Making an IMPACT…

2015 Moving to Work Plan

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This Moving to Work (MTW) Annual Plan is prepared in accordance with the "Amended and Restated Moving to Work Agreement" between the U.S. 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 Plan and Annual MTW Report are detailed in HUD Form 50900 (OMB Control Number: 2577-0216 Expiration Date: 5/31/2016).

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Section I. Introduction

A. Overview

The District of Columbia Housing Authority (DCHA or Agency) 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 entitled Moving to Work (MTW). The program allows participating agencies to design and test innovative approaches to local housing and policy issues. MTW also allows 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.

Through **I**nnovation, **M**anagement, and **P**erformance **A**ll **C**oming **T**ogether (IMPACT), DCHA is dedicated to making a meaningful **IMPACT** in the lives of low-income families in need of affordable housing in the District of Columbia, with the Agency's MTW authority as a major tool for achieving success. As DCHA enters its 12th year in the MTW program, the agency will continue to look to identify innovative and practical ways to make a positive IMPACT by utilizing its MTW regulatory flexibility and financial fungibility to better serve our clients.

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 costs 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.

B. Short-term and Long-Term MTW Goals and Objectives

DCHA has been faced with the challenge of fulfilling the agency's mission and strategic goals in light of diminished federal funding over the last few years, including the impact of sequestration. However, DCHA acknowledges that the flexibility provided by its MTW designation has lessened the impact on the provision of core services by reductions in federal funding. DCHA will continue to aggressively seek ways to utilize the agency's MTW authority to fulfill its mission and strategic goals that is reflective of local housing needs, while implementing activities designed to meet one or more the MTW statutory objectives. To that end, DCHA has established the following long-term and short-term goals and objectives.

Long-term

DCHA looks to create outcome based housing programs that incorporate streamlined administrative functions. With respect to Public Housing, the Agency is focusing on the "power of opportunity" by: building a program that provides opportunities for seniors and the disabled to live with integrity; using the program as a platform for work-able adults to fully explore opportunities at making their families more self-sufficient; and providing opportunities for youth to fully explore their potential, both academically and socially. Understanding that the HCV subsidy is a pass-through to landlords and participants, DCHA as program administrator looks to improve the experiences of HCV landlords and participants with DCHA. In addition, DCHA looks to increase pathways to self-sufficiency for HCV families through homeownership and improved access to private/public services. Finally, DCHA will increase affordable housing opportunities in the District of Columbia by continuing to be a strong partner with the public and private sectors.

Short-term

DCHA's short-term goals and objectives align with the Agency's long-term vision as outlined below:

Moving to Work

Establish Public Housing Site-based Waiting Lists

As part of DCHA's efforts to reengineer its waiting lists, Public Housing site-based waiting lists will be established to provide applicants with greater informed choices when selecting developments in which to reside while reducing the administrative burden of managing multiple unit offers and decreasing the time it takes to lease-up units. DCHA will query applicants to establish the site-based waiting lists in FY15.

Public Housing biennial recertification implemented
While implementation is underway, by the end of FY17, DCHA will have fully implemented its first full cycle of Public Housing biennial recertifications. DCHA anticipates a 50% reduction in annual staff time needed to conduct recertifications, annual costs related to the preparation for scheduled recertifications and the number of regular recertifications performed.

New HUD Flat Rent Requirement
In compliance with the May 19, 2014 PIH Notice requiring that PHAs set Public Housing Flat Rents at 80% FMR, DCHA has included the required plan amendment in its FY2015 MTW Plan (See Appendices). In the long-term, DCHA will be exploring ways to craft a flat rent policy through the Agency's MTW flexibility that will more closely reflect the local rental market, encourage self-sufficiency, and increase Agency income from rent.

Encouraging Self-Sufficiency
DCHA has been working on a redesign of the agencies self-sufficiency efforts that will result in a more comprehensive and coordinated approach focused on facilitating access to services/resources that meet the individual needs of residents and provide incentives for residents to work toward attaining self-sufficiency. In the short-term, based on existing MTW authority, DCHA looks to:

- Increase the number of families achieving homeownership
- Increasing the number of families receiving self-sufficiency services through service coordination efforts, inclusive of providing space in Public Housing developments for service providers/self-sufficiency activities and the programming at DCHA's workforce development center (created and funded through MTW single budget flexibility)
- Increase families experiencing increases in earned income as a result of rent reform efforts [i.e. removal of the earned income reporting requirement between scheduled biennial recertifications, escrowing a portion of rent in the Public Housing Achieving Your Best Life (AYBL) program for transitioning families from needing subsidized housing assistance]
- Achieve initial implementation of the Family Stabilization through Housing and Education demonstration

Simplified HCV Utility Allowance Schedule Fully Implemented for Full Fiscal Year
DCHA implemented the simplified schedule during the second half of FY14 and FY15 will mark the first full year of implementation of this MTW initiative. Among the anticipated outcomes DCHA looks to experience are reductions in staff time related to covering Utility Allowances during briefings and processing utility allowance calculations.

HCV biennial Inspection program for landlords in good standing and HQS scheduling changes
DCHA looks to reduce the annual cost of HCV inspections through the use of its MTW flexibility for both these initiatives when approved and implemented. In addition, DCHA anticipates improvements in the quality of the HCV housing stock through the new biennial inspections program.

HUD HCV Rent Reform Demonstration
Upon HUD approval of the HUD HCV Rent Reform Demonstration activity, DCHA will begin implementation of the demonstration in FY15 with the identification of the program study and control groups by the 3rd fiscal quarter. Due to the study's triennial recertification component,

findings related to key metrics are not expected to be available until after the triennial recertification of the study participants.

Increasing the supply of affordable housing

Completion of work on units produced through development and redevelopment efforts

Units will continue to come on-line as work at Sheridan Station II, Metro Townes at Parkside (Polin Memorial) as planned. In total, DCHA expects 89 Public Housing units to come on-line in FY15 at these sites.

Department of Housing and Community Development (DHCD) DCHA Memorandum of Understanding and request for proposal process to create new units of affordable housing with comprehensive service provision through collaborative efforts with various city agencies. DCHA will be providing Public Housing and HCV Project-based operating subsidies for participating units. DCHA is projecting 150 project-based units and 74 Public Housing units to come on-line in FY15.

Non-Moving to Work

Increasing the supply of affordable housing

Department of Housing and Community Development (DHCD) DCHA Memorandum of Understanding and request for proposal process to create new units of affordable housing with comprehensive service provision through collaborative efforts with various city agencies. DCHA will be providing Public Housing and HCV Project-based operating subsidies for participating units. DCHA is projecting up to 150 project-based units to be under an Agreement to enter into Housing Assistance Payments (AHAP) and 84 Public Housing units to come on-line in FY15. In addition, DCHA will be working with Maycroft, a project selected under the DHCD NOFA process to receive subsidy for 45 Public Housing units, to complete the closing process during FY15.

Rental Assistance Demonstration (RAD) Program

DCHA submitted three RAD applications in FY14 for four Public Housing developments (Columbia/Colorado, Highland Dwellings, and Kenilworth Courts) and anticipates using RAD as a tool to fund capital needs at other DCHA developments, including Barry Farm, in the future. See the Section II. A.4 *Other Changes in Housing Stock Anticipated During the Fiscal Year* for details.

Other Capital Endeavors

DCHA is continuing to identify opportunities to improve the quality of its housing inventory available to low-income families, and to provide opportunities for homeownership to Public Housing residents and other Public Housing eligible households. During FY2014, DCHA updated its long-range plan, including a look into possible alternative scenarios to address the redevelopment and modernization needs of its Public Housing sites. During FY2015, DCHA will continue to review and study various funding alternatives and redevelopment opportunities.

The ability to move forward on these plans depends on a variety of factors including economic conditions and the availability of financing. Funding will be sought through a number of sources including, but not limited to, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD), Low Income Housing Tax Credits, Historic Tax Credits, New Market Tax

Credits, Tax-Exempt Bonds, FHA Financing, and private financing. It is hoped that some of these factors will align to permit proceeding on a number of properties during FY2015.

Based on a thoughtful process of assessing viable planning projects, up to 2,346 units are being considered for potential disposition/demolition. However, demolition timetables and the list of disposition/demolition candidate properties will be determined as planning and development evolve. The following narrative provides a snapshot of the development activities DCHA is exploring.

Among the funding sources being pursued by DCHA in the absence of HOPE VI from the HUD budget are CNI Planning and Implementation grants. To date, the agency has received CNI Planning Grants for the following developments/neighborhoods: Kenilworth Courts (290 units), and Barry Farm/Wade Apartments (444 units); however the agency was unsuccessful in its submission of a planning grant for Greenleaf Gardens (493 units) . With respect to CNI Implementation Grants, the Agency has been unsuccessful with its submission for the Kenilworth Courts neighborhood. Although DCHA did not receive implementation grant funding for the second submission in FY2013 for Kenilworth Courts, as a result of the submission, the Agency submitted a RAD application for the site in FY2014. Going forward, it is DCHA's intent to submit a CNI Implementation Grant application for Barry Farm/Wade apartments as part of the FY2014 round. If this application results in an award, disposition/demolition would take place in order to redevelop the site. DCHA will also be looking to submit a planning grant in the next round for Lincoln Heights/Richardson.

Locally, the District of Columbia has made great strides in its commitment to affordable housing and the City's New Communities Initiative. DCHA continues to engage public housing residents, community stakeholders, developers and others in long range planning for the DCHA sites in the NCI footprints: Barry Farm/Wade Apartments (444), Lincoln Heights (440 units); Park Morton (174 units); Sursum Corda (28 units) and Richardson (191). These efforts may require disposition/demolition of some or all of the units to facilitate the redevelopment of the sites. Such was the case with the FY2014 submission of disposition/demolition applications for the Barry Farm Recreation Center and all 440 units at Lincoln Heights, with the planned demolition of 33 long-term distressed vacant units on that site. As another option, leasing or transferring the developments to other entities would be a more cost effective way for the development to be used for low-income or mixed-income housing, because those entities will have access to funds not available to the DCHA.

As a means of leveraging funds to move forward with redevelopment plans, DCHA intends to dispose of 47 scattered site Public Housing units. With disposition applications submitted for all of DCHA's remaining 47 scattered Public Housing sites, the Agency has received approval to dispose of 26 units and is awaiting approval to dispose of the remaining 21 units.

DCHA hopes to redevelop the Highland Addition site, which includes 118 units. In FY2009 and FY2010, DCHA applied for HOPE VI funding to redevelop the site; however, both applications were not funded. DCHA will work with its private development partner to redevelop the site into a mixed-income development. In addition, the Agency is exploring redevelopment work that would impact 121 units at Kelly Miller.

Finally, DCHA will be submitting a demolition/disposition application in FY2015 for the Frederick Douglas Day Care Center, a structure located on DCHA owned land adjacent to the former Frederick

Douglas development. A similarly situated site, the old Barry Farm Recreation Center was demolished in FY14 and the new center is under construction with anticipated completion in FY15. The recreation center is a part of the overall transformation of the Barry Farm neighborhood. DCHA and the District of Columbia government are negotiating the long-term ground lease. In addition, DCHA is awaiting HUD approval of a land exchange with the owner of a vacant parcel of land adjacent to DCHA's Montana Terrace site. Once completed, the owner has committed to creating three homeownership units (projected for FY16) completion, with one unit to be made available for purchase by a Public Housing resident.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

1. Planned New Public Housing Units to be Added During the Fiscal Year

In FY2015, DCHA expects to add a total of 173 units to the Agency's Public Housing inventory. In addition to units at two existing mixed finance sites—Metro Townes at Parkside (Polin Memorial) and Sheridan Station Phase III, DCHA will be adding 84 units at Phyllis Wheatley YWCA. The Phyllis Wheatley units are the result of a partnership with several local agencies, led by the city's Department of Housing and Community Development to develop affordable housing with a permanent supportive services component for families with incomes at or below 30% of AMI. Families assisted include the chronically homeless and individuals with mental or physical disabilities. DCHA is providing an operating subsidy via Public Housing ACC, while the Department of Behavioral Health is providing case management.

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
DC001005420 Metro Townes at Parkside (Polin Memorial)	0	6	13	5	0	0	0	24	General	1	0
DC001005300 Sheridan Station III	0	0	56	9	0	0	0	65	General	5	0
TBD Phyllis Wheatley YWCA	84	0	0	0	0	0	0	84	General	19	0
Total Public Housing Units to be Added								**172**			

* **Select Population Type from:** Elderly, Disabled, General, Elderly/Disabled, Other

If Other, please describe: **NA**

2. Planned Public Housing Units to be Removed During the Fiscal Year

The FY2015 planned removal of Public Housing units include the demolition of units at one of the DCHA's oldest developments and disposition of part of the agency's scattered sites portfolio.

Lincoln Heights—The demolition of the 33 long-term distressed vacancies at Lincoln Heights is part of efforts to redevelop the entire site under the District's New Communities Initiative (NCI). Over the last five years, the District has invested in three projects to provide replacement housing for Lincoln Heights residents in the surrounding neighborhood. DCHA continues to engage Public Housing residents, community stakeholders, the City and developers to review and update the NCI redevelopment plan for the site.

Scattered Sites—DCHA struggles, like many large Public Housing Authorities, with the inefficiencies inherent in the management of its scattered sites portfolio. The disposition of 26 scattered sites in FY2015 is part of DCHA's ongoing efforts to replace Public Housing units that are inefficient to operate with more efficient Public Housing stock, to provide homeownership opportunities and to generate funds to produce new affordable units.

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	**Number of Units to be Removed**	**Explanation for Removal**
DC001002130/ Lincoln/Richardson	33	These are long-term vacant units of distressed obsolete housing and will be the first units to be demolished based on HUD approval of the March 2014 disposition application to dispose of the 71 year old development's 440 units. This is part of an ongoing partnership with the District of Columbia to redevelop the site under the city's New Communities Initiative.
DC001001830; DC001000081; DC001001370; DC001003850/ Scattered Sites	26	These are obsolete units that were approved for disposition in FY13. Ranging in size from 2 bedrooms to 6 bedrooms, most of the units are located in the City's northwest quadrant. DCHA is working towards complete disposition in FY15.
Total Number of Units to be Removed	**59**	

3. New Housing Choice Vouchers to be Project-Based During the Fiscal Year

New Housing Choice Vouchers to be Project-Based During the Fiscal Year		
Property Name	**Anticipated Number of New Vouchers to be Project-Based ***	**Description of Project**
North Capitol Commons	60	Veterans Affairs Supporting Housing (VASH) tenant-based vouchers will be converted to VASH project-based units to support 60 units of affordable housing for homeless veterans. The building has a total of 123 affordable housing units with supportive services provided by local agencies and organizations.
Anticipated Total New Vouchers to be Project-Based	**60**	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year: **1,634**
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year: **1,552**

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

In addition, there are multiple projects under a local Department of Housing and Community Development (DHCD) Notice of Funding Availability (NOFA) in which DCHA is providing subsidy for units to house families that will be receiving supportive services from other agencies as part of a local

effort to provide permanent supportive housing. It is anticipated that AHAPs will be in place by the end FY15, including 18 units at SOME/Benning Road and 20 units at 4000 Benning Road.

4. Other Changes in the Housing Stock Anticipated During the Fiscal Year

As described earlier as part of DCHA's Short-term and Long-term goals and objectives, in FY15 DCHA will continue to work to identify options to address the redevelopment and modernization needs of its Public Housing sites, including the review and study of various funding alternatives and redevelopment opportunities. Listed below are the anticipated changes to the Agency's housing stock and related properties.

Other Changes to the Housing Stock Anticipated During the Fiscal Year
• **Choice Neighborhoods Initiative (CNI) Grants:** DCHA plans to submit a CNI implementation grant application for Barry Farm/Wade Apartments for the FY14 round. If the application results in an award, disposition/demolition would take place in order to redevelop the site. In addition, DCHA is looking to submit a planning grant in the next round for Lincoln Heights/Richardson.
• **Rental Assistance Demonstration (RAD):** DCHA has submitted RAD applications for Colorado/Columbia, Highland and Kenilworth (for detail see the plan narrative for this section) with plans to submit one for Barry Farm in FY2015.
• **New Communities Initiative (NCI)**: NCI is a local government initiative designed to revitalize severely distressed subsidized housing and redevelop neighborhoods into vibrant mixed-income communities. The following DCHA sites are located within the NCI footprint: Barry Farm/Wade Apartments (444 units), Lincoln Heights (440 units); Park Morton (174 units); Sursum Corda (28 units) and Richardson Dwellings (191 units). DCHA continues to engage in long range planning for these sites, which may require disposition/demolition of some or all of the units to facilitate redevelopment. Another option under consideration that may be more cost effective for these sites would be to lease or transfer the developments to other entities that would have access to funds necessary for development not available to DCHA.
• **Scattered Sites Disposal**: As a means of leveraging funds to move forward with redevelopment plans, DCHA intends to dispose of 47 scattered site Public Housing units. With disposition applications submitted for all of DCHA's remaining 47 scattered Public Housing sites, the Agency has received approval to dispose of 26 units and is awaiting approval to dispose of the remaining 21 units
Changes to DCHA Owned Land
• **Frederick Douglas Day Care Center:** DCHA will submit a demolition/disposition application for the day care center in FY15.

Rental Assistance Demonstration (RAD)

DCHA submitted three RAD applications for four of its Public Housing sites in FY14. The following provides detail about the submissions. In addition to these four sites the Agency is considering submitting an application for Barry Farm.

Columbia/Colorado

DCHA submitted a RAD application in December 2013 for Colorado/Columbia Road Apartments. In its RAD application, DCHA seeks to convert Colorado and Columbia under the RAD program, and

thereby lock-in FY 2012 public housing funding levels in the form of Project-Based Voucher ("PBV") subsidies. The initial RAD contract would have a term of 15 years or 20, years. At the expiration of the initial contract, DCHA must issue a voucher renewal contract. Colorado and Columbia would each continue to be subject to continuing affordability and use restrictions, pursuant to a RAD Use Agreement, which would be recorded as a superior lien on the properties, and ensures that each would continue to serve low-income households.

Colorado and Columbia, under a combined Asset Management Projects ("AMP") number, contains a total of 44 units and underwent major renovations in 2012 and 2013, respectively. The renovations included: structural repairs; installation of new flooring (hardwood and ceramic); replacement of windows; replacement of HVAC equipment; and installation of cameras and access control mechanisms. The renovations also included energy efficient products.

Below is a summary of the Colorado and Columbia unit configuration:

Bedroom Size	Colorado	Columbia	Total
1	21	6	27
2	0	12	12
3	0	5	5
Total	**21**	**23**	**44**

If DCHA's application is approved, DCHA will receive a RAD award letter and a Commitment to Enter into a Housing Assistance Payment ("CHAP"). It is estimated that a financial closing would take place approximately one year after the issuance of the CHAP.

Highland Dwellings

With the April 2014 submission of a RAD application for Highland, DCHA seeks to convert the 208 unit multifamily Public Housing project located in the Washington Highlands neighborhood of Washington, DC. With the RAD application submission, DCHA looked to lock-in current Public Housing funding levels in the form of project-based Section 8 voucher (PBV) subsidies.

In 2009, HUD awarded DCHA American Reinvestment Recovery Act (ARRA) Funds in the amount of $7,308,570 for energy efficient and green improvements to the property. DCHA began the substantial rehabilitation of the property through the use of ARRA funds and program income in the amount of $3,100,000. The remaining funding for the construction will be raised through LIHTC and Tax Exempt Bond Financing. The redevelopment of Highland will involve the substantial rehabilitation of the interior of all of the units, and will include energy efficient heating, cooling, lighting, water conservation and sun-shielding technologies. Such improvements are designed to achieve a 35% reduction in energy and water consumption. Additionally, the Project will include the following components: a new multifamily building comprised of 24 one bedroom units, and community space; a redesign of the site including 2 new pedestrian walk-throughs and a new street; new property management and resident council office spaces; a storm water management system; and new and improved water lines from property buildings to the main water line. The new 24 units multifamily building will assist DCHA in meeting the need for one bedroom units based on the demographics of the Highland residents.

The initial RAD contract would have a term of 15 or 20 years. At the expiration of the initial contract, DCHA must renew the PBV contract. Highland would continue to be subject to continuing

availability and use restrictions, pursuant to a RAD Use Agreement and a long term tax credit low income use agreement, which would be recorded as superior liens on the property, and ensure that the property would continue to serve low-income households.

Below is a summary of the unit mix for the project:

Bedroom Size	Highland Dwellings
1	52
2	78
3	51
4	6
5	10
6	11
Total	**208**

With the approval of the Board of Commissioners, DCHA submitted an application in April 2014. If DCHA's application is approved, DCHA will receive a RAD award letter and a Commitment to Enter into a Housing Assistance Payment (CHAP). It is estimated that a financial closing would take place approximately 90-180 days after the issuance of the CHAP.

Kenilworth Courts

This will be a multi-phased new mixed-finance project with a combination of multifamily rental apartment units, rental townhouses to accommodate large families, and stack flats. The plan is that all 290 Kenilworth Courts units will be converted to RAD units, and an additional 132 new affordable non-public housing tax credit units will be developed as well. The "other 132 affordable" units are not listed in the Proposed Post-RAD Conversion Unit Distribution chart because of a flaw in the form that causes a fatal error when listed on Row 49. The 42 units at the Parkside Addition Public Housing site were demolished/disposed (DDA0001883) on March 1, 2012. These units were once a part of the Kenilworth Courts AMP, and are not part of this mixed-finance project.

5. General Description of All Planned Capital Fund Expenditures During the Plan Year

The following outlines the projected planned capital expenditures for FY2015. In light of continued federal underfunding of DCHA's capital needs, the ongoing challenge for the Agency is identifying priorities when faced with more need than funding to address an aging Public Housing portfolio (also see Sources and Uses section).

General Description of All Planned Capital Fund Expenditures During the Plan Year

For FY2015 appropriations for FY2015/FY2016 expenditures, the following describes the planned capital fund expenditures for the following developments: Kentucky Courts--$140,632 to bring fire units back on-line; Stoddert Terrace--$100,000 to cleanup and secure boiler rooms; Syphax Gardens--$250,000 to design and construct a new laundry room; Garfield Terrace--$445,000 to repair walk-up entries and perform site improvements; Langston Terrace--$250,000 to design and construct a new laundry room; and Woodland--$350,000 to replace building facades, fascia (roof and eave trim material), paint and install storm doors. In addition, $2,000,000 will be used to bring vacant units on-line for occupancy at various properties as vacancies occur and to complete structural rehabilitation as needed. Expenditures ($360,000) are planned to cover front line costs at various properties related to blueprints, permits and fees as emergencies arise and unexpected tasks that develop at various sites The agency has found that there are various properties (Regency House, James Apartments and Ledroit Senior) in which underground fuel oil storage tanks formerly used for oil burning boilers are no longer being used and need to be properly disposed of per DDOE/EPA guidelines, at a budgeted cost of $300,000. Expenditures ($200,000) will also include exterior signage necessary for First Responders to identify units. In addition $400,000 has been budgeted to repair damaged flooring, supports and finishes as part of bathroom renovations at various townhomes. DCHA will also be upgrading the agency's close-circuit television systems ($100,000). DCHA has budgeted for the relocation of 29 residents related to modernization and redevelopment activities ($100,000). Expenditures at various properties for mechanical repairs, upgrades and emergencies have been budgeted at $300,000. Finally, debt service and administrative fees make up $6,027,700 and $1,415,417 of the budget, respectively. In addition, $867,240 in Replacement Housing Factor (RHF) funds will be utilized to bring replacement units on-line and $1,415,417 is budgeted to fund public safety.

Planned FY15 expenditures of unexpended funds from FY11-FY14:

- CFP501-11 $215,938—completion of unit renovations, green roof maintenance program and various front line and central office costs (I,e, computer equipment, printing, roofing services)
- CFP501-12 $352,960—completion of unit renovations, systems work, elevator modernization, resident relocation, roofing services, front line/central office costs (i.e. emergency furnace replacement, printing, inspections)
- CFP501-13 $3,584,846—security upgrades, completion of unit renovations, systems work, elevator modernization, roof replacement, electrical repairs, resident relocation, frontline/central office costs (i.e. vehicles, capital needs assessment, computer equipment) debt payment
- CFP501-14 $13,480,158—various unit upgrades, systems work, site corrections, exterior façade/fascia/gutter repair, storage tank abandonment, vacant unit/structural rehab, frontline/central office costs (i.e. security upgrades, inspections, design fees, debt payment)

B. Leasing Information

1. Planned Number of Households Served at the End of the Fiscal Year

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased	7,805	93,669
Federal MTW Voucher (HCV) Units to be Utilized	9,831	117,972
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	0	0
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	17,636	211,641

* Calculated by dividing the planned number of unit months occupied/leased by 12.
** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.
***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

- The "Planned Number of Unit Months Occupaied/Leased" for the Public Housing program reflects an occupancy projection for the addition of an anticipated 173 new units that will be coming on-line at different times during the year.

2. Reporting Compliance with the MTW Statutory Objectives

DCHA is compliant with the MTW Statutory Requirements.

3. Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Public Housing	DCHA does NOT anticipate any difficulties in leasing Public Housing units in FY2015. The Office of Capital Programs is continuing to work diligently to bring uninhabitable units that are offline for modernization back online. When units are ready for occupancy. However, it is important to note that DCHA has concerns about the impact of continued reductions in the capital fund on these efforts along with vacant unit turn around work to make routine vacancies ready for occupancy.

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions	
Housing Program	**Description of Anticipated Leasing Issues and Possible Solutions**
Housing Choice Voucher	DCHA does NOT anticipate any difficulties in leasing HCV units in FY2015. DCHA's ability to lease additional HCV units is limited by funding. Although some relief from Sequestration was realized with the passage of the Consolidated Appropriations Act of 2014, it is not clear if it will be sustained thereby impacting DCHA's ability to issue vouchers through attrition. It is important to note that the average monthly cost to utilize an HCV in the District of Columbia is approximately $62 more than the funds DCHA receives from HUD. Additionally, using DCHA's single fund flexibility, the agency is also utilizing voucher funding for critical agency functions in support of DCHA's mission (e.g. public safety initiatives, resident services, and the continued modernization of DCHA's public housing).

C. Wait List Information

1. Wait List Information Projected for the Beginning of the Fiscal Year

DCHA looks to complete Phase II of the agency's wait list reengineering efforts in October 2014 with the update of its Public Housing, Housing Choice Voucher and Moderate Rehabilitation wait lists. With the verification of continued interest through the update process, the suspension of application intake since FY2013 (Phase I) and the fact that DCHA will continue to serve families from the wait list as funding permits, it is anticipated that there will be some reduction in the number of families on the wait lists. The projected size of the wait lists provided in the table below account for the projected results of the wait list update and any leasing that occurs during the update process. However, it is important to note that any immediate reduction in the size of the wait lists in no way reflects a declining need for affordable housing in the District of Columbia.

After the completion of the wait list update, DCHA will assess projected unit turnover for certain populations and unit bedroom sizes (where applicable), along with the updated lists, to determine if there is a need for a partial or complete re-opening of any of the wait lists. It is anticipated that DCHA will begin accepting Public Housing applications for elderly and disabled populations in FY2015.

In FY2015, DCHA will implement Phase III of the agency's wait list reengineering initiative with the establishment of centrally managed Public Housing site-based wait lists. DCHA is working on defining policy detail that will govern how the site-based wait lists will be managed.

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	**Wait List Type****	**Number of Households on Wait List**	**Wait List Open, Partially Open or Closed*****	**Are There Plans to Open the Wait List During the Fiscal Year**
Federal MTW Public Housing	Community-wide	31,000	Closed	Yes (Partially)
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	45,000	Closed	No
Federal MTW Public Housing (Mixed Finance/Service Rich)	Site-based	5,173	Varies by Site--DCHA has various mixed finance/service rich unit sites that have site-based wait lists. Each site makes decisions about the need to open or close the wait list.	Yes. Two sites with closed waiting lists anticipate opening those lists in FY15. One site will open the list only for applicants needing 3bdrm units.

Rows for additional waiting lists may be added, if needed.

*** *Select Housing Program*: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.**

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

DCHA does not currently have any partially open wait lists.

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

DCHA maintains a separate waiting list for the Moderate Rehabilitation program. It is a community-wide list with 23,000 applicants. The list is currently closed and there are no plans at this time to re-open it in FY15.

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

DCHA will be converting its community-wide Public Housing wait list to centrally managed site-based wait lists in FY15. The agency opted to update all of its community-wide wait lists in FY14 before establishing the Public Housing site-based wait list. DCHA is working on defining policy detail that will govern how the site-based wait lists will be managed.

Section III. Proposed MTW Activities

DCHA is proposing two new activities (initiatives) for HUD approval. In addition, DCHA is re-proposing Initiative 4—*Simplified Certification and Multi-Year Income Recertification*

Summary of Proposed MTW Activities: HUD Approval Requested

#	Initiative/Activity	Statutory Objective	Authorization
28	HQS Biennial Inspections for Landlords in Good-standing	• Reduce cost and achieve greater cost effectiveness	Attachment C, Section D.5
29	HQS Scheduling	• Reduce cost and achieve greater cost effectiveness	Attachment C, Section D.5

Initiative 28: HQS Biennial Inspections for Landlords in Good-Standing

Description

HUD regulations currently mandate that housing authorities inspect every HCVP unit at least once annually to ensure it meets Housing Quality Standards (HQS). Before a family takes possession of a unit for the first time, DCHA conducts an initial inspection. Although the Consolidated Appropriations Act of FY2014 included a policy change that allows housing authorities to implement biennial inspections, at the time this plan was drafted, HUD had not provided guidance on implementation of this policy change. In lieu of formal HUD guidance, DCHA is proposing to use its MTW authority to implement a biennial HQS inspections program for landlords/owners in good standing as defined by specific performance criteria that upholds HUD's standards of decent, safe, and sanitary housing for assisted HCVP households. Units/Properties approved to move to a biennial HQS inspection cycle will be required to have an HQS Inspection conducted at least one time every other fiscal year. It is DCHA's expectation through the implementation of this initiative that the agency will be able to meet HUD's HQS requirements in a more cost effective manner.

Tenant-based Vouchers

Landlords/Owners with units on the program in which residents are utilizing tenant-based vouchers must request to have their property/units designated for inclusion in the biennial HQS inspection cycle and meet all of the following criteria in order to move to a biennial HQS inspection cycle:

- History of Landlord/Owner HQS Compliance
  No more than **3%** of owner units that participated in HCVP in the past two years prior to the program entry request date have **final failed** due to landlord HQS violations.

- History of Unit HQS Compliance
  The unit(s) requested **cannot** have any HQS failed inspections due to landlord violations in the past two years.

- History of Landlord/Owner Compliance with HAP Contract
  Landlord/Owner cannot have a documented history of a breach of a DCHA HAP Contract – which includes, but is not limited to, a failure to enforce the lease with the tenant in Landlord Tenant Court for lease violations.

DCHA will mail each landlord deemed eligible a list of units in their portfolio that will be moved to a biennial inspection cycle along with the next scheduled inspection date.

If the landlord/owner or unit falls out of compliance with the above as a result of any type of inspection(s) (Quality Control, Compliance, or other), DCHA may disqualify that unit or property from continued participation in the biennial HQS inspection cycle. If disqualified, that unit/property will revert back to the annual inspection requirement. The owner will have to wait at least two years from the time of disqualification before applying for re-instatement to the program.

Project-Based

HCVP is proposing to automatically place its project-based units on a biennial inspection cycle based on the outcome of the most recent unit inspections given that each of the following criteria is met:

- History of Landlord/Owner HQS Compliance
  No more than **3%** of owner units that participated in HCVP in the past year prior to the program entry date have **final failed** due to landlord HQS violations.

- History of Unit HQS Compliance
  The unit(s) requested **cannot** have any HQS failed inspections due to landlord/owner violations in the past two years.

DCHA will mail each landlord deemed eligible a list of units in their portfolio that will be moved to a biennial inspection cycle along with the next scheduled inspection date.

Those developments who meet the above criteria will have the next scheduled inspections set to take place in FY16. The remaining developments will have unit inspections conducted in FY15 understanding that meeting the above criteria will result in being moved to a biennial inspection cycle that will begin in FY17. These developments are managed by professional management companies, which tend to have more experienced maintenance staff and more resources to draw on to perform any needed repairs in a timely manner. Therefore, it is anticipated that this will increase the likelihood of compliance with the biennial inspection terms of participation.

At ongoing scheduled inspections under the biennial inspection program, project-based units must meet the following criteria to stay in program.

- 90% of units in the property pass HQS inspections (excluding units that fail solely for tenant-caused violations); and
- 95% of the units in the property pass HQS Quality Control inspections (excluding units that fail solely for tenant-caused violations)

HCVP may disqualify a property from continuation in the program if one or more of the above thresholds are not met. If disqualified, the assisted units in that property will revert back to inspections being conducted annually and the owner will have to wait two years from the time of disqualification before being considered to be re-instated in the program.

Anticipated Impacts

The anticipated impact of this initiative is increased compliance and oversight of assisted units in HCVP by effectively reallocating resources. DCHA anticipates that the participation in the program will be an incentive for landlords/owners to ensure that their units are passing inspections. In addition, landlord/owner retention in HCVP is an expected outcome.

The total time allotted for performing 100% of unit inspections each year will diminish as units are added to the biennial inspection cycle. With the freeing of inspection staff time, DCHA looks to increase the percentage of Quality Control (QC) inspections it conducts from 3% to 5% for the Tenant-based units and from 2% to 5% for Project-based units. This initiative contributes to increasing the quality of HCVP housing stock by allowing more focus on properties and participants that have a history of failing inspections. A portion of the anticipated savings in agency costs will be reinvested in the Agency's increased QC efforts.

Statutory Objective(s)

This initiative is related to the following MTW statutory objective:

- Reduce cost and achieve greater cost effectiveness

Anticipated Implementation Schedule

Upon HUD approval, DCHA anticipates revising the Administrative Plan (local regulations) in FY2015 with initial program enrollment to begin during the 2nd/3rd fiscal quarters of the plan year. Qualifying project-based units/properties will be automatically enrolled in the program based on FY2014 inspection performance and will not be inspected again until FY16. As other project-based units qualify as a result of annual inspection performance, those biennial inspection cycles will begin two years from when the unit/property qualifies for the program. Tenant-based units will be added to the program as approved based on successful application from landlords for program participation.

Metrics

DCHA Defined Metric(s)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of passed inspections (Tenant-based landlords not participating in the program)	To be determined	10% increase in the implementation year and an additional 10% each subsequent year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of units in the program (Tenant-Based)	0	30% of existing units will qualify for the program after 1st full year of implementation	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of units in the program (Project-based)	To be determined (assumes automatic enrollment prior to initial program inspection)	50% retention at the 1st biennial inspection under the program	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

While *"Cost Effectiveness #3: Error Rate"* is a required HUD Standard Metric for inspection initiatives, it is not applicable to this initiative as there is no existing error rate associated with the current practice. As such, DCHA has added this metric (see below), but will not be tracking it.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Cost of task	$802,500 ($75 per required annual HQS; 10,700 annual inspections)	$481,500 (anticipated reduction of 40% in the 1st implementation cycle)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity	Expected amount of staff time dedicated to the task after implementation of the activity	Actual amount of staff time dedicated to the task after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Staff Hours	10,700 hours (1 hour/inspection)	6,420 hours (40% reduction in required annual inspections)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing task as a percentage	Average error rate of task prior to implementation of the activity	Expected average error rate of task after implementation of the activity (in hours).	Actual average error rate of task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing task as a percentage	0	0	NA	NA

Data Source
Data will be collected using DCHA's internal data system.

Authorization(s)
Standard MTW Agreement, Attachment C, Paragraph D(5)- The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. For purposes of this activity, the authorization waives the provision requiring annual inspections. Any changes to the certification form will be approved or provided by HUD.

Initiative 29: HQS Scheduling

Description
DCHA has found that at times when there is a large volume of initial, annual and re-inspections inspections that need to be completed in the same month, delays may occur if DCHA does not incur the cost of overtime to make sure all inspections are completed as required. Given the need to house families as quickly as possible, DCHA has decided that the most prudent way to balance the importance of housing families timely with ensuring ongoing HQS compliance and sound money management is to allow for extended HQS inspection scheduling. DCHA will continue to schedule inspections to occur on a 12 month basis; however, the Agency will have the ability to reschedule annual inspections to occur beyond the 12-month/365 day window, not to exceed 90 days past the annual inspection anniversary date.

Anticipated Impact
DCHA anticipates reducing cost and achieving greater cost effectiveness by eliminating overtime costs necessary to ensure timely completion of annual, initial re-inspections and compliance inspections. In FY14, DCHA spent on average of approximately $5,300/month in overtime to ensure annual HCV MTW unit inspections were completed timely in light of required initial inspections for new vouchers received through two opt-outs and a new VASH allocation. DCHA conducted a total of 622 annual inspections as a result of new opt-out vouchers and new VASH vouchers received during the fiscal year. The Agency projects that it may have to spend approximately the same amount in FY15, given a projected 645 new

opt-out vouchers that DCHA expects to receive. This number may increase if DCHA receives a new allocation of VASH vouchers in FY15.

The ongoing need for this initiative after initial implementation may depend on the number of units/properties that enroll in the proposed biennial inspection program.

Statutory Objective(s)

This initiative is related to the following MTW statutory objective:

- Reduce cost and achieve greater cost effectiveness

Anticipated Implementation Schedule

Upon HUD approval, DCHA looks to amend the Agency's Administrative Plan (local regulations) during the 1st/2nd quarters of FY15, along with making necessary notifications and systems adjustments/procedural changes. Once the plan is amended, DCHA will begin utilizing this authority as needed during the 3rd/4th quarters of FY15.

Metrics

HUD Standard Metric(s)

While *"Cost Effectiveness #3: Error Rate"* is a required HUD Standard Metric for inspection initiatives, it is not applicable to this initiative as there is no existing error rate associated with the current practice. As such, DCHA has added this metric (see below), but will not be tracking it.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost of task in dollars	$70,286 [approx. 622 annual inspections conducted at $113/inspection (hourly overtime salary/benefits + cost of gas)]	$46,650 (cost of inspections conducted at regular rate)	To be provided in the Annual MTW Report	To be provided in the annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity	Expected amount of staff time dedicated to the task after implementation of the activity	Actual amount of staff time dedicated to the task after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Staff Hours	622 hours	0 hours	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing task as a percentage	Average error rate of task prior to implementation of the activity	Expected average error rate of task after implementation of the activity (in hours).	Actual average error rate of task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing task as a percentage	0	0	NA	NA

Data Source

Data will be collected using DCHA's internal data systems.

Authorization(s)

Standard MTW Agreement, Attachment C, Paragraph D(5)—The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. For purposes of this activity, the authorization waives the provision requiring annual inspections—allowing DCHA to schedule annual inspections no more than 90 days beyond the annual inspection anniversary date. Any changes to the certification form will be approved or provided by HUD

Summary of Re-Proposed MTW Activities: HUD Approval Requested

#	Initiative/Activity	Statutory Objective	Authorization
4	Simplified Certification and Multi-Year Income Recertification	• Reduce cost and achieve greater cost effectiveness • Encourage families to obtain employment and become economically self sufficient	Attachment C, Section C.4, and Section D.1.c

Initiative 4: Simplified Certification and Multi-Year Income Recertification (formerly 2.1.04)

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 recertifications 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 would 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 and implementation for the Public Housing program is underway.

Proposed Initiative Modifications

After further consideration, DCHA has decided to remove the requirement to report increases in earned income greater than $10,000 between scheduled recertifications. Going forward, families will not have to report increases in earned income, regardless of how large, between scheduled biennial recertifications. As DCHA works to encourage self-sufficiency through other activities aimed at residents obtaining employment and increasing earned income, it is anticipated that this change will further incentivize residents.

Measurement Changes

The baseline for the staff time required to conduct HCV recertifications has been revised to reflect a more recent assessment of recertification completion time. The baseline for the number of regular Public Housing recertifications has been adjusted to include DCHA-owned/privately managed Public Housing sites.

DCHA Defined Metric(s)

HCV

Metric	Baseline (FY2007)	Benchmark	Outcome	Benchmark Achieved?
Number of HCV regular re-certifications conducted	10,319	50% reduction (10,671 families under contract in FY13)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
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)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Public Housing

Metric	Baseline (FY2014)	Benchmark	Outcome	Benchmark Achieved?
Number of regular Public Housing recertifications conducted	7,066	3,533 (50% reduction)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Staff time to conduct Public Housing recertifications (hours)	10,034 hours [estimated at 1 hour and 25 minutes (1.42 hours) per recertification]	5,017 hours 50% reduction	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Annual costs related to the preparation for scheduled recertifications (includes cost of paper, postage, envelopes)	$14,000	$7,000 (50% reduction)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metrics

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars.	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost per Interim Certification Each interim costs approx. $100 in administrative processing (which may include any back-charges for family failure to report). DCHA avgs 150 families reporting increases in income monthly (outside of annual recert processing). $100 x 150 = $150,000	$150,000	$0	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline (FY2014)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours.	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours)	Whether the outcome meets or exceeds the benchmark.
Total time in staff hours (Public Housing) # of recertifications conducted x time to conduct a recertification 7,066 x 1.42 hours = 10,034	10,034 hours	5,017 hours (50% reduction)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline (FY2007)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours.	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours)	Whether the outcome meets or exceeds the benchmark.
Total time in staff hours (HCVP) # of recertifications conducted x time to conduct a recertification 10, 319 x 1 hour = 10,319	10,319 hours	5,159 hours (50% reduction)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #5: Increase in Tenant Share				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Tenant Rent Share (in dollars)	Tenant rent share prior to implementation of this activity (in dollars)	Expected tenant rent share after implementation of the activity.	Actual tenant rent share after implementation (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total Rent Share	Baseline to be determined during the plan year	Baseline to be determined during the plan year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self-Sufficiency #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average Earned Income	16,209 (HCVP) $7,305 (PH)	+162 (HCVP) +$73 (PH) (1% increase each biennial recertification cycle)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Report the following information separately for each category: (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Head(s) of households in in the categories identified below prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in the categories identified below after implementation of the activity (number).	Actual head(s) of households in the category after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
	Percentage of total work-able households in the categories identified below prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in the categories identified below after implementation of the activity (percent).	Actual percentage of total work-able households in the category after the implementation of the activity (percent)	Whether the outcome meets or exceeds the benchmark.
Employment Status for (1) Employed Full- Time: (2) Employed Part- Time: (3) Enrolled in an Educational Program: (4) Enrolled in Job Training Program: (5) Unemployed: (6) Other:	Baseline is equal to: The number of the Study population in each of these categories: (1) Employed Full- Time: (2) Employed Part- Time: (3) Enrolled in an Educational Program: (4) Enrolled in Job Training Program: (5) Unemployed: (6) Other: Baseline to be established during the plan year and provided in the subsequent report.	Benchmark is equal to: The following changes in the number of the Study population in each of these categories: (1) Employed Full-Time: (2) Employed Part-Time: (3) Enrolled in an Educational Program: (4) Enrolled in Job Training Program: (5) Unemployed: (6) Other: Benchmarks will be established during the plan year and provided in the subsequent report.	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Households Receiving TANF Benefits	2,984 (HCVP) 1,353 (Public Housing)	15 (HCVP) 7 (Public Housing)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self-Sufficiency #8: Households Transitioned to Self-sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).	Actual households transitioned to self-sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Non-elderly Non-disabled Households Transitioned/ Graduated to Self-sufficiency per Year. **[HCVP Families who are able to afford the full contract rent for their unit (DCHA pays $0 HAP)** **Public Housing Families who are transitioned from TANF due to increased earnings]**	0 (HCVP) 0 (Public Housing)	2 (HCVP) (by 2018) 7 (Public Housing)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Data Source

Data will be collected using DCHA's internal data systems.

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Section IV. Approved MTW Activities (Initiatives)

The following outlines DCHA's Ongoing MTW Activities (also referred to as "Initiatives"). Note that for simplification purposes, the numbering of the MTW Activities has changed since FY2012. For ease of reference when accessing previous plans and reports, the old numbers are included in the summary listing.

A. Implemented Activities

Table IV.1 Summary of MTW Activities/Initiatives

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
1	1.1.04; 1.5.05; 1.9.06	Modifications to DCHA's Project-Based Voucher Program	• Increase housing choices for low-income families	FY2004, FY2005 & FY2006	FY2004, FY2005 & FY2006
2	1.3.04	Designation of Elderly-Only Properties	• Reduce cost and achieve greater cost effectiveness	FY2004	FY2004
3	1.4.04	Modifications to HCV Homeownership Program	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2004	FY2004
4	2.1.04	Simplified Certification and Multi-Year Income Recertification	• Reduce cost and achieve greater cost effectiveness • Encourage families to obtain employment and become economically self sufficient	FY2004	FY2004
5	2.2.04	Modifications to Market-Based Rents	• Reduce cost and achieve greater cost effectiveness • Encourage families to obtain employment and become economically self sufficient	FY2004	FY2004
6	2.3.04 2.5.05	Modifications to Pet Policy	• Reduce cost and achieve greater cost effectiveness	FY2004 & FY2005	FY2004 & FY2005
7	4.1.04	DCHA Subsidiary to Act as Energy Services Company	• Reduce cost and achieve greater cost effectiveness	FY2004	FY2004
8	1.6.05 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 • Increase housing choices for low-income families	FY2005 & FY2010	FY2005 & FY2010
9	3.3.05	Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing	• Reduce cost and achieve greater cost effectiveness in federal expenditures • Increase housing choices for low-income families	FY2005	FY2013
10	3.4.05	Supporting Grandfamilies	• Encourage families to obtain employment and become economically self sufficient	FY2005	FY2005

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
11[1]	1.10.06; 2.5.04; 22	Site-based In-take and Waiting List Management of Public Housing, Redeveloped Properties and Service Rich Properties	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2004	FY2005
12	3.5.06	Rent Simplification and Collections	• Reduce cost and achieve greater cost effectiveness	FY2006	FY2006
16	2.7.11	Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification	• Reduce cost and achieve greater cost effectiveness	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	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	FY2011	FY2012
20	2.9.12	Enhance Neighborhood Services within Public Housing Communities	▪ Encourage families to obtain employment and become economically self-sufficient	FY2012	FY2012
24	NA	Simplified Utility Allowance Schedule	• Reduce cost and achieve greater cost effectiveness	FY2013	FY2014
25	NA	Local Blended Subsidy (LBS)	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2013	FY2014
26	NA	Local Investment Policy	• Reduce cost and achieve greater cost effectiveness	FY2013	FY2014
27	NA	Family Stabilization through Housing and Education Demonstration	• 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	FY2013	FY2014

[1] Initiative 11 (*Applicant Intake Site Designation/Revised Site-Based Waiting List Policies and Procedures*) has been combined with Initiative 22 (*Housing Public Housing Residents in Service Rich Units)* and name of initiative changed. See narrative for Initiative 11 for detail.

Initiative 1: Modifications to DCHA's Project-Based Voucher Program (formerly 1.1.04, 1.5.05 & 1.9.06)

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 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 accessible units meeting Uniform Federal Accessibility Standards (UFAS) to be eligible for UFAS PBV units that are subsidized through the Partnership Program.
- Allow Public Housing residents with a right of return to a HOPE VI development to have preference in returning to 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.

Prior to FY2013, utilizing an approval issued in FY2004, DCHA also accepted unsolicited proposals for PBVs when a Request for Proposal (RFP) has not been issued. However, 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 removed this provision and is discontinuing the practice.

Status

Implemented and Ongoing.

DCHA has entered into a partnership with various City agencies (i.e. Department of Housing and Community Development, Department of Human Services, Department of Behavioral Health) to participate in a program that will create affordable housing with needed supportive services. Through a Request for Proposal (RFP), DCHA has committed to providing operating subsidies, including project-based vouchers (up to 50 in FY2014 and 100 in FY2015), to selected projects.

With respect to ending the practice of accepting of unsolicited proposals for properties not owned by DCHA, the Agency plans to introduce an alternative approach that will provide more structure in these instances, while allowing for flexibility necessary to more readily take advantage of opportunities to create affordable housing.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2014. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Unit of Measurement	Baseline (FY2010)	Benchmark	Outcome (FY2013)	Benchmark Achieved?
Number of housing units in the Partnership Program (with executed HAP or AHAP)	1,467	235 units added	1,477	To be provided in the Annual MTW Report
Number of completed units in the program that are UFAS compliant	6	11 new UFAS units added	12	To be provided in the Annual MTW Report
Number of Public Housing applicants requiring UFAS compliant units who are housed in such units through the Partnership Program	6	11	11	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effective #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars	Cost of task prior to implementation (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost of task in dollars	To be determined	To be determined	To be determined	TBD

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to complete the task in staff hours (decrease)	To be determined	To be determined	To be determined	To be provided in the Annual MTW Report

Housing Choice #3 Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months	Average applicant time on wait list prior to implementation of the activity	Expected average applicant time on wait list after implementation of the activity	Actual average applicant time on wait list after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Average applicant time on wait list in months	To be determined	To be determined	To be determined	To be provided in the Annual MTW Report

Housing Choice #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move.	Households losing assistance/moving prior to the implementation of the activity	Expected households losing assistance/moving after implementation of the activity	Actual households losing assistance/moving after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.
Number of households under the local Tenant Assistance Program facing displacement (FY2004-FY2006)	328	0	0	Benchmark achieved

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 2: Designation of Elderly-Only Properties (formerly 1.3.04)

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-Only 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.

In the FY 2011 MTW Plan, it was anticipated that units at Mathews Memorial would be designated as Elderly-Only. However, during FY2011, it was determined that the Elderly-Only designation was not necessary for Matthews Memorial. While there will be units in the overall site that are designated Elderly-Only, as referenced in the DCHA MTW 2012 Plan, the 35 units for which DCHA is providing Public Housing subsidy will be family units.

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

Status
Implemented and Ongoing.

There are no plans to designate any elderly-only units in FY2015.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
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. DCHA has established a metric to capture the difference in timing required to designate elderly only properties/units based on the HUD required review process that is foregone by way of this initiative. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Time to complete a designation	Up to 6.5 months (inclusive of HUD 60 day review)	3.5 months	To be determined with the next designation	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effective #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars	Cost of task prior to implementation (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Cost to complete the task in staff hours (completing feasibility determination, preparation of documents; resident and Board presentation preparation, etc.)	To be determined with the next designation	To be determined with the next designation	To be determined with the next designation	TBD

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to complete the task in staff hours (completing feasibility determination, preparation of documents; resident and Board presentation preparation, etc.)	20 hours	15 hours	To be determined with the next designation	To be provided in the Annual MTW Report

Housing Choice #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to better unit and/or neighborhood of opportunity as a result of the activity	Households able to move to better unit and/or neighborhood of opportunity prior to implementation of the activity	Expected Households able to a move to better unit and/or neighborhood of opportunity after implementation of the activity	Actual increase in Households able to a move to better unit and/or neighborhood of opportunity after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to better unit and/or neighborhood of opportunity as a result of the activity	0	To be determined with the next designation	To be determined with the next designation	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 3: Modifications to HCV Homeownership Program (formerly 1.4.04)

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 HVCP 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 that 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 (AYBL) Program 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 developments to be designated as AYBL Reward Properties were Elvans Road and Columbia Road.

It is expected that after five 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 (PHAs) 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 is $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 Individual Training and Service Plan (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 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 FY2011 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 FY2011. As of the close of FY2013, eleven families were admitted to AYBL.

Status

Implemented and Ongoing.

As discussed in the FY2014 Plan and FY2013 Report, DCHA considered making changes to AYBL program eligibility requirements and adding a program goal as a means of increasing program participation. In FY2014 those changes were made to include:

(1) Expanding the program goal of homeownership to renting in the private market without federal or local housing assistance

(2) Increasing the pool of potential applicants in the event AYBL units cannot be filled with families residing in conventional public housing by allowing the selection of families residing in mixed finance properties and applicants from the public housing waiting list selection pool

(3) Allow applicant families up to four (4) late rental payments in either public housing or the private market within the twelve (12) months prior to the approval of an AYBL application.

While these changes did not require MTW authority, measurement of the additional program goal will be captured with a HUD standard metric (see Measurement Changes section).

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

With the expansion of the program goal to include families renting in the private market without federal or local housing assistance, and considering that the AYBL program participation timeframe is up to 5 years and the MTW agreement is scheduled to expire in 2018, benchmarks for certain metrics have been adjusted based on program entry through the end of FY2014. In the event that the MTW agreement is extended, the metrics will be adjusted accordingly.

DCHA is also adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Unit of Measurement	Baseline (FY2010)	Benchmark	Outcome	Benchmark Achieved?
Housing Choice Voucher participants				
Number of HCV families purchasing homes	51	At least 5 additional families each FY	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Public Housing participants—AYBL (Baseline=FY2011)				
Number of families enrolled in AYBL	0	18 by the end of FY2014 (formerly 21 one year after implementation)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of HOAP vouchers issued to Public Housing families through AYBL*	0	Up to 18 by 2018 (formerly 21 by 2017)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of AYBL families purchasing homes*	0	Up to 18 by 2018 (formerly 21 by 2017)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of AYBL families renting in the private market**	0	Up to 18 by 2018 (formerly 21 by 2017	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

*Modified
**New metric

HUD Standard Metrics

Cost Effective #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars	Cost of task prior to implementation (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Portability (cost to process portability action—interim recertification + 10mins)	$38.5/port	$0	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Portability (time to process portability action—interim recertification + 10mins)	1 hour and 10mins	1 hour	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #1: Increase in Household Income				
Unit of Measurement	**Baseline (FY2011/FY2012)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase) **AYBL Program**	Average earned income of households affected by this policy prior to implementation of the activity (in dollars)	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars)	Actual average earned income of households affected by this policy prior to implementation (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average earned income of households affected by this policy in dollars (increase)	$35,000/year	$45,000/year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #2: Increase in Household Savings				
Unit of Measurement	**Baseline (FY2011/FY2012)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of savings/escrow of households affected by this policy in dollars (increase) **AYBL Program**	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars).	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars)	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average amount of savings/escrow of households affected by this policy in dollars (increase) **AYBL Program**	0	$800/month per family	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline (FY2011/FY2012)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase)	Households receiving self-sufficiency services prior to implementation of the activity (number)	Expected number of households receiving self-sufficiency services after implementation of the activity (number)	Actual number of households receiving self-sufficiency services after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase self-sufficiency (increase)	0	At least 18	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline (FY2011/FY2012)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (households becoming homebuyers or renting in the private market) prior to implementation of the activity (number)	Expected households transitioned to self-sufficiency (households becoming homebuyers or renting in the private market w/out federal or local housing assistance) after implementation of the activity (number)	Actual households transitioned to self-sufficiency (households becoming homebuyers or renting in the private market) after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households transitioned to self-sufficiency—households becoming homebuyers or renting in the private market (increase).	0	18	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #6: Increase Homeownership Opportunities				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households that purchased a home as a result of the activity	Number of households that purchased a home prior to implementation of the activity	Expected number of households that purchased a home after implementation of the activity	Actual number of households that purchased a home after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
HCVP—HOAP (Baseline=FY2010)				
Number of households that purchased a home as a result of the activity—**HOAP**	51	At least 5 additional families each FY	To be provided in the Annual MTW Report	Benchmark not met for FY2014 (1 purchase short of goal)
Public Housing participants—AYBL (Baseline=FY2011)				
Number of households that purchased a home as a result of the activity —**AYBL**	0	18	To be provided in the Annual MTW Report	Benchmark not yet met—2 years into a 5 year program

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 5: Modifications to Market-Based Rents (formerly 2.2.04)

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 method used for calculating their rent, 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.

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.

DCHA will be implementing the new HUD flat rent requirement in which flat rents are set at 80% of FMR (see Short-term Goals and Objectives section).

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA is adopting the HUD standard metric(s) listed below for this initiative. As the activity was implemented in FY2004, the measurable benefits are in the past, prior to the new reporting requirements. As such, the metrics established reflect savings in staff time based on the estimated time to notify families of the choice and to record the choice as part of the initial eligibility and recertification processes.

HUD Standard Metric(s)

Cost Effectiveness #1: Agency Cost Savings*				
Unit of Measurement	**Baseline***	**Benchmark**	**Outcome (FY2014)**	**Benchmark Achieved?**
Total cost of task in dollars	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost to process resident rent options (decrease)	$34.5 per eligibility determination	$2.88 reduction per eligibility determination	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to complete the task in staff hours (decrease)	1 hour 30 mins	1 hour 25 mins (reflects a 5 min reduction in the staff time necessary to complete an initial eligibility and recertification interview process)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed

Initiative 6: Modifications to Pet Policy (formerly 2.3.04 & 2.5.05)

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.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

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 the agency's pet policy. Measurable outcomes based on reduced costs and efficiencies were experienced shortly after this activity was implemented. As the modifications to the DCHA Pet Policy took place in FY2005, the measurable benefits are in the past, prior to the new porting requirements under the MTW Agreement. No incremental cost savings are expected.

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed

Initiative 7: DCHA Subsidiary to Act as Energy Services Company (formerly 4.1.04)

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 of DCHA, 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.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
DCHA does not anticipate any changes or modifications to the HUD established metrics, as outlined in Attachment D of the MTW Agreement, for this initiative during FY2015.

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed

Initiative 8: Modifications to Methods for Setting Total Tenant Payments and Determining HCV Market Rents and Promoting Deconcentration (formerly 1.6.05 & 3.8.10)

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 and duplicative payments.

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.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metric	Baseline (FY2010)	Benchmark	Outcome	Benchmark Achieved?
Number of rent reasonableness analyses conducted at lease-up and rent increase processing	2,161	90% reduction	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Staff time to conduct rent	2,269 hours	90% reduction	To be provided	To be provided

Metric	Baseline (FY2010)	Benchmark	Outcome	Benchmark Achieved?
reasonableness analyses			in the Annual MTW Report	in the Annual MTW Report
Dollars spent on comp analysis	$6,483 ($3 per analysis x 2,161 analyses)	90% reduction	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Voucher participants moving to low-poverty wards	107	3% of households served	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost of task in dollars (decrease) $3/comparable*	$6,483	$0	$0	To be provided in the Annual MTW Report

*Based on average number of yearly comparable performed (2,161) at a cost of $3/each

Cost Effectiveness #2: Staff Time Savings*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to complete rent reasonable analyses in staff hours (decrease)	21,610 mins/year OR 360 hours/year [10 mins per analysis and baseline of 2,161 analyses performed in FY2010]	30.5 hours/year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #5 Increase in Resident Mobility				
Unit of Measurement	Baseline (FY2010)	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	107	295 (3% of households served)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed

Initiative 9: Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing (formerly 3.3.05)

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".

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. As such, DCHA has worked with HUD to amend Attachment D of the new MTW Agreement so that this initiative can be reinstated as part of the Agency's ongoing activities.

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

This initiative was not implemented in FY14 as anticipated due to challenges posed by the developer's organizational structure and GAAP reporting requirements. DCHA will continue to work with the developer to provide affordable housing to families at this, and other, locations in the District of Columbia through other methods such as Project Based Vouchers and Local Rent Subsidy.

DCHA will continue to work on efforts to utilize the authority provided by this initiative as a tool to create affordable housing.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metric	Baseline (FY2010)	Benchmark	Outcome	Benchmark Achieved?
Number of OPERA units	0	9 units in FY2013	NA - Not Yet Implemented	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase)	Housing units of this type prior to implementation of the activity.	Expected housing units of this type after implementation of the activity.	Actual housing units of this type after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.
Additional units of housing made available— **Site To Be Determined**	0	TBD	NA - Not Yet Implemented	NA - Not Yet Implemented

Housing Choice #5: Increase in Housing Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity	Expected households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity	Actual households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity— **Site To Be Determined**	0	TBD	NA - Not Yet Implemented	NA - Not Yet Implemented

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed

Initiative 11: Site-based In-take and Waiting List Management of Public Housing, Redeveloped Properties and Service Rich Properties (formerly 1.10.06, 2.5.04, 3.9.12 & 22)

Description

Due to the close relationship of Initiative 11 (*Applicant Intake Site Designation/ Revised Site-Based Waiting List Policies and Procedures*—formerly 1.10.06, 2.5.04) and Initiative 22 (*Housing Public Housing Residents in Service-Rich Environments*—formerly 3.9.12) with respect to the "Special Purpose" sites and "Service Rich" units, these initiatives are being combined. In addition, the name of the combined initiatives better reflects the activities being undertaken.

Redeveloped Properties are mixed-finance communities owned by private entities which communities are created through HOPE VI or other public funding combined with private financing, which have some or all of their units assisted by operating funds provided by DCHA. These properties have site specific in-take and waiting list management policies and procedures.

Service Rich Properties may be DCHA-owned, conventional public housing or privately owned units assisted with operating funds provided by DCHA and managed by DCHA or third parties, which provide and/or oversee the delivery of services for residents. Service Rich sites are 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 Service Rich sites 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. 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. These properties may 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—for example, Medicaid.

This initiative also includes the establishment of centrally managed site-based waiting lists at DCHA's conventional Public Housing sites. To implement the site-based waiting lists at conventional Public Housing, DCHA is in the midst of undertaking a waiting list reengineering project which includes a multi-phase review and purge of its Public Housing waiting list.

Status

Implemented and Ongoing.

Site-based Waiting Lists

As part of a waiting list redesign project, DCHA suspended the intake of new applications for conventional Public Housing sites in FY2013. After updating the waiting lists in FY2014 to confirm applicants continued interest in housing assistance, DCHA will begin in FY2015 the process of establishing site-based waiting lists for the agency's conventional Public Housing sites.

As reported in the Housing Stock section of this plan, three Mixed Finance sites are projected to have units coming online in FY2015 [Metro Townes at Parkside (Polin Memorial), Sheridan Station Phase III and Phyllis Wheatley YWCA] and DCHA will be utilizing this initiative to implement all three.

Special Purpose Sites/Service Rich Units

DCHA completed the rehabilitation and conversion of a 14 unit building (located at 2905 11th Street, NW) to a Medicaid funded assisted living facility in FY2014. A firm with experience in managing assisted living facilities in public housing has been retained to manage the facility (Mia Senior Living Solutions). The services to be provided will be in compliance with the local Assisted Living statute and State Medicaid Plan for Home and Community Based Services Waivers.

Services that allow residents to avoid moving to an institution, such as a nursing home, for as long as possible will be provided on an individual basis to each resident based on an individual services plan developed in consultation with the resident after the completion of a medical and functional assessment. Examples of services to be provided include:

- Attendant Care 24 hours per day, 7 days per week by Certified Nursing Assistants
- Oversight of care by a Registered Nurse
- Transportation to and from medical appointments
- Medication Management
- Activities and counseling to maintain acuity and prevent depression and isolation

- Professionally developed Diet Plans that take into consideration all medical limitations. In accordance with diet plans, the provider will also provide nutritious meals and snacks.

In accordance with the State Medicaid Plan for Assisted Living Services under the Home and Community Based Services Waiver, residents of the Assisted Living Facility will be required to pay for these services by providing their entire income to the facility. Residents will pay the firm managing the facility directly, as with all of DCHA's mixed finance and privately managed sites. All of the residents of the facility will be Medicaid eligible and thus have incomes below the Federal Poverty Level. As the units are public housing units, the incomes of residents will be less than 80% of AMI. The Facility will allow the resident a monthly allowance ($100) for incidental living expenses, regardless of their actual income. As part of Initiative 22, DCHA will be excluding the monthly allowance from the adjusted income of the resident in the calculation of rent.

DCHA's new rent policy for the Service-Rich Environments:

1. Any amount that a family is required to pay for services provided at the Special Needs Property shall be considered to be medical expenses and shall be deducted from the family's gross income for the purposes of determining adjusted income and calculating rent. In the event that the amount calculated for rent is less than zero dollars ($0), the rent charged will be zero dollars ($0).

2. Payments or allowances to residents of Special Needs Properties for incidental living expenses shall be considered as exclusions for the purpose of calculating rent. Utilities will be paid by DCHA.

3. Participating families will not be required to pay for utilities.

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 activity will increase housing choices for low-income families. It will result in preventing institutionalization, preventing victimization that results from allowing residents to stay in unsupported living environments, increasing neighborhood stability and leveraging additional outside funds to serve the needs of our residents. DCHA will implement these provisions at 2905 11th Street, NW. Additional sites, including any additional flexibilities, will be added by way of future MTW Plans for HUD approval prior to implementation.

Status

The assisted living facility (2905 11th Street, NW) has been completed; an operator who will manage the facility has been identified; and local program regulations are being finalized. The facility is scheduled to open during the 3rd quarter of FY2014, with anticipated full occupancy before the end of FY2014.

Proposed Initiative Modifications

DCHA is not requesting any authorizations in addition to those already approved for the existing initiatives.

Other than combining the activities, DCHA does not anticipate any significant changes to the initiative.

Measurement Changes

In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative. One DCHA defined metric is in line with the funds leveraged HUD standard metric—it is now included as part of the HUD standard metrics for this initiative. Otherwise, DCHA does not anticipate any other changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015.

DCHA Defined Metric(s)

Unit of Measure	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of residents served by service rich units	0	14 residents housed and served by the end of FY 2014	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
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.	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
# of residents that do not have to enter/stay in a nursing home/institution (residents maintaining a higher level of independence)	0	14 residents housed and served by the end of FY 2014	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost of task in dollars (decrease) **Public Housing**	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists

Cost Effectiveness #2: Staff Time Savings*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome (FY2014)**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to managed centralized single community waiting list in staff hours (decrease) **Public Housing**	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists	To be provided in Annual FY2015 MTW Report based on finalized policy design for site-based waiting lists

As many of the Mixed Finance and Special Purpose Site-based waiting lists were implemented prior to the new MTW reporting requirements and the HUD standard metrics were added as part of the FY2015 Plan process, the ability to measure the savings that DCHA experienced in agency costs and staff time dedicated to centrally managing these lists has passed. Moving forward with the establishment of new lists, cost and time-savings information will be provided.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease)	Cost of task prior to implementation of the activity (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total cost to manage centralized single community waiting list in staff hours dollars (decrease) **Mixed Finance Sites**	To be provided in Annual FY2015 MTW Report	To be provided with the establishment of new site based waiting lists	To be provided with the establishment of new site based waiting lists	TBD

Cost Effectiveness #2: Staff Time Savings*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total time to manage centralized single community waiting list in staff hours (decrease) **Mixed Finance Sites**	To be provided in Annual FY2015 MTW Report	To be provided with the establishment of new site based waiting lists	To be provided with the establishment of new site based waiting lists	TBD

Cost Effectiveness #4: Increases in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Amount of funds leveraged in dollars (increase).	0	$400,000 (Medicaid and OSS monies that allow for provisions of service to residents)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units made available for households at or below 80% AMI as a result of the activity (increase) Assisted Living	Housing units of this type prior to implementation of the activity (number)	Expected housing units of this type after implementation of the activity (number)	Actual housing units of this type after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of housing units made available for households at or below 80% AMI as a result of the activity (increase) **Assisted Living**	0	14 by the end of FY2014	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #3 Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months	Average applicant time on wait list prior to implementation of the activity	Expected average applicant time on wait list after implementation of the activity	Actual average applicant time on wait list after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Average applicant time on wait list in months	To be determined	To be determined	To be determined	To be provided in the Annual MTW Report

Housing Choice #4: Displacement Prevention				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). **Assisted Living**	Households losing assistance/moving prior to implementation of the activity (number).	Expected households losing assistance/moving after implementation of the activity (number).	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). Assisted Living	14	0 by the end of FY2014	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice	Households receiving this type of service prior to implementation of this activity (number).	Expected number of households receiving these services after implementation of this activity (number).	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase housing choice	0	14	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially approved before combining the activities.

Initiative 12: Rent Simplification and Collections (formerly 3.5.06)

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.

  It is initially expected that the cost and staff time associated with this change will decrease with the implementation of this initiative. However, as incomes increase overtime as families move toward self-sufficiency, cost and time savings may increase.

Status

Implemented and Ongoing.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA has adopted the following HUD standard metric for this initiative.

HUD Standard Metric

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars.	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars.	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Cost to Determine Income from Assets	$4,180 • Number of households with income from assets (< approx. 5% of families in both programs combined) = 836 • *times* the **Cost to Determine Income from Assets** ($5) **Cost to Determine Income from Assets** is equal to: ($6) • Average time to verify asset, calculate income perform quality control (10 mins) times the cost per staff hour ($33).	$209 (95% decrease)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time to Determine Income from Assets	8,360 mins or 139 hours	418 mins or 7 hours	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 16: Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification (formerly 2.7.11)

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 has mandated that minor violations that are "Passed with Comment" are corrected and confirmed through the use of an Inspection Self-certification form.

Prior to implementation, DCHA had a self-certification procedure, but there were no consequences if the tenant or the landlord did not comply with self-certification. Whether or not the minor violations have been corrected, because the unit passed inspection, the landlord could request and receive a rent increase or the tenant could request and be approved for a transfer to a new unit regardless of who caused the violation. In the event that one party does not self-certify, both tenants and landlords can (and often do) request a re-inspection. A self-certification process that has consequences should reduce the number of re-inspection requests and thereby save staff time and reduce administration costs.

DCHA will use 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.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2014. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metric	Baseline (FY2011)	Benchmark	Outcome	Benchmark Achieved?
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.	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Metric	Baseline (FY2011)	Benchmark	Outcome	Benchmark Achieved?
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	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of re-inspections	8,962	10% (896) decline in the fiscal year after implementation and sustained decline thereafter	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

While *"Cost Effectiveness #3: Error Rate"* is a required HUD Standard Metric for inspection initiatives, it is not applicable to this initiative as there is no existing error rate associated with the current practice. As such, DCHA has added this metric (see below), but will not be tracking it.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost of performing re-inspections for minor HQS violations	$37,500 ($75 per required re-inspection for minor HQS violation (average 500 fails per month) = $37,500/month or $450k/year)	$0	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome (FY2014)**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time it takes to conduct re-inspections for minor HQS violations	500 hours/month (1 hour/inspection)	0 hours	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing task as a percentage	Average error rate of task prior to implementation of the activity	Expected average error rate of task after implementation of the activity (in hours).	Actual average error rate of task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing task as a percentage	0	0	NA	NA

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

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

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 FY 2010, 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 is using its MTW authority to charge the landlord a fee for the third inspection. The current fee for the third inspection is $75.00. The fee for the inspection does not remove the abatement of the subsidy; rather, DCHA is seeking to impose 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.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

Upon review of related historical data, DCHA is adjusting the 3rd inspections baseline for FY2011. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metric	Baseline (FY2011)	Benchmark	Outcome (Actual FY2013)	Benchmark Achieved?
Number of annual abatements	2,155	10% (215) reduction in abatements in initial year, with further small reductions thereafter	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of 3rd inspections	726*	10% (73) reduction of number of 3rd inspections in initial year of implementation, with further small reductions thereafter	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Adjusted based on review of historical data.

HUD Standard Metric(s)

While *"Cost Effectiveness #3: Error Rate"* is a required HUD Standard Metric for inspection initiatives, it is not applicable to this initiative as there is no existing error rate associated with the current practice. As such, DCHA has added this metric (see below), but will not be tracking it.

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline (FY2011)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost to abate/terminate contracts	$862,000 (2,155—abatements/ terminations $400 per contract abatement/ termination (includes administrative cost to mail notices, process termination, issue new voucher, briefing, initial inspection of new unit, processing new move-in, and new contract rent)	$775,800 (based on 10% reduction in abatements/ terminations)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Cost to conduct 3rd	$54,450	$49,005	To be provided in	To be provided in the

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	Baseline (FY2011)	Benchmark	Outcome	Benchmark Achieved?
inspections	(726 X $75/inspection)	(based on 10% reduction in 3rd inspections)	the Annual MTW Report	Annual MTW Report

Cost Effectiveness #2: Staff Time Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time to conduct abatements/terminations	6,465 hours (2,155—abatements/ terminations in FY2011 X 3 hours)	5,818 hours (10% reduction in abatements/terminations)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Time to conduct 3rd inspections	363 hours (726 3rd inspections X ½ hour to conduct a 3rd inspection)	327 hours (10% reduction in 3rd inspections)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing task as a percentage	Average error rate of task prior to implementation of the activity	Expected average error rate of task after implementation of the activity (in hours).	Actual average error rate of task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing task as a percentage	0	0	NA	NA

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 18: Creation of Local Authorization and Release of Information Form with an Extended Expiration to Support the Biennial Recertification Process (formerly 3.9.11)

Description

Since DCHA moved to biennial recertifications for HCV, and with future implementation planned for Public Housing, a longer release of information authorization is needed. Currently, income data provided for Public Housing and Housing Choice Voucher program participants through the HUD Enterprise Income Verification (EIV) system is only accessible for 15 months with a signed HUD Form 9886 (HUD 9886). 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 will lose the ability to run the third party income data. The extension of the expiration date ensures compliance with annual file reviews. Prior to implementation of this initiative, DCHA's annual file review error rate was 6% based on annual audit findings.

Using its MTW authority, 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. 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 recertification contains a reminder that the authorization form was previously signed.

Status

Implemented and Ongoing.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

Upon review of the intent of this initiative and the metrics established, DCHA determined that the agency defined metrics did not truly represent the intended impact of this initiative. Instead, HUD Standard metric Cost Effectiveness #3—Decrease in Error Rate of Task Execution was most appropriate as the time and cost savings related to obtaining signatures for this form were minuscule and difficult to effectively measure.

DCHA Defined Metric(s)

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline (FY2011)**	**Benchmark**	**Outcome (FY2014)**	**Benchmark Achieved?**
Average error rate in completing task as a percentage	Average error rate of task prior to implementation of the activity	Expected average error rate of task after implementation of the activity (in hours).	Actual average error rate of task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing task as a percentage	6%	1%	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 20: Enhance Neighborhood Services within Public Housing Communities (formerly 2.9.12)

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 providers of services that help our 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 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 will provide space to organizations providing the following range of services: occupational skills/job training, GED preparation, after school mentoring and tutoring, parenting training and support, case management and counseling, money management and business development, nutrition classes, health screening, gang intervention and violence prevention. This activity augments workforce development activities already provided to DCHA Public Housing residents and HCV participants. It is expected that these services will result in reductions in drug abuse, crime prevention, healthier communities and a reduction in maintenance and management costs.

DCHA will designate conventional Public Housing units as non-dwelling space based on need, unit configuration, existing services in the area, and availability and interest of service providers. Units will be determined based on the amount of space needed to support the on-site activities. DCHA will carefully consider development/unit designations, weighing the need to maintain available housing opportunities with the importance of families achieving self-sufficiency. Upon approval of this initiative, DCHA will submit requests with descriptions of services to be provided and justifications to the HUD field office to designate specific units as MTW Neighborhood Service Units.

Status
As of the date of preparation of this plan, during FY14, Safe Haven has provided services to 63 Public Housing residents. In addition, 50 persons graduated from the program in November 2013.

DCHA does not anticipate any changes, modifications, or additions to Attachment C authorizations at this time.

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

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2014. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metric	Baseline (FY2011)	Benchmark	Outcome	Benchmark Achieved?
Number of residents served by MTW Neighborhood Service Units	0	At least 30 residents served per service provider	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged (increase)	Amount leveraged prior to implementation of the activity (in dollars)	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark
Resources leveraged—**Safe Haven**	$0	$1,735,920 (30 residents served/month)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase)	Households receiving self-sufficiency services prior to implementation of the activity (number)	Expected number of households receiving self-sufficiency services after implementation of the activity (number)	Actual number of households receiving self-sufficiency services after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark
Number of households receiving services aimed to increase self-sufficiency (increase)	0	At least 30 residents served per service provider	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self-Sufficiency #8: Households Transitioned to Self-sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency after implementation of the activity (number).	Actual households transitioned to self-sufficiency after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Number of households transitioned to self-sufficiency (increase)—graduated from **Safe Haven**	0	120 graduates/year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households receiving these types of services prior to implementation of the activity (number)	Expected number of households receiving these types of services after implementation of the activity (number)	Actual expected number of households receiving these types of services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase housing choice (increase)—**Safe Haven**	0	At least 30 residents served per service provider/month	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

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
Implemented and Ongoing

The initiative was implemented in FY2014.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2014. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Metrics	Baseline (FY2012)	Benchmark	Outcome	Benchmark Achieved?
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)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
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)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Total allowance paid annually by HCV program	$23,921,148	Annual increase in line with inflation every year after initial implementation	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Hardship Waivers Requested	0	150 per year for three year transition	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Hardship Waivers Granted	0	75% of those requested	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metrics(s)

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	**Baseline (FY2011)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost of performing briefings to describe utility allowance calculation	$1,584 30 minutes per briefing * 8 briefings per month = 48 hours per year times $33/hour	$792 Reduction of 50% (15 minutes per briefing) by the end FY2013 (or the end of the year in which the initiative is initiated)	To be provided in the Annual FY2015 MTW Report	To be provided in the Annual MTW Report
Cost of processing utility allowances (time per utility allowance calculation times number of calculations)	$5,178 1 minute * 9,415 recerts = 157 hours per year*$33/hour	$2,589 Reduction in time to process of 50% (30 seconds) by the end FY2013 (or the end of the year in which the initiative is initiated)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	**Baseline (FY2011)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Staff time to perform briefings to describe utility allowance calculation	48 hours 30 minutes per briefing * 8 briefings per month	24 hours Reduction of 50% (15 minutes) by the end FY2013 (or the end of the year in which the initiative is initiated)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Staff time to process utility allowances (time per utility allowance calculation times number of calculations)	157 hours 1 minute * 9,415 recerts	78.46 hours Reduction of 50% (30 seconds) by the end FY2013 (or the end of the year in which the initiative is initiated)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark
Average error rate	30%	1%	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #5: Increase Tenant Rent Share				
Unit of Measurement	**Baseline (FY2012)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Tenant Rent Share	Tenant rent share prior to implementation of the activity	Expected tenant rent share after the implementation of this activity	Actual tenant rent share after the implementation of this activity	Whether the outcome meets or exceeds the benchmark
Tenant rent share For families receiving utility allowances who are expected to experience an increase in tenant	To be determined during the initial plan year	To be determined during the initial plan year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Cost Effectiveness #5: Increase Tenant Rent Share				
Unit of Measurement	Baseline (FY2012)	Benchmark	Outcome	Benchmark Achieved?
rent share				

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 25: Local Blended Subsidy

Description

For over a decade, the District of Columbia Housing Authority (DCHA) has undertaken an aggressive redevelopment program to both replace and revitalize its public housing. As DCHA continues its efforts to replace units demolished and disposed of, as well as reconstruct existing functionally and physically obsolete housing, it intends to use its MTW authority to improve its ability to leverage public and private investment in order to meet its capital improvement needs. With diminished appropriations to support the management, operation and long term capital replacement requirements of public housing, it is critical that effective approaches to financing development and redevelopment of public housing communities be created to replace losses in public funding. Accordingly, DCHA proposes in certain cases to blend its MTW section 8 and public housing funds to subsidize units reserved for families earning at or below 80 percent of Area Median Income (AMI). This will be done to create an operating expense level which is adequate to provide essential operating services while also supporting debt to meet capital needs in a manner structured to maximize the amount of equity (primarily through Low Income Housing Tax Credits "LIHTCs") available to redevelop or replace public housing with minimal public housing capital funds. Public housing authorities have long used Project Based Vouchers (PBVs) in a similar manner, but DCHA proposes using a more efficient, effective and targeted approach using MTW authority through a Local Blended Subsidy (LBS) Program.

DCHA intends to be flexible in its approach to using LBS to both upgrade and redevelop certain existing public housing sites, as well as to create new replacement housing. The LBS will be targeted to developments where the units require a subsidy level other than that available through the traditional public housing program and/or would experience operational and administrative inefficiencies due to a the combination of different housing types. DCHA intends to pursue in 2014 the development of 39 units for the Lofts at Capitol Quarter and 208 units at the Highland Dwellings development consisting of new construction of 24 units and rehabilitation of 184 units. DCHA will also consider using this approach for financing the balance of the public housing units to be created along with the Lofts at Capitol Quarter as part of its Capper/Carrollsburg revitalization program which after the Lofts has a target of replacing an additional 282 public housing units. Each project that will be intended to be financed using LBS will be presented in the Annual MTW Plan. This Annual Plan Amendment covers only the Lofts at Capitol Quarter and Highland Dwellings.

As a part of the analysis, DCHA will review comparable properties to assist in determining budgets that are reasonable and appropriate for the housing being operated as well as the characteristics of the households being served. The approach will be to structure the LBS where it uses comparable standards which approximate the PBV program and/or offer a total expense level which creates no "overhang" in the total aggregate amount of MTW funds being provided (compared to LIHTC and/or market rent levels) so as to minimize reserve requirements while maximizing permanent debt and equity commitments as well as in some cases, the level of cross subsidization from privately financed unassisted units within the same development. The high amount of leverage obtained for these redevelopment projects will be evidenced in the financing proposals submitted to HUD which will also reflect that LBS is being used in a manner which minimizes risk to DCHA.

For the Lofts at Capitol Quarter, DCHA will provide a supplemental MTW Block Grant which will fund the difference between an amount not to exceed 110% of area wide FMR and the total expense level computed in accordance with the Operating Fund Rule. Specifically, the terms for this project provide that the DCHA shall provide MTW funds up to an expenses level equal to 110% of FMR or the amount needed to cover operating costs, debt service, incentive management fee and required reserves (i.e., replacement reserves), whichever is less. Moreover, any excess funds will be returned to DCHA based on an annual audit and true up. Any program income generated by the affordable units will be used for MTW purposes. The estimated MTW block grant funds needed on an annual basis is just over $400,000 which it is anticipated will be covered by the cash flow to be earned by DCHA on the market component of this project as evidenced in the Rental Term Sheet provided to HUD. The leverage on the Lofts at Capitol Quarter is evidenced by a permanent loan of approximately $5.4 million and a capital contribution to the construction cost of the affordable units from the market component of approximately $2.5 million.

DCHA's Highland Dwellings development, similar to the Lofts, will use no MTW funds for capital costs, but will use MTW Block Grant funds to supplement funds available for the 208 ACC units available through the Operating Fund Rule. The estimated annual MTW Block Grant funds are approximately $1.7 million (as indicated in the Rental Term Sheet submitted to HUD for this project). The amount of MTW Block Grant funds is essentially equal to the amount previously modeled when the project was proposed to be 125 ACC units and 83 PBV units. This enables DCHA to obtain subsidy for all units under ACC while providing no more funds than would have been provided as HAP funds using its MTW Block Grant. This is being done as the previous method for financing the project was tremendously inefficient as it layered an extreme overhang for the PBV units creating millions of dollars in investor reserve requirements over and above that required using LBS, while generating significantly less tax credit equity and debt financing. Thus, LBS enables the project to be redeveloped in a much more comprehensive manner. For example, rather than up to $3 million in affordability reserves being required, there is now only $1 million required by investors. As opposed to generating approximately $24 million in debt and equity, the project now generates over $46 million. The rents levels can be up to 110% of FMR; however, rent levels are modeled at an amount approximating Low Income Tax Credit (LIHTC) rents, which are well below 110% of FMR. Therefore, DCHA has and intends to use its LBS authorization in a manner that maximizes funds for its redevelopment while minimizing the funds required to achieve needed investor and debt contributions. DCHA intends to close this project in the first quarter of calendar year 2014.

DCHA recognizes that both the Lofts at Capitol Quarter and Highland Dwellings will need to be subjected to a Subsidy Layering Review (SLR) or other appropriate analysis by HUD. Given the above description of

both projects DCHA is confident that HUD will find LBS to meet the subsidy layering review and analysis requirements to be imposed by HUD.

DCHA has developed an extraordinary capability in the development and redevelopment of its public and assisted housing. It intends to pursue both co-development (with private and non-profit partners) and self-development using LBS. In pursuing these types of programs, DCHA has and will continue to develop direct relationships with lenders and investors. Moreover, in making commitments for these projects, DCHA has developed a formalized structure for minimizing any risks in these transactions to DCHA through an effective use of affiliates (instrumentalities) in the development and ownership structure. Further, to help insure the integrity and transparency of this process, DCHA has instituted a formal review process that is overseen by an investment committee which approves each of these types of development transactions whether or not LBS is utilized.

DCHA understands the following as it relates to the key aspects of utilizing MTW authority in this way:

> The authority to combine subsidies would only last through the term of the MTW Agreement which is currently set to expire, unless it is extended. If the MTW Agreement expires, DCHA will work with HUD pursuant to the MTW Agreement to have this initiative extended; commit to convert the projects to traditional public housing or seek to covert some or all of the units to PBVs; or utilize the Rental Assistance Demonstration (RAD) or similarly structured program permitted by HUD.
>
> DCHA would ensure all financial partners are aware of the subsidy structure and the implications of using this financial model. This would be evidenced in the financing documents as appropriate or a signed document.
>
> DCHA is subject to the traditional process required under 24 CFR Part 941 and anticipates that any debt structure would be subject to HUD review as HUD deems appropriate. DCHA further understands that LBS would have an impact on the Replacement Housing Factor (RHF) funds received and there are limitations for using capital funds for debt service.
>
> Where LBS results in adding public housing units, this would increase the agency baseline.
>
> If subsidies are combined within one unit, the unit would be considered public housing for purposes of regulatory compliance.

DCHA's LBS is intended to increase housing choice for low income families and to provide housing of improved quality and type for low income families. Through LBS, DCHA intends to reduce the cost of developing and redeveloping housing to the public housing program. The first two projects proposed under this initiative are:

- **Lofts at Capitol Quarter—**it is intended that no public housing capital funds will be used to create the new replacement housing units to be operated in accordance with public housing requirements. The total development cost of this project is approximately $12 million fully covered with a capital contribution from the market component, approximately a $5.4 million permanent loan from Citi Community Capital and approximately $4 million in tax credit equity from RBC.

- **Highland Dwellings—**a combination of rehabilitation and new construction where between 70-75% of the capital funds will be generated through private debt and equity. The total development cost for this project is estimated to be approximately $62 million and the debt and equity raised using LBS is over $46 million (consisting of a permanent loan from CapitalOne of approximately $21.6 million and tax credit equity of approximately $25 million from Wells Fargo).

This development will also be operated in accordance with public housing requirements.

This activity increases housing choice for low-income families by allowing DCHA to both add and maintain financially viable, subsidized units and leverage additional private resources to expand housing opportunities. With respect to the first two projects to be implemented under DCHA's LBS program, DCHA does not anticipate adversely impacting the overall families served by the agency or the agency's ability to continue meeting its baseline obligations. Thirty-nine (39) new units of Public Housing will be created at the Lofts while 208 units will be preserved at Highland Dwellings. With respect to the LBS used on the Lofts, the funding equates to approximately 32 fewer vouchers being utilized. Cash flow on the market units in this project is expected to be realized after the first year of utilizing LBS. At that point, the revenue will eliminate the need for LBS and those funds will be available to assist additional families. The LBS used on Highland equates to 83 fewer utilized vouchers. This will give DCHA the ability to preserve existing public housing with this private capital infusion and will free-up future capital funds due to the properties self-sufficiency with meeting its capital needs. In addition, this gives DCHA the ability to utilize its capital funds from Highland to serve an additional 40 families.

Status
Implemented and Ongoing

DCHA closed on The Lofts in December 2013 and started construction in the spring of 2013. In addition, a Rental Assistance Demonstration (RAD) application was submitted to HUD in February 2014.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative. Two DCHA defined metrics are in line with two HUD standard metrics (funds leveraged and units of affordable housing preserved). Both are now included as part of the HUD standard metrics for this initiative, otherwise DCHA does not anticipate any other changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015.

DCHA Defined Metrics

Metrics	Baseline (FY2014)	Benchmark	Outcome	Benchmark Achieved?
New Public Housing Units created through this initiative	0	39 new public housing units at the Lofts (Square 882) *(formerly Capper/Carrollsburg)*	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of former	0	Public Housing	To be provided	To be provided

Metrics	Baseline (FY2014)	Benchmark	Outcome	Benchmark Achieved?
Public Housing households that remain in units		households (208) remain in Public Housing	in the Annual MTW Report	in the Annual MTW Report
Cross Subsidization from Market Units (Non-HUD funds generated for Square 882)	$0	$2.5 Million from market units	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Increase in Debt and Equity (Highland Dwellings)	$24 Million	Additional $22 Million in debt and equity	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Increase in Debt and Equity (Square 882)	$0	$5.4 Million in Debt	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Cost Savings to the Project (as compared to using PBVs for Highland Dwellings)	$0	33% reduction in affordability reserves	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase)	Amount leveraged prior to implementation of the activity (in dollars).	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of activity (in dollars)	Whether the outcome meetings or exceeds the benchmark
Amount of funds leveraged in dollars (increase)	$12M	$56M	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline (FY2014)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% of AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).	Expected housing units of this type after implementation of this activity	Actual housing units of this type after the implementation of the activity	Whether the outcome meets or exceeds the benchmark
Number of new housing	0	39 units	To be provided in the	To be provided in

Housing Choice #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline (FY2014)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
units made available for households at or below 80% of AMI as a result of the activity (increase)—**The Lofts**		(The Lofts at Capital Quarter)	Annual MTW Report	the Annual MTW Report

Housing Choice #2: Units of Housing Preserved				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase), if units reach a specific type of household, indicate below	Housing units preserved prior to implementation of the activity (number)	Expected housing units preserved after implementation of the activity (number)	Actual housing units preserved after implementation of the activity (number)	Whether the outcome meetings or exceeds the benchmark
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase)--FAMILY	0	208 units (Highland Dwellings)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Housing Choice #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number)	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number)	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number)	Whether the outcome meetings or exceeds the benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	39 units (The Lofts at Capital Quarter)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 26: Local Investment Policy

Description
HUD, as defined in the Annual Contributions Contract (ACC) and guided by Notice PIH 96-33, requires housing authorities to invest General Fund (program) monies only in HUD approved investments. These investments, if utilized fully, are outdated and risky. As a steward of the public trust, charged with achieving the best and highest use of its funding to serve its clients, DCHA is proposing to use its MTW authority to adopt a local investment policy that will achieve a portfolio which is safer, more liquid and realizes a more competitive yield. Based on a review of District of Columbia governmental entity eligible investments, DCHA has determined the city's eligible investments are more up to date and safer for governmental funds to be invested. As such, DCHA's proposed local investment policy would be consistent with District of Columbia law to the extent such policies are in compliance with applicable Office and Management and Budget (OMB) circulars and other federal laws. Under the local investment policy, DCHA shall invest only in securities authorized under District law that will allow the flexibility to invest productively and efficiently.

DCHA will invest in safer investment instruments with lower transaction costs and higher competitive yield. This will give DCHA a higher return on its portfolio with less staff resources devoted to the process. This reduced cost and higher net portfolio return will achieve greater cost effectiveness in federal expenditures, allowing the Agency the enhanced ability to further the MTW statutory objectives through other initiatives.

Status
Implemented and Ongoing

Given the required revisions to the DCHA MTW FY14 Plan submission and subsequent HUD approval in December 2013, DCHA was unable to begin implementation until the 2nd half of FY14. DCHA will provide a detailed update in its FY14 MTW Report.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
DCHA has adjusted DCHA established metrics, baselines or benchmarks for FY2015 based on changes in interest rates and projected investment amount (see below). In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA-Defined Metric(s)

1. DCHA will review the 2013-2014 interest rates earned on investments utilized under the current HUD eligible investments by month. The Agency will then track the 2014-2015 interest rates on like HUD eligible investments during the year as well as the rates on the new District of Columbia governmental entity eligible investments invested during the year.

2. The Agency will track 2013-2014 HUD eligible investments interest rate data, 2014-2015 HUD eligible investments interest rate data, 2014-2015 District of Columbia governmental entity eligible investments interest rate data and the difference in the two 2014-2015 interest rates. The data will then be reviewed to see if a higher interest rate was achieved under the new portfolio strategy (see below).

Date	Eligible Interest Rate Data			Differential (Benchmark) *Projected*	Benchmark Achieved?
	HUD 2013-2014 (Baseline) *Actual*	Current Projected Earnings	District of Columbia Government *Projected*		
10/31/2014	.25%	$1,042	.30%	$1,250	To be provided in the Annual MTW Report
11/30/2014	.25%	$1,042	.30%	$1,250	
12/31/2014	.25%	$1,042	.30%	$1,250	
1/31/2015	.25%	$1,042	.30%	$1,250	
2/28/2015	.25%	$1,042	.30%	$1,250	
3/31/2015	.25%	$1,042	.30%	$1,250	
4/30/2015	.25%	$1,042	.30%	$1,250	
5/31/2015	.25%	$1,042	.30%	$1,250	
6/30/2015	.25%	$1,042	.30%	$1,250	
7/31/2015	.25%	$1,042	.30%	$1,250	
8/31/2015	.25%	$1,042	.30%	$1,250	
9/30/2015	.25%	$1,042	.30%	$1,250	
Total		**$12,504.00**		**$15,000.00**	

*Projections based on actual eligible interest rate data from 2012-2013

Please note that projected eligible interest data is being used to project the potential earnings differential for FY2015 and that DCHA will revise the projections based on actual activity in DCHA's FY2015 report.

HUD Standard Metric(s)

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Amount of funds leveraged in dollars (increase)	Amount leveraged prior to implementation of the activity (in dollars)	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of activity (in dollars)	Whether the outcome meetings or exceeds the benchmark
Amount of funds leveraged in dollars (increase)	$12,500	$15,000* ($2,500 in increased earnings)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

*Based on a $5,000,000 investment of funds

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 27: Family Stabilization through Housing and Education Demonstration

Description

Chronic truancy has been described as "an educational crisis" in the District of Columbia, with rates as high as 40% at some high schools. According to a study conducted by the Urban Institute, student absenteeism in the 8th grade is a predictor of truancy levels in high school. Chronic absenteeism places a child's educational progress in jeopardy. If students are not in school, they are not learning and 46% of high school students based on recent data are not graduating in the District of Columbia. It is DCHA's intent to help address some of the underlying causes contributing to chronic absenteeism, with a focus on truancy, before students reach high school. Under District of Columbia law, once a child has 10 unexcused absences the child is referred, depending on age to Child and Family Services or the Court Social Services and/or the Office of the Attorney General. DCHA plans to provide supports for those children and their families so that such referrals do not occur. This will include working with families on strategies to reduce occurrences and ultimately eliminate unexcused absences. To do this, DCHA proposes to expand its relationship with the District of Columbia Public Schools (DCPS), District of Columbia Charter Schools, and other community partners to establish an educational stabilization demonstration that will provide case management for DCHA Public Housing families with children in elementary and middle school, ages 10-14, who appear to already have challenges with school attendance.

DCHA's program will be voluntary for Public Housing families and participation in the program will last until the child completes high school. The potential length of participation could be up to nine years for fourth graders entering the program. Families in which absenteeism/truancy are or may become an issue will be identified for outreach to participate in the program. DCHA is working with DCPS and the Deputy Mayor's Office on Education and Human Services to identify a Public Housing site(s) and partnering elementary/middle schools by cross-referencing school and DCHA resident data. Similar work will be undertaken with DC Charter Schools. This exercise will inform the size of the program along with the number of families meeting basic eligibility requirements. Based on DCHA existing staffing capacity, the initial program size would not exceed 20 families. However, as DCHA identifies other funding sources (both direct and in-kind) that can support a larger demonstration, the size of the program may grow. Other anticipated partners include the Office of the State Superintendent (OSSE), DC Department of Human Services (DHS), DC Department of Behavioral Health (DBH), DC Department of Employment Services (DOES), DC Department of Child and Family Services (CFSA), and DC Office of Justice Grants Administration (JGA). In addition, DCHA will be exploring new and existing relationships with non-governmental organizations that provide supportive services.

Each family will have a case manager who will work with the family to identify a plan for addressing their child's absenteeism/truancy, inclusive of strategies to deal with those familial, school and environmental challenges. In addition to supporting each child's academic achievement, DCHA will provide support to parents in moving the family toward self-sufficiency (i.e. GED preparation, job readiness, life skills, etc.).

In our efforts to fund the program, DCHA will utilize existing staff resources, including the provision of case management/coordination. In addition, DCHA will utilize existing supportive service resources provided through existing partnerships with agencies/organizations to augment case management and access to other services needed by participating families (i.e. DCPS tutors, DOES jobs programs, job training provided at DCHA's Southwest Family Enhancement Center, etc.). An example of maximizing existing case management effectively and efficiently is through the many clients DCHA and DHS serve. Through DHS's Case Coordination Model, detailed Individual Responsibility Plans (IRP) are established

for families receiving Temporary Assistance for Needy Families (TANF). Based on a family assessment, these plans outline steps for families to move toward self-sufficiency. For participants in the DCHA demonstration program who also receive TANF, as an addendum to DCHA family commitment plans, the Agency would utilize DHS IRP plans and work with DHS case managers to monitor progress and assist clients with those goals related to overcoming family based barriers to attendance and working toward self-sufficiency. DCHA has already begun discussions with DHS about supporting shared clients through their Case Coordination Model. In some cases, DCHA will tap into existing truancy/truancy prevention programs to identify services/supports for DCHA families participating in this initiative. DCHA will also be actively seeking additional direct funding through foundations and governmental grants.

Successful completion of DCHA's demonstration program would include sustained improvements in a child's attendance and academic achievement. In addition, a family's progress toward self-sufficiency, based on realistic goals outlined in their family commitment plan will also be an indicator of successful program completion.

As a work incentive, DCHA will cap the rents of participating families upon entry into the program, but rents will not be less than $25 a month. The rent being charged at the point the household enters the program will be capped for the lifetime of the family's participation in the program. For example, if a family enters the program with calculated rent at $100/month, DCHA will not increase the rent based on increases in earned income. While all program participants have to pay at least $25/month in rent, this will not be a requirement for entry into the program. Instead, families paying less than $25/month at program entry will experience rent increases as earned income increases until their rent reaches the $25/month threshold. At that point, any new earned income coming into the household will not be counted toward rent. In addition, a portion of any new employment income entering the household will be escrowed to go toward the child's educational goals (i.e. college, vocational education, etc.). The established escrow contribution of the family will be based on the goals identified in the family commitment plan. DCHA will explore the possibility of providing a percentage match through other sources, if possible. It is important to note that only about 5% of all Public Housing households are currently paying rent between $0-$25. Of that number, less than half have school age children.

Throughout a family's participation in the project, their compliance with program requirements will be monitored by their case manager. If a family has difficulty meeting program requirements, the case manager will provide additional supports. Should the family be determined to be unable or unwilling to comply with the requirements, their participation in the program will end and their slot in the program will be granted to another qualifying family. Should a family drop out of the program for any reason, their position in the program will be granted to another qualifying family.

Implementation of the demonstration would take place over a 2 year period and include the following key activities:

Spring 2014-Fall 2014 Activities

- Finalize DCHA property and schools to participate
- Assure necessary commitments of DCPS, Charter School Board and participating schools
- Analyze causes of turnover at participating schools
- Determine number of current DCHA students attending the selected schools
- Determine number of possible participants
- Develop strategies for meeting with staff and parents

- Consult with community and school staff
- Determine available resources of community partners/service providers
- Assure commitment of district administration
- Hold community comment events
- Develop plan for pursuing additional funding streams
- Identify program evaluation team

Spring 2015-Summer 2015 Activities

- Plan teacher training
- Develop staffing and needs
- Secure community partners/service providers
- Consult with community and school staff
- Identify training for parents
- Design collection and tracking tools
- Establish eligibility rules
- Establish accountability rules
- Draft Family Commitment Plans

Summer 2015—Fall 2015 Implementation Activities

- Parents sign Family Commitment Plans
- Case Managers hired
- Baseline data collected
- Students start school
- Parents begin program activities

While truancy is the critical issue driving this initiative, DCHA recognizes that a holistic approach may be necessary to positively impact the life outcomes of children and their families who are struggling with this issue. Initially, DCHA anticipates the following impacts:

- Parents will improve their economic and employment status.

- Participating students will show greater gains in school outcomes (including reduction in absenteeism/truancy rates, grades and standardized test scores) relative to other low-income students attending their school and other schools. Each participating child will be monitored several times a year through various means (e.g. report cards, district/state assessment scores, case manager communications with teachers and other program partners).

- Parents of students will play a larger role in supporting their child's academic and social growth leading to improved achievement in the project

As the initiative moves forward during year one, DCHA will work with DCPS, DC Public Charter Schools and other community partners to determine if there are any additional likely impacts.

Participation in this demonstration could last more than four years as proposed. DCHA acknowledges the fact that the MTW authority utilized for this initiative will no longer be available beyond the expiration of its MTW agreement with HUD. In the event that the agreement is not extended beyond

2018, DCHA will work with HUD as part of the transition to seek a means of continuing the program. If not, DCHA will take the necessary steps to close out the initiative.

Status
Implemented and Ongoing

Given the required revisions to the DCHA MTW FY14 Plan submission and subsequent HUD approval in December 2013, the planning/implementation timeline has been adjusted (see above). DCHA will provide a detailed update in its FY14 MTW Report.

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

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015. However, there has been an adjustment to the planning/implementation timeline (see "Status" section).

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA-Defined Metric(s)
Baseline data for program evaluation will be established once the participating families are identified. DCHA will keep detailed records on both family participation and movement in and out of the program.

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
Participant families enrolled	10	100%	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Students still enrolled each year compared to non-participating students	Enrollment	100% by the end of 2017-2018 school year	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Math and reading test scores among students from participating households	TBD from 2012-2013 school year data	5% annual improvement in both sets of scores	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Attendance among students from participating households	TBD from 2012-2013 school year data	5% annual improvement	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Suspensions among students from participating households	TBD from 2012-2013 school year data	10% annual reduction	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of school activities in which parents participate	TBD from survey	10% improvement annually	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of adults from participating households	TBD	% increase each year (TBD as % of	To be provided in the Annual	To be provided in the Annual

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
involved in job training or educational programs		established baseline)	MTW Report	MTW Report
Number of adults working for the first time since entry into the program	0	% increase each year (TBD as % of established baseline)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
Number of adults escrowing additional income	TBD	% increase each year (TBD as % of established baseline)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome (FY2014)**	**Benchmark Achieved?**
Amount of funds leveraged (increase)	Amount leveraged prior to implementation of the activity (in dollars)	Expected amount leveraged after implementation of the activity (in dollars)	Actual amount leveraged after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark
Funds leveraged (direct and in-kind)	$0	$250,000	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #1: Increase in Household Income				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average earned income of households affected by this policy in dollars (increase)	Average earned income of households affected by this policy prior to implementation of the activity (in dollars)	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars)	Actual average earned income of households affected by this policy prior to implementation (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average earned income of households affected by this policy in dollars (increase)	To be determined during the plan year	% increase each year (TBD as % of established baseline)	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #2: Increase in Household Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). The number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars)	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average amount of savings/escrow of households affected by this policy in dollars (increase).	To be determined during the plan year once the demonstration participants are identified	% increase each year (TBD as % of established baseline)	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
	Head(s) of households prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households after implementation of the activity (number).	Actual head(s) of households after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Employed Full-time	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Employed Part-time	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Enrolled in an Educational Program	To be determined during the plan year once the demonstration participants are	To be determined based on the baseline during the plan year once the demonstration	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
	identified	participants are identified		
Enrolled in a Job Training Program	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Unemployed	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
	Percentage of total work-able households prior to implementation of activity (percent).	Expected percentage of total work-able households after implementation of the activity (percent)	Actual percentage of total work-able households after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
Employed Full-time	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Employed Part-time	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Enrolled in an Educational Program	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year
Enrolled in a Job Training Program	To be determined during the plan year once the	To be determined based on the baseline during the	To be provided in the Annual MTW Report following	To be provided in the Annual MTW Report following

Self Sufficiency #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
	demonstration participants are identified	plan year once the demonstration participants are identified	the implementation year	the implementation year
Unemployed	To be determined during the plan year once the demonstration participants are identified	To be determined based on the baseline during the plan year once the demonstration participants are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving TANF assistance	Number of households receiving TANF assistance prior to implementation of the activity (number)	Expected number of households receiving TANF assistance after implementation of the activity (number)	Actual number of households receiving TANF assistance after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households receiving TANF assistance	To be determined when participating families are identified	To be determined when participating families are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase)	Households receiving self sufficiency services related to this initiative prior to implementation of the activity (number)	Expected number of households receiving self sufficiency services after implementation of the activity (number)	Actual number of households receiving self sufficiency services after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services	0	10	To be provided in the Annual MTW Report following the	To be determined during the plan year

Self Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
aimed to increase self-sufficiency (increase)			implementation year	

Sef-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average amount of Section 8 and/or 9 subsidy per household affected in dollars	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars)	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars)	Actual Average subsidy per household affected by this policy after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark
Average amount of Section 8 and/or 9 subsidy per household affected	To be determined when participating families are identified	To be determined when participating families are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self-Sufficiency #7: Increase in Tenant Share in Dollars				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Tenant Share in Dollars	Tenant share prior to implementation of the activity (in dollars)	Expected tenant share after implementation of the activity (in dollars)	Actual tenant share after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark
Tenant Share in Dollars	To be determined when participating families are identified	To be determined when participating families are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (households who transition from TANF due to increased earnings) prior to implementation of this activity (number)	Expected Households transitioned to self-sufficiency (households who transition from TANF due to increased earnings) after implementation of this activity (number)	Actual Households transitioned to self-sufficiency (households who transition from TANF due to increased earnings) after implementation of this activity (number)	Whether the outcome meets or exceeds the benchmark.
Households who transition from TANF due to increased earnings	To be determined when participating families are identified	To be determined when participating families are identified	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Housing Choice #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice	Households receiving this type of service prior to implementation of this activity (number).	Expected number of households receiving these services after implementation of this activity (number).	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase housing choice—**Assisted Living**	0	10	To be provided in the Annual MTW Report following the implementation year	To be provided in the Annual MTW Report following the implementation year

Authorization Changes

DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

B. Not Yet Implemented

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
15	3.07.08	Reform Housing Quality Standards	• Reduce cost and achieve greater cost effectiveness	FY2008	Not Yet Implemented
19	4.5.11[2]	Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment	• Reduce cost and achieve greater cost effectiveness	FY2011	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	FY2012	Not Yet Implemented
28	NA	Rent Reform Demonstration (HCVP)	• 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	FY2014	Not Yet Implemented

Initiative 15: Reform Housing Quality Standards (formerly 3.7.08)

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 local government agencies in the District which conduct inspections on multifamily properties. The inspections by the various agencies are often conducted on

[2] 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.

the same units, resulting in redundant work and multiple inconveniences for residents. The agencies are exploring relying on a sister agency's inspections and creating a local universal inspections form.

Status
Not Yet Implemented

DCHA is finalizing the research and subsequent set of standards that encompass both HQS and DCRA needs. DCHA anticipates providing the alternate HQS to HUD for review and approval in early FY2015.

Proposed Initiative Modifications
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes
Metrics will be developed based on the results of the final research with implementation scheduled for FY2015.

HUD Standard Metric(s)

Cost Effective #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars	Cost of task prior to implementation (in dollars)	Expected cost of task after implementation of the activity (in dollars)	Actual cost of task after implementation of the activity (in dollars)	Whether the outcome meets or exceeds the benchmark.
Cost to conduct multiple inspections on the same unit	$ Cost to conduct multiple inspections on the same unit	Reduction in the cost of conducting inspections	TBD	TBD

Cost Effective #2: Agency Cost Saving				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours)	Whether the outcome meets or exceeds the benchmark.
Time to complete all inspections	hours Time to complete all inspections	% Reduction in the time to conduct inspections as a function a reduction in the number of inspections staff has to perform	TBD	TBD

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 19: Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment (formerly 4.5.11)

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 or 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 volunteer as greeters will receive an income deduction for the purposes of rent calculation commensurate with their level of participation in the greeters program.

Another example of a program expected to be implemented under this initiative is a gardening program in which the residents wish to take responsibility for creating and maintaining more elaborate gardens and lawns at their family property. With this program, designed and overseen by the Resident Council, DCHA staff would help arrange for landscaping training for the residents volunteering for the program and provide materials and equipment. The residents who participate in the program, if they are exempt from the community service requirement or if they have completed the necessary community service hours, would receive an income deduction for the purposes of calculating rent based on their level of participation in the program.

The programs developed under this initiative will be initiated by the most organized and active Resident Councils. These will more than likely be the most active Resident Councils. This 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.

The initiative was approved in plan year FY2011.

Delay in implementation is due to work with residents to define the program design for the first endeavor under this initiative—the "greeters" program (see above description). In addition, DCHA has been working on the training component and local regulations (ACOP).

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

Anticipated Implementation Schedule

DCHA anticipates drafting the program regulations by the end of FY14 in order to begin roll-out of the "greeters" program in FY15 at Potomac Gardens Senior during the 2nd/3rd fiscal quarter.

Initiative Modifications

There have been any non-significant changes or modifications to this activity since it was approved.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of programs developed and implemented	0	1 program implemented during the first complete year of implementation.	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report following the implementation year
Number of participants in the active programs	0	Up to 10 residents in the 1st program implemented	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report following the implementation year
Imputed value of services provided	$0	The imputed value of services will depend on the extensiveness of the programs established.	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report following the implementation year

HUD Standard Metric(s)

Self Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase self-sufficiency (increase)	Households receiving self sufficiency services related to this initiative prior to implementation of the activity (number)	Expected number of households receiving self sufficiency services after implementation of the activity (number)	Actual number of households receiving self sufficiency services after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase self-sufficiency **Greeters Program**	0	Up to 8 residents	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (participation in a resident driven community based program)	Households transitioned to self-sufficiency (participation in a resident driven community based program)	Expected households transitioned to self-sufficiency (participation in a resident driven community based program) after implementation of the activity (number)	Actual number of households transitioned to self-sufficiency (participation in a resident driven community based program) after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households participating in a resident driven community based program – **Greeters Program**	0	Up to 8 residents	To be provided in the Annual MTW Report	To be provided in the FY2015 Annual MTW Report

Initiative 23: Encourage the Integration of Public Housing Units into Overall HOPE VI Communities (formerly 3.10.12)

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.

Status/Plan Year 1st Approved

Not Yet Implemented

The initiative was approved in plan year FY2012.

Delay in implementation is due to work with residents (renters and owners) to define the program design and identification of a pilot development. In addition, staff has been working on rent calculation regulations necessary for implementation.

Anticipated Implementation Schedule

DCHA has identified Arthur Capper Townhomes I and II as the pilot development. Local regulations will be drafted by the end of FY14. DCHA anticipates implementation at Arthur Capper Townhomes I and II by the 3rd fiscal quarter of FY15.

Initiative Modifications

There have been any non-significant changes or modifications to this activity since it was approved.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015. In addition to the DCHA established metrics, DCHA is adopting the HUD standard metric(s) listed below for this initiative.

DCHA Defined Metric(s)

Unit of Measurement	Baseline (FY2011)	Benchmark	Outcome	Benchmark Achieved?
Number of community-wide events sponsored by HOTAs	0	At least 2 community-wide events annually	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report
REAC scores from common areas	REAC Scores for common areas prior to establishment of Community Associations. The baseline will be quantified upon selection of applicable property(ies).	No deterioration in the REAC scores regarding public space	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

HUD Standard Metric(s)

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline (FY2011)**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (participating in community governance activities and events)	Households transitioned to self-sufficiency (participating in community governance activities and events)	Expected households transitioned to self-sufficiency (participating in community governance activities and events) after implementation of the activity (number)	Actual number of households transitioned to self-sufficiency (participating in community governance activities and events) after implementation of the activity (number)	Whether the outcome meets or exceeds the benchmark.
Number of households participating in community governance activities and events	0	Up to 40 residents	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

Activities on Hold

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
10	3.4.05	Supporting Grandfamilies	• Encourage families to obtain employment and become economically self sufficient	FY2005	FY2005
21	2.10.12	DCHA Local Mixed Subsidy Program	• Increase housing choices for low-income families • Reduce cost and achieve greater cost effectiveness	FY2012	On Hold

Initiative 10: Supporting Grandfamilies (formerly 3.4.05)

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—On Hold

Based on local designation of grandparent stipends, there is no need to provide an exclusion for these payments under MTW as HUD guidelines do. However, this initiative is broader than this one effort and DCHA will be exploring other ways to support Grandfamilies.

Proposed Initiative Modifications

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2015.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2015.

DCHA Defined Metric(s)

Metric	Baseline (FY 2005)	Benchmark	Outcome	Benchmark Achieved?
Number of grandparents as primary caregivers for whom the local stipend has been excluded from income and rent calculations	0	TBD	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

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 determine a way to track the number of impacted families.

Authorization Changes
DCHA does not require a different authorization(s) from Attachment C or D when implementing the activity than was initially proposed.

Initiative 21: DCHA Local Mixed Subsidy Program (formerly 2.10.12)

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 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;
- 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; and
- 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 HCVP provisions.

Status
On Hold

This activity was approved in FY12.

This activity was initially proposed in order to implement redevelopment activity at Highland Dwellings. However, due to identification of a more effective approach to financing the work, the activity was not implemented and placed on hold. Instead, DCHA proposed a different activity that utilizes a different MTW flexibility to facilitate the redevelopment of the site (see *Initiative #25 : Local Blended Subsidy (LBS)* for detail about proposed MTW authority to be used for the Highland Dwellings redevelopment activity).

Anticipated Implementation Schedule
At this time, DCHA does not have plans on implementing this activity in FY15. However, DCHA will consider the flexibility provided by this activity as a resource for financing future redevelopment projects. At such time, DCHA will reactivate the activity.

Initiative Modifications
There have been no significant changes or modifications to this activity since it was approved.

Metrics

HUD Standard Metrics

Housing Choice #3 Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months	Average applicant time on wait list prior to implementation of the activity	Expected average applicant time on wait list after implementation of the activity	Actual average applicant time on wait list after implementation of the activity	Whether the outcome meets or exceeds the benchmark.

Housing Choice #3 Decrease in Wait List Time				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average applicant time on wait list in months	To be determined once program is further defined	To be determined once program is further defined	To be determined once program is further defined	NA

Housing Choice #5 Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Actual households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity	To be determined once program is further defined	To be determined once program is further defined	To be determined once program is further defined	NA

Initiative 28: Rent Reform Demonstration (HCVP)

Introduction

The District of Columbia Housing Authority (DCHA) has been selected to participate in a demonstration commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy (the "Demonstration"). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Demonstration on behalf of HUD. The Demonstration sets forth alternative rent calculation and recertification strategies that will be implemented at several public housing authorities across the country in order to fully test the policies nationally.

The goals of this alternative rent policy are to:

- Create a stronger financial incentive for tenants to work and advance toward self-sufficiency
- Simplify the administration of the HCV Program
- Reduce housing agency administrative burden and costs
- Improve accuracy and compliance of program administration
- Remain cost neutral or generate savings in HAP expenditures relative to expenditures under traditional rules
- Improve transparency of the program requirements

A computer generated program will randomly select the participants for the Demonstration from the pool of eligible vouchers. The Study Group vouchers will be managed using the proposed policies. The Control Group will be managed using the existing policies. A total of 2,000 families will be selected to participate—1,000 will be a part of the Study Group and 1,000 will be a part of the Control Group. Eligible participants will include only those with vouchers that are administered under the Moving To Work (MTW) Program. Non-MTW Vouchers (i.e., Veterans Affairs Supportive Housing, Moderate Rehabilitation, and Shelter Plus Care), Enhanced Vouchers, and HUD Project Based Vouchers are excluded from the Demonstration. Additionally, the Demonstration is focused on work-able populations and will not include Elderly Households; Disabled Households, and households headed by people older than 56 years of age (who will become seniors during the course of the long-term demonstration). Households currently participating in Family Self-sufficiency and Homeownership programs will not be included in the Demonstration. Households that contain a mix of members with an immigration status that is eligible for housing assistance and immigration status that is not eligible for housing assistance would not be included in the Demonstration. Finally, families currently receiving a child care deduction will not be included in the Demonstration.

Description of Rent Reform Components

The Demonstration is designed to test an alternative strategy to standard HUD operating rules for the HCV program. The proposed alternative rent policies will include the following five key features:

1) Simplify income determination and rent calculation of the household's Total Tenant Payment (TTP) and subsidy amount by:
   a) Eliminating deductions and allowances,

b) Changing the percent of income from 30% of adjusted income to a maximum of 28% of gross income,
c) Ignoring income from assets when the asset value is less than $25,000,
d) Using retrospective income, i.e., 12-month "look-back" period and, in some cases, current/anticipated income in estimating a household's TTP and subsidy, and
e) Capping the maximum initial rent burden at 40% of current gross monthly income.

2) Conduct triennial income recertification rather than biennial recertification with provisions for interim recertification and hardship remedies if income decreases.

3) Streamline interim recertifications to eliminate income review for <u>most</u> household composition changes and moves to new units.

4) Require the Family Share is the greater of TTP (see #1 above) or the minimum rent of $75. A portion of the Family Share will be paid directly to the landlord.

5) Simplify the policy for determining utility allowances.

Additionally, the Demonstration will offer appropriate hardship protections to prevent any Demonstration Study Group member from being unduly impacted as discussed in Section V below.

<u>Description of the Rent Reform Activity</u>

1) <u>Simplified Income Determination and Rent Calculation</u>

Under the current HUD regulations, the TTP is a calculation derived from the voucher household's 30% adjusted monthly income (gross income less HUD prescribed deductions and allowances). DCHA follows a process of interviewing the household to identify all sources of income and assets (when assets are $15,000 or more), then proceeds to verify the information and perform the final calculation. The process is complex and cumbersome, which increases the risk of errors. According to HUD's Occupancy Handbook, Chapter 5 "Determining Income and Calculating Rent," the most frequent errors found across PHA's are: Voucher holders failing to fully disclose income information; errors in identifying required income exclusions; and incorrect calculations of deductions often resulting from failure to obtain third-party verification. The complexity makes the HCV program less transparent and understandable by the public, landlords, and voucher holders.

a) Elimination of Deductions

A new method of calculation is proposed under the Demonstration, which eliminates the calculation of deductions and allowances in the determination of annual income

b) Percent Annual Gross Income

The TTP rent calculation will be determined by establishing gross annual income and then determining the greater of 28% of the gross annual income or the minimum rent of $75.

c) Elimination of Income from Assets Valued Less than $25,000

Elimination of the verification and calculation of income earned from household assets valued less than $25,000. Households would not be required to document assets worth less than that amount. This may further reduce administrative costs and simplify the program for greater transparency and program compliance beyond the costs savings realized with the previous implementation of another approved MTW activity in which income from assets valued at less than $15,000 (based on tenant self-certification) are not included in the calculation of income.

d) Review of Retrospective Income

To establish annual gross income for the three year recertification period, DCHA will review the total household income without deductions for the twelve-month period prior to recertification, i.e., the "Retrospective Income." A household's annual gross income will depend on its *Retrospective Income* during a 12-month "look back" period.

At initial recertification, the point Study Group participants initially enter the Demonstration, if a household's current/anticipated income is less than its retrospective income by more than 10%, a "temporary" TTP based on current income alone will be set for a six-month grace period. After that grace period, the TTP will automatically be switched to the TTP amount based on the previously determined average retrospective income. No interim recertification interview would be required to reset this TTP.

e) Capping the Initial Maximum Rent Burden

HUD places a rent maximum for households moving into a new unit under the Housing Choice Voucher subsidy. This maximum rent burden is determined to be 40% of the household's adjusted annual income. However, under the HUD Rent Reform Demonstration, DCHA will no longer be adjusting household income using deductions and allowances. The household must not pay more than 40 percent of gross current monthly income for the family share when the family first receives voucher assistance in a particular unit. (This maximum rent burden requirement is not applicable at interim recertification if the family stays in place.)

2) Triennial Certifications

DCHA currently performs recertification of HCV households on a biennial basis. The triennial certification will review program eligibility, household composition, income and other household circumstances. Interim recertifications may be required for changes in the household situation such as: composition, income, and change in unit.

DCHA proposes performing recertification of Study Group participants every third year (triennial). The triennial recertification will review program eligibility, household composition, current income and income over the past twelve months ("retrospective income"), unit information and shall set the TTP and the household share of the rent. The

TTP for the Study Group will remain in effect during the three year recertification period, with some exceptions related to decreases in income and changes in household.

Under the alternative rent policy, a household's annual gross income will be determined using its reported (and verified) *retrospective income* during a 12-month "look-back" period. In this calculation, gross income will exclude any prior income from sources that have expired for the household during that period, such as TANF or Unemployment Insurance benefits, since the household can no longer count on them. It will include imputed welfare income in the same manner as current calculations.

If the household has an increase in income between scheduled recertifications, the household's TTP will not be re-determined and increased to reflect the higher income. However, if the household has a decrease in income, the household may request and DCHA may provide an interim recertification or other remedies under the hardship process (see Hardship Policy section below). The interim recertification will be conducted when a household has a reduction of income of more than 10% from the retrospective income.

a) DCHA interim recertification will re-calculate the household annual gross income based on a new retrospective income review to determine the greater of 28% gross income or the minimum rent of $75. This new annual gross income will establish the TTP that will remain in effect until the sooner of the next triennial recertification or a tenant requested interim recertification. The tenant may only request one interim recertification per year. The year period during which only one interim is permitted begins on the effective date of the triennial recertification and ends 12 months later.

b) At the triennial recertification at the beginning of the three-year period (and at subsequent triennials), if a household's current/anticipated gross income is less than its retrospective income by more than 10%, the current gross income alone will be used to create a "temporary" TTP for a six-month grace period. After that grace period, the TTP will automatically be switched to the TTP amount based on the previously determined average retrospective income. No interim recertification interview would be required to reset this TTP.

c) The Study Group will be allowed one request per year for an interim recertification to reset their TTP. The year will last twelve months from the effective date of the recertification. The year period during which only one interim recertification is permitted begins on the effective date of the triennial recertification and ends 12 months later. The TTP will only be reset if a household's new retrospective monthly income (at the time of the request) is more than 10% lower than its most recent prior retrospective monthly income. If the limit on interim recertification presents a hardship, the household will need to apply for a Hardship Exemption (See Hardship Policy sectionbelow).

3) <u>Streamline Interim Recertifications</u>
DCHA will institute a streamlined interim recertification process for the Study Group to report change of circumstance <u>that does not require adjustment in subsidy</u>. For these events, DCHA will not request income information. These events include:

a) Changes to household composition. The Study Group must report both additions and removal of members to the household to DCHA to determine program eligibility and other HUD required reporting (e.g. deceased tenant reporting). However, unless the addition of an adult member changes the voucher bedroom size appropriate for the household composition to prevent overcrowding or over-housing, DCHA will not request income information for the new household member until the next scheduled triennial certification.

If the loss of a household member results in a reduction of more than 10% of the most recent retrospective income, the household will be allowed to reset their TTP.

In the event that the new or removed member requires a change to the voucher bedroom size, DCHA will review the retrospective income of the newly added or removed household members, apply a new utility allowance, and will reset the household TTP. A reduction in subsidy for new voucher bedroom size will be implemented when the current lease ends and new lease begins.

Changes to household composition will not be counted towards the limit of one requested interim certification per year.

b) Change of unit. Households seeking to move to a new unit will submit a request for move pursuant to current procedures. For households that move to more expensive units during three-year period, DCHA will absorb the higher contract rent costs up to the lesser of the gross rent or the payment standard, which is consistent with traditional rent rules. However, unless the request for move is due to a change in household composition, DCHA will not request income information or reset the household TTP until the sooner of the next scheduled triennial recertification or tenant requested interim recertification to reset TTP. DCHA will apply new utility allowance schedule, if any, to the household at the new lease effective date.

c) Changes in Utility Allowances. When utility schedules are updated to reflect rate changes, utility allowances, and utility allowance payments (UAPs) will be adjusted only when HAP subsidies or TTPs are recalculated for other reasons. More specifically, updated utility schedules will be applied when households:

- Change their contract rent,
- Recertify and the TTP is recalculated during interim or triennial,
- Move to new units, or
- Change their household composition requiring a change in voucher size.

4) Minimum Rent to Owner

Currently, HUD does not require minimum rents paid by the voucher holder to the landlord. DCHA is proposing that the Study Group members will be required to make a minimum payment of at least $75 direct to the HCV landlord in addition to DCHA's portion of rent (Housing Assistance Payment "HAP"). The total amount of rent will equal the contract rent established in the lease. This policy mirrors the market system of tenants paying owners directly and creates a closer relationship and sense of responsibility for both the leaseholder HCV household and the property owner.

The amount of rent to owner a Study Group household will pay is equal to their TTP less the Utility Allowance. A Study Group household rent to owner will not be less than the minimum rent. In the event that the Study Group household TTP, less the Utility Allowance, is less than the minimum rent, the household will pay the Owner the minimum rent and DCHA will reimburse the household the balance of the Utility Allowance. However, in the event that the minimum rent to owner exceeds 40% of the household current anticipated gross income, the household may request a Hardship Exemption as detailed in Hardship Policy Section below.

5) Simplified Utility Allowance Schedule

Currently, DCHA annually reviews and periodically re-establishes a Utility Allowance Schedule which represents the reasonable expectation of costs for utilities as part of the tenant's lease.

The utility allowance is based on utility surveys and analysis of the type of structure, bedroom size, appliances provided by tenant, and type of appliances (gas/electric). The simplified schedule is based on the analysis of data collected from DCHA's existing HCV portfolio including the most common structure and utility types. This new utility allowance schedule will be implemented upon the triennial certification or change of unit.

DCHA proposes a simplified schedule to reduce administrative costs and reduce errors associated with the traditional method of applying the Utility Allowance Schedule. The simplified Utility Allowance Schedule is also anticipated to benefit property owners who will have a more accurate understanding of the total gross rent to be applied to their properties and to the Study Group members who will be able to use this new schedule to clarify gross rent in their selection of housing units.

This schedule will be applied to the lesser of: the actual size of the unit or the size of the voucher rather than the larger of the actual unit size or the voucher size. DCHA will continue to use current market consumption data to determine when adjustments to the simplified schedule are needed (upon change of more than 10% in rates).

Proposed Flat Utility Allowance

Utility Allowances		**# of Bedrooms**						
		0	**1**	**2**	**3**	**4**	**5**	**6**
Base rate for all unit types		$89	$120	$152	$183	$239	$280	$322
Potential Add-ons	Water & Sewer	$28	$57	$84	$112	$141	$196	$225
	Electric or Oil Heat	$48	$64	$80	$96	$140	$159	$183

Achieving Statutory Objectives

1) **MTW Objective: To reduce administrative cost and achieve greater costs effectiveness in Federal expenditures.**

a) Simplified Tenant Rent Calculation

This activity will provide DCHA with immediate savings of staff hours from the calculation of deductions, allowances, and income from household assets valued at less than $25,000. Households would not be required to document assets worth less than that amount. This may further reduce administrative costs and simplify the program for greater transparency and program compliance beyond the costs savings realized with the previous implementation of another approved MTW activity in which income from assets valued at less than $15,000 (based on tenant self-certification) are not included in the calculation of income.

b) Triennial Recertification Schedule and Streamline Interim Recertification

These re-certification schedules will provide DCHA with immediate savings of staff hours and agency resources associated with the recertification processes.

c) Minimum Rent/TTP

This activity sets the minimum rent to $75 which is above HUD's current optional minimum rent of $50 and the agency's current minimum rent of $0. This minimum rent will reduce some HAP subsidy and save federal funds.

d) Simplified Utility Allowance

This activity will provide DCHA with cost savings from staff hours spent on detecting and correcting errors made when applying the utility schedule based on voucher size, household structure, appliances, and other factors.

2) **MTW Objective: To assist families achieve greater self-sufficiency by allowing families to keep this income to increase savings and attain greater self-sufficiency.**

a) Simplified Tenant Rent Calculation

The elimination of income from household assets valued less than $25,000 will enable the Study Group to use this income as a means to attain greater self-sufficiency rather than increasing their portion of the rent.

b) Triennial Certification Schedule

This activity will enable the Study Group to keep increases in income between the certification periods that would otherwise be "lost" through higher TTPs. As a result, it is expected to increase participants' employment rates and earnings and help them attain greater self-sufficiency.

Anticipated Impact on the Stated Objectives

1) Simplified Rent Calculation

This activity will provide DCHA with immediate savings of staff hours through an easier calculation in regular recertification meetings and interim recertification meetings and save staff from having to detect and correct errors in calculating adjusted income. Also this will increase transparency of how the tenant's share of shelter costs are computed.

2) Triennial Certification
This activity will provide DCHA with immediate savings of staff hours and save participants time as well through having fewer recertification meetings and income verifications. Also for participants this will act as a powerful incentive to increase employment and earnings; participants will be able to increase earnings between regular certifications without increases in their TTP and without having to report these increased earnings to DCHA.

3) Streamline Interim Certification
This activity will provide DCHA with savings in staff hours through eliminating income verification in some instances that would require it now. Also the streamlined recertifications help to maintain the employment and earnings incentive offered in the 3-year recertification schedule.

4) Minimum Rent to Owner
This activity will increase self-sufficiency of tenants by establishing a traditional tenant-landlord relationship in which all tenants will be required to pay some portion of the rent directly to the landlord. This also may help with housing quality by establishing a traditional relationship where the tenant and landlord are interacting more and make the tenant feel more able to ask for repairs on the unit.

5) Simplified Utility Allowance
This activity will provide DCHA with cost savings from staff hours spent calculating utility allowances for each household and save time from detecting and correcting errors made when using a more complex utility schedule. This will also increase the transparency of the utility allowance calculation, enabling a better understanding of how their total subsidy is calculated.

Anticipated Schedules for Achieving the Stated Objectives

Once the MTW Activity is approved, participants will be identified for enrollment in the Study Group and the Control Group. The enrollment process for the Study Group and Control Group will begin approximately in September of 2014 and end as soon as all Demonstration participants are enrolled. The Triennial recertification process for the groups will begin in September 2017 and end no later than 2019. Further information on the enrollment process is provided in Transition Process section below.

1) Simplified Rent Calculation
Demonstration Participants will be enrolled during their regularly scheduled certification meeting and presented with the simplified approach to rent calculation. This policy is intended to create simplicity and greater understanding of how the tenant portion of rent is determined which should impact upon the tenants at their initial certification.

DCHA will receive immediate benefits of staff time savings by not performing verification processes for the standard deductions and allowances which will no longer be applied to the Study Group.

2) Triennial Certification

Participants will have the initial baseline triennial certification performed at the initial enrollment meeting. Participants will not participate in a recertification until three years after this initial certification, unless they request an Interim Certification or a Hardship Exemption remedy.
Administrative cost savings to DCHA will be achieved in the second year of the Demonstration; at which time, DCHA will conduct the biennial recertification for the Control Group and will bypass the Study Group.

3) Streamline Interim Certification
This activity limits the ability of the Study Group to request interim certifications to reset the household TTP to no more than once per year and only when the reduced retrospective household income more than 10% than the retrospective income used to determine the TTP. The Study Group may request interim certifications to report changes in household composition throughout the three year Demonstration period. These recertifications will be streamlined and will exclude reexamination of household income or redetermination of household TTP.

The streamlined recertification activity is anticipated to result in a cost savings to DCHA within the first year of implementation because there will be a reduced number of interim recertifications for changes in household income.

4) Minimum Rent to Owner
The requirement for the voucher holder to pay a minimum rent to owner will begin with the effective date of the initial Study enrollment certification. This first triennial certification will determine the greater of the Total Tenant Payment of 28% of the household gross income or the newly established minimum rent (as described above). However, the final benefit of this activity may not be assessed until the second triennial certification to determine whether the Study Group members were able to achieve higher earnings and thereby reduce the amount of subsidy.

5) Simplified Utility Allowance
The Simplified Utility Allowance is already an approved MTW activity and will be effective for all Demonstration Participants when they are enrolled in the Demonstration. The Study Group will have the new utility allowance applied at the time of their initial triennial certification and thereafter at each triennial certification or certification for a move to a new unit. This activity is intended to create simplicity and greater understanding by the household of the utility allowance. It will benefit both the participant and prospective landlord by establishing the allowed rate prior to selecting a unit. DCHA will receive immediate benefits of staff time savings by not creating and having to correct errors discovered in the application of the utility allowances.

Activity Metrics

HUD Standard Metrics

The information in the table shaded blue represents information intended for guidance; while the information in non-shaded boxes represents DCHA specific information. For purpose of this section, year one represents the first fiscal year when activities are implemented.

CE #1: Agency Cost Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total cost of task in dollars.	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).
Cost per Scheduled Certification[3]	**Year 1: $86,000** **Year 2: $0** (due to biennial recertification process already in place, there would be no costs in Year 2) **Year 3: $86,000** Baseline is equal to: $172,000 overall • Cost per Scheduled Certification ($86) • *times* the number of Study Group participants (1,000) **Cost per Annual Certification** equal to: • Hard cost (the mail and reproduction costs) ($20) • *plus* **Staff Cost($66)** **Staff Cost** is equal to: • Average time spent per annual interview/ verification/quality control (2 hours) • *times* the average staff cost per hour (33)	**Year 1: $78,080** **Year 2: $0** **Year 3: $0** Benchmark is equal to: $78,080 overall • Average time spent per certification interview/ verification/quality control (2 hours) • *minus* time savings (14 mins) • *times* Staff Cost per hour ($33) • *plus* Hard Cost ($20) • *times* the number of Study Group participants (1,000)

[3] DCHA implemented biennial recertifications prior to the demonstration.

Cost per Interim Certification	**Year 1: $106,000** **Year 2: $106,000** **Year 3: $106,000** Baseline is equal to: **$318,000 overall** • Cost per Interim Certification ($53) • *times* average number of interims per household per year (2) • *times* the number of Study Group participants (1,000) **Cost per Interim Certification** is equal to: • Average time to perform an interim (1 hour) • Times the average cost per staff hour ($33) • *plus* admin costs ($20)	**Year 1: $53,000** **Year 2: $53,000** **Year 3: $53,000** Benchmark is equal to: **$159,000 overall** • Cost per Interim Certification ($53) • *times* the anticipated average number of interims per household in Study Group per year (1) • *times* the number of Study Group participants (1,000)
Unit of Measurement	**Baseline**	**Benchmark**
Cost of Rent Calculation	**Year 1: $36,500** **Year 2 $0** (due to biennial recertification process already in place, there would be no costs in Year 2) **Year 3: $36,500** Baseline is equal to: **$73,000 overall** • Time to determine Tenant Rent (30 mins or .5 hours) • *times staff cost per hour ($33)* • plus admin cost ($20) • *times* number of participants in the Study Group (1,000)	**Year 1: $28,910** **Year 2: $0** **Year 3: $0** Benchmark is equal to: **$28,910 overall** • Time to determine Tenant Rent (16 mins or .27 hours) • *times staff cost per hour ($33)* • plus admin cost ($20) • times the number of participants in the Study Group (1,000)

Unit of Measurement	Baseline	Benchmark
Cost to Determine Income from Assets	**Year 1: $70.23** **Year 2 $0** (due to biennial recertification process already in place, there would be no costs in Year 2) **Year 3: $70.23** Baseline is equal to: **$140.46 overall** • Time to determine Income from Assets (15 mins or .25 hours) • *times* staff cost per hour ($33) • *plus* admin cost ($20) • *times* number of participants in the Study Group (1,000) • *times* the ***estimated*** proportion of affected participants (.53% or 0053)	**Year 1: $6.63** **Year 2 $0** **Year 3: $0** Benchmark is equal to: **$6.63 overall** • Time to determine income from assets (15 mins or .25 hours) • *times* the number of study participants (1,000) • *times* staff cost per hour $33) • *plus* admin cost ($20) • *times* the ***estimated*** proportion of affected participants (.05% or .0005)

CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).
Time to Complete Scheduled Certification	**Year 1: 2,000 hours** **Year 2: 0 hours** (due to biennial recertification process already in place, there would be no certifications completed in Year 2) **Year 3: 2,000 hours** Baseline is equal to: 4,000 hours overall • 2 hours to complete a certification • *times* number of participants in the Study Group (1,000)	**Year 1: 1,760 hours** **Year 2: 0 hours** **Year 3: 0 hours** Benchmark is equal to: 1,760 hours overall • 14 min reduction in time to complete certification • *times* number of participants in the Study Group (1,000)
Time To Determine Tenant Rent	**Year 1: 500 hours** **Year 2: 0 hours** (due to biennial recertification process already in place, there would be no certifications completed in Year 2) **Year 3: 500 hours** Baseline is equal to: 1,000 hours overall • Time to determine Tenant Rent (30 mins or .5 hours) • *times* number of participants in the Study Group (1,000)	**Year 1: 267 hours** **Year 2: 0 hours** **Year 3: 0 hours** Benchmark is equal to: 267 hours overall • Time to determine Tenant Rent (30 mins or .5 hours) • *minus* time savings (14 mins) • times the number of participants in the Study Group (1,000)

CE #2: Staff Time Savings		
Unit of Measurement	**Baseline**	**Benchmark**
Time to Determine Utility Allowance	**Year 1: 250 hours** **Year 2: 0 hours** (due to biennial recertification process already in place, there would be no certifications completed in Year 2) **Year 3: 250 hours** Baseline is equal to: 500 hours • Time to determine utility allowance (15 mins or .25 hours) • *times* number participants in the Study Group (1,000)	**Year 1: 20 hours** **Year 2: 0 hours** **Year 3: 0 hours** Benchmark is equal to: 20 hours (rounded up) • Time to determine utility allowance (15 mins or .25 hours) • *minus* time saved under the new simplified utility allowance schedule (14 mins or .23 hours) • *times* number participants in the Study Group (1,000)
Time to Determine Income from Assets	**Year 1: 1.325 hours** **Year 2: 0 hours** (due to biennial recertification process already in place, there would be no certifications completed in Year 2) **Year 3: 1.325 hours** Baseline is equal to: **2.65 hours overall** • Time to Determine Income from Assets (15 mins or .25 hours) • *times* the number of study participants (1,000) • *times* the ***estimated*** proportion of affected participants (.53%)	**Year 1: .125 hours** **Year 2: 0 hours** **Year 3: 0 hours** Benchmark is equal to: **.125 hours (7.5mins) overall** • Time to Determine Income from Assets (15 mins or .25 hours) • *times* the number of study participants (1,000) • *times* the ***estimated*** proportion of affected participants (.05%)

CE #3: Decrease in Error Rate of Task Execution		
Unit of Measurement	**Baseline**	**Benchmark**
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).
Average Error Rate in Determining TTP	Baseline is equal to: 60% • **Average error rate In Determining the TTP**	Benchmark is equal to: 30% • **Average error rate In Determining the TTP**.
Average Error Rate in Determining Utility Allowance	Baseline is equal to: 20% • **Average error rate In Determining the Utility Allowance**	Benchmark is equal to: 5% • **Average Error Rate in Determining Utility Allowance**.

SS #1: Increase in Household Income		
Unit of Measurement	**Baseline**	**Benchmark**
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).
Average Earned Income of Households in the Study Group	Baseline is equal to: • **Average Earned Income of Households in the Study Group** ***This information will be collected during the enrollment period as Study Group members are identified**	Benchmark is equal to: **Annual increase in the Average Earned Income of Households in the Study Group** ***Benchmark will be established once baseline has been identified.**
Average Earned Income of Households in the Control Group	Baseline is equal to: • **Average Earned Income of Households in the Control Group** ***This information will be collected during the enrollment period as Control Group members are identified**	Benchmark is equal to: **Average Earned Income of Households in the Control Group** ***Benchmark will be established once baseline has been identified.**

SS #3: Increase in Positive Outcomes in Employment Status (Study Group)		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: (7) Employed Full- Time (8) Employed Part- Time (9) Enrolled in an Educational Program (10) Enrolled in Job Training Program (11) Unemployed (12) Other	Head(s) of households in the categories identified below prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in in the categories identified below after implementation of the activity (number).
	Percentage of total work-able households in the categories identified below prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in the categories identified below after implementation of the activity (percent).
Employment Status for (7) Employed Full- Time: (8) Employed Part- Time: (9) Enrolled in an Educational Program: (10) Enrolled in Job Training Program: (11) Unemployed: (12) Other:	Baseline is equal to: The number of heads of household in the Study Group in each category: (7) Employed Full- Time: * (8) Employed Part- Time:* (9) Enrolled in an Educational Program:* (10) Enrolled in Job Training Program:* (11) Unemployed: * (12) Other:* ***This information will be collected during the enrollment period as Study Group members are identified**	Benchmark is equal to: The number of heads of household in the Study Group in each category: (7) Employed Full- Time:* (8) Employed Part- Time: * (9) Enrolled in an Educational Program: * (10) Enrolled in Job Training Program: * (11) Unemployed: * (12) Other: * ***Benchmark will be established once baseline has been identified.**
	Baseline is equal to: The percentages of households in the Study Group in each category (1) Employed Full- Time: * (2) Employed Part- Time:* (3) Enrolled in an Educational Program:* (4) Enrolled in Job Training Program:* (5) Unemployed: * (6) Other:* ***This information will be collected during the enrollment period as Study Group members are identified.**	Benchmark is equal to: The following changes in percentages households in the Study Group in each category: (1) Employed Full- Time: * (2) Employed Part- Time: * (3) Enrolled in an Educational Program:; * (4) Enrolled in Job Training Program: * (5) Unemployed: *- (6) Other:* ***Benchmark will be established once baseline has been identified.**

SS #3: Increase in Positive Outcomes in Employment Status (Control Group)		
Unit of Measurement	**Baseline**	**Benchmark**
Report the following information separately for each category: (13) Employed Full-Time (14) Employed Part-Time (15) Enrolled in an Educational Program (16) Enrolled in Job Training Program (17) Unemployed (18) Other	Head(s) of households in the categories identified below prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in in the categories identified below after implementation of the activity (number).
	Percentage of total work-able households in the categories identified below prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in the categories identified below after implementation of the activity (percent).
Employment Status for (13) Employed Full-Time: (14) Employed Part-Time: (15) Enrolled in an Educational Program: (16) Enrolled in Job Training Program: (17) Unemployed: (18) Other:	Baseline is equal to: The number of heads of household in the Control Group in each category: (13) Employed Full- Time: * (14) Employed Part- Time:* (15) Enrolled in an Educational Program:* (16) Enrolled in Job Training Program:* (17) Unemployed: * (18) Other:* ***This information will be collected during the enrollment period as Control Group members are identified**	Benchmark is equal to: The number of heads of household in the Control Group in each category: (13) Employed Full- Time:* (14) Employed Part- Time: * (15) Enrolled in an Educational Program: * (16) Enrolled in Job Training Program: * (17) Unemployed: * (18) Other: * ***Benchmark will be established once baseline has been identified.**
	Baseline is equal to: The percentages of households in the Control Group in each category (7) Employed Full- Time: * (8) Employed Part- Time:* (9) Enrolled in an Educational Program:* (10) Enrolled in Job Training Program:* (11) Unemployed: * (12) Other:* ***This information will be collected during the enrollment period as Control Group members are identified.**	Benchmark is equal to: The following changes in percentages households in the Control Group in each category: (7) Employed Full- Time: * (8) Employed Part- Time: * (9) Enrolled in an Educational Program:; * (10) Enrolled in Job Training Program: * (11) Unemployed: *- (12) Other:* ***Benchmark will be established once baseline has been identified.**

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).
Households Receiving TANF Benefits	Baseline is equal to: • **Households in the Study Group Receiving TANF Benefits** ***This information will be collected during the enrollment period as Study Group members are identified.**	Benchmark is equal to: • A reduction of in the # of **Households in the Study Group Receiving TANF Benefits.** ***Benchmark will be established once baseline has been identified.**
Households Receiving TANF Benefits	Baseline is equal to: • **Households in the Control Group Receiving TANF Benefits** ***This information will be collected during the enrollment period as Control Group members are identified.**	Benchmark is equal to: • A reduction of in the # of **Households in the Control Group Receiving TANF Benefits.** ***Benchmark will be established once baseline has been identified.**
SS #5: Households Assisted by Services that Increase Self-sufficiency		
Self-sufficiency: Households that have increased household earned income and thereby increase family share		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self-sufficiency services after implementation of the activity (number).
Households Receiving Self-sufficiency Services (Study Group)	***This information will be collected during the enrollment period as Study Group members are identified**	***Benchmark will be established once baseline has been identified.**
Households Receiving Self-sufficiency Services (Control Group)	***This information will be collected during the enrollment period as Control Group members are identified**	***Benchmark will be established once baseline has been identified.**

SS #6: Reducing Per Unit Subsidy Costs for Participating Households		
Unit of Measurement	**Baseline**	**Benchmark**
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).
Average HCV Subsidy for Households in the Study Group	Baseline is equal to: • Average **HCV Subsidy for Households in the Study Group** ***This information will be collected during the enrollment period as Study Group members are identified.**	Benchmark is equal to: • A decrease in the average **HCV Subsidy for Households in the Study Group** ***Benchmark will be established once Baseline has been identified.**
Average HCV Subsidy for Households in the Control Group	Baseline is equal to: • Average **HCV Subsidy for Households in the Study Group** ***This information will be collected during the enrollment period as Study Group members are identified.**	Benchmark is equal to: • A decrease in the average **HCV Subsidy for Households in the Study Group** ***Benchmark will be established once Baseline has been identified.**
SS #7: Increase in Agency Rental Revenue		
Unit of Measurement	**Baseline**	**Benchmark**
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).
Total HCV Tenant Share for Households in the Study Group	Baseline is equal to: • **Total HCV Tenant Share for Households in the Study Group** ***This information will be collected during the enrollment period as Study Group members are identified.**	Benchmark is equal to: • **An increase in total HCV Tenant Share for Households in the Study Group** ***Benchmark will be established once Baseline has been identified.**
Total HCV Tenant Share for Households in the Control Group	Baseline is equal to: • **Total HCV Tenant Share for Households in the Control Group** ***This information will be collected during the enrollment period as Control Group members are identified.**	Benchmark is equal to: • **An increase in total HCV Tenant Share for Households in the Control Group** ***Benchmark will be established once Baseline has been identified.**

SS #8: Households Transitioned to Self-sufficiency		
Self-sufficiency: Families who are able to afford the full contract rent for their unit (DCHA pays $0 HAP)].		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (as defined above) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency (as defined above) after implementation of the activity (number).
Households in the Study Group Transitioned/ Graduated to Self-sufficiency per Year	0	**1%** by the end of Year 3
Households in the Control Group Transitioned/ Graduated to Self-sufficiency per Year	0	**.6%** by the end of Year 3

HC #5: Increase in Resident Mobility		
Unit of Measurement	**Baseline**	**Benchmark**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 The baseline for this activity is zero because the population selected for the rent reform activities has not been selected at this time.	0 The benchmark for this activity is zero, the same as the baseline, because the rent reform activities are not designed to move families into neighborhoods of opportunity as an intended impact.

Source of Data

DCHA will use several sources to obtain the data necessary to evaluate this program.

1) Yardi, VisualHomes is DCHA's system of record. Information related to household income, assets, household composition, unit information will be collected from this system.

2) The E.I.V. system, pay stubs, and, for self-employed individuals, tax returns will be used to verify household income.

3) DCHA Human Resources personnel data will be used to determine the average hourly cost per job title.

4) DCHA will also use a Time Demonstration to record average time spent on certifications and quality control activities to compare the Demonstration policies to the traditional program rules.

   a) The time spent on recertifications will include tracking on the average amount of time spent on the scheduling, verification of income, verification of assets over $25,000, calculations of deductions and allowances, calculations of utility allowance, calculations of TTP, and Interviews with households (as applicable).

   b) The time spent on quality control will include corrective actions.

5) DCHA will perform Quality Control (QC) comparison of demonstration and non-demonstration participants to determine reduced error rates using data obtained from the program QC tracking system.

6) Additional systems will be developed for tracking data and hardship requests.

Need/Justification for MTW Flexibility

DCHA Amended and Restated Moving To Work Agreement, executed September 2010, Attachment C, provides the authority to conduct rent reform activities. Specifically, Section D Authorizations for HCV only provides the following:

Operational Policies and Procedures

Item D. 1 (c) provides DCHA flexibility to define Operational Policies and Procedures. DCHA may define, adopt and implement a reexamination program that differs from the reexamination program currently mandated in the 1937 Act. This provision waives certain provisions of Section 8(o)(5) of the 1937 Act and 24 CFR 982.516.

This flexibility is necessary to establish a triennial certification and revised interim certification schedule as part of the rent reform activity. Local forms will be created in order to adapt the 9886 to reflect a 36-month term between certifications.

Rent Policies

Item D. 2 (a) Rent Policies and Term limits. DCHA is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant based assistance. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program waives Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H) – (I) of the 1937 Act and 24 C.F.R. 982.508; 982.503 and 982.518.

This authorization is necessary for the provision to set minimum rent, elimination of deductions and allowances, using a percent of gross income to calculate TTP, setting the maximum initial rent burden to 40% of gross income and a simplified utility schedule as components of the rent reform activity.

Eligibility of Participants

Item D. 3 (b) Eligibility of Participants. DCHA is authorized to adopt and implement any reasonable policy for verifying household income and composition and for determining resident eligibility that differ from the current mandated program requirements. This provision waives provisions 24 CRR 982.516 and 982 Subpart E.

This authorization is necessary for the provisions to simplify rent calculation by eliminating income from household assets valued less than $25,000; eliminating deductions and allowances and to use household gross income to set the TTP.

Impact Analysis

A. Description of HCV Rent Reform Activity

A description of the HCV rent reform activity was provided in **Section I - Description of Rent Reform Components.**

B. Tracking and Documenting the Implementation

Information on tracking and documenting the implementation of the HCV rent reform activity is found in **Section II - Activity Metrics**. Additionally, MDRC will obtain information throughout the lifespan of this demonstration for use in a comprehensive assessment of the effectiveness of the rent reform activity.

On an annual basis, DCHA will report the results on the implementation in the annual report. MDRC will issue an interim report on the implementation. At the conclusion of the report, HUD and/or MDRC will report the outcomes of the Demonstration in a comprehensive report.

C. Identifying the Intended and Possible Unintended Impacts

Due to the nature of the project, the financial impacts are addressed comprehensively to reflect the totality of HCV rent reform activity.

1) Impact on HAP Expenditures under Alternative and Current Rent Policies

Models developed by MDRC estimate the impact on HAP expenditures over 4 years, with and without a modest employment impact.

Understanding the Table's Format

Table 1 presents the results of this HAP analysis for DCHA. The table shows:

- Estimated HAP payments for each year during the three-year recertification period, and then in Year 4.
- The dollar amount difference and the percent difference in comparing the current rent policy with the new rent policy.

The data in the table includes the following information:

- "Year 1" represents when the new rent policy would begin with an initial income assessment.
- "Year 4" represents the year after the next triennial recertification.
- For Year 4 and the cumulative years 1-4 two estimates are included:
  - one that assumes that the rent policy has no impact on tenant earnings, and
  - a second that assumes that the policy has a modest impact on tenant earnings.

These estimates are based on all working-age/ non-disabled DCHA voucher holders that were not already receiving a child care deduction in year 1, but the number of households have been prorated in order to illustrate a representative subsample of those likely to be in the study

Background on Change

The alternative rent policy is intended to be roughly *cost-neutral* from the perspective of housing agencies and HUD. This means that the combination of HAP and administrative expenditures should remain about the same as the total expenditures for assisting the same number of voucher holders under the traditional rent policy. Ideally, those expenditures would fall, creating an opportunity to provide housing assistance to more families for the same amount of money.

Interpreting the Potential Impacts

Potential Impact 1: The results show that estimated HAP expenditures are higher under the new policy relative to the current policy in Years 1, 2 and 3 (by 1.7 percent, 4.8 percent and, 6.7 percent, respectively). This is largely because voucher holders who would increase their earnings under the current policy and normally have their housing subsidies reduced would not have their subsidies reduced during this period under the alternative policy's TTP freeze.

Potential Impact 2: However, in Year 4, even assuming that the alternative rent policy did *not* have an impact on tenants' employment and earnings, estimated HAP expenditures under the new rent policy are nearly the same as under the current policy.
This reflects the fact that, on average, TTPs recalculated in Year 4 would be based on higher average earnings, because of normal increases in work and earnings over time (i.e., increases that would have occurred even in the absence of the new policy). It is at the point of the triennial recertification that housing agencies begin to recoup the foregone HAP reductions in the prior years when TTPs were held constant.

Potential Impact 3: HAP expenditures will fall even more in Year 4 (by $740,132) if the new policy *does* have a modest positive impact on household earnings. This impact would push up the income base for setting new TTPs to a higher level than what it would reach under current rules. A higher income base means that households will pay a larger share of their rent and utilities, thus requiring a lower subsidy.

Potential Impact 4: The *cumulative* HAP expenditures for Years 1-4 show that in the absence of an employment impact, those expenditures may be higher under the new rent policy compared with the current policy by 3.3 percent. However, if the alternative policy has a modest employment impact of the assumed size, DCHA is projected to incur only a marginal cumulative increase in HAP expenditures (1.9 percent).

Table 1

Estimates of HAP Expenditures Under Alternative and Current Rent Policies for Working-Age/Non-Disabled Households ($)

				(no employment impact)	(modest employment impact)	(no employment impact)	(modest employment impact)
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 4**	**Total, Years 1-4**	**Total, Years 1-4**
New rent policy	13,779,403	14,331,826	14,864,279	14,503,903	13,764,669	57,479,412	56,740,177
Current rent policy	13,544,700	13,680,462	13,935,416	14,504,801	14,504,801	55,665,380	55,665,380
Difference	+$234,703	+$651,363	+$928,863	($898)	($740,132)	+$1,814,032	+$1,074,798
Percent change	+1.7%	+4.8%	+6.7%	(0.0%)	(5.1%)	+3.3%	+1.9%

Table 1

Estimates of HAP Expenditures Under Alternative and Current Rent Policies

for Working-Age/Non-Disabled Households ($)

				(no employment impact)	(modest employment impact)	(no employment impact)	(modest employment impact)
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 4**	**Total, Years 1-4**	**Total, Years 1-4**
New rent policy	13,779,403	14,331,826	14,864,279	14,503,903	13,764,669	57,479,412	56,740,177
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Estimates of HAP Expenditures Under Alternative and Current Rent Policies for Working-Age/Non-Disabled Households ($)

				(no employment impact)	(modest employment impact)	(no employment impact)	(modest employment impact)
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 4**	**Total, Years 1-4**	**Total, Years 1-4**
New rent policy	13,779,403	14,331,826	14,864,279	14,503,903	13,764,669	57,479,412	56,740,177
Current rent policy	13,544,700	13,680,462	13,935,416	14,504,801	14,504,801	55,665,380	55,665,380
Difference	+$234,703	+$651,363	+$928,863	($898)	($740,132)	+$1,814,032	+$1,074,798
Percent change	+1.7%	+4.8%	+6.7%	(0.0%)	(5.1%)	+3.3%	+1.9%

2) <u>Existing deductions and allowances</u>

Table 2 presents the existing number of households receiving deductions and allowances, the percentage of households receiving specific deductions and allowances, and the average dollar amount of those deductions and allowances per household. Note that this table shows existing conditions rather than the potential impact.

<u>Background on Change</u>

Under the new policy, deductions and allowances are no longer permitted, making *gross* income the base for determining a household's TTP. Relying on gross income in calculating tenants' eligibility and TTP will simplify the rent-setting process and make it more transparent for both housing agencies and tenants. Child care allowances, in particular, can be burdensome to administer accurately. Under the traditional rent rules, child care allowances are based on *anticipated* unreimbursed child care expenses for the next year (or until the next recertification). Actual costs can be difficult to anticipate, however, particularly for parents who move in and out of jobs, whose child care providers change, whose child care needs change (e.g., if their work shifts change, whose children make a transition to a free pre-school program, or who become eligible for an external child care subsidy during the course of the year. It is not clear how reliably these types of changes are reported to housing agencies between recertification meetings, some of which might result in TTP increases, or decreases. It would be considerably more difficult to estimate *anticipated* child care expenditures under the new rent policy for the entire three-year period until the next triennial recertification. This would likely raise expectations for housing agencies, as stewards of public monies, to monitor whether actual child care expenditures during that much longer time period actually conformed to the levels anticipated, and to revise tenants' TTPs when they did not. Building a new compliance system to monitor child care expenditures would work

against the larger rent reform goal of reducing administrative burdens, and it would create more reporting requirements for tenants.

Interpreting the Potential Impacts

Potential Impact 1: Currently 71.9 percent of households at DCHA receive at least one deduction. Eliminating deductions may affect the housing subsidies of some households more than others. For example, those with large families and high deductions for child care costs will find that, at their current income levels, their subsidies would be reduced. It should also be noted, however, that only a small percentage of households currently make use of the existing child care allowance – about 5 percent of working-age/non-disabled households in DCHA. In part, these low rates reflect the fact that many tenants who might benefit from the deductions are not employed. The average annual amount of that deduction among those who use is about $2,795 in DCHA. For the purposes of the Rent Reform Demonstration, all households with a *current* child care deduction will be excluded from the research sample and can continue to receive any qualifying child care deduction.

The new rent policy offers some compensation for the elimination of child care allowances for those who would otherwise qualify for one under current reults. It does this, first, by reducing the percent of income in calculating TTP to 28 percent, and, second, and more importantly, by not raising the TTPs of households that increase their incomes during the period until the next triennial recertification. This will leave families that increase their earnings with more resources to cover child care costs.

Table 2
Deductions And Allowances
Among Current Working-Age/ Non-Disabled Voucher Holders

Total number of households	7,106
Income Allowances & Deductions	
Any deductions (%)	71.9
Type of deduction (%)	
Medical/disability	2.9
Elderly/Disability	10.0
Dependent care	63.8
Childcare	5.2
Average annual deduction amount among those receiving deduction ($)	
Medical/disability	1,258
Elderly/Disability	400
Dependent care	1,111
Childcare	2,795
Total average deduction amount among those receiving a deduction ($)	1,295
Utility Allowance	
Has utility allowance (%)	84.3
Total monthly average utility allowance if receiving an allowance ($)	241
Other	
Receiving utility allowance reimbursement (%)	35.0
Average amount of utility allowance reimbursement ($)	146

3) **Impact on Family Share for households with selected characteristics**

Models developed by MDRC estimate the percentage of households that will likely pay a higher "family share" of shelter costs under the alternative rent policy. Assuming no employment impact, the estimated percentages of households with selected characteristics likely to pay a higher family share in year 1 at DCHA is shown below in Table 3.

Background on Change

The alternative rent policy is likely to *reduce* the family share for some households and *increase* it for others. Table 3 shows that certain types of families may be more likely than other families to have a higher family share.

Understanding the Table's Format

Table 3 indicates:

- How prevalent certain types of households are among the total number households (1000), and
- How prevalent those same types of households are among all the voucher holders who would likely experience an increase in family share under the new policy (468).

These estimates are based on all working-age/ non-disabled DCHA voucher holders that were not already receiving a child care deduction in year 1, but the number of households have been prorated in order to illustrate a representative subsample of those likely to be in the study.

Interpreting the Potential Impacts

Potential Impact 1: Overall, larger families would more likely be affected by the new rent policy, at least in terms of the likeliness of paying a higher family share of shelter costs. For example:

- The first column shows that households with three or more children represent 21.3 percent of households in DCHA (or 213 households out of 1000, as indicated in the second column).
- Of all voucher holders who are likely to pay a higher family share (468 households), households with three or more children represent a larger proportion (33.8 percent, as shown in the third column, or 158 households, as shown in the fourth column).

Potential Impact 2: Most of the households that are likely to have an increase in family share are households that have no earned income.

- About 654 households (or 65.4 percent out of a sample of 1000 households) have no earned income.
- Of the 468 households that are likely to have an increase in family share, 416, or 88.8 percent, of those, are households without earned income.

However, it is important to remember shelter costs represent only part of the picture of households' economic circumstances, and that overall *net income* might improve even for larger families if they increase their earnings over the course of the prior three years.

Table 3
Representativeness of Households (HH) with Selected Characteristics Among Working-Age/ Non-Disabled Households Likely to Pay a Higher Family Share in Year 4 Under Alternative vs. Current Rent Policies (Assuming No Employment Impact)

Characteristic	(%) Percent of Households	(#) Number of Households	(%) Percent with Higher Family Share under New Policy	(#) Number with Higher Family Share under New Policy
Number of Children				
No Children	39.7	397	29.8	140
Any number of Children	60.3	603	70.2	329
1 Child	22.1	221	16.7	78
2 Children	16.9	169	29.8	93
3 or more Children	21.3	213	33.8	158
Has earned income	34.6	346	11.2	53
Has earned income, but rent equals $0 under current policy	0.2	2		
Has earned income, but current rent equals or is less than new policy's minimum rent (before any hardship remedy)			8.7	41
No earned income	65.4	654	88.8	416
No income	21.7	217	28.6	134
Sample Size	1000	1000	468	468

4) Impact on Family Share for all working-age/ non-disabled households, by Dollar Amount

Models developed by MDRC estimate the changes in monthly family share over 4 years, with and without a modest employment impact. Shown below are these estimates for DCHA.

Understanding the Table's Format
Table 4 presents the results of the impact on Family Share for DCHA. The table shows:

- The difference in Family Share under the new policy compared with the current policy using three main categories (Lower under new policy, No change, Higher under new policy).
- The estimated Percent of all households impacted under each main category and the estimated percent of all households impacted based on the dollar amount of the impact.
- Estimated number (#) of households impacted for each of the three main categories.

The data in the table includes the following information:

- "Year 1" represents when the new rent policy would begin with an initial income assessment.
- "Year 4" represents the year after the next triennial recertification.
- For Year 4 and the cumulative years 1-4, two estimates are included:
  - One that assumes that the rent policy has no impact on tenant earnings, and
  - A second that assumes that the policy has a modest impact on tenant earnings.

These estimates are based on a sample of all working-age/ non-disabled DCHA voucher holders that were not already receiving a child care deduction in year 1, but the number of households have been prorated in order to illustrate a representative subsample of those likely to be in the study.

Interpreting the Potential Impacts

Potential Impact 1: Although the alternative rent policy will *reduce* the family share for some households, it will *increase* it for others. During the three-year period when the new policy's delayed recertification period is in effect, up to 58.3 percent of households (*depending on the year*) may have a *lower* family share than they would otherwise have under current rules, while up to 47.0 percent of households (*depending on the year)* may have a *higher* family share.

Potential Impact 2: In Year 4, given no employment impact and without considering any hardship-related reductions in TTP (which were difficult to build into the statistical models), it appears that in about half of the cases where households would likely pay a higher family share under the new rules, they would only pay up to $75 per month more. Less than 1 percent (0.1%) would pay more than $200 more per month than they would under current rules. The higher family share under the new policy would come from the policy's minimum rent, the absence of deductions, and limits on interim recertifications in the face of income declines. *However, as noted, this analysis does not apply any hardship remedies, so the increases in TTP are likely to be overstated to some extent.*

Potential Impact 3: If the new policy has a modest positive effect on earnings, more tenants than under current rules will experience an increase in their family share for Year 4, after their three-year income recertification. If the new policy has a modest employment impact, the analysis suggests that family share may increase by $50 or less per month for 7.9 percent of households; by $125.01 - $150 per month for 34 percent of households; and by more than $200 per month for less than 1 percent (0.4%) of households.

Table 4
Change in Monthly Family Share (FS) Under Alternative vs. Current Rent Policies for Working-Age/Non-Disabled Households

Difference in FS under new vs. Current policy	Year 1	Year 2	Year 3	(no Employment impact) Year 4	(modest employment impact) Year 4
Lower under new policy (#)	515	573	583	474	334
Lower under new policy (%)	51.5	57.3	58.3	47.4	33.4
$10 or less	9.0	7.4	6.1	12.0	4.4
$10.01 - $20.00	7.6	6.2	5.4	9.7	5.6
$20.01 - $30.00	5.9	4.4	4.3	6.7	5.2
$30.01 - $40.00	5.5	4.0	3.6	5.5	5.0
$40.01 - $50.00	3.7	3.1	2.7	4.4	4.3
$50 or less	31.6	25.1	22.2	38.2	24.5
$50.01 - $75.00	6.0	6.0	4.8	6.1	5.9
$75.01 - $100.00	3.3	3.2	3.7	1.3	1.3
$100.01 - $125.00	1.6	3.0	2.9	0.2	0.2
$125.01 - $150.00	1.6	2.4	2.8	0.2	0.2
$150.01 - $175.00	1.1	2.2	2.5	0.1	0.1
$175.01 - $200.00	1.1	1.8	2.1	0.1	0.1
More than $200	5.2	13.7	17.2	1.2	1.2
No Change (#)	15	8	6	16	11
No Change (%)	1.5	0.8	0.6	1.6	1.1
Higher under new policy (#)	470	419	410	510	655
Higher under new policy (%)	47.0	41.9	41.0	51.0	65.5
$10 or less	9.6	6.6	6.9	11.5	3.1
$10.01 - $20.00	9.0	6.6	5.9	9.6	2.1
$20.01 - $30.00	6.3	5.2	4.8	6.5	1.4
$30.01 - $40.00	3.9	3.6	3.1	3.8	0.7
$40.01 - $50.00	2.7	2.6	2.6	2.2	0.6
$50 or less	31.4	24.6	23.2	33.7	7.9
$50.01 - $75.00	11.2	10.5	11.5	16.8	3.0
$75.01 - $100.00	1.4	2.0	2.0	0.3	1.1
$100.01 - $125.00	0.7	0.9	0.7	0.1	8.7
$125.01 - $150.00	0.6	0.9	0.9	0.0	34.0
$150.01 - $175.00	0.4	0.7	0.6	0.1	8.3
$175.01 - $200.00	0.4	0.4	0.4	0.0	2.1
More than $200	0.8	2.0	1.7	0.1	0.4
Sample Size	1000	1000	1000	1000	1000

Impact on Net income
The MDRC team completed a net income analysis for two different types of households which vary importantly in terms of their potential need for child care subsidies:

Table 5a and Table 5b are examples of "Shana's" household, where Shana is a single parent with two teenage children and no child care expenses.
Table 6a and Table 6b are examples of "Maria's" household, where Maria is a single parent with an infant who may need child care to work.

Background on Assumptions
For each household, the analysis estimated net monthly income under current rent rules and net income under new rent rules, making different assumptions about how much the parent worked (zero, 15, or 35 hours per week) and her hourly wage ($8 or, in some cases, $16).

Tables 5a and 6a illustrate net income for Shana and Maria under the new and current rent policies when ***there is a change in employment status***.

Tables 5b and 6b illustrate net income for Shana and Maria under the new and current rent polices when ***their employment status remains unchanged***.

Interpreting the Potential Impacts

Potential Impact 1: The analysis of the net income effects illustrate that when a household changes its *work status and earnings*– e.g., when tenants who are not working go to work, or those who are working part-time get full-time jobs, or when working tenants attain wage increases – net household income will improve more under the new rent policy than under current rent rules. This is achieved primarily by holding TTP constant in the face of earnings gains during the three-year period before the next triennial recertification.

Table 5a helps to illustrate how the new policy benefits tenants who do change their work status. The table shows how "Shana's" net monthly income would change under current rent rules as her work status changes. For example, if her initial status was not working, then her net income would be $691, given there is not a minimum TTP. Under the new rent rules it would drop to $675 because she would be paying a higher minimum rent (unless she qualified for a hardship exemption). If she were then to go to work full-time (35 hours per week) at a low wage rate ($8 per hour, which is just above the Federal minimum wage), her net monthly income would increase to $1,645 under current rent rules, but by $243 *more* per month under the new rent rules to $1,888. Thus, Shana would benefit substantially from the new policy if she were initially not working and took a full-time job, even at a low wage. It would increase her net income by 180% under the new policy, compared with 138% under current rules. On an annual basis, this increase would mean a gain in income of $2,916 under the new policy.

The advantage under the new rules is created by holding her TTP constant. Shana's TTP would rise under current rules as she progressed to full-time work, whereas they would remain the same under the new rules (not shown). In effect, the implicit marginal "tax" on any increased earnings due to the normal income-based housing subsidy rules would drop to zero percent under the new rules during this period.

The columns on the right side of the Table 5a provide further details on what would happen after the triennial recertification. At that time under the new rent policy, Shana's TTP would be reset to a higher rate, and, as a result, her monthly net income would drop relative to what it had been in the prior period. It would become comparable to what it would be under current rent rules. However, because her TTP would be held constant for another three years, her net income would grow *more* under the new rent rules relative to current rules if she could increase her wage rate. For example, if she could double her wage rate to $16 per hour job, her net income would grow by 29 percent under the new rent rules compared with only 8 percent under existing rules. Put differently, the same wage increase would boost her net monthly income by $342 (or 19%) more per month (or $4,104 per year) under the new rules than it would under current rules. The improvement would be less under existing rules because her TTP would increase per month.

Potential Impact 2: The advantages of the new rules will be smaller for tenants who, in order to go to work or to work more need external child care subsidies but cannot get them. The absence of child care allowances under the new rules will offset some of the benefit of holding TTP constant in the face of earnings gains for some families unless other child care arrangements can be found. Of course, many families who need but cannot get external child care subsidies have difficulty working even under current rent rules because the existing child care allowances are only an income deduction and do not fully cover child care costs. Thus, some families may not work under either rent policy because, if they have to pay for child care out of pocket, it may not "pay" to work.

Table 6a provides estimates of how net income would change for "Maria" as she changed her work status under the new and existing rent rules. However, in Maria's case, it is important to take into consideration her likelihood of receiving child care subsidies from an external funding source. The analysis shows that if Maria, who has a young child, does not need to pay for child care (e.g., because she is able to arrange for family or friends to care for her child at no cost), the new rent rules would provide a clear advantage for going to work full-time, as they do for Shana.

The new rules would also make it more advantageous, compared with current rules, for Maria to move from not working to working full-time, even if she needed to pay for child care out of her own pocket without any subsidies. However, this advantage would be less than it would be if Maria had no child care costs.

Potential Impact 3: Tenants who do not work at all may be somewhat worse off under the new rules if they become subject to the minimum rent and do not qualify for a hardship remedy. In addition, working tenants who do not increase their hours of work or wage levels (e.g., they remain working part-time or full-time at a constant wage) will experience little, if any, gain – or loss – in net income under the new rules relative to current rules. This is because their TTPs will remain constant over time, even under current rules. Tables 5b and 6b illustrate this pattern by comparing net income for Shana and Maria under the new and current rent policies when their employment status *remains unchanged* . These tables indicate that, at least in these hypothetical examples, the largest reduction in net income when work status does not change is about $15 per month.

Exhibits illustrating the impact on "Shana's" household

Table 5a

Changes In Estimated Household Monthly Net Income as "Shana" Increases Her Work Effort Under Alternative and Current Rent Policies

Shana is a single mother with 2 children (Ages 13 and 15)	Year 1 through Year 3				3-Year Recertification Interview: New TTP Set	Year 4 through Year 6			
	Not Working	Working FT at $8/hour	Difference	Percent Change		Working FT at $8/hour	Working FT at $16/hour	Difference	Percent Change
	Initial Status					***Initial Status***			
Net Income									
New Rules	$675	$1,888	+$1,213	+180%		$1,647	$2,119	+$472	+29%
Current rules	$691	$1,645	+$954	+138%		$1,645	$1,777	+$132	+8%
Difference (New minus Current) (%)	(2%)	+15%				+0.1%	+19%		

Table 5b

Estimated Net Household Income Under Alternative and Current Rent Policies for "Shana," Assuming No Change in Work Status, by Work Status ($)

Shana is a single mother with 2 children (Ages 13 and 15)	Not Working	Working PT at $8/hour	Working FT at $8/hour
New Rules	$645	$1,102	$1,647
Current Rules	$691	$1,109	$1,645
Difference			
New minus Current	($15)	($7)	+2

Exhibits illustrating the impact on "Maria's" household

Table 6a
Changes in Estimated Household Monthly Net as "Maria" Increases Her Work Status Under Alternative and Current Rent Policies, by Receipt of External Child Care Subsidy

Maria is a single mother with a 1-year old child	Year 1 through Year 3				3-Year Recertification Interview: New TTP Set	Year 4 through Year 6			
	Not Working	Working FT at $8/hour	Difference	Percent Change		Working FT at $8/hour	Working FT at $16/hour	Difference	Percent Change
	Initial Status					***Initial Status***			
Does not need child care subsidy									
New Rules	$569	$1,482	+$913	160%		$1,236	$1,899	+$663	+54%
Current rules	$574	$1,224	+$650	113%		$1,224	$1,524	+$300	+24%
Difference (New minus Current) (%)	(1%)	+21%				+1%	+25%		
Needs child care subsidy but does not receive it									
New Rules	$569	$627	+$58	+10%		$349	$929	+$580	166%
Current rules	$574	$588	+$14	2%		$588	$893	+$305	52%
Difference (New minus Current) (%)	(1%)	+7%				(41%)	+4%		

Table 6b

Estimated Household Monthly Net Income for "Maria," Assuming No Change in Work Status, Under Alternative and Current Rent Policies, by Work Status

Maria is a single mother with a 1-year old child but does not currently have child care costs and does not use a child care deduction	Not Working	Working PT at $8/hour	Working FT at $8/hour
New Rules	$569	$951	$1,236
Current Rules	$574	$948	$1,224
Difference			
New minus Current	($5)	$3	$12

Hardship Policy

DCHA is participating in the Demonstration in order to further the national discussion regarding the future of the Housing Choice Voucher program. The alternative rent strategies are not intended to create an undue burden on the Study Group members. DCHA has established the following Hardship Policy for Study Group members. Households participating in the Demonstration as part of the Control Group will be subject to the current DCHA policies.

A. Hardship Waiver Request Process

The process for requesting a waiver will be as follows:

1) A household must initiate a request for a hardship waiver, by completing and submitting a written hardship request to the Housing Choice Voucher program office that shows an eviction risk (or negative impact on the family).

2) The household must supply information and documentation that supports a hardship claim with their written request. For example, a household must provide proof of the following: loss of eligibility for a federal state, or local assistance program; loss of employment or reduction in work hours; or the incapacitation, illness or death of an income-earning household member and amount of lost income.

3) If a household claims zero income as part of its hardship request, it must provide a detailed accounting of funds used to cover basic costs of living (food, personal/family care necessities, etc.). This information must be provided every 90 days.

4) To request hardship based on the risk of eviction for non-payment of rent or utilities, a household must provide a copy of written notice from the landlord of non-payment of rent and the landlord's intent to terminate the household's tenancy, or a notice from a utilities company warning of a utilities shut-off. Tenant must promptly deliver the notice from the Landlord well in advance of a scheduled court date for eviction proceedings. A copy of a rent ledger showing an accruing balance is also acceptable proof for risk of eviction for non-payment and a copy of a recent utility bill showing an accruing balance are also acceptable proof.

B. Hardship Waiver Criteria

DCHA may determine a financial hardship exists when the household cannot pay the minimum rent or has an excessive rent burden. Households will be considered for a hardship waiver, as discussed below, if:

1) The hardship cannot be remedied by the one interim recertification permitted each year (which cannot reduce a household's TTP below the minimum level).

2) The household is at an income level or experiences a loss of income and/or a TTP increase such that its total monthly TTP exceeds 40 percent of its current monthly gross income. The gross income will include imputed income in the same manner as current calculations.

3) The household faces risk of eviction for non-payment of rent – including utility shut-offs for non-payment of utility bills that could lead to eviction.

4) Other circumstances as determined by DCHA.

C. Hardship Review Process

1) The administrative informal review of the household circumstances will be conducted by DCHA according to current review processes.

2) For hardship claims related to imminent risk of eviction, DCHA will conduct an expedited review.

3) Where a hardship request is denied, the household may request an independent review of its case.

4) DCHA will complete all information regarding the request for Hardship and the outcome in the system of record for tracking Hardship requests.

D. Hardship Remedies

1) The Hardship remedies may include any of the following:

a) Allowing an additional interim recertification beyond the normal one-per-year option. This could lower household's TTP (but only as low at the $75 minimum TTP) until the next triennial recertification.

b) Setting the household's TTP at the minimum level for up to 180 days.

c) Setting the household's TTP at 28 percent of current income, for up to 180 days.

d) Offering a "transfer voucher" to support a move to a more affordable unit (including a unit with lower utility expenses).

e)A specific time frame for the temporary TTP or minimum rent may be established for longer than 90 days based on specific circumstances. However, the time frame will never go beyond the triennial recertification date.

f) Any combination of the above remedies.

2) During the 180-day period when the TTP is reduced, DCHA will increase its payment to the landlord to cover the portion of the rent previously paid by the tenant directly to the landlord, and it will notify the landlord of the change and the time period of the increased payments.

3) In addition to the remedy or remedies offered, the household may be referred to federal, state or local assistance programs to apply for assistance, or to obtain verification that they are ineligible to receive benefits.

4) The Hardship remedies are subject to the following limitations:
   a) The tenant portion of the rent payments will not be suspended prior to a hardship waiver request submission, once the request is approved..

   b) Remedies will not affect any rent attributable to a gross rent that exceeds the applicable payment standard.

   c) Opting out of the alternative rent policy is not a remedy option.

E. End of Hardship Waiver Period

1) If the hardship continues, the household may submit a request for an extension of the hardship remedy. However, the time frame will never go past the triennial recertification date.

2) At the end of the hardship waiver period, the household's regular TTP will be reinstated.

F. <u>Annual Reevaluation of Rent Reform Activity</u>

DCHA will review the rent reform activities annually and will report its findings to HUD in the yearly MTW Report. Because certain activities will be conducted on a triennial basis, not all information may be presented each year. However, DCHA will report on the following:

- Hardship requests and determinations
- Interim certifications for loss of income
- Program departures
- HAP Expenditures

G. <u>Transition Period</u>

A. Selection of Participants

Demonstration Participants will be randomly selected from the eligible vouchers through a computer generated random selection program. Eligible vouchers will specifically exclude the following:

1) Vouchers not currently administered under the Moving to Work Program:
   a) Veterans Affairs Supportive Housing
   b) Moderate Rehabilitation
   c) Shelter Plus Care
2) Enhanced Vouchers
3) HUD Project Based Vouchers
4) Vouchers administered under portability
5) Elderly households: Head of Household, co-head, spouse or single member households 62 years or older pursuant to the Administrative Plan
6) Households headed by people older than 56 years of age (who will become seniors during the course of the long-term demonstration).
7) Disabled households: Head of Household, co-head, spouse or single member households with disability as defined in the Administrative Plan
8) Households currently participating in the Family Self-sufficiency Program
9) Households participating in the Homeownership Program
10) Households that contain a mix of eligible and non-eligible household members would not be included in the Demonstration
11) Households currently receiving a childcare expense deduction

H. Enrollment of Study Group Members

1) Prior to Initial Demonstration Recertification Meeting/Orientation

   Selected Demonstration Participants will receive special information with their recertification package to introduce them to the rent reform policies and to answer household questions. DCHA will conduct the triennial certification at the time otherwise scheduled for the household biennial recertification. Key staff will be trained in all aspects of the Demonstration given their role as primary points of contact, including being resources for navigating the new policy, for Study Group members.

2) During Initial Demonstration Recertification Meeting/Orientation

   At the initial recertification, the household will have the changes in rent reform policies explained to them, including the details of the hardship policy (when they may qualify and how to apply). Households will also be given a comprehensive resource guide of services related to increasing self-sufficiency that can be accessed throughout the city.

   Changes in the family share, TTP, utility schedule allowance will be provided to the household with no less than 30 days' notice.

3) Mitigation of Impact at Initial Demonstration Recertification

   A "grace period" of six months will be provided to mitigate the impact of the transition if at the triennial certification (initial demonstration recertification at the beginning of the three-year period), and at subsequent triennials, if a household's current/anticipated income is less than its retrospective income by more than 10%, the current income alone will be used to create a "temporary" TTP for a six-month grace period.

   After that grace period, the TTP will automatically be switched to the TTP amount based on the previously determined average prior income. No interim recertification interview

would be required to reset this TTP. Families can request a hardship waiver if the six month grace period is not sufficient for transitioning from the temporary TTP.

C. Closed Out Activities

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
13	2.6.07	Enhanced Public Housing Lease Enforcement Operations	• Increase housing choices for low-income families	FY2007	Closed Out FY2013
N/A	1.11.08	Maximizing Public Housing Subsidies	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2008	Never Implemented Closed Out FY2008

14	3.6.08	Streamlining the Transition from Project-Based to Tenant-Based Vouchers	• Reduce cost and achieve greater cost effectiveness	FY2008	Implemented FY2009 and Closed Out 2012

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:

5. 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

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

7. 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
Implemented (FY04) and Closed Out (FY11)

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 (FY05)

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 (FY04)

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
Implemented (FY04) and Closed Out (FY04)

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 (FY10)

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 (FY06)

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
Implemented (FY05) and Closed Out (FY2)

As this activity was implemented 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 beyond the point of close-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 (FY09)

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
Implemented (FY05)and Closed Out (FY10)

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
Implemented (FY06) and Closed Out (FY10)

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 (FY13)

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 FY07 and FY08, 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 (FY08)

This activity was approved in FY08, but not implemented as originally crafted. However, in FY14, DCHA introduced its *Local Blended Subsidy* initiative—a more developed initiative in which implementation began in FY14.

Streamlining the Transition from Project-Based to Tenant-Based Vouchers (formerly 3.6.08)

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 (FY09) and Closed (FY12)

As this activity was implemented in FY2009, the measurable benefits were in the past, prior to the new reporting requirements under the MTW Agreement. No incremental cost savings were expected beyond the point of close-out.

Section V. Sources and Uses of Funding

A. Sources and Uses of MTW Funds

Under MTW, DCHA consolidates the agency's three major funding sources (public housing operating subsidy, the capital fund program, and the Section 8 Housing Choice Voucher program) into a Single Fund Budget. This section of the DCHA MTW Plan describes the agency's planned sources and uses of that budget.

Agency Budget

The FY2015 budget will not have been reviewed and approved by the DCHA Board of Commissioners by the time of the publication of the plan. The FY2015 estimated sources and uses will be presented after the budget is finalized.

Estimated Sources of MTW Funding for the Fiscal Year

Estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
70500 (70300+70400)	Total Tenant Revenue	$ 20,803,596
70600	HUD PHA Operating Grants	237,044,473
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	1,208,996
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	7,434,207
70000	**Total Revenue***	266,491,272

* Refer to Appendix for additional information to Section V: Sources and Uses of Funds MTW

Estimated Uses of MTW Funding for the Fiscal Year

Estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$ 20,207,931
91300+91310+92000	Management Fee Expense	616,368
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	3,049,468
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	25,817,502
93500+93700	Labor	1,640,055
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	29,596,856
95000 (95100+95200+95300+95500)	Total Protective Services	8,951,077
96100 (96110+96120+96130+96140)	Total insurance Premiums	2,655,074
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	8,932,594

96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	3,187,655
97100+97200	Total Extraordinary Maintenance	-
97300+97350	Housing Assistance Payments + HAP Portability-In	137,655,140
97400	Depreciation Expense	-
97500+97600+97700+97800	All Other Expenses	342,000
90000	**Total Expenses***	242,651,720

* Refer to Appendix for additional information to Section V: Sources and Uses of Funds MTW

Use of Single-Fund Flexibility

Describe the Activities that Will Use Only MTW Single Fund Flexibility
Single-Fund Budget Flexibility was used to meet many of the Agency's goals under the MTW Program. In FY2015 as in previous years, DCHA will use 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 • Supplement operating fund payments to create new and replacement low income housing units. For detail about how this will be done to modernize/redevelop units at Highland Dwellings and development of Square 882 (The Lofts), see *Initiative #25: Local Blended Subsidy.* • Create and operate a workforce training site for Public Housing residents and Housing Choice Voucher participants • 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 In addition, DCHA may utilize its MTW flexibility and block grant funds in a Rental Assistance Demonstration (RAD) project(s), upon HUD approval. DCHA submitted three RAD applications for four Public Housing sites in FY14 and will be considering application submission for additional sites in the event that the cap is lifted.

Capital Fund

Below is the expenditure plan for Capital Funds appropriated in FY2014 for expenditure in FY2014/FY2015.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2014

Property	General Description	Budget Value
BENNING TERRACE	VARIOUS UNIT UPGRADES	$ 400,423.90
STODDERT TERR.	BOILER ROOMS	$ 200,000.00
CLARIDGE TOWERS	FAN-COIL REPLACEMENT @ FRONT	$ 150,000.00
FORT LINCOLN	VARIOUS REPAIRS	$ 400,000.00
WOODLAND TERR.	SITE CORRECTIONS	$ 175,000.00
JAMES CREEK	SITE CORRECTIONS	$ 175,000.00
FORT DUPONT	EXTERIOR FAÇADE, FASCIA & GUTTER REPAIR	$ 450,000.00
VARIOUS SITES	STORAGE TANK ABANDONMENT	$ 175,000.00
VARIOUS SITES	VACANT UNITS & STRUCTURAL REHABILITATION	$ 1,706,000.00
FRONT LINE COST	BLUEPRINTS, DESIGNS, INSPECTIONS, FEES	$ 370,000.00
FRONT LINE COST	MECHANICAL REPAIRS, UPGRADES & EMERGENCIES	$ 300,000.00
FRONT LINE COST	CCTV SYSTEM UPGRADE	$ 150,000.00
FRONT LINE COST	RESIDENT RELOCATION	$ 100,000.00
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$ 4,751,423.90**
	FFY14' BUDGET BASIS	
	Capital Fund Grant Breakdown	**$ 14,306,101.00**
	RHF	$ (825,953.00)
	DEBT SERVICE	$ (6,032,702.50)
	ADMINISTRATIVE FEE	$ (1,348,015.80)
	PUBLIC SAFETY	$ (1,348,015.80)
	NET CAPITAL FUNDS for MODERNIZATION	**$ 4,751,413.90**

Below is the projected expenditure plan for Capital Funds appropriated in FY2015 for expenditure in FY2015/FY2016. Please note the projected total is based on a 5% increase over the FY2014 budget.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2015

Property	General Description	Budget Value
KENTUCKY COURTS	FIRE DAMAGED UNITS	$ 140,632.00
STODDERT TERR.	BOILER ROOMS	$ 100,000.00
WOODLAND TERR.	EXTERIOR FAÇADE, PAINTING & STORM DOORS	$ 350,000.00
SYPHAX GARDENS	LAUNDRY ROOM @ MANAGER'S OFFICE	$ 250,000.00
GARFIELD TERRACE	WALK-UP ENTRIES & SITE IMPROVEMENTS	$ 445,000.00
LANGSTON TERRACE	LAUNDRY ROOM @ PROPERTY	$ 250,000.00
VARIOUS TWNHSES	BATHROOM RENOVATIONS	$ 400,000.00
VARIOUS SITES	PROPERTY-EXTERIOR SIGNAGE INCL. ADDRESS ID.	$ 200,000.00
VARIOUS SITES	STORAGE TANK ABANDONMENT	$ 300,000.00
VARIOUS SITES	VACANT UNITS & STRUCTURAL REHABILITATION	$ 2,000,000.00
FRONT LINE COST	BLUEPRINTS, DESIGNS, INSPECTIONS, FEES	$ 360,000.00
FRONT LINE COST	MECHANICAL REPAIRS, UPGRADES & EMERGENCIES	$ 300,000.00
FRONT LINE COST	CCTV SYSTEM UPGRADE	$ 100,000.00
FRONT LINE COST	RESIDENT RELOCATION	$ 100,000.00
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$ 5,295,632.00**

FFY15' BUDGET BASIS	
Capital Fund Grant Breakdown	**$ 15,021,406.00**
RHF	$ (867,240.00)
DEBT SERVICE	$ (6,027,700.00)
ADMINISTRATIVE FEE	$ (1,415,417.00)
PUBLIC SAFETY	$ (1,415,417.00)
NET CAPITAL FUNDS for MODERNIZATION	**$ 5,295,632.00**

B. Local Asset Management Plan

See Appendix A for the DCHA Local Asset Management Plan (LAMP).

B. MTW Plan: Local Asset Management Plan	
Is the DCHA allocating costs within statute?	No
Is the DCHA implementing a local asset management plan (LAMP)?	Yes

If the DCHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?	Yes

DCHA does not have any changes to the agency LAMP.

Section VI. Administrative

A. Board of Commissioners Authorization Resolution

RESOLUTION 14-25

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2015 MOVING TO WORK PLAN

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

WHEREAS, the proposed DCHA 2015 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement; and

WHEREAS, the proposed MTW Plan includes an allocation of capital funds, including replacement housing factor funds ("CFP"), which are anticipated to be received from HUD from Fiscal Year 2014 appropriations; the exact amount of the CFP will be determined by HUD; and

WHEREAS, the proposed DCHA 2015 MTW Plan (including the proposed use of CFP) has been made available to the public for a 30-day comment period, discussed at a public hearing on June 19, 2014 and comments received were considered and the accepted revisions were made to the plan accordingly;

WHEREAS, during the public comment period, DCHA met with its stakeholders, specifically, the Advocacy community, City-Wide Advisory Board, HCVP Participant Advisory Committee, and the HCVP Housing Providers Association to discuss the MTW Plan and any comments received; and

WHEREAS, after DCHA carefully considered the comments made by the agency's stakeholders, non-substantive changes were made to the plan; and

WHEREAS the Board of Commissioners of the District of Columbia Housing Authority is required to certify that the MTW Plan complies with the requirements of the MTW Agreement and that it meets various other federal requirements;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby certifies that the MTW Plan complies with all applicable federal requirement and : 1) approves the DCHA MTW 2015 Plan; 2) authorizes the Executive Director to submit the DCHA MTW 2015 Plan to HUD; 3) authorizes the Executive Director to execute the ACC Amendments (HUD Form 52840-A) to obtain the capital funds appropriated by HUD in Fiscal Year 2014 and 4) authorizes the Executive Director to submit to HUD the Capital Fund Annual Statement (Form 50075.1) for such CFP;

RESOLUTION 14-25
To Approve the District of Columbia
Housing Authority Fiscal Year 2015 Moving to Work Plan

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 9h day of July, 2014.

ATTEST:

Adrianne Todman
Executive Director/Secretary

APPROVAL:

Pedro Alfonso
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth S. Slaughter
Interim General Counsel

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B. Public Comment Process

DCHA has taken the following steps to ensure a thorough public process in accordance with its MTW Agreement, including a 30 day review period effective May 23, 2014-June 24, 2014.

- May 23, 2014: Public notice published of availability of MTW Plan for public comment and notice of the Public Hearing on the DCHA web-site
- May 24, 2013: Public notice of availability of MTW Plan for public comment and notice of Public Hearing published in the Washington Post on May 24, 2014. In addition, notice was also published in the June edition of the Afro-American.
- June 17, 2014: Meeting with Legal Advocates held (approx. 10 attendees)
- June 17, 2014: Meeting with the HCV Participant Advisory Committee held (1 attendee)
- June 18, 2014: Meeting with the HCV Housing Providers' Association held (approx. 30 attendees)
- June 19, 2014: Meeting with Public Housing City-wide Advisory Board (CWAB) held (approx. attendees)
- June 19, 2014: Public Hearing held (3 attendees)
- July 9, 2014: Approval by the Board of Commissioners at monthly meeting

The following pages include the documents listed below:

- Board of Commissioners Meeting Agenda
- Annual Moving to Work Plan Certifications of Compliance
- Public Meeting Notices
- HCV Participant Advisory Committee Meeting Agenda
- HCV Housing Providers' Association Meeting Agenda
- CWAB Meeting Agenda
- Public Hearing Agenda

There was no public testimony at the June 19, 2014 Public Hearing requiring any changes to the draft plan. In addition, there were no public comments submitted in writing.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

FORT LINCOLN
2855 Bladensburg Road, N.E.
Washington, D.C. 20018

WEDNESDAY, JULY 9, 2014
1:00 P.M.

A G E N D A
-REVISED-

I. **CALL TO ORDER *[MOMENT OF SILENCE] AND QUORUM***

II. **APPROVAL OF MINUTES**
June 11, 2014 Board of Commissioners' Meeting Tab 1

III. **EXECUTIVE DIRECTOR'S REPORT**

IV. **PROCLAMATION**

Presented to Commissioner M. Bernadette Tolson

V. **RESOLUTIONS**

PUBLIC COMMENT

A. RESOLUTION 14-21 Tab 2
To Authorize the Executive Director to Enter Into a Contract For Utility Billing Administrative Services
1. Description of Resolution
2. Board Action on Resolution

B. RESOLUTION 14-22 Tab 3
To Authorize the Executive Director to Enter Into Contracts Under the Job Order Contracting (JOC) System
1. Description of Resolution
2. Board Action on Resolution

C. RESOLUTION 14-23 — Tab 4
To Authorize a Modification to the Memorandum of Understanding with the District of Columbia Department Of Housing and Community Development for Demolition Services
1. Description of Resolution
2. Board Action on Resolution

D. RESOLUTION 14-24 — Tab 5
To Authorize the Submission of a Rental Assistance Demonstration (RAD) Application for Barry Farm Dwellings And Wade Road Apartments
1. Description of Resolution
2. Board Action on Resolution

E. RESOLUTION 14-25 * — Tab 6
Approval of the District of Columbia Housing Authority Fiscal Year 2015 Moving to Work Plan
1. Description of Resolution
2. Board Action on Resolution

F. RESOLUTION 14-26 * — Tab 7
Approval of an Amendment to District of Columbia Housing Authority Fiscal Year 2014 Moving to Work Plan – HUD Rent Reform Demonstration
1. Description of Resolution
2. Board Action on Resolution

G. RESOLUTION 14-27 — Tab 8
To Authorize the Executive Director to Submit and Execute Documents to Facilitate the Project Financing for the Highland Dwellings Redevelopment
1. Description of Resolution
2. Board Action on Resolution

H. RESOLUTION 14-28 — Tab 9

To Authorize the Executive Director to Submit to HUD a Choice Neighborhoods Initiative Planning Grant Application for the Lincoln Heights/Richardson Dwelling Neighborhood and Execute a Grant Agreement if Awarded

1. Description of Resolution
2. Board Action on Resolution

V. PUBLIC COMMENT — **RESIDENTS** **NONRESIDENTS**

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

**Resolution is still being reviewed by the Committee on Operations*

RESOLUTIONS CAN BE ACCESSED ON THE DCHA WEB-SITE AT
www.dchousing.org

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

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

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning **10/01/2014**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

District of Columbia Housing Authority	**DC001**
PHA Name	PHA Number/HA Code

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

Adrianne Todman	**Executive Director/Board Secretary**
Name of Authorized Official	Title
Signature	Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

http://www.dchousing.org/default.aspx?docid=20140523070110359 21 District of Columbia Housi...

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Federal Poverty Guidelines Suggested Sites Get more Add-ons Page Safety Tools

DISTRICT OF COLUMBIA
HOUSING AUTHORITY

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HOUSING APPLICATIONS JOBS

ABOUT DCHA TWEET FACEBOOK CREATED: 5/23/2014

NOTICE OF PUBLIC HEARING TO DISCUSS AN AMENDMENT TO THE 2014 MOVING TO WORK (MTW) PLAN AND THE PROPOSED 2015 MTW PLAN

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing to discuss and solicit comments on an amendment to the agency's 2014 Moving to Work (MTW) Plan related to a U.S. Department of Housing and Urban Development (HUD) Rent Reform Demonstration initiative AND the agency's proposed 2015 MTW Plan. The Public Hearing will take place on Thursday, June 19, 2014 at 6:00 PM at 1133 North Capitol St., NE in the 2nd floor Board Room. The MTW program is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. To request a copy of the amendment and/or plan, please call (202)435-3382. Written comments on the 2014 plan amendment and the 2015 proposed plan initiatives can be submitted via e-mail by June 24, 2014, to MTW@dchousing.org or by mail to Kimberley Cole, Deputy Chief of Staff, DCHA, 1133 North Capitol Street, NE, Suite 200, Washington, DC 20002.

1133 North Capitol Street N.E. Washington, DC 20002 (202) 535-1000 | DC Relay (202) 855-1234
Building Hours: Monday - Friday, 8:30 am - 4:30 pm
HCVP Walk-In Day: Tuesday, 8:30 am - 3:30 pm | Landlord Walk-In Day: Friday, 8:30 am - 3:30 pm

Language Support:

100%

9:26 AM 5/23/2014

The Washington Post
CLASSIFIED
washingtonpost.com/classifieds
SATURDAY, MAY 24, 2014

820 Official Notices | 820 Official Notices

DISTRICT OF COLUMBIA HOUSING AUTHORITY Public Hearing Notice

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing to discuss and solicit comments on an amendment to the agency's 2014 Moving to Work (MTW) Plan related to a U.S. Department of Housing and Urban Development (HUD) Rent Reform Demonstration initiative AND the agency's proposed 2015 MTW Plan. **The Public Hearing will take place on Thursday, June 19, 2014 at 6:00 PM at 1133 North Capitol St., NE in the 2nd floor Board Room.** The MTW program is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families. To request a copy of the amendment and/or plan, please call (202)435-3382. Written comments on the 2014 plan amendment and the 2015 proposed plan initiatives can be submitted via e-mail by June 24, 2014, to **MTW@dchousing.org** or by mail to Kimberley Cole, Deputy Chief of Staff, DCHA, 1133 North Capitol Street, NE, Suite 200, Washington, DC 20002. Information on the MTW program is available on the DCHA web-site at **www.dchousing.org.**

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The Washington AFRO American

June 7, 2014 - JUNE 13, 2014

District of Columbia Housing Authority
1133 North Capitol Street, NE Washington, DC 20002-7599
202-535-1000
Adrianne Todman, Executive Director

DC Housing Authority Public Hearing Notice

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing to discuss and solicit comments on an amendment to the agency's 2014 Moving to Work (MTW) Plan related to a U.S. Department of Housing and Urban Development (HUD) Rent Reform Demonstration initiative AND the agency's proposed 2015 MTW Plan. The Public Hearing will take place on Thursday, June 19, 2014 at 6:00 PM at 1133 North Capitol St., NE in the 2nd floor Board Room.

The MTW program is a HUD program that allows select public housing authorities to design and implement innovative programs and policies with the intent to 1) reduce costs and improve efficiencies; 2) encourage residents to obtain employment and become economically self-sufficient; and 3) increase housing choices for low-income families.

To request a copy of the amendment and/or plan, please call (202)435-3382. Written comments on the 2014 plan amendment and the 2015 proposed plan initiatives can be submitted via e-mail by June 24, 2014, to MTW@dchousing.org or by mail to Kimberley Cole, Deputy Chief of Staff, DCHA, 1133 North Capitol Street, NE, Suite 200, Washington, DC 20002. Information on the MTW program is available on the DCHA web-site at www.dchousing.org.

District of Columbia Housing Authority

MEETING WITH LOCAL ADVOCATES

AGENDA

Tuesday, June 17, 2014

Housing Choice Voucher Conference Room

1:00 pm

I. HUD MTW Rent Reform Demonstration—FY14 Plan Amendment

- MTW Initiative/Local Regulation Review

II. DCHA FY15 MTW Plan

III. Next Steps

District of Columbia Housing Authority

MEETING WITH HCVP PARTICIPANT ADVISORY COMMITTEE

AGENDA

Tuesday, June 17, 2014
5:30pm

1133 North Capital Street
Washington, DC 20002

I. HUD MTW Rent Reform Demonstration—FY14 Plan Amendment

II. DCHA FY15 MTW Plan

DC Housing Providers Association (DCHPA)
2014 Theme: "Taking Ownership of our Business"

2014 DCHPA OFFICERS

Chairman - Karissa Leake	**Karissa.Leake@dchpa.org**
Vice Chairman - Mike Kornegay	**Mike.Kornegay@dchpa.org**
Secretary - Roshonda Josephs	**Roshonda.Josephs@dchpa.org**
Treasurer – Brent Simpson	**Brent.Simpson@dchpa.org**
Sergeant at Arms – Vivan Sills	**Vivan.Sills@dchpa.org**
Parliamentarian – Johnnie Mae Durant	**JohnnieMae.Durant@dchpa.org**

DC HPA Meeting – Wednesday, June 18, 2014
6:00pm – 7:00pm

Meeting Agenda

I. Introduction – DCHPA Purpose and Board Members

II. **Tonya Truesdale – District of Columbia Department of Housing and Community Development**

III. **Kimberly Cole – District of Columbia Housing Authority Office of Executive Director**

IV. **Allison Tucker – Department of Human Services & Clarence Stewart of the Community Partnership**

Notes:

_____

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_____

_____

_____

**** If you wish to be added to our email list please send an email to Karissa.Leake.DCHPA@gmail.com with subject ADD ME**

District of Columbia Housing Authority

MEETING WITH CITYWIDE ADVISORY BOARD

AGENDA

Thursday, June 19, 2014
1:00pm

Fort Dupont/Stoddert Community Center

I. DCHA FY15 MTW Plan

II. HUD MTW Rent Reform Demonstration—FY14 Plan Amendment

District of Columbia Housing Authority
2014 Moving to Work (MTW) Plan Amendment &
Proposed 2015 MTW Plan

Public Hearing
June 19, 2014
6:00pm

1133 North Capital Street, NE
2nd Floor Board Room

AGENDA

I.	**Welcome**	**Kimberley Cole** Office of the Executive Director
II.	**Hearing Protocols**	**Nicola Grey** Office of the General Counsel
III.	**Overview of the Moving to Work Program**	**Kimberley Cole**
IV.	**2014 MTW Plan Amendment—HUD Rent Reform Demonstration**	**Kimberley Cole**
V.	**2015 Proposed MTW Plan**	**Kimberley Cole** **Michael Brown** Office of Capital Programs

VI. **Testimony**
   a. Public Housing Residents and Voucher Participants
   b. Non-Residents/General Public

Public Hearing Protocol

- Time Limits: Public Housing Residents and Voucher Participants: 5 minutes
  Non-Residents/General Public: 3 minutes
- Persons testifying must be recognized and must speak into the microphone.
- Persons testifying are encouraged to speak on the contents of the FY2014 Plan Amendment and proposed FY2015 MTW Plan.

C. Planned or Ongoing Agency-Directed Evaluations of the Demonstration

DCHA is not currently using an outside evaluator(s) for the demonstration or any of the Agency MTW initiatives. However, pending HUD approval, DCHA may be participating in a HUD sponsored Rent Reform Demonstration of which MDRC, a research organization contracted by HUD, will be conducting an evaluation.

D. Annual Statement/Performance and Evaluation Reports

Performance and Evaluation Reports are included for the following grants as provided in the DCHA FY13 MTW Report:

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

Performance and Evaluation Reports are included for the following grants as of April 2014/May 2014:

DC39P001501-11
DC39P001501-12
DC39P001501-13

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: 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
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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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: **DC39P00150109** Replacement Housing Factor Grant No:	CFFP (Yes/ 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
	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 (4/2008)

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: DC39P00150110 Date of CFFP:	Replacement Housing Factor Grant No:	2010 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

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[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: DC39P00150110 Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: 2010 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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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: DC39P00150111; Date of CFFP: ———	Replacement Housing Factor Grant No:	FFY of Grant: 2011; 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

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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
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: DC39P00150111 Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: 2011 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
	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.

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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
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** Date of CFFP:	Replacement Housing Factor Grant No:	**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	$5,411,376	$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.
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[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 Date of CFFP:	Replacement Housing Factor Grant No:	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
	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
	Grant Total:			$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.

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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
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 Date of CFFP:	Replacement Housing Factor Grant No:	2013 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
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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 Date of CFFP: _____	Replacement Housing Factor Grant No:	2013 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 4/26/13	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: **DC39P00150113** Replacement Housing Factor Grant No:	CFFP (Yes/ No):	**Federal FY of Grant: 2013**

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	$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
	Grant Total:			$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.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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: DC39R00150109	2009
	Date of CFFP:		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.

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U.S. Department of Housing and Urban Development
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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: DC39R00150109	2009
	Date of CFFP:		FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 4)
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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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U.S. Department of Housing and Urban Development
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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: **DC39R00150109**	**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:							
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							
	Grant 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.

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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: DC39R00150209	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	$3,396,602	$3,396,602	$3,396,602	$2,170,805
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)	**$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.

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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)
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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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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:							
5190-0060	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 in 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
5350-0081	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							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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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	
5420-0084	Administrative Costs	1499	N/A	$133,395	$180,205	$180,205	$177,169	Work is in Progress
Pollin Memorial								Revision by Fungibility
Hayes and Barnes Street,								Work Item in MTW Plan
North East	Construction and Revitalization of	1499	LS	$1,469,648	$1,469,648	$1,469,648	$246,887	Work is in Progress
	42 Public Housing Units at Hayes & Barnes St,							
	NE							
	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.

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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)
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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 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)	**$1,853,477**	**$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.

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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)
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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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U.S. Department of Housing and Urban Development
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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							
	Grant Total:			$1,853,477	$1,853,477	$1,853,477	$117,642	

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[2] To be completed for the Performance and Evaluation Report.

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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 CFFP:		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				

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[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.

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

Type of Grant
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		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date 11/26/13	Signature of Public Housing Director		Date

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PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150210**	**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:							
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
Sourth 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							
	Grant Total:			$2,297,446	$2,297,446	$1,775,043	$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.

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

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		Original	Revised 2	Obligated	Expended
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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: **DC39R00150111**	**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	
	REPLACEMENT OF HOUSING UNITS:							
3530-0051	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							
	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.

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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
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
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

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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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: **DC39R00150211**	**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	
	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	$1,942,980	$1,942,980	$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							
	Grant Total			$2,158,866	$2,158,866	$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.

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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
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: DC39R00150112	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				
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.

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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: DC39R00150112	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
	Signature of Executive Director	Date 11/26/13	Signature of Public Housing Director		Date

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U.S. Department of Housing and Urban Development
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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: **DC39R00150112**	**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	
	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							
	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.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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: DC39R00150212	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				
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 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.
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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
	Signature of Executive Director	Date 11/26/13	Signature of Public Housing Director		Date

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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: **DC39R00150212**	**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	
	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							
	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.

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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: DC39R00150113	FFY of Grant: 2013 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.

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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. DC39R00150113	2013 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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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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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: **DC39R00150113**	**Federal FY of Grant: 2013**

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							
	Grant Total:			$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.

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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 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.

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Capital Fund Financing Program

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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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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: **DC39R00150213**	**Federal FY of Grant: 2013**

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							
	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.

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OMB No. 2577-0226
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Part I: Summary

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

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: May 31, 2014 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 11/30/13	Obligated 8/02/13	Expended 05/12/14
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements	$1,289,462	$1,289,462	$1,289,462	$1,289,462
4	1410 Administration (may not exceed 10% of line 21)	$1,305,238	$1,305,282	$1,305,282	$1,191,589
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$572,325	$568,197	$568,197	$492,700
8	1440 Site Acquisition				
9	1450 Site Improvement	$114,842	$114,842	$114,842	$114,842
10	1460 Dwelling Structures	$3,504,978	$3,398,901	$3,398,901	$3,333,840
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures		$110,177	$110,177	$110,177
13	1475 Non-dwelling Equipment	$36,011	$35,995	$35,995	$29,480
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$6,435	$6,435	$6,435	$6,435
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	$12,633,860
21	Amount of line 20 Related to LBP Activities	$0	$0	$0	$0
22	Amount of line 20 Related to Section 504 Activities	$200,000	$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

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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
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 Date of CFFP:	Replacement Housing Factor Grant No:	2011 FFY of Grant Approval: 2011

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: May 31, 2014 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 11/30/13	Obligated 8/02/13	Expended 05/12/14

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Adrianne Todman			

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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
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 Date of CFFP:	Replacement Housing Factor Grant No:	2012 FFY of Grant Approval: 2012

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: May 31, 2014 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 02/28/14	Obligated 03/11/14	Expended 05/12/14
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements	$1,231,339	$1,231,339	$1,231,339	$1,231,339
4	1410 Administration (may not exceed 10% of line 21)	$1,231,340	$1,231,340	$1,231,340	$1,228,636
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$593,643	$522,889	$522,889	$511,357
8	1440 Site Acquisition				
9	1450 Site Improvement	$33,603	$33,603	$33,603	$33,603
10	1460 Dwelling Structures	$2,681,640	$2,918,861	$2,918,861	$2,074,638
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures	$284,759	$284,759	$284,759	$284,759
13	1475 Non-dwelling Equipment	$100,000	$21,513	$21,513	$18,701
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$115,628	$27,648	$27,648	$24,679
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	$6,041,443
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	$12,313,395	$11,449,155
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	$1,231,339	$1,231,339	$1,231,339	$0
24	Amount of line 20 Related to Security - Hard Costs	$300,000	$300,000	$300,000	$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.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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 Date of CFFP:	Replacement Housing Factor Grant No:	2012 FFY of Grant Approval: 2012

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: May 31, 2014 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 02/28/14	Obligated 03/11/14	Expended 05/12/14

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Adrianne Todman			

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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 Date of CFFP:	Replacement Housing Factor Grant No:	2013 FFY of Grant Approval: 2013

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: May 31, 2014 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 04/30/14	Obligated 05/31/14	Expended 05/12/14
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements	$1,193,505	$1,193,505	$1,193,505	$593,753
4	1410 Administration (may not exceed 10% of line 21)	$1,193,506	$1,193,506	$1,126,122	$696,213
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$522,591	$522,591	$300,000	$150,000
8	1440 Site Acquisition				
9	1450 Site Improvement	$0	$0	$0	$0
10	1460 Dwelling Structures	$2,584,865	$2,584,865	$1,353,385	$209,385
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures			$0	$0
13	1475 Non-dwelling Equipment	$301,809	$301,809	$26,213	$1,195
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$100,000	$100,000	$0	$0
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	$10,038,005	$1,650,546
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	$300,000	$300,000	$300,000	$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.

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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: DC39P00150113 Date of CFFP:	Replacement Housing Factor Grant No:	2013 FFY of Grant Approval: 2013

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1)
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original 09/30/13	Revised 2 04/30/14	Obligated 05/31/14	Expended 05/12/14

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Adrianne Todman			

Appendix A: 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 B: Sources and Uses of Funding—Additional Information

This section provides additional information related to DCHA Sources and Uses of Funding addressed in Section V of the plan. This following includes MTW funding captured by transfers in and out between programs and projects, Non-MTW funding, Local funding and COCC funding.

Estimated Sources of MTW Funding for the Fiscal Year

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
10093	Transfer between programs and projects in	$ 4,000,000

Estimated Uses of MTW Funding for the Fiscal Year

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
10094	Transfers between programs and projects out	$ 27,839,552

Estimated Sources of NON-MTW Funding for the Fiscal Year

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$ -
70600	HUD PHA Operating Grants	23,538,040
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
70800	Other Government Grants	-
71100+72000	Interest Income	-
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	-
70000	Total Revenue	$ 23,538,040

Estimated Uses of NON-MTW Funding for the Fiscal Year		
Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$ 414,154
91300+91310+92000	Management Fee Expense	-
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	-
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	-
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	852
95000 (95100+95200+95300+95500)	Total Protective Services	-
96100 (96110+96120+96130+96140)	Total insurance Premiums	15,096
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	-
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	-
97300+97350	Housing Assistance Payments + HAP Portability-In	21,580,106
97400	Depreciation Expense	-
97500+97600+97700+97800	All Other Expenses	-
90000	Subtotal Expenses	22,010,208
10094	Transfers between programs and projects out	1,527,832
90000 + 10094	Total Expenses	$ 23,538,040

Estimated Sources of LOCAL Funding for the Fiscal Year		
Sources		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
70500 (70300+70400)	Total Tenant Revenue	$ -
70600	HUD PHA Operating Grants	-
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
70800	Other Government Grants	58,091,194
71100+72000	Interest Income	-
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	-
70000	**Total Revenue**	$ 58,091,194

Estimated Uses of LOCAL Funding for the Fiscal Year		
Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$ 258,489
91300+91310+92000	Management Fee Expense	-
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	-
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	-
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	12,440
95000 (95100+95200+95300+95500)	Total Protective Services	-
96100 (96110+96120+96130+96140)	Total insurance Premiums	3,348
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	-
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	-

Estimated Uses of LOCAL Funding for the Fiscal Year		
Uses		
97300+97350	Housing Assistance Payments + HAP Portability-In	49,922,960
97400	Depreciation Expense	-
97500+97600+97700+97800	All Other Expenses	-
90000	Subtotal Expenses	50,197,237
10094	Transfers between programs and projects out	7,893,957
90000 + 10094	Total Expenses	$ 58,091,194

Estimated Sources of COCC Funding for the Fiscal Year		
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$ -
70600	HUD PHA Operating Grants	-
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
70800	Other Government Grants	-
71100+72000	Interest Income	620,764
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	1,775,440
70000	Subtotal Revenue	2,396,204
10093	Transfer between programs and projects in	28,509,918
700000 + 10093	Total Revenue	$ 30,906,122

Estimated Uses of COCC Funding for the Fiscal Year		
Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$ 22,612,435
91300+91310+92000	Management Fee Expense	-
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	-
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	253,037
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	6,465,983
95000 (95100+95200+95300+95500)	Total Protective Services	299,116
96100 (96110+96120+96130+96140)	Total insurance Premiums	240,187
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	387,364
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	-
97300+97350	Housing Assistance Payments + HAP Portability-In	-
97400	Depreciation Expense	-
97500+97600+97700+97800	All Other Expenses	648,000
90000	**Total Expenses**	$ 30,906,122

Appendix C : Public Housing Flat Rent Significant Amendment

The District of Columbia Housing Authority (DCHA) hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113 – 76, the Fiscal Year 2014 Appropriation Act.

DCHA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities cost. DCHA will begin implementation of the new policy effective October 31, 2014. The lower of the new flat rental amount or the income based rent will be automatically applied as the rent for new admissions, as defined in DCHA MTW Initiative #5 (*Modifications to Market-Based Rents*).

For current program participants that pay the flat rental amount, they will automatically be given the lesser of the new flat rental amount and their income-based rent, as defined in DCHA MTW Initiative #4 (*Simplified Certification and Multi-Year Income Recertification*), at the next scheduled rental option. This will coincide with DCHA's biennial recertification schedule as authorized by MTW Initiative #5 (*Modifications to Market-Based Rents*).

DCHA will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount; and
- The PHA will apply the lower of the two rent options as the family's rent as follows:
    - the lower of the product of the calculation and the updated flat rental amount; or
    - the income-based rent.

Appendix D : Modernization Vacant Unit Prioritization Listing FY2015

PROPERTY & UNIT ADDRESSES	BDRM	VACANT DATE	ESTIMATE	PROJ. COMPLETION	COMMENTS
Harvard Towers @ 1845 Harvard ST NW **#213**	0	3/29/10	$ 85,000.00	12/1/2015	Mold Remediation
Highland Addition @ 3823 9th Street, SE.	3	3/20/05	$ 65,000.00	12/1/2015	Fire Unit
Highland Addition @ 3841 - 8th Street, SE	3	11/22/05	$ 65,000.00	12/1/2015	Fire Unit
Highland Addition @ 3845 - 9th Street, S.E.	3	6/23/10	$ 65,000.00	12/1/2015	Fire Unit
Highland Addition @ 941 Wahler Place, S.E.	3	12/16/09	$ 65,000.00	12/1/2015	Fire Unit
Kelly Miller @ 230 W St NW **#22**	2	3/2/11	$ 55,000.00	12/1/2015	Fire Unit
Kelly Miller @ 238 W St NW **#13**	0	12/4/09	$45,000.00	12/1/2015	
Kelly Miller @ 238 W St NW **#32**	0	9/12/11	$ 45,000.00	12/1/2015	
Kelly Miller @ 251 V St NW **#33**	2	7/30/09	$ 55,000.00	12/1/2015	
Kenilworth Courts @ 1530 Kenilworth Ave., N.E.	5	8/2/11	$85,000.00	3/1/2016	Tree Roots in Line
Kenilworth Courts @ 4506 Quarles Street, N.E. **#B1**	3	6/10/08	$85,000.00	3/1/2016	Mold
Kenilworth Courts @ 4508 Quarles Street, N.E. **#1**	3	9/8/10	$85,000.00	3/1/2016	Mold
Kenilworth Courts @ 4556 Quarles Street, NE	3	10/1/11	$85,000.00	3/1/2016	Fire
Kentucky Courts @ 1332 D Street, S.E. **#32**	1	11/7/11	$ 50,000.00	3/1/2016	
Langston Terrace @ 2103 G ST NE **#2**	1	3/24/10	$60,000.00	3/1/2016	Roof
Langston Terrace @ 663 24TH ST NE **#60**	1	11/4/10	$ 60,000.00	3/1/2016	Roof Leak
Lincoln Heights @ 220 51st Street, N.E. **# 12**	2	7/2/02	$ 65,000.00	6/1/2016	Fire Unit
Lincoln Heights @ 223 - 50th Street, N.E. **#12**	3	3/29/11	$65,000.00	6/1/2016	Mold Infestation
Lincoln Heights @ 301 - 50th Street, N. E. **#11**	2	1/12/11	$ 65,000.00	6/1/2016	Fire Unit
Lincoln Heights @ 313 - 50th Street, N.E. **#13**	2	5/5/10	$65,000.00	6/1/2016	Mold Infestation / Ragland
Lincoln Heights @ 525 - 51st Street, N.E.	3	7/6/10	$ 65,000.00	6/1/2016	Fire Unit
Richardson Dwlgs. @ 262 - 54th Street, N.E. **#32**	2	2/14/08	$75,000.00	6/1/2016	
Richardson Dwlgs. @ 339 - 53rd Street, N.E.	3	4/1/11	$30,000.00	6/1/2016	Roof Leak
Richardson Dwlgs. @ 5317 Clay Terrace	5	5/26/11	$75,000.00	6/1/2016	Lead Issue
Syphax Gardens @ 1422 - 1st Street, S.W. **#12**	2	2/18/11	$ 70,500.00	9/1/2016	Fire
Woodland Terrace @ 2703 Langston Place, S.E.	5	10/21/09	$ 115,000.00	9/1/2016	Main Line Issues

PROPERTY & UNIT ADDRESSES	BDRM	VACANT DATE	ESTIMATE	PROJ. COMPLETION	COMMENTS
					6/3/11
Woodland Terrace @ 2705 Langston Place, S.E.	5	5/5/11	$115,000.00	9/1/2016	Main Line Issues 6/3/11
Woodland Terrace @ 2709 Bruce Place, S.E. **#34**	1	9/9/10	$115,000.00	9/1/2016	

$1,975,500.00

RECONCILIATION SUMMARY

Fiscal Year 2015 Funding **$2,000,000.00**