to implementation of the changes in the approach to rent reasonableness analyses, DCHA conducted a rent reasonableness analysis for each unit submitted for lease-up and for each rent increase that was processed. Each analysis was conducted in two (2) parts:

1. automated calculation using industry software that did not take into account District of Columbia sub-markets

2. negotiations with landlords based on the reasonable rent determination for the unit

While the automated calculation took three minutes to complete based on data entered by staff, HUD required negotiations with landlords that took approximately one hour of staff time. Looking at FY2011 data for the number of transfers/new lease-ups (2,161) alone, DCHA gained at least 2,161 hours in staff time by using MTW authority to annually establish reasonable rents by sub-market and eliminated the need for negotiations with landlords. With the staff time savings, DCHA made changes to workflow processes allowing for staff to perform other needed activities. DCHA believes that the time savings achieved here has already been realized.

*Deconcentration of Poverty*

Efforts to match payment standards in submarkets to the existing market rent is expected to increase housing choices for DCHA's voucher holders by enabling them to better afford to move into low poverty neighborhoods.

DCHA maintained its performance related to the number of rent reasonableness analyses conducted at lease-up and rent increase processing and staff time to conduct rent reasonableness analyses by

exceeding the 90% benchmark for both metrics and achieving 100% reduction in the established baselines. With respect to the number of voucher participants moving to low-poverty wards", the Agency did not meet the 3% of households served benchmark as a result of Sequestration. Specifically, Sequestration forced DCHA not to use its flexibility to go up to 120% of FMR as a key tool for allowing families to rent in lower poverty/higher rent areas.

Metrics

| Metric | Baseline (FY2010) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of rent reasonableness analyses conducted at lease-up and rent increase processing | 2,161 | 90% reduction | 0 |
| Staff time to conduct rent reasonableness analyses | 2,269 hours | 90% reduction | 0 hours |
| Dollars spent on comp analysis | $6,483 ($3 per analysis x 2,161 analyses) | 90% reduction | $0 – no need for third party comp analysis. All analysis is done in-house |
| Voucher participants moving to low-poverty wards | 107 | 3% of households served | 54 (.051% of households served) |

## Initiative 9: **Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing**

Description

DCHA requested and received approval for a Streamlined Operating Subsidy Only (OPERA) Protocol as part of the FY2008 MTW Plan process. The first project approved under this initiative was Barnaby House; however, market conditions prohibited this project from being completed.

In addition to streamlined approval of Operating Subsidy Only mixed-finance transactions, OPERA also modifies HUD's requirement that the Agency record a Declaration of Trust in first position for properties receiving Public Housing subsidies; provides relief from the 10-year use restriction contained in Section 9(a)(3) of the U.S. Housing Act of 1937; and approves the form of project documents including an operating agreement entitled "Agreement Regarding Participation in the Operating Assistance for Rental Housing Program" and an Annual Contributions Contract amendment entitled "Operating Assistance Amendment to Consolidated Annual Contributions Contract".

DCHA continues to explore methods to further encourage owners of privately-owned and financed housing to include Public Housing units in new or rehabbed properties.

Status

Not Yet Implemented

Although OPERA was an approved initiative under DCHA's original MTW Agreement, language necessary to continue the use of the authority was not included in the negotiated Restated and Amended MTW Agreement executed in September 2010. The required amendment to Attachment D of the new MTW Agreement was executed in November 2012. Now that the amendment to the MTW Agreement has been executed, DCHA has been working with HUD to finalize the project documents for Hayes Street, the first project under this initiative. However, the documents were not finalized in FY2013. DCHA anticipates that the project documents will be finalized and Hayes Street will come on-line in FY2014.

Impact

Implementation of this initiative will increase housing choices for low-income residents by removing some of the barriers that prevent private landlords from adding Public Housing units into their properties.

Metrics

| Metric | Baseline (FY2010) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of OPERA units | 0 | 9 units in FY2013 | NA - Not Yet Implemented |

## Initiative 10: **Supporting Grandfamilies**

Description

Increasingly, grandparents have become the legal guardians or primary caregivers for their grandchildren. This trend is evident in many of DCHA's households. DCHA has explored ways to use or modify Public Housing or voucher policies as resources to help provide support for such families. To date, DCHA has implemented a policy to exclude from the calculation of income the receipt of a local stipend that the District of Columbia provides to grandparents as caregivers of their grandchildren.

Status

Implemented and Ongoing

Impact

The intent of this activity is to provide increased options to children who can no longer live with their parents. Federal regulations exclude foster payments from income for the calculation of rent. DCHA has expanded this exclusion to include "grandparent stipends". The grandparents and children who benefit from this exclusion have greater resources and support to pursue self-sufficiency.

Metrics

| Metric | Baseline (FY 2005) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of grandparents as primary caregivers for whom the local stipend has been excluded from income and rent calculations | 0 | TBD | Not available |

As this initiative was implemented prior to the new reporting requirements under the MTW Agreement, DCHA's system is unable to track this metric. DCHA will continue to work with its software provider to be able to track the number of impacted families.

## Initiative 11: **Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures**

Description

DCHA undertook the implementation of site-based waiting lists in a phased approach. First, DCHA implemented site-based waiting lists for Mixed Finance and Special Purpose sites. These site-based waiting list are managed at the sites by the third party owner/manager of the Mixed Finance and Special Purpose sites. Special Purpose sites are those supportive service intense sites that serve special needs populations or residents who have self-selected to pursue the goal of self-sufficiency. The site-based waiting lists at special purpose properties have eligibility and screening criteria that are site specific. The waiting list can be either for initial occupancy or transfer waiting lists from other Public Housing properties.

The next phase of this initiative is to implement centrally managed site-based waiting lists at DCHA's conventional Public Housing sites. To implement the site-based waiting lists at conventional Public Housing, in FY2011 DCHA completed a multi-phase review and purge its Public Housing waiting list. In FY2014, DCHA will complete the implementation.

Status

Implemented and Ongoing

Impact

The implementation of site-based waiting list will both reduce costs and increase housing choices. Currently when a unit became available, an applicant first goes through eligibility determination. Once the applicant has been identified as eligible for the program, they are shown the available unit, which could be at any of the Public Housing properties. If the applicant turns down the first unit shown, which happens often, then the applicant goes back to the eligible applicant pool and waits for another unit. If there was another unit vacant, the applicant is shown a second unit. At this point the applicant must either accept the second unit or be removed from the waiting list (unless the applicant presents acceptable evidence of a hardship).

With the implementation of site-based waiting lists, the process to lease a vacant unit is expected to be reduced considerably. When people apply for the site-based waiting list of their choice, they will only be shown units in the properties where they want to reside. This will reduce the number of first offer rejections and reduce duplicate staff efforts. It will also increase in the household's exercising housing choice, because they will be in a position to determine in which area or property they will live, rather than having to take only what is offered.

Metrics

As the Mixed Finance and Special Purpose Site-based waiting lists were implemented prior to the new MTW reporting requirements, the ability to measure the savings that DCHA experienced in staff time dedicated to centrally managing these lists has passed.

Additional metrics will be added in the FY2014 MTW Report as full implementation is not anticipated unit late FY2014. The new metrics will measure reduction costs by calculating the reduction in staff hours. The FY2014 metrics will also measure increases in housing choice by analyzing data on unit rejections.

## Initiative 12: **Rent Simplification and Collections**

Description

DCHA explored various ways to simplify the rent calculation and collections models. As part of its exploration, DCHA looked at self-certification of assets and excluding local stipends for grandparents. The goal of this initiative was to build on existing rent simplification models to design a model that simplifies the calculation process and lessens the burden of rent calculations for the neediest families.

As Phase 1 of this initiative, DCHA implemented the following as part of DCHA's Rent Simplification strategy:

- Self-certification of Assets less than $15,000, including an increase in the threshold for reporting Assets.

Status

Implemented and Ongoing

In FY2013, DCHA began discussions with MDRC to participate in a HUD sponsored rent reform demonstration focusing on the HCV program at MTW agencies. DCHA anticipates implementation of the agreed upon policy changes in FY2014.

Impact

DCHA experienced a savings in staff time dedicated to completing 3rd party verifications. However, measurable outcomes based on reduced costs and efficiencies were experienced shortly after this activity was implemented in FY2006.

Metrics

Since the implementation of the increased threshold for reporting assets and self-certification of assets less than $15,000 took place in FY2006, the measurable benefits are in the past—prior to the new reporting requirements under the MTW Agreement. No incremental cost benefits are expected.

## Initiative 14: **Streamlining the Transition from Project-Based to Tenant-Based Vouchers**

Description

The District of Columbia has lost thousands of project-based contracts throughout the past decade due to the "opting out" of private owners whose contracts with HUD were expiring. Like most housing authorities, DCHA plays a key role during the transition phase of a project-based development through the counseling of the households impacted and the issuing of tenant-based vouchers.

In response to the large number of opt-outs, DCHA streamlined the transition of households from a project-based contract to a tenant-based voucher. Given that the affected households are already in a

HUD funded program and had been certified for eligibility, DCHA accepts the eligibility and re-certification data collected by the landlord under the project-based contract.

Status
Implemented and Closed

Impact
This initiative saved DCHA time and money by eliminating the need for redundant re-certifications of tenants transitioning from a project-based contract to a tenant-based voucher.

Metrics
As this activity was implemented in FY2008, the measurable benefits are in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings are expected.

## Initiative 15: **Reform Housing Quality Standards**

Description
DCHA has been exploring modifying the definitions and content of the housing quality standards to reduce uncertainty as to the nature of a unit's deficiency. The research includes an analysis and comparison of all the various different housing standards across the federal housing programs and local housing programs. It is expected that the modified standards will better align the standards of the HCV program to other housing programs. If deemed appropriate upon completion of the research, the housing authority intends to modify and standardize inspection standards with the goal of reducing leasing delays, which negatively impacts our clients, and reducing repetitive inspections, which impacts the efficient use of staff time.

Additionally, DCHA is working with three other government agencies in the District which conduct inspections on multifamily properties. The inspections by the various agencies are often conducted on the same units resulting in redundant work and multiple inconveniences for residents. The agencies are exploring relying on a sister agency's inspections.

Status
Not Yet Implemented

DCHA anticipates completion of the research related to using partnering agency inspections in FY2014 with full implementation by late FY2014 depending on the research results.

Impact
DCHA expects cost savings due to this initiative.

Metrics
Metrics will be developed based on the results of the final research.

## Initiative 16: **Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification**

Description

Housing Quality Standards (HQS) defines what "major and minor" violations are. Minor violations do not involve health or safety issues and thereby are marked as "Pass with Comments". Although HQS does not require that an agency re-inspect to insure that minor violations identified as "Pass with Comment" are addressed, DCHA wants to mandate that minor violations that are "Passed with Comment" are corrected and confirmed through the use of an Inspection Self-certification form (see Appendix D).

DCHA has utilized a self-certification procedure for many years, but there were previously no consequences if the tenant or the landlord does not comply with self-certification. Whether or not the minor violations had been corrected, because the unit passed inspection, the landlord can request and receive a rent increase or the tenant can request and be approved for a transfer to a new unit regardless of who caused the violation.

DCHA used its MTW authority to implement the following consequences faced by tenants and/or landlords who fail to sign an Inspection Self-Certification form:

- For tenant caused violations: the tenant will be unable to move with continued assistance.
- For landlord caused violations: the landlord will not be granted a rent increase.

This change is focused on enforcement. As such, the new flexibility does not necessitate any change to the existing self-certification form.

Status

Implemented and Ongoing

Impact

DCHA continued to see an increase in the number of minor HQS violations that are self-certified as resolved in FY2013. DCHA also experienced a significant drop in the number of families approved for transfer while living in a unit with unresolved minor HQS violations and in the number of approved rent increases for units with unresolved minor HQS violations. In both cases, no (0) requests for transfers or rent increases were granted in FY2013. The decrease in re-inspections from FY2012 (9,173)to FY2013 (6,502) is in line with the expected reductions for this initiative, as more unit are passing inspections and not requiring re-inspections. In addition, the decrease in this area may also be attributed, in part, to fewer new families coming onto the program due to attrition, as DCHA stopped issuing attritted vouchers as a result of sequestration.

As with all administrative funds saved through MTW activities, DCHA will use savings from this initiative to further other MTW initiatives that increase housing choices or self-sufficiency, but may cost the Agency more to implement.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of resolved Minor HQS violations as a share of Minor HQS violations | Currently, about 60% of units that pass with comments are self-certified that the minor violations have been corrected. | Within two years of implementation, DCHA expects that over 90% of units that pass with comments will be self-certified that the minor violations have been corrected. | 4,115 self-certifications passed with comment |
| Number of rent increases and transfer requests granted without a self-certification that Minor HQS violations have been corrected | 2,156 | 50% (1,078) decline in the fiscal year after implementation and sustained reduction thereafter | 0 rent increases granted when a self-certification was not received from the owner<br><br>0 families were allowed to transfer when a self-certification was not received from the participant unless as a result of owner unit final fail or VAWA (100 families) |
| Number of re-inspections | 8,962 | 10% (896) decline in the fiscal year after implementation and sustained decline thereafter | 6,502 |

## Initiative 17: **2.8.11 Change in Abatement Process, including Assessment of a Re-inspection Fee as an incentive to Maintain Acceptable Housing Quality Standards in Voucher Assisted Units**

Description

DCHA is required to conduct a re-inspection for units that fail an annual HQS inspection to ensure that the owner has corrected the violations. If the landlord does not correct the violations by the time of the re-inspection, DCHA must abate the landlord's payment and terminate the HAP contract. In FY2010, DCHA conducted third inspections on over 7% of its HCV units.

Prior to termination of the HAP contract (which is typically 30 days from the abatement), if the owner wants DCHA to come out for a third inspection, DCHA uses its MTW authority to charge the landlord a fee for the third inspection. The fee for the third inspection is $75.00 (originally proposed as $100.00 but lowered in consultation with DCHA Landlord Advisory Group). The fee for the inspection does not remove the abatement of the subsidy; rather, DCHA imposes this fee due to the administrative costs of conducting an inspection that is not required. If the unit passes after the third inspection, DCHA will lift the abatement effective the date the unit passed.

Status

Implemented and Ongoing

Impact

The imposition of the fee for the third inspection resulted in faster resolutions to health and safety violations and helped provide our clients with safer living conditions. DCHA saw the number of third inspections drop by 32% due to the imposition of the third inspection fee in FY2013. DCHA collected $41,025 in revenues generated from the 3rd inspection fee. The additional revenues from the third inspection fees and cost savings realized by fewer inspections being conducted are used to support DCHA's other MTW initiatives designed to increase housing choices and promote self-sufficiency.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of annual abatements | 2,155 | 10% (215) reduction in abatements in initial year, with further small reductions thereafter | 1,189 |
| Number of 3rd inspections | 983 | 10% (98) reduction of number of 3rd inspections in initial year of implementation, with further small reductions thereafter | 547 |

## Initiative 18: **Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process**

Description

Since DCHA moved to biennial recertifications for HCV, and with future implementation planned for Public Housing, a longer release of information authorization was needed. Using the HUD standard Form 9886 (HUD 9886) release form, income data provided for Public Housing and Housing Choice Voucher program participants through the HUD Enterprise Income Verification (EIV) system is only accessible for. The HUD 9886 is a release of information authorization signed by every adult member of the household. The HUD 9886 gives DCHA the ability to conduct third party verifications of income for up to 15 months from the date the adult members complete the form. If resident/participant data is not accessed within the 15 month period, DCHA lost the ability to run the third party income data.

DCHA has developed a local form that gives the Agency the authority to conduct 3rd party verifications of income for each adult member for 36 months instead of 15 months as long as said member remains a part of the household composition of the assisted household and the household continues to participate in a DCHA program. This form is executed for each adult member of the participating household and conforms with 24 CFR 5.230 as required to access EIV. The packet sent to each participating household at the time of re-certification contains a reminder that the authorization form was previously signed.

Status

Implemented and Ongoing

Although DCHA did not meet benchmarks for the number of incomplete recertification packages sent back to residents or the number of second appointments conducted in FY2013, there were reductions in both areas compared to the established baselines.

Impact

Use of this local form will increase DCHA's capacity to conduct timely 3rd party verifications, reduce staff time related to having the form signed by the family, reduce paperwork and reduce potential audit findings for conducting 3rd party verifications after the 15 month expiration. The impact has not shown in the first year as all clients still needed to sign the new form in FY2012. As with all funds saved through MTW activities, DCHA plans to use savings from this initiative to further other MTW initiatives that increase housing choices or self-sufficiency, but may cost the Agency more to implement.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of Incomplete Recertification Packages sent back to residents by Property Managers or Recertification Staff | 1,020 | 20% (204) reduction in first complete year following implementation | 948 |
| Number of second appointments | 2,908 | 20% (581) reduction in first complete year following implementation | 1,203 |

## Initiative 19: **Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment**

Description

In the Housing Authority industry, self-sufficiency is usually defined as obtaining work and gaining financial independence, but DCHA views self-sufficiency more broadly. Self-sufficiency refers to the state of not requiring any outside aid, support, or interaction, for survival; it is therefore a type of personal or *collective* autonomy. When DCHA residents come together and take ownership of community issues, and work together to develop creative solutions to those issues and create better communities, they are achieving a level of empowerment and self-sufficiency. When the solutions call on residents to assist in solving the problems, the implementation of these solutions can also achieve greater cost effectiveness in federal expenditures.

Working with Resident Councils, DCHA proposes to create resident-driven and resident-implemented community-based programs to increase and improve quality of life services at DCHA's properties and achieve greater resident empowerment and self-sufficiency. In exchange for participating in the program by volunteering their time, residents will be rewarded with an income deduction for rent calculation purposes. Participation by each community and/or by each individual will be strictly voluntary. DCHA is proposing to use its MTW authority to implement the income deduction.

The income deduction will be based on a range of hours worked. The chart below offers a preliminary view of how the income deduction will be calculated:

| Estimated Hours worked per month | Estimated Income allowance/deduction | Estimated resulting reduction in rent charged |
|---|---|---|
| 0-4 | $32.00 | $9.60 |
| 4-8 | $64.00 | $19.20 |
| 8-12 | $96.00 | $28.80 |
| 12-16 | $108.00 | $32.40 |
| 16-20 | $160.00 | $48.00 |
| 20-24 | $192.00 | $57.60 |
| 24-32 | $256.00 | $76.80 |
| 32-36 | $288.00 | $86.40 |

Under no circumstance will the income deduction result in negative rent.

Resident Councils will identify a need for an increased level of service, particularly quality of life service that typically differentiates between affordable properties and market-rate properties. The service cannot be offered by management within the budget available for the property or is not traditionally provided at Public Housing sites. The Resident Councils will also develop a strategy for organizing residents to meet the need/desire for increased service. Throughout the process, DCHA staff will provide technical assistance to the Resident Councils to help them implement the program and oversee the provision of the service. The implementation of the service will include training volunteers,

scheduling volunteers, time tracking and calculation of the income deduction. By participating in the implementation or serving as a day-to-day volunteer, participants are actively engaged in increasing the vibrancy and livability of their community. Additionally some participants, depending on the volunteer activity, may have the opportunity to gain or enhance job and life skills.

One example of a project currently being developed is a greeters program at a building for the elderly and disabled. The building has been retrofitted with a card key system to control access to the building. As part of the resident participation in the planning of the new building access control system and the establishment of the ground rules associated with the card key system, the residents identified several issues that they wanted to help solve. While they wanted the building to be accessible only by card key 24/7, they recognized that it may be difficult for mobility-impaired residents to be able to come to the front door to allow their visitors access. In addition, the residents were concerned that the unsavory elements of the community might disable the system or prop open the door and that visitors may come to the building without having called ahead first to make arrangements for their host/hostess to meet them at the door. The solution that was designed by the residents includes a cadre of volunteer residents manning a desk in the lobby in pairs for four hour shifts for 12 hours a day to monitor entry and assist visitors. The greeters will be trained by the DCHA Office of Public Safety so that they know how to avoid putting themselves in danger and will be provided instant communication to the security booth located a half block away. Residents who become greeters will receive an income deduction for the purposes of rent calculation commensurate with their level of participation in the greeters program.

The programs developed under this initiative will be initiated by the most organized and active Resident Councils. This newly proposed initiative will have a positive impact on all the residents of a community, but participation by any individual will be strictly voluntary.

Status
Not Yet Implemented

DCHA anticipates full implementation in FY2014.

Impact
As discussed in the description above, DCHA anticipates greater self-sufficiency and empowerment in its resident population and its communities, as residents take greater responsibility for and pride in where they live. The impact to DCHA of this initiative is expected to be minimal, but is dependent on receiving 100% of operating subsidy.

Metrics

| Metric | Baseline (FY2010) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of programs developed and implemented | 0 | 1 program implemented during the first complete year following HUD approval. | NA - Not Yet Implemented |
| Number of participants in the active programs | 0 | The level of participation will depend on the extensiveness of the | NA - Not Yet Implemented |

| Metric | Baseline (FY2010) | Benchmark | Actual FY2013 |
|---|---|---|---|
| | | program. Benchmarks will be provided to HUD before a new program is implemented. | |
| Imputed value of services provided | $0 | The imputed value of services will depend on the extensiveness of the program. Benchmarks will be provided to HUD before a new program is implemented. | NA- Not Yet Implemented |

## Initiative 20: **Enhance Neighborhood Services within Public Housing Communities**

Description

As a means to better integrate Public Housing developments into surrounding communities while encouraging self-sufficiency, DCHA will convert Public Housing dwelling units into non-dwelling units to create space for providers of services that help DCHA residents/participants achieve self-sufficiency. These units will be classified as MTW Neighborhood Services Units in PIC. Many of these providers will serve both Public Housing residents and members of the surrounding community, including HCV participants, reducing the isolation that characterizes many Public Housing developments. In addition, the on-site services will augment those services available elsewhere in the community so that available resources are used efficiently and residents will be encouraged to leave the community to meet some of their needs.

Working with Resident Councils to identify needs, opportunities and resources, DCHA designated 61 units as MTW Neighborhood Service Units to provide space to organizations providing a range of services. The 48 units on the top two floors of Sibley Plaza a Mixed Population elderly/ disabled community are used by Safe Haven, Inc. a local faith-based nonprofit, to provide meals, drug treatment, counseling, health care services and transitional housing to residents of the transitional housing and to members of the larger community.

Ontario Road, a component of the Sibley Family asset management project, has 13 units that are used to provide transitional housing for veterans participating in the Compensated Work Therapy program through the local VA hospital.

Status

Implemented and Ongoing

As of the end of FY2013, Safe Haven was serving 67 clients as part of its transitional housing program and an average of 35-59 non-resident clients.

Modifications to the Compensated Work Therapy program at Ontario Road continue. As the program is being modified, no new participants have been added as current participants moved out. As of the end of FY2013, there were no residents in Compensated Work Therapy's transitional housing program.

Impact

DCHA continued to meet the established benchmark in FY2013. DCHA will continue to work closely with the service provider for the Compensated Work Therapy program over the course of FY2014 to help facilitate completion of the program changes in order to maximize the number of residents served.

With the addition of space dedicated to this effort, DCHA anticipates an increase in the number of the Agency's residents/participants accessing self-sufficiency, youth and wellness activities. In addition, DCHA is expecting a stabilization, or possibly a reduction, in crime and a slowing in the increase in management and maintenance costs due to the contribution of the services to a thriving community.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of residents served by MTW Neighborhood Service Units | 0 | At least 30 residents served per service provider | Safe Haven served an average of 35-59 residents at any given time during the year |

## Initiative 21: **DCHA Local Mixed Subsidy Program**

Description

In order to preserve public housing, DCHA is proposing to use its MTW authority to use housing choice voucher subsidy in combination with Public Housing subsidy to finance and operate newly renovated or constructed properties. Using the MTW authority, all tenants in the newly renovated or constructed properties regardless of the subsidy source will be treated the same—tenants will be given all the rights and responsibilities that DCHA Public Housing residents are afforded.

The first property for which this activity will apply is Highland Dwellings, a conventional Public Housing community consisting of 208 units. The renovation of Highland Dwellings will be financed through tax-exempt bonds and 4% tax credits, along with other Public Housing funding. In order to pay the debt service on the bonds, 83 units will be subsidized using project based vouchers. The other 125 units will be subsidized through the Public Housing program. Under this MTW initiative, however, the tenants living in all the units and the units themselves, regardless of the subsidy source will be governed by the policies and procedures that govern DCHA's Public Housing. At Highland Dwellings, the renovations will be made to vacated units. The former residents of the development will all be given the right to return and be the initial occupants of the newly renovated or newly constructed units with future vacancies filled from the Public Housing waiting list.

The goal of the program is to use voucher budget authority to leverage the financing necessary to fund redevelopment, modernization and routine maintenance at Public Housing developments, while maintaining the stability of the community by continuing to manage the property and residents under one set of rules – Public Housing rules. This activity meets the MTW statutory objective to reduce cost and achieve greater cost effectiveness in federal expenditures. Examples of Public Housing occupancy

policies that will be applied to all residents in a development designated as a Local Mixed Subsidy Program include:

- All residents of the newly renovated property will pay Public Housing rents. The property will have Market-based Rent Cap schedule established based on data collected as part of the HCV Reasonable Rent determination process and rents will be charged according to Public Housing rent policies; in accordance with these policies, residents whose income-based rent would exceed the Market-based Rent Cap will only pay the Market-based rent; there will be no limitation on the length of time that the resident can remain in tenancy paying the Market-based Rent;
- Residents in good standing who are approved for or are required to transfer, for under -/over-housing issues, for reasonable accommodation requirements, or for public safety issues for example, will be offered units in other Public Housing developments in accordance with the DCHA Public Housing transfer policies; no residents, regardless of the subsidy source on the unit, will be given a tenant-based voucher upon transfer;
- Residents with grievances will have access to DCHA's Public Housing Grievance process;
- The UPCS inspection protocol will be used; and
- The Public Housing lease will be used;
- If the property renovation requires relocation of the existing residents, all former residents will have the right to return to the renovated property. After that, Public Housing waiting lists will be used to fill the vacancies at the property.
- Eligibility and screening criteria will be used as provided for in DCHA Public Housing regulations. No households who have income greater than 80% of the adjusted median income at initial admission will be housed.

As the implementation work is completed, other differences between Public Housing operating policies and procedures and the HCV Administrative Plan may be found. However, as a rule it will be the Public Housing rule that will be used rather than HCV provisions.

Status
On Hold

The first property for which this activity was to apply was Highland Dwellings, a conventional Public Housing community consisting of 208 units. The renovation of Highland Dwellings was to be financed through tax-exempt bonds and 4% tax credits, along with other public housing funding. In order to pay the debt service on the bonds, 83 units will be subsidized using project based vouchers. The other 125 units were to be subsidized through the public housing program. Under this MTW initiative, however, the tenants living in all the units and the units themselves, regardless of the subsidy source would be governed by the policies and procedures that govern DCHA's public housing.

DCHA decided to explore utilizing its MTW authority to finance the redevelopment of Highland in another way, while ensuring that all residents continue to be governed by the policies and procedures of

the Public Housing program. This change took place as part of the FY2014 Plan submission process—details will be provided in the FY2014 Report.

Impact

DCHA expects to strengthen the Agency's ability to maintain the viability of its housing stock. The proposed activity will enable DCHA to receive the additional subsidy it needs to carry the debt service required to renovate the property to highly energy efficient Green standards and re-establish the community to market rate standards. With the establishment of the Local Mixed Subsidy Program, DCHA is able to allay resident concerns about the project-basing of Public Housing units, while keeping overhead costs lower and ensuring consistency in the management of all the units at the site by not having to use two separate sets of rules and procedures.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of Public Housing units preserved through this initiative | 0 | 208 preserved units at Highland Dwellings | NA- Not Yet Implemented |
| Number of units managed as Public Housing that are retained | 0 | 83 vouchers committed to former Public Housing units | NA- Not Yet Implemented |
| Number of former Public Housing households that remain in the units | 0 | All former Public Housing households (83) remain in units managed as Public Housing, except for those who cannot return because of under- or over-housing issues | NA- Not Yet Implemented |
| Dollars of private financing leveraged by use of the HCV budget authority | $0 | Up to $14 million | Office of Capital Planning and Development |

DCHA will track the following in its management reports:

- the voucher budget authority committed to former Public Housing units, and
- resident satisfaction.

## Initiative 22: **Housing Public Housing Residents in Service-Rich Environments**

Description

As part of DCHA's efforts to provide service-rich environments for Public Housing residents with special needs, the Agency will contract out the management of a limited number of conventional units to organizations selected for their expertise in providing such services. Moving to and living in these properties will be voluntary.

Using MTW Initiative 11: Applicant Intake Site Designation, these units will have site-based, site-managed waiting lists with their own screening and selection criteria.

The properties will also have their own house rules equivalent to DCHA's Community Living Standards that are an addendum to the lease and their own rules for rent calculation.

The organizations will bring additional funding outside of Public Housing that will allow the creation of these service-rich environments.

DCHA is working on developing a new rent policy for the Service-Rich Environments. That policy will be processed as a Plan amendment and vetted publicly.

Impact

DCHA anticipates that the establishment of the Service Rich Environments will facilitate the provision of service resources in residential settings for low-income special needs residents. This will result in preventing institutionalization, preventing the victimization that results from allowing residents to stay in unsupported living environments when they are no longer able to thrive without assistance or trying to use lease enforcement as the only tool to fight drug and alcohol addiction thus increasing neighborhood stability and leveraging additional outside funds to serve the needs of our residents.

As part of the FY2014 Plan submission process, certain aspects of this initiative were further clarified. Additional information will be provided in the FY2014 Report.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of residents served by service rich units | 0 | 70 residents housed and served by the end of FY 2012 | NA- Not Yet Implemented |
| Investment in services using non-DCHA funds | $0 | At least $100,000 of the operating budget is paid for from non-DCHA sources after the 1st year of operation. | NA- Not Yet Implemented |

## Initiative 23: **Encourage the Integration of Public Housing Units into Overall HOPE VI Communities**

Description

Many of DCHA's Mixed Finance communities include rental Public Housing units and market rate homeownership units. This often causes disagreements and misunderstandings that can best be resolved by bringing all the residents together in a Community Association.

Currently many or our Mixed Finance properties have Homeowner and Tenant Associations (HOTAs)/Community Associations. They are not as effective as they could be because the dues structure does not provide an adequate operating budget to engage in community building activities. With the implementation of this Activity, a budget will be developed that will allow the HOTAs/Community Associations to become an effective force in equitably governing and unifying the community. A community with a healthy, equitable Community Association is a truly mixed income community, rather than several communities segregated by income level or housing tenancy that exist in physical proximity to each other. When a truly mixed income community is thus created it creates real housing choice for DCHA's low income clientele.

In order to be full-fledged members of the community, Public Housing residents, or their landlords on behalf of the Public Housing residents, must pay HOTA dues to ensure that the community is well maintained and that a forum for discussing and resolving differences is always available.

Similar to the mechanism planned to allow the provision of selected service-rich environments, DCHA is utilizing its authority for rent simplification to ensure that residing in these units is affordable even though the property has greater expenses than is typical in Public Housing. DCHA will adopt local rent calculation regulations that allow the managers of Mixed Finance properties to establish an income based rent and fee structure that ensures that the rents and fees, including HOTA fees, are no more than 30% of adjusted income. Each Public Housing tenant will be given a HOTA dues allowance similar to a utility allowance, thus reducing the total rent charged so that the cost of the dues will not increase the tenant's housing expenses.

Impact

The specialized rent structures for Mixed Finance Communities will result in greater community stability and housing choice for DCHA's low income clientele.

The change in the rent structure will only impact DCHA or the property financially to the extent that the subsidy is prorated. If the subsidy were provided by HUD at 100% of allowable there would be no financial impact on DCHA or the property, financially.

Metrics

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| Number of community-wide events sponsored by HOTAs | 0 | At least 2 community-wide events annually | 2 community-wide events held in Summer 2013 |
| REAC scores from common areas | REAC Scores for | No deterioration in the | NA- Not Yet |

| Metric | Baseline (FY2011) | Benchmark | Actual FY2013 |
|---|---|---|---|
| | common areas prior to establishment of Community Associations. The baseline will be quantified upon selection of applicable properties. | REAC scores regarding public space | Implemented |

## Section VII. Sources and Uses of Funding

Due to the timing of DCHA's fiscal year-end audit, actual activity presented below is preliminary and unaudited.

### A. Sources and Uses of MTW Funds

Under MTW, DCHA consolidates the Public Housing operating subsidy, the capital fund program, and the Section 8 Housing Choice Voucher program funding into a Single Fund Budget. The table below compares actual MTW funds received with the budget for FY 2013. Overall, DCHA received virtually the approximately $10.5 million less than budgeted in HUD funds due to federal sequestration. DCHA transferred $4 million of funds received by the DC government for protective services to the MTW block grant. These funds were budgeted in the non-MTW funds, but since they are designated for use on MTW expenses, the transfer was made.

**Table VII.1 Sources of MTW Funds**

| Sources | Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| Public Housing Rental Income | $20,747,748 | $22,574,925 |
| Public Housing Subsidy | 48,929,096 | 46,284,414 |
| Public Housing MTW Capital Funds | 11,844,434 | 12,687,777 |
| HCV Subsidy and Fees | 181,710,161 | 172,927,912 |
| Other Revenue | 92,748 | 11,341,916 |
| Other: Transferred to MTW from Local Funding | 4,000,000 | 4,000,000 |
| Other: Appropriated Fund Balance | 4,100,000 | 0 |
| Total Sources: | $271,424,187 | $269,816,945 |

The table below compares the actual uses of MTW funds in FY2013 with the adopted budget. Overall, the consolidated MTW expenses were $9 million under budget primarily due to DCHA's decision not to fill staff vacancies and reissue vouchers in light of the federal funding environment.

**Table VII.2 Uses of MTW Funds**

| Uses | Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| HCV Housing Assistance Payments (HAP) | $147,000,000 | $132,463,493 |
| HCV Administration | 6,465,240 | 7,564,840 |
| Public Housing Operations | 61,330,789 | 65,635,811 |
| Utility Payments | 22,723,773 | 20,809,140 |
| Public Housing Rehabilitation Expenses | 14,968,168 | 18,298,065 |
| Debt Service Repayment Expenses | 9,267,812 | 9,308,676 |
| Resident Services Expenses | 1,916,334 | 1,875,368 |
| Protective Services Expenses | 7,634,245 | 6,980,522 |
| Total Uses: | $271,306,361 | $262,935,915 |

## B. Sources and Uses of Non-MTW Funds

The table below compares the actual Non-MTW funds received in FY2013 with the budget for FY2013. DCHA's non-MTW funds include both federal and local funds. Overall, DCHA received $15.4 million more in non-MTW funding than projected. This was largely the combined result of lower RHF grant utilization that is contingent upon development timing and lower local funding.

**Table VII.3 Sources of Non-MTW Funds**

| Sources | Adopted Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| HOPE VI Funding | 6,808,000 | 4,629,749 |
| ROSS Grant Funding | 54,677 | 0 |
| Non-MTW HCV Funding | 12,562,000 | 13,930,132 |
| RHF Funding (If RHF is not block granted) | 9,043,524 | 222,128 |
| Other Revenue | 0 | 226,117 |
| Other: Local Funding | 43,911,000 | 38,155,488 |
| Total Sources: | $72,379,201 | $57,163,614 |

The table below compares the actual uses of Non-MTW funds in FY2013 with the adopted budget. Overall, the consolidated Non-MTW expenses were under budget by $10.1 million primarily due to lower HOPE VI expenditures and delayed RHF utilization.

**Table VII.4 Uses of Non-MTW Funds**

| Uses | Adopted Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| HOPE VI Authorized Activities | $6,808,000 | $4,629,749 |
| ROSS Grant Authorized Activities | 54,677 | 0 |
| Non-MTW HCV and Local Voucher Program Expenses | 2,089,475 | 3,437,479 |
| Non-MTW HCV and Local Voucher HAP | 45,739,000 | 46,351,870 |
| RHF Funding (If RHF is not block granted) | 9,043,524 | 222,128 |
| Management Fees | 1,152,900 | 109,943 |
| Other: Local Funding Transferred to MTW | 4,000,000 | 4,000,000 |
| Other Program Expenses | 0 | 492,966 |
| Total Uses: | $68,887,576 | $59,244,136 |

## C. Sources and Uses of the COCC

The tables below compares the actual sources and uses of COCC funds in FY2013 with the adopted budget.

**Table VII.5 Sources of COCC Funds**

| Sources | Adopted Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| Management Fees | 24,061,198 | $ 24,220,323 |
| Interest | 80,000 | 719,868 |
| Other Income | 4,252,706 | 7,382,260 |
| Appropriated Fund Balance | 407,400 | 0 |
| Total Sources: | $28,801,304 | $32,322,451 |

**Table VII.6 Uses of COCC Funds**

| Uses | Adopted Budget FY 2013 | Unaudited FY 2013 |
|---|---|---|
| Administrative | $24,327,097 | $22,419,788 |
| Utilities | 527,000 | 640,386 |
| Maintenance | 6,336,991 | 2,986,880 |
| Protective Services | 293,548 | 259,120 |
| General Expenses* | 916,767 | 3,954,712 |
| Total Uses: | $32,401,403 | $30,260,886 |

*The variance was related to compensated absences recording and loans to other entities.

## D. Cost Allocation or Fee-for-Service Approach

DCHA utilizes a Local Asset Management Plan (LAMP) that differs from the requirements of the Housing Act of 1937 Act, as amended.

## E. Use of Single-Fund Flexibility

Single-Fund Budget Flexibility was used to meet many of the Agency's goals under the MTW Program. In FY2013 as in previous years, DCHA has used grant funds to achieve the following:

- Fund Public Housing Operations
- Modernize conventional Public Housing and generally address deferred maintenance issues at DCHA's conventional Public Housing sites
- Create and operate workforce training site for Public Housing residents
- Create UFAS units in the private market through DCHA's Partnership Program to accommodate the housing needs of DCHA residents
- Improve customer service, including the creation and maintenance of a Customer Call Center and work-order tracking system
- Purchase and maintain Public Safety equipment and tools to improve the safety and security in and around our communities

## Section VIII. Administrative

### A. Progress Report

Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable.

Not Applicable

### B. Results of latest DCHA directed evaluations of the demonstration.

DCHA is not currently using an outside evaluator(s) for any of the Agency's MTW initiatives.

### C. Performance and Evaluation Report for Non-MTW Capital Fund Activities

The Performance and Evaluation Report for the period ending September 30, 2013 is included in Appendix A for the following grants:

DC39P001501-09
DC39P001501-10
DC39P001501-11
DC39P001501-12
DC39P001501-13
DC39R001501-09
DC39R001502-09
DC39R001501-10
DC39R001502-10
DC39R001501-11
DC39R001502-11
DC39R001501-12
DC39R001502-12
DC39R001501-13
DC39R001502-13

## D. Statutory Compliance Certification

**District of Columbia Housing Authority**
1133 North Capitol Street, NE Washington, DC 20002-7599
202-535-1000

Adrianne Todman, Executive Director

### Certification of MTW Statutory Compliance

On behalf of the District of Columbia Housing Authority (DCHA or Agency), I certify that DCHA has met the three (3) statutory requirements of the Moving to Work (MTW) program during Fiscal Year 2013. Specifically, DCHA confirms that:

1. At least 75 percent (75%) of the families assisted by the Agency were very low-income families;
2. The Agency has continued to assist substantially the same total number of eligible low-income families as would have been served without MTW; and
3. The Agency has continued to serve a comparable mix of families (by family size) as would have been served without MTW.

**Adrianne Todman**
**Executive Director**

01/06/14
**Date**

## Appendix A: Performance and Evaluation Report

Performance and Evaluation Report included for the following grants:

DC39P001501-09
DC39P001501-10
DC39P001501-11
DC39P001501-12
DC39P001501-13
DC39R001501-09
DC39R001502-09
DC39R001501-10
DC39R001502-10
DC39R001501-11
DC39R001502-11
DC39R001501-12
DC39R001502-12
DC39R001501-13
DC39R001502-13

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150109<br>Date of CFFP: | Replacement Housing Factor Grant No: | 2009<br>FFY of Grant Approval: 2009 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 14, 2013 ■ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | $10,203,151 | $10,203,151 | $10,203,151 | $10,203,151 |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | | | | |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | $6,075,000 | $6,075,000 | $6,075,000 | $6,075,000 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $16,278,151 | $16,278,151 | $16,278,151 | $16,278,151 |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $70,000 | $70,000 | $70,000 | $70,000 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $3,292,235 | $3,292,235 | $3,292,235 | $3,292,235 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $456,757 | $455,162 | $455,162 | $455,162 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $812,243 | $812,243 | $812,243 | $812,243 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number: Capital Fund Program Grant No: DC39P00150109; Date of CFFP: ____; Replacement Housing Factor Grant No: | FFY of Grant: 2009; FFY of Grant Approval: 2009 |
|---|---|---|

Type of Grant
- ☐ Original Annual Statement
- ☐ Reserve for Disasters/Emergencies
- ☐ Revised Annual Statement (revision no: )
- ■ Performance and Evaluation Report for Period Ending: September 14, 2013
- ■ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| Signature of Executive Director | | Date 11/26/13 | Signature of Public Housing Director | | Date |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: DC39P00150109 CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 2009 |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| Throughout DC Housing | Moving to Work Demonstration Program/ | 1492 | N/A | $10,203,151 | $10,203,151 | $10,203,151 | $10,203,151 | Work is Completed |
| Properties | Creative Living Solutions Plan | | | | | | | |
| | | | | | | | | |
| | Bond Debt Obligation | 9000 | N/A | $6,075,000 | $6,075,000 | $6,075,000 | $6,075,000 | Work is Completed |
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| | Grant Total: | | | $16,278,151 | $16,278,151 | $16,278,151 | $16,278,151 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2006)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | FFY of Grant: |
|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150110<br>Date of CFFP: _____<br>Replacement Housing Factor Grant No: | 2010<br>FFY of Grant Approval: 2010 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | $10,003,843 | $10,003,843 | $10,003,843 | $9,535,731 |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | | | | |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | $6,071,230 | $6,071,230 | $6,071,230 | $6,071,230 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | **$16,075,073** | **$16,075,073** | **$16,075,073** | **$15,606,961** |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $799,443 | $799,443 | $799,443 | $493,322 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $3,215,015 | $3,215,015 | $3,215,015 | $3,215,015 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $100,128 | $100,128 | $100,128 | $100,128 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $333,685 | $333,685 | $333,685 | $286,853 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
**Expires 4/30/2011**

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: DC39P00150110<br>Date of CFFP: _____<br>Replacement Housing Factor Grant No: | FFY of Grant: 2010<br>FFY of Grant Approval: 2010 |
|---|---|---|

**Type of Grant**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| Signature of Executive Director | | Date 11/26/13 | Signature of Public Housing Director | | Date |

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: **DC39P00150110** CFFP (Yes/ No): Replacement Housing Factor Grant No: | **Federal FY of Grant: 2010** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| Throughout DC | Moving to Work Demonstration Program/ | 1492 | N/A | $10,003,843 | $10,003,843 | $10,003,843 | $9,535,731 | Work is in Progress |
| Housing Properties | Creative Living Solutions Plan | | | | | | | |
| | | | | | | | | |
| | Bond Debt Obligation | 9000 | | $6,071,230 | $6,071,230 | $6,071,230 | $6,071,230 | Work is Completed |
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| | Grant Total: | | | $16,075,073 | $16,075,073 | $16,075,073 | $15,606,961 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P001501111<br>Date of CFFP: | Replacement Housing Factor Grant No: | 2011<br>FFY of Grant Approval: 2011 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | $6,829,291 | $6,829,291 | $6,829,291 | $6,235,412 |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | | | | |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | $6,065,335 | $6,065,335 | $6,065,335 | $6,065,335 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $12,894,626 | $12,894,626 | $12,894,626 | $12,300,747 |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $0 | $0 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $1,289,462 | $1,289,462 | $1,289,462 | $1,289,462 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $92,758 | $182,579 | $182,579 | $182,579 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $604,078 | $604,078 | $604,078 | $568,134 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
**Expires 4/30/2011**

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150111<br>Date of CFFP: _____ | Replacement Housing Factor Grant No: | 2011<br>FFY of Grant Approval: 2011 |

**Type of Grant**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | | Date |

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: **DC39P00150111** CFFP (Yes/ No): Replacement Housing Factor Grant No: | **Federal FY of Grant: 2011** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| Throughout DC | Moving to Work Demonstration Program/ | 1492 | N/A | $6,829,291 | $6,829,291 | $6,829,291 | $6,235,412 | Work is in Progress |
| Housing Properties | Creative Living Solutions Plan | | | | | | | |
| | | | | | | | | |
| | Bond Debt Obligation | 9000 | | $6,065,335 | $6,065,335 | $6,065,335 | $6,065,335 | Work is Completed |
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| | Grant Total: | | | $12,894,626 | $12,894,626 | $12,894,626 | $12,300,747 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number: Capital Fund Program Grant No: DC39P00150112; Date of CFFP: ____; Replacement Housing Factor Grant No: | FFY of Grant: 2012; FFY of Grant Approval: 2012 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | $6,271,952 | $6,271,952 | $5,411,276 | $4,483,735 |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | | | | |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | $6,041,443 | $6,041,443 | $6,041,443 | $4,666,610 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | **$12,313,395** | **$12,313,395** | **$11,452,819** | **$9,150,345** |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $100,000 | $80,425 | $80,425 | $49,265 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $1,231,339 | $1,231,339 | $1,231,339 | $1,231,339 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $2,300 | $161,362 | $16,132 | $121,669 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $178,626 | $155,589 | $124,542 | $628,488 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150112<br>Date of CFFP: | Replacement Housing Factor Grant No: | 2012<br>FFY of Grant Approval: 2012 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 12/2/13 | Signature of Public Housing Director | | Date |

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: **DC39P00150112** CFFP (Yes/ No): Replacement Housing Factor Grant No: | **Federal FY of Grant: 2012** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| Throughout DC | Moving to Work Demonstration Program/ | 1492 | N/A | $6,271,952 | $6,271,952 | $5,411,376 | $4,483,735 | Work is in Progress |
| Housing Properties | Creative Living Solutions Plan | | | | | | | |
| | | | | | | | | |
| | Bond Debt Obligation | 9000 | | $6,041,443 | $6,041,443 | $6,041,443 | $4,666,610 | Work is in Progress |
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| | Grant Totals | | | $12,313,395 | $12,313,395 | $11,452,819 | $9,150,345 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150113<br>Date of CFFP: _____ | Replacement Housing Factor Grant No: | 2013<br>FFY of Grant Approval: 2013 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | $5,896,276 | $5,896,276 | $2,587,011 | $0 |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | | | | |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | $6,038,780 | $6,038,780 | $6,038,780 | $0 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | **$11,935,056** | **$11,935,056** | **$8,625,791** | **$0** |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $0 | $0 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $1,193,505 | $1,193,505 | $1,193,505 | $0 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $0 | $0 | $0 | $0 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $0 | $0 | $0 | $0 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: DC39P00150113<br>Date of CFFP: _____ | Replacement Housing Factor Grant No: | 2013<br>FFY of Grant Approval: 2013 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| | 4/26/13 | | |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: **DC39P00150113** CFFP (Yes/ No): Replacement Housing Factor Grant No: | **Federal FY of Grant: 2013** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Developmeal Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| Throughout DC | Moving to Work Demonstration Program/ | 1492 | N/A | $5,896,276 | $5,896,276 | $2,587,011 | $0 | Work is in Progress |
| Housing Properties | Creative Living Solutions Plan | | | | | | | |
| | | | | | | | | |
| | Bond Debt Obligation | 9000 | | $6,038,780 | $6,038,780 | $6,038,780 | $0 | Work is in Progress |
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| | | | | | | | | |
| | Grant Totals | | | $11,935,056 | $11,935,056 | $8,625,791 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number: Capital Fund Program Grant No: ; Date of CFFP: ; Replacement Housing Factor Grant No: DC39R00150109 | FFY of Grant: 2009; FFY of Grant Approval: 2009 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $1,859,428 | $1,859,428 | $1,859,428 | $1,674,428 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $1,859,428 | $1,859,428 | $1,859,428 | $1,674,428 |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $112,000 | $112,000 | $112,000 | $112,000 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $0 | $0 | $0 | $0 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $0 | $0 | $0 | $0 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $0 | $0 | $0 | $0 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number: Capital Fund Program Grant No: ____ Date of CFFP: ____ Replacement Housing Factor Grant No: DC39R00150109 | FFY of Grant: 2009 FFY of Grant Approval: 2009 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | | Date |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2009 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: **DC39R00150109** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 5350-0081 | Administrative Costs | 1499 | N/A | $153,417 | $153,417 | $153,417 | $0 | Work is in Progress |
| Gibson Plaza | | | | | | | | |
| 1301 7th Street, | Construction and Revitalization of | 1499 | LS | $1,358,597 | $1,358,597 | $1,358,597 | $1,358,597 | Work is Completed |
| North West | 53 Public Housing Units at 1301 7th St. NW | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 5420-0084 | Administrative Costs | 1499 | N/A | $31,583 | $31,583 | $31,583 | $0 | Work is in Progress |
| Pollin Memorial | | | | | | | | |
| Hayes & Barnes Street | Construction and Revitalization of | 1499 | LS | $315,831 | $315,831 | $315,831 | $315,831 | Work is Completed |
| North East | 42 Public Housing Units at Hayes & Barnes Street | | | | | | | |
| | NE | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Grand Total | | | $1,859,428 | $1,859,428 | $1,859,428 | $1,674,428 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: Date of CFFP: | Replacement Housing Factor Grant No: DC39R00150209 | 2009 FFY of Grant Approval: 2009 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $3,396,602 | $3,396,602 | $3,396,602 | $2,170,805 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $3,396,602 | $3,396,602 | $3,396,602 | $2,170,805 |
| 21 | Amount of line 20 Related to LBP Activities | $0 | $0 | $0 | $0 |
| 22 | Amount of line 20 Related to Section 504 Activities | $204,000 | $204,000 | $204,000 | $204,000 |
| 23 | Amount of line 20 Related to Security - Soft Costs | $0 | $0 | $0 | $0 |
| 24 | Amount of line 20 Related to Security - Hard Costs | $0 | $0 | $0 | $0 |
| 25 | Amount of line 200 Related to Energy Conservation Measures | $0 | $0 | $0 | $0 |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: <br> Date of CFFP: _____ | Replacement Housing Factor Grant No: DC39R00150209 | 2009 <br> FFY of Grant Approval: 2009 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |

| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---|---|---|---|
| | 11/26/13 | | |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150209** | **Federal FY of Grant: 2009** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 5190-0068 | Administrative Costs | 1499 | N/A | $0 | $122,190 | $122,190 | $122,190 | Work is Completed |
| Victory Square | | | | | | | | Revision by Fungibility |
| 600 Barnes Street, | | | | | | | | Work Item is MTW Plan |
| North East | Construction and Revitalization of | 1499 | LS | $1,390,900 | $1,221,900 | $1,221,900 | $1,221,900 | Work is Completed |
| | 35 Public Housing Units at 600 Barnes St, NE | | | | | | | Agency Priorities Revised |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 5350-0031 | Administrative Costs | 1499 | N/A | $36,605 | $36,605 | $36,605 | $36,605 | Work is Completed |
| Gibson Plaza | | | | | | | | |
| 1301 7th Street, | Construction and Revitalization of | 1499 | LS | $366,054 | $366,054 | $366,054 | $366,054 | Work is Completed |
| North West | 53 Public Housing Units at 1301 7th St, NW | | | | | | | |
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[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150209** | **Federal FY of Grant: 2009** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| 5420-0024 | Administrative Costs | 1499 | N/A | $133,395 | $180,205 | $180,205 | $177,169 | Work is in Progress |
| Pollin Memorial | | | | | | | | Revision by Eligibility |
| Hayes and Barnes Street, | | | | | | | | Work Item in MTW Plan |
| Ninth East | Construction and Revitalization of | 1499 | LS | $1,469,648 | $1,469,648 | $1,469,648 | $346,887 | Work is in Progress |
| | 42 Public Housing Units at Hayes & Barnes St, | | | | | | | |
| | NE | | | | | | | |
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| | | | | | | | | |
| | Grant Total | | | $3,396,602 | $3,396,602 | $3,396,602 | $2,170,805 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150110 | 2010 |
| | Date of CFFP: | | FFY of Grant Approval: 2010 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 3)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $1,853,477 | $1,853,477 | $1,853,477 | $117,642 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $1,853,477 | $1,853,477 | $1,853,477 | $117,642 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $112,000 | $112,000 | $112,000 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150110 | 2010 |
| | Date of CFFP: _____ | | FFY of Grant Approval: 2010 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 3)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | | Date |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: **District of Columbia Housing Authority** | **Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150110** | **Federal FY of Grant: 2010** |
|---|---|---|

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 5420-0084 | Administrative Costs | 1499 | N/A | $185,000 | $185,000 | $185,000 | $117,642 | Work is in Progress |
| Pollin Memorial | | | | | | | | |
| Haynes & Barnes Street, | Construction and Revitalization of | 1499 | LS | $1,668,477 | $1,668,477 | $1,668,477 | $0 | Work is in Progress |
| North East | 42 Public Housing Units at Haynes & Barnes St, | | | | | | | |
| | NE | | | | | | | |
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| | | | | | | | | |
| | Grant Total | | | $1,853,477 | $1,853,477 | $1,853,477 | $117,642 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150210 | 2010 |
| | Date of CFP: _____ | | FFY of Grant Approval: 2010 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $2,297,446 | $2,297,446 | $1,775,043 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $2,297,446 | $2,297,446 | $1,775,043 | $0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $138,000 | $138,000 | $93,000 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No:<br>Date of CFFP: _____<br>Replacement Housing Factor Grant No: DC39R00150210 | FFY of Grant: 2010<br>FFY of Grant Approval: 2010 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| Signature of Executive Director | | Date 11/26/13 | Signature of Public Housing Director | | Date |

Page 2 of 2

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | | Federal FY of Grant: 2010 |
|---|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: | CFFP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150210** | | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Costs | 1499 | N/A | $74,396 | $74,396 | $74,396 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $522,403 | $522,403 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 5420-0084 | Administrative Costs | 1499 | N/A | $154,604 | $154,604 | $154,604 | $0 | Work is in Progress |
| Pollin Memorial | | | | | | | | |
| Hayes and Barnes Street, | Construction and Revitalization of | 1499 | LS | $1,546,043 | $1,546,043 | $1,546,043 | $0 | Work is in Progress |
| North East | 42 Public Housing Units at Hayes & Barnes St. | | | | | | | |
| | NE | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | Grant Total | | | $2,297,446 | $2,297,446 | $2,775,043 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Page 1 of 1

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150111 | 2011 |
| | Date of CFFP: | | FFY of Grant Approval: 2011 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 3)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $922,323 | $922,323 | $92,232 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $922,323 | $922,323 | $92,232 | $0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $54,000 | $54,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150111 | 2011 |
| | Date of CFFP: | | FFY of Grant Approval: 2011 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 3)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| Signature of Executive Director | | Date 11/26/13 | Signature of Public Housing Director | | Date |



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2011 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFFP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150111** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0951 | Administrative Costs | 1499 | N/A | $92,232 | $92,232 | $92,232 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $830,091 | $830,091 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | | | | | | | | |
| | Grant Total | | | $922,323 | $922,323 | $92,232 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number: Capital Fund Program Grant No: ____ Date of CFFP: ____ Replacement Housing Factor Grant No: DC39R00150211 | FFY of Grant: 2011 FFY of Grant Approval: 2011 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 2)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $2,158,866 | $2,158,866 | $215,886 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | **$2,158,866** | **$2,158,866** | **$215,886** | **$0** |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $130,000 | $130,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150211 | 2011 |
| | Date of CFFP: _____ | | FFY of Grant Approval: 2011 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 2)
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | | Date |



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2011 |
|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: DC39R00150211 | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Cost | 1499 | N/A | $215,886 | $215,886 | $215,886 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | | | | | | | | |
| South East | Construction and Revitalization of approximately | 1499 | LS | $1,942,960 | $1,942,960 | $0 | $0 | Work is in Progress |
| A Vacant Lot | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | Grant Total | | | $2,158,846 | $2,158,846 | $215,886 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150112 | 2012 |
| | Date of CFFP: | | FFY of Grant Approval: 2012 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $1,402,457 | $1,402,457 | $140,000 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | **$1,402,457** | **$1,402,457** | **$140,000** | **$0** |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $85,000 | $85,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150112 | 2012 |
| | Date of CFFP: _____ | | FFY of Grant Approval: 2012 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | Date | |

Page 2 of 2

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2012 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFFP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150112** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Costs | 1499 | N/A | $140,000 | $140,000 | $140,000 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $1,262,457 | $1,262,457 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | Grant Total | | | $1,402,457 | $1,402,457 | $140,000 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150212 | 2012 |
| | Date of CFFP: _____ | | FFY of Grant Approval: 2012 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $401,512 | $401,512 | $40,000 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $401,512 | $401,512 | $40,000 | $0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $25,000 | $25,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: District of Columbia Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No:<br>Date of CFFP: _____<br>Replacement Housing Factor Grant No: DC39R00150212 | FFY of Grant: 2012<br>FFY of Grant Approval: 2012 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| Signature of Executive Director | | Date 4/26/13 | Signature of Public Housing Director | | Date |

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2012 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFPP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150212** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Costs | 1499 | N/A | $40,000 | $40,000 | $40,000 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $361,512 | $361,512 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | Grant Total: | | | $401,512 | $401,512 | $40,000 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Page 1 of 1

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150113 | 2013 |
| | Date of CFFP: _____ | | FFY of Grant Approval: 2013 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $1,217,395 | $1,217,395 | $121,000 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $1,217,395 | $1,217,395 | $121,000 | $0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $75,000 | $75,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 200 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.



form HUD-50075.1 (4/2008)

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
**Expires 4/30/2011**

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150113 | 2013 |
| | Date of CFFP: | | FFY of Grant Approval: 2013 |

**Type of Grant**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | | Date |

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2013 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFFP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150113** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Costs | 1499 | N/A | $121,000 | $121,000 | $121,000 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $1,096,395 | $1,096,395 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | Grant Totals: | | | $1,217,395 | $1,217,395 | $121,000 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150213 | 2013 |
| | Date of CFFP: | | FFY of Grant Approval: 2013 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of 21) 3 | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities 4 | $524,996 | $524,996 | $52,000 | $0 |
| 18a | 1501 Collaterization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collaterization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | $524,996 | $524,996 | $52,000 | $0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | $32,000 | $32,000 | $0 | $0 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**Part I: Summary**

| PHA Name: | Grant Type and Number | | FFY of Grant: |
|---|---|---|---|
| District of Columbia Housing Authority | Capital Fund Program Grant No: | Replacement Housing Factor Grant No: DC39R00150213 | 2013 |
| | Date of CFFP: | | FFY of Grant Approval: 2013 |

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: )
■ Performance and Evaluation Report for Period Ending: September 30, 2013 ☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|---|---|---|---|---|---|
| | | Original | Revised 2 | Obligated | Expended |
| | Signature of Executive Director | Date 11/26/13 | Signature of Public Housing Director | Date | |

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
**Expires 4/30/2011**

**Part II: Supporting Pages**

| PHA Name: | Grant Type and Number | Federal FY of Grant: 2013 |
|---|---|---|
| **District of Columbia Housing Authority** | Capital Fund Program Grant No: CFFP (Yes/ No): | |
| | Replacement Housing Factor Grant No: **DC39R00150213** | |

| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|---|---|---|---|---|---|---|---|---|
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | REPLACEMENT OF HOUSING UNITS: | | | | | | | |
| | | | | | | | | |
| 3530-0051 | Administrative Costs | 1499 | N/A | $52,000 | $52,000 | $52,000 | $0 | Work is in Progress |
| Highland Addition | | | | | | | | |
| 9th St and Valley Avenue | Construction and Revitalization of approximately | 1499 | LS | $472,996 | $472,996 | $0 | $0 | Work is in Progress |
| South East | 78 Public Housing Units on a Vacant Lot by | | | | | | | |
| A Vacant Lot | Highland Addition, 9th St & Valley Ave SE | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | Grant Total | | | $524,996 | $524,996 | $52,000 | $0 | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.



form HUD-50075.1 (4/2008)

# Appendix B: Local Asset Management Program

## Background and Introduction

The Amended and Restated Moving to Work Agreement, effective September 29, 2010, required DCHA to design and implement a local asset management program for its Public Housing Program and describe such program in its Annual MTW Plan. The term "Public Housing Program" means the operation of properties owned or subsidized by the Agency that are required by the U.S. Housing Act of 1937 to be subject to a Public Housing declaration of trust in favor of HUD. The Agency's local asset management program shall include a description of how it's implementing project-based property management, budgeting, accounting, and financial management and any deviations from HUD's asset management requirements. Under the First Amendment to the MTW Agreement, DCHA agreed to describe its cost accounting plan (cost allocation plan) as part of its local asset management program including how it deviates from the HUD fee for service system.

## Project-based approach for Public Housing Program

DCHA maintains a project-based management approach which includes both DCHA-managed properties, as well as privately managed properties, under the Public Housing Program. Project-level budgeting and accounting is maintained for each of these Public Housing properties. In addition, each mixed-income, mixed-finance rental community that contains Agency-assisted units under the Public Housing Program are owned, managed and operated by third party partnerships as established at the time each of the transactions were structured. DCHA maintains a separate budget and accounting for the operating subsidy paid to the owners of these properties as well as any other cost incurred by the Agency on behalf of these properties.

## COST ALLOCATION PLAN

## Identification of Cost Allocation Approach

DCHA approached its cost allocation plan with consideration to the entire operation of the Agency, rather than a strict focus on only the MTW Program. This cost allocation plan addresses the larger DCHA operation as well as the specific information required related to the MTW Program.

Under the MTW Agreement, the cost accounting options available to the Agency include either a "fee-for-service" methodology or an "indirect cost rate" methodology. DCHA can establish multiple cost objectives or a single cost objective for its MTW Program. DCHA opted to use a fee-for-service methodology and to establish the MTW Program as a single cost objective, as further described below.

## Classification of Costs

There is no universal rule for classifying certain costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the Federal award or other final cost objective. Therefore, the definitions and guidelines provided in this Cost Allocation Plan are used for determining direct and indirect costs charged to the cost objectives.

***Definitions***

**Cost Objective** – Cost objective is a function, organizational subdivision, contract, grant, or other activity for which cost data are needed and for which costs are incurred.

**Direct Costs** – Direct costs are those that can be identified specifically with a particular final cost objective.

**Indirect Costs** – Indirect costs are those: (a) incurred for a common or joint purpose benefitting more than one cost objective, and (b) not readily assignable to the cost objective(s) specifically benefitted, without effort disproportionate to the results achieved. After direct costs have been determined and assigned directly to Federal awards and other activities as appropriate, indirect costs are those remaining to be allocated to the cost objectives.

**Cost Base** – A cost base is the accumulated direct costs (normally either total direct salaries and wages or total direct costs exclusive of any extraordinary or distorting expenditures) used to distribute indirect costs to cost objectives (Federal awards). Generally, the direct cost base selected should result in each award bearing a fair share of the indirect costs in reasonable relation to the benefits received from the costs.

**DCHA Cost Objectives**

DCHA has identified the following cost objectives:

**MTW Program** – All associated activities funded under the MTW Single Fund authority are deemed as a ***single cost objective***. The MTW Program cost objective includes: 1) DCHA-owned Public Housing Properties and Public Housing units contained in third party-owned properties, 2) MTW Housing Choice Vouchers, both Project-Based Vouchers (PBV) and Tenant-Based Vouchers, 3) Development Activity funded from MTW, 4) resident services and case management services offered to families served under the MTW program, 5) Capital Funds, and 6) any other activity that is permitted in DCHA's Amended and Restated MTW Agreement.

**Revitalization Program** – The Revitalization Program includes the development-related activity funded from HOPE VI, Choice Neighborhood Initiatives and other local funds. Generally, DCHA will capture costs by development and will include the ability to track charges to specific funding sources.

**Special Purpose (Non-MTW) Tenant-Based and Project-Based Housing Choice Vouchers** – Special Purpose Vouchers include, but are not limited to, the Section 8 Moderate Rehab Program, the Veterans Affairs Supportive Housing (VASH) vouchers, Tenant Protection and Opt-Out Vouchers in the first year, and the Multicultural vouchers.

**American Recovery and Reinvestment Act (ARRA) Grants** – The ARRA grants are one-time grants which will be use for rehabilitation of existing DCHA-owned Public Housing properties, and demolition and development related to the Public Housing-assisted units inside of mixed-income, mixed-finance developments.

**Other Federal and State Awards** – DCHA may be the recipient of other Federal and Local awards from time to time. Each of these awards will be a separate cost objective as necessary. For

example, DCHA has two locally funded voucher programs that are treated as separate programs and therefore, as separate cost objectives.

**DCHA Direct Costs**

DCHA direct costs are defined in conjunction with the cost objectives defined in this Cost Allocation Plan. As previously mentioned, under OMB Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective.

**MTW Program** direct costs include, but are not limited to:

1. All contract costs readily identifiable with delivering housing assistance to low income families under the MTW Program;
2. Housing Assistance Payments (including utility allowances) for tenant-based vouchers and PBV;
3. Portability Administrative Fees;
4. Homeownership voucher funding;
5. Foreclosure and emergency assistance for low income families served under HCV;
6. HCV costs for administering tenant-based vouchers, including inspection activities;
7. Operating costs directly attributable to operating DCHA-owned Public Housing properties, including utility costs and maintenance costs administered centrally;
8. Capital improvement costs at DCHA owned properties;
9. Operating subsidies paid to MIMF properties
10. Operating costs paid related to or on behalf of third party owned properties with Public Housing units including utility charges;
11. The Asset Management Department costs attributable to PBV, DCHA-owned Public Housing properties and third party-owned Public Housing units;
12. Resident Services directly attributable to MTW Program activities;
13. Gap financing in MTW real estate transactions;
14. Acquisition costs funded from MTW funds
15. Demolition, relocation and leasing incentive fees in repositioning DCHA-owned real estate;
16. Homeownership activities for low income families;
17. Office of Capital Programs and Development costs associated with MTW-funded development activity, homeownership initiatives, and PBRA as a development tool, and
18. Any other activities associated with delivering housing assistance to low income families under the MTW Program.

**Revitalization Program** direct costs include, but are not limited to:

1. Construction costs;
2. Loan and financing for affordable units;
3. Acquisition costs;
4. Land Improvements;
5. Legal expenses;
6. Professional services;
7. Contract cost (case management);

8. Relocation;
9. Extraordinary site work;
10. Demolition; and
11. Other revitalization expenditures (such as homeownership mortgage assistance and down payment assistance).

**Special Purpose Housing Choice Tenant-based Vouchers** direct costs include, but are not limited to:

1. Housing Assistance Payments (HAP) and
2. Program Administration Costs.

**American Recovery and Reinvestment Act (ARRA) Grant** direct costs include, but are not limited to:

1. Demolition of DCHA-owned Public Housing properties
2. Rehabilitation of existing DCHA-owned Public Housing properties, and
3. Construction costs including loans and financing related to the Public Housing units inside of mixed-income, mixed-finance developments.

**Other Federal and State Awards** direct cost include, but are not limited to:

1. Legal expenses;
1. Professional services;
2. Utilities (gas, water, electric, other utilities expense);
3. Real estate taxes;
4. Insurance;
5. Bank charges;
6. Staff training;
7. Interest expense;
8. Contract cost for CDBG; and
9. Any cost identified for which the award is made. Such costs will be determined as DCHA receives awards.

**Explanation of Differences**

DCHA has the ability to define direct costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR Part 990.

DCHA is required to describe any differences between the Agency's Local Asset Management Program and HUD's asset management requirements in its Annual MTW Plan in order to facilitate the recording of actual property costs and submission of such cost information to HUD:

1. DCHA determined to implement a cost allocation system that was more comprehensive than HUD's Asset Management System which advocated a fee-for-service approach specific to the properties in the Public Housing Program. HUD's system was limited in focusing only a fee-for-service system at the property level and failed to address DCHA's comprehensive operation which includes other programs and business activities. DCHA's MTW Program is much broader

than Public Housing properties and includes activities not found in traditional HUD Programs. This Cost Allocation Plan addressed the entire DCHA operation.

2. DCHA defined its cost objectives at a different level than HUD's System. Specifically, DCHA defined the MTW Program as a cost objective which is consistent with the issuance of the CFDA number for MTW as a Federal program. HUD defined its cost objective at the property level which fails to recognize the overall effort required to deliver the housing resources to Low Income families under the MTW Program. Because the cost objectives are defined differently, direct and indirect costs are defined based on the cost objectives identified in this Cost Allocation Plan.

3. DCHA will use a simple fee system of charging 10% of MTW Program funds to cover the costs of the Central Office Cost Center (COCC). DCHA views the 10% fee as reasonable when compared to the fees earned for administering the Local Voucher Programs. DCHA will account for an allocable share of the "MTW Fee" charges at the property level based upon the size of the property.

4. DCHA will charge a fee to other Federal and Local awards in a manner that is consistent with that allowed for those Federal awards. The fee charged to the Revitalization program will continue to follow the HUD guidelines of 3% of the total cost of the development.

## Appendix C: Closed-Out MTW Activities

**Table VIII.1 Summary of MTW Activities/Initiatives**

| New Number | Old Number | Activity | Statutory Objective | Yr. Identified | Yr. Implemented |
|---|---|---|---|---|---|
| N/A | 1.2.04 | Locally Defined Site and Neighborhood Standards | • Increase housing choices for low-income families | FY2004 | Implemented FY2004, Closed Out FY2011 |
| N/A | 2.4.04 | Special Occupancy for Service Providers | • Reduce cost and achieve greater cost effectiveness | FY2004 | Never Implemented Closed Out FY2005 |
| N/A | 3.1.04 | Voluntary Resident Community Service | • Reduce cost and achieve greater cost effectiveness | FY2004 | Never Implemented Closed Out FY2004 |
| N/A | 3.2.04 | Resident Satisfaction Assessment | • Reduce cost and achieve greater cost effectiveness | FY2004 | Implemented FY2004 Closed Out FY2004 |
| N/A | 1.7.05 | Security Deposit Guarantee Program | • Increase housing choices for low-income families | FY2005 | Never Implemented, Closed Out FY2010 |
| N/A | 1.8.05 | Modification to HCV Inspections Scheduling | • Reduce cost and achieve greater cost effectiveness | FY2005 | Never Implemented Closed Out FY2006 |
| N/A | 3.3.05 | Streamlining Resident Community Service | • Reduce cost and achieve greater cost effectiveness in federal expenditures | FY2005 | Implemented FY2005 Closed Out FY2012 |
| N/A | 4.2.05 | Revolving Loan Fund for HCV Landlords | • Increase housing choices for low-income families | FY2005 | Never Implemented Closed Out FY2009 |
| N/A | 4.3.05 | Flexible Funding | • Reduce cost and achieve greater cost effectiveness | FY2005 | Implemented FY2005 Closed Out FY2010 |
| N/A | 4.4.06 | Reformulation of HUD Forms | • Reduce cost and achieve greater cost effectiveness | FY2006 | Implemented FY2006 Closed Out FY2010 |

| New Number | Old Number | Activity | Statutory Objective | Yr. Identified | Yr. Implemented |
|---|---|---|---|---|---|
| 13 | 2.6.07 | Enhanced Pubic Housing Lease Enforcement Operations | • Increase housing choices for low-income families | FY2007 | Never Implemented Closed Out FY2013 |
| N/A | 1.11.08 | Maximizing Public Housing Subsidies | • Reduce cost and achieve greater cost effectiveness<br>• Increase housing choices for low-income families | FY2008 | Never Implemented Closed Out FY2008 |

## Locally Defined Site and Neighborhood Standards

Description

As outlined in Attachment C of the DCHA original MTW agreement, DCHA needed the ability to move swiftly to expand and preserve affordable housing in the District of Columbia in the face of rapid and dramatic gentrification of many of the city's neighborhoods. These are neighborhoods targeted for revitalization as indicated by designation as an Empowerment Zone, Housing Opportunity Area, Strategic Neighborhood Target Area or Neighborhood Strategy Areas under the Community Development Block Grant (CDBG). Under stated federal requirements, the use of census data would not provide accurate and timely demographic information reflective of the quickly changing racial and economic landscape of the city's neighborhoods. Establishment of Locally Defined Site and Neighborhood Standards provided DCHA with the agility necessary to determine the location of newly constructed or substantially rehabilitated housing to be subsidized through project-based section 8 voucher funding or Public Housing operating subsidy. In determining the location of such housing, in lieu of the Site and Neighborhood Standards set forth in 24 CFR 941.202(b)-(d), DCHA acted in accordance with the following locally established requirements:

1. The units may be located throughout the District, including within the following types of urban areas: (i) an area of revitalization that has been designated as such by the District of Columbia; (ii) an area where Public Housing units were previously constructed and were demolished; (iii) a racially or economically impacted area where DCHA plans to preserve existing affordable housing; or (iv) an area designated by the District of Columbia as a blight elimination zone; and

2. A housing needs analysis indicates that there is a real need for the housing in the area; and

3. When developing or substantially rehabilitating six or more units, DCHA will provide documentation to HUD which evidences that: (i) during the planning process, it has consulted with Public Housing residents through appropriate resident organizations and representative community groups in the vicinity if the subject property; (ii) it has advised current residents of the subject properties ("Resident") and Public Housing residents, by letter to resident organizations and by public meeting, of DCHA's revitalization plan; and (iii) it has submitted a signed certification to HUD that the comments from Residents, Public Housing residents and representative community groups have been considered in the revitalization plan.

   In addition, the locally defined site and neighborhood standards complied with the Fair Housing Act and Title VI of the Civil Rights Act of 1964, and the implementing regulations

referenced compliance with these Acts. Similar to HOPE VI Site and Neighborhood Standards, a DCHA project for which locally defined site and neighborhood standards were applied would either have to:

- Encourage reinvestment in areas of minority concentration;
- Improve or preserve affordable housing in the area;
- Provide quality housing choices for assisted households; or
- Reduce displacement in properties undergoing substantial rehabilitation as part of a comprehensive neighborhood revitalization strategy

Status
Closed Out

In 2012, the MTW Office, in consultation with HUD's Urban Revitalization Division of the Office of Public Housing Investments, advised DCHA that MTW flexibility relative to site and neighborhood standards for DCHA's HOPE VI developments is not necessary and that local site and neighborhood standards cannot be approved for future non-HOPE VI development activities.

## Special Occupancy Policy of Service Providers

Description
Both sworn and special police officers in DCHA's Office of Public Safety and the District of Columbia Metropolitan Police Department officers can serve their community better if they are part of it. DCHA currently makes use of this resource at several of its communities. The same would be true for other service providers as well. In addition to security officers, DCHA proposed creating policies to allow members of Vista, AmeriCorps, and similar organizations to live in DCHA Public Housing units in exchange for the services that they provide.

Status
Closed Out

Many of the Resident Councils in DCHA's Public Housing communities felt strongly that it was more beneficial to continue to house traditional Public Housing residents rather than the service providers. Because of this input, DCHA discontinued exploration of this initiative.

## Voluntary Resident Community Service

Description
Under this initiative, DCHA sought to seek voluntary, rather than the Quality Housing and Work Responsibility Act (QHWRA) required, community service by the residents of its communities while seeking to expand opportunities for residents to be empowered and inspired to make a difference and contribute service to their community.

Status
Closed Out

In FY2004, DCHA completed the development of this initiative with the adoption of the Neighbor to Neighbor policy designed to provide incentives for voluntary community service. However, based on a legal determination from HUD that the community service requirement was not subject to the MTW agreement, and thereby was not to be implemented as voluntary for Public Housing residents, this initiative has been closed out.

## Resident Satisfaction Assessment

Description

In FY2003, DCHA initiated a sophisticated assessment protocol to reliably determine resident satisfaction. Through a third party professional analyst of customer service 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 proposed as part of its first MTW Plan for FY2004 to continue this process on a biennial basis, submitting the findings biennially as part of the MTW Annual Report in place of the HUD administered resident satisfaction survey. This approach was adopted by DCHA as it more effectively measured customer satisfaction than the HUD administered survey. For example, the HUD survey consistently had low response rates and a relied too heavily on the literacy of customers being surveyed.

Status

Closed Out

Although DCHA found the information gathered from its survey approach to be reliable and useful in shaping the Agency's programs and making key decisions, it was decided during FY2004 that DCHA would not pursue this initiative due to cost of administering the more sophisticated survey.

## Security Deposit Guarantee Program

Description

Over the years, DCHA has sought to enhance the housing opportunities available to our housing choice voucher participants. One item that has consistently been an issue is the limited ability of some voucher participants to secure funding for a security deposit. DCHA explored the development of a small security deposit guarantee program to which voucher recipients could subscribe for a monthly fee in lieu of a lump sum security deposit payment to landlords. The goal of the proposed program was to provide a mechanism whereby voucher participants are not unduly restricted from leasing potential units.

This Initiative would have required flexible use of funds to allow for the payment of any claims on any guarantee where the recipient caused damage.

Status

Closed Out

Due to MTW funding limitations and lack of local funding to supplement the MTW funds, the initiative was not pursued beyond initial exploration.

## Modification to HCV Inspections Scheduling

Description
DCHA considered alternatives to the standard housing choice voucher inspection schedule, allowing the inspections staff to focus on properties which or landlords who persistently fail to meet HQS standards. DCHA considered categorizing properties with HAP contracts according to risk, quality, or upkeep level, and proposed using this categorization to determine the frequency of inspections. It was believed that many properties would 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.

Status
Closed Out

Upon exploration, DCHA staff could not find sufficient patterns of consistency among landlords or properties to justify reducing inspection frequency. DCHA felt that because of the high failure rate of HQS inspections and the age of the housing stock affordable to HCV participants, the benefits of annual inspections outweighed any potential cost savings from this proposed initiative.

## Streamlining Resident Community Service

Description
Under this initiative, DCHA sought to identify regulatory simplifications and administrative streamlining with respect to the implementation of the statutory resident community service requirement. As such the Agency implemented the following:

- Automatically determining those individuals who are not exempt based on data residents already report regarding income amount and sources
- Set the number of work activity related hours required by an adult household member to be exempt from the community service requirement
- Documented self-certification by non-exempt members of compliance with the community service requirement

Status
Closed Out

## Revolving Loan Fund for HVCP Landlords

Description
The HCV lease-up process is often impeded by 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 explored the development of a revolving loan program as an incentive for landlords to make required HQS repairs quickly.

Components of the program design were to include deducting the loan payments from the HAP payment and placing a lien on the property until the loan is paid off. DCHA planned to capitalize this

program 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 hoped to maintain the supply of affordable HCV units and to reduce the inconvenience for the voucher holder. The revolving loan fund would have allowed an HCV participant-occupied unit to be repaired timely rather than force a participant to find and move to a compliant unit

Status
Closed Out

Due to MTW funding limitations and lack of local funding to supplement the MTW funds, the initiative was not pursued beyond initial exploration.

## Flexible Funding

Description
This initiative allows DCHA to exercise its funding fungibility authority as provided for in its MTW Agreement to utilize MTW Block Grant funds to support investments in operational costs and costs associated with providing customer service, resident programming, enhanced public safety for our residents, and capital projects that will improve access to resident services and expand affordable housing opportunities.

Status
Closed Out

DCHA has been advised by the MTW staff at HUD that because flexible funding is part of our new MTW Agreement, a standalone flexible funding initiative is no longer required.

## Reformulation of HUD Forms

Description
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 has 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 an MTW 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 contemplated 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.

Status
Closed Out

While it may be necessary to modify HUD forms as part of an MTW initiative in the future, this initiative, in and of itself, does not address any of the three statutory objectives and has therefore been closed out. If modifications to HUD forms are required, that action will be proposed as part of a specific MTW initiative.

## Enhanced Public Housing Lease Enforcement Operations

Description
DCHA utilized MTW regulatory flexibility in the 2008 revised Public Housing dwelling lease to include provisions that allow the incorporation by reference of property specific community rules developed and adopted by the individual Resident Councils. The resulting lease, local regulations, policies and procedures are designed to give greater control of its properties to residents who are committed to a community's wellbeing and improve the effectiveness of its lease enforcement efforts.
DCHA has worked with individual Resident Councils to establish property specific community rules. No Resident Council, however, has availed itself of the option to establish property specific community rules.

Status
Closed

Given the lack of movement with implementation of this activity, DCHA is changing the status to "Closed". However, DCHA still remains committed to providing the residents the flexibility in establishing property specific community rules. In the future, if there is renewed interest to move forward by resident councils the initiative will be resubmitted for HUD approval.

## Maximizing Public Housing Subsidies

Description
Since the start of its MTW demonstration, DCHA has implemented a number of innovative mixed-finance redevelopment deals that are generating approximately $1.5 billion in economic activity in the District of Columbia, and which produced a number of new or rehabbed affordable housing units in a gentrifying city. While the housing authority has used most tools in the development toolkit, one tool, the use of ACCs, has not been creatively maximized despite its capacity to complement operational costs of very low income housing.

During FY 2007 and FY2008, DCHA explored the combining of ACCs in order to generate adequate public resources to support the rising operational costs of a unit in the District of Columbia. It was decided that DCHA would not pursue the use of ACCs in this manner.

Status
Closed Out