IMPACT IMPACT IMPACT IMPACT IMPACT IMPACT IMPACT

Making an IMPACT…

2018 Moving to Work Plan

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"I am excited about being a part of the work ahead of DCHA. The agency is poised to make a positive impact on the families we serve and the communities in which they reside through innovation, thoughtfulness and professionalism. Our MTW designation will continue to play a major role in the success of these efforts. "

-Neil Albert
Chairman, DCHA Board of Commissioners

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).

Table of Contents

Section I. Introduction 1

A. Overview 1

B. Short-term and Long-Term MTW Goals and Objectives—"The Power of Opportunity" 2

Moving to Work 3

Non-Moving to Work 5

Section II. General Housing Authority Operating Information 8

A. Housing Stock Information 8

1. Planned New Public Housing Units to be Added During the Fiscal Year 8

2. Planned Public Housing Units to be Removed During the Fiscal Year 8

3. New Housing Choice Vouchers to be Project-Based During the Fiscal Year 11

Other Changes in the Housing Stock Anticipated During the Fiscal Year 12

4. General Description of All Planned Capital Fund Expenditures During the Plan Year 13

B. Leasing Information 14

1. Planned Number of Households Served at the End of the Fiscal Year 14

2. Reporting Compliance with the MTW Statutory Objectives 14

3. Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions 15

C. Wait List Information 15

1. Wait List Information Projected for the Beginning of the Fiscal Year 15

Section III. Proposed MTW Activities 17

Initiative 31: Unit Protection Incentive Program 18

Initiative 5: Modifications to Market-Based Rents (formerly 2.2.04) 21

Section IV. Approved MTW Activities (Initiatives) 26

A. Implemented Activities 26

Initiative 1: Modifications to DCHA's Project-Based Voucher Program 28

Initiative 2: Designation of Elderly-Only Properties (formerly 1.3.04) 29

Initiative 3: Modifications to HCV Homeownership Program (formerly 1.4.04) 30

Initiative 4: Simplified Certification and Multi-Year Income Recertification (formerly 2.1.04) 34

Initiative 7: DCHA Subsidiary to Act as Energy Services Company (formerly 4.1.04) 35

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) 36

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) 37

Initiative 12: Rent Simplification and Collections (formerly 3.5.06) 40

Initiative 16: Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification (formerly 2.7.11) 40

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) 41

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) 42

Initiative 20: Enhance Neighborhood Services within Public Housing Communities (formerly 2.9.12) 43

Initiative 23: Encourage the Integration of Public Housing Units into Overall HOPE VI Communities (formerly 3.10.12) 44

Initiative 24: Simplified Utility Allowance Schedule 45

Initiative 25: Local Blended Subsidy 47

Initiative 27: Family Stabilization through Housing and Education Demonstration 51

Initiative 28: Rent Reform Demonstration (HCVP) 54

Initiative 29: HQS Biennial Inspections for Landlords in Good-Standing 80

Not Yet Implemented 83

Initiative 15: Reform Housing Quality Standards (formerly 3.7.08) 83

Initiative 19: Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment (formerly 4.5.11) 84

B. Activities on Hold 88

C. Closed Out Activities 89

Locally Defined Site and Neighborhood Standards 90

Special Occupancy Policy of Service Providers 91

Voluntary Resident Community Service 91

Resident Satisfaction Assessment 92

Security Deposit Guarantee Program 92

Modification to HCV Inspections Scheduling 93

Modifications to Pet Policy 93

Streamlining Resident Community Service 93

Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing 94

Revolving Loan Fund for HCVP Landlords 95

Flexible Funding 95

Reformulation of HUD Forms 95

Enhanced Public Housing Lease Enforcement Operations 96

Maximizing Public Housing Subsidies 97

Streamlining the Transition from Project-Based to Tenant-Based Vouchers (formerly 3.6.08) 97

DCHA Local Mixed Subsidy Program 97
Supporting Grandfamilies 99
Local Investment Policy 99
HQS Scheduling 100
Section V. Sources and Uses of Funding 101
A. Sources and Uses of MTW Funds 101
B. Local Asset Management Plan 105
Section VI. Administrative 106
A. Board of Commissioners Authorization Resolution 106
B. Certifications of Compliance 108
MTW Certification of Compliance (Form 50900, Attachment B) 108
Certification of Consistency with the Consolidated Plan 109
C. Public Comment Process 111
D. D. Planned or Ongoing Agency-Directed Evaluations of the Demonstration 132
E. Annual Statement/Performance and Evaluation Reports 133
Appendix A: Local Asset Management Program 182
Appendix B : Sources and Uses of Funding—Additional Information 186
Appendix C: Rental Assistance Demonstration (RAD) Significant Amendments 190
1. Colorado and Columbia 191
2. Commitments and Portfolio RAD Awards 202
3. Fairlawn Marshall and Matthews Memorial 220

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.

For over a decade, many of the innovations DCHA has implemented are due in part to its participation in a federal demonstration program entitled Moving to Work (MTW). MTW allows participating agencies to design and test inventive approaches to local housing and policy issues. MTW also allows agencies to combine funding awarded by the U.S. 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. In FY2016, DCHA's MTW agreement with HUD was extended to 2028. As a result, DCHA wlll be able to continue implementation of the flexibilities made possible by the MTW designation, in addition to identifying other innovations designed to address local affordable housing issues.

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 15th 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 to improve the quality of life for DCHA residents, through collaboration and partnerships

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—"The Power of Opportunity"

DCHA remains committed to actively exploring and aggressively seizing opportunities that move the agency forward in the fulfillment of its mission and strategic goals in ways that are reflective of local housing needs, while implementing activities designed to meet one or more of the MTW statutory objectives. DCHA acknowledges that the flexibility provided by its MTW designation has lessened the impact of reductions in federal funding on the provision of core services, however, funding remains a significant challenge. It is creating and accessing opportunities that continues to be key in meeting this challenge, whether it be implementing increased program efficiencies, leveraging resources to preserve/increase affordable housing or encouraging the improved well-being of the families we serve. To this end, DCHA has established the following long-term and short-term goals and objectives.

Long-term

DCHA is creating outcome based housing programs that incorporate streamlined administrative functions. With respect to Public Housing, the Agency is focusing on: 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 continue improvements to the experiences of HCV landlords and participants with DCHA. In addition, DCHA looks to increase pathways to self-sufficiency for Public Housing and 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

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

Moving to Work

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 and renting in the private market;
- Increase the number of families receiving self-sufficiency services through more focused and expanded service coordination efforts, inclusive of:
    - implementation of a new on the ground service coordination model with the establishment of Community Navigators in the Office of Resident Services;
    - provision of space in Public Housing developments for service providers/self-sufficiency activities;
    - enhanced programming at DCHA's workforce development center (created and funded through MTW single budget flexibility);
    - upgrading and establishing computer labs in public housing communities; and
    - enhanced community service and self-sufficiency approach
- Increase the number of 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

Continue Exploration of additional Assisted Living Opportunities

With the establishment of the agency's first assisted living facility and recent changes in the Affordable Care Act (ACA) and Medicaid program, DCHA will continue to evaluate opportunities to create additional affordable housing situations for the elderly and disabled who otherwise could not live independently.

Establish DCHA Market-based Rents for Public Housing

In response to the 2014 HUD requirement restricting flat rents to be set lower than 80% of the HUD defined Fair Market Rents, regardless of the location or characteristics of a Public Housing development and surrounding community, DCHA is working to establish a more realistic flat rent (referred to as Market-based rent) system. After additional analysis and consideration of using market-based rents for its intended purpose to incentivize residents to increase earnings by decoupling income from rent, DCHA has decided to set the agency's market-based rent schedule at 50% of the agency's HCV sub-market rents. This approach looks to set market-based rents to more closely reflect actual market conditions in the communities where DCHA Public Housing

developments are located, while maintaining flat rents for the policy's intended purpose of encouraging self-sufficiency..

Public Housing and HCV triennial recertification for elderly and/or disabled fixed income households

In line with achieving increased efficiencies and reduced administrative burden for both DCHA residents/participants, DCHA began work to establish triennial recertifications for elderly and/or disabled fixed income households in FY2016, with full implementation for Public Housing and HCV clients in FY2017. Given the anticipated savings in staff time, DCHA looks to enhance its services to its residents/participants.

Unit Protection Incentive Program

As part of DCHA's work to eliminate barriers for its HCV clients to find and lease units, while increasing landlord/owner participation in the program, DCHA is seeking HUD approval to establish a pilot that guarantees funding to cover unit damages for landlords/owners participating in lieu of a family providing a security deposit prior to move-in.

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. Initially, the biennial inspections program will be implemented as a demonstration.

HUD HCV Rent Reform Demonstration

In FY2018 the first complete triennial recertification cycle will be completed under the HUD HCV Rent Reform Demonstration activity. As such, the first complete impact assessment of the initiative policies will be conducted, providing some insight into broader applications of policies beyond the MTW demonstration.

Increasing the Supply of Affordable Housing

In FY2018, DCHA plans to continue its activities to increase the supply of affordable housing through production and preservation development activities within the Office of Capital Programs.. An additional 50 net new public housing units are slated to come on-line during FY2018.

Through development and redevelopment activities, DCHA is working on several projects that may achieve financial closing and begin construction in FY2018. These projects are listed below:

- CG Marketplace: this project is the fourth (4th) phase of Capitol Gateway HOPE VI. The project will be mixed income and mixed used with approximately 32 public housing units.
- Capper/Carrollsburg Square 767: this project is the seventh (7th) of the Arthur Capper/Carrollsuburg HOPE VI redevelopment. The project will be mixed income and will include approximately 57 public housing units.
- Capper/Carrollsburg Square 769: this project is the sixth (6th) phase of the Arthur Capper/Carrolsburg HOPE VI redevelopment. The project will be mixed income and will include approximately 36 public housing units.
- Capper/Carrollsburg Square 737 (Park Chelsea): this project is eighth (8th) phase of the Arthur Capper/Carrolsburg HOPE VI redevelopment. The project will be mixed income and

will include 15 units of public housing. Phase 2 of the project will deliver 15 units; and Phase 3 of the project will deliver another 15 units.

- 5201 Hayes Street/Deanwood Hills: this project will be affordable with 150 total units, 50 of which will be public housing units.
- Parkway Overlook: this project will be affordable with 220 units set-aside for households at or below 60% of the area median income.

Non-Moving to Work

The following are some of DCHA's non-MTW activities that are worth noting.

IMPACT 5,000

In an attempt to change the trajectory for the young people residing in DCHA's public housing communities, DCHA and Enterprise Community Partners, Inc. are partnering to implement ***IMPACT 5000***. ***IMPACT 5000*** is a site-by-site effort that seeks to leverage the power of corporate and public sector partners in order to improve the life outcomes of DCHA public housing youth. In support of this strategy, DCHA has redesigned its resident services function with the focus on being more resident-centric. Core to this approach is the creation of a cadre of Community Navigators who work closely with corporate and public sector partner agencies to strengthen existing resources and identify new opportunities in the fields of public health and nutrition, education, safety, and behavioral health, among others, for youth identified through detailed needs assessments. With data and outcomes in mind, efforts and programming will be organized according to age group (0-5 years, 6-8 years, 9-14 years, and 15-21 years) so that professionals can engage youth in age- and subject-appropriate modules ranging from "Improving School Readiness" for the youngest set, to "Increasing High School Graduation Rates" for teens.

Rental Assistance Demonstration (RAD) Program

DCHA received eleven RAD CHAPs and one RAD portfolio reservation in FY16. DCHA also anticipates using RAD in the future as a tool to fund capital needs and stabilize DCHA properties within the senior and family portfolios. In addition, DCHA plans to explore using RAD to stabilize mixed-income properties such as Wheeler Creek and to help achieve the redevelopment goals of projects like Barry Farm.

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. DCHA continues to update its long-range plan to address the redevelopment and modernization needs of its Public Housing sites. During FY2018, 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) or similar federal grants designed to revitalize obsolete public housing sites 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 FY2018.

Based on a thoughtful process of assessing viable planning projects, approximately 2,350 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). The agency may submit additional applications for CNI Planning Grants for other sites in the future. Federal grants, such as CNI Grants would be valuable tools in helping DCHA address the redevelopment needs at its distressed public housing sites that are slated for redevelopment; consequently, the Agency may pursue planning and/or implementation grants that are available in FY2018.

New Communities Initiative

Locally, the District of Columbia has made great strides in its commitment to affordable housing and the City's New Communities Initiative (NCI). 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); Sibley Townhomes (28 units) and Richardson Dwelligs (190). 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 FY2015 submission of disposition/demolition applications for the Barry Farm Recreation Center and all 444 units at Barry Farm/Wade Apartments and the FY16 demolition application of 33 long-term distressed vacant units at Lincoln Heights. DCHA plans to submit demolition/disposition applications for Park Morton and Sursum Corda in FY2018 to help achieve the redevelopment goals. For all of its redevelopment sites, DCHA incorporates one-for-one replacement housing.

Scattered Sites

As a means of leveraging funds to move forward with redevelopment plans, DCHA intends to dispose of 2 scattered site Public Housing units, the balance of 47 units approved by HUD for disposition in FY2016.

Long-Term Redevelopment Sites

DCHA has completed the initial stages of planning for the future redevelopment of Greenleaf and is exploring redevelopment options for other sites such as Kelly Miller.

DCHA has planned for the remaining 3 parcels to be redeveloped as part of the Capper/Carrollsburg HOPE VI. DCHA is currently working on Square 767 with an anticipated closing in FY2018. Units in Squares 739, 768 and at a nearby development (Park Chelsea), a partnership with a private developer, will be produced to deliver the balance of the 707 public housing units.

Additional Demolition/Disposition Plans

DCHA received HUD approval of a land exchange in FY14 to exchange a portion of the DCHA owned parcel at the Montana Terrace site with the owner of an adjacent vacant parcel of land. The owner has committed to creating three homeownership units (projected for FY17 completion, with one unit to be made available for purchase by a Public Housing resident.

Long-term Debt Evaluation

DCHA continues to evaluate long-term debts with respect to Public Housing Energy Performance Contract (EPC) and Public Housing Capital Fund Financing Program (CFFP) Bond against current market economic conditions, and determine feasibilities of potential refinancing and optional prepayment using MTW Block Grant Fund.

DCHA previously borrowed $76M in proceeds from the District of Columbia Housing Finance Agency Capital Program Revenue Bonds to provide for renovations to a number of DCHA's properties. The current outstanding balance is approximately $43M. Payments on the loan are paid and secured by a pledge of federal appropriations of public housing capital funds allocated to DCHA. Any optional redemptions requires HUD approval and DCHA is restricted to the current level of capital funds pledged for debt service. In November 2016, HUD approved DCHA's plan to redeem a portion of the bonds with Replacement Housing Factor funds. DCHA anticipates making an optional redemption of approximately $3.2M.

VAWA

DCHA is adopting the agency's DCHA Violence Against Women Act (VAWA) Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault pursuant to HUD PIH Notice 2017-08 (HA), Issued May 19, 2017.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

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

A total of 50 new Public Housing units are slated to be added to the DCHA inventory during FY2018. These units are located at Deanwood Hills and will be replacement units for as part of the city's New Communities Initiative. As projected in the FY2017 MTW Plan, new public housing units at the Phyllis Wheatley YWCA and Highland Dwellings developments have been coming on-line while work on the Highland Dwellings II units has been delayed. A detailed update on the status of all developments will be provided as part of the FY2017 MTW Report.

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
Deanwood Hills	0	1	18	28	3	0	0	50	General	3	2

Total Public Housing Units to be Added **50**

* **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

In FY2018, DCHA plans to remove approximately 915 Public Housing units, of which 716 of these units are part of the District's New Communities Initiative. All of the redevelopment under New Communities includes one-for-one replacement and DCHA continues to engage Public Housing residents, community stakeholders, the City and developers to review and update the NCI redevelopment plans for each site.

New Communities Initiative (NCI) Sites

Barry Farm—The redevelopment of Barry Farm is part of the city's New Communities Initiative (NCI). The redevelopment plan includes demolition and disposition of the existing 444 units at Barry Farm/Wade Apartments to be replaced with up to 1,400 units of newly constructed mixed-income housing. The first phase is currently in predevelopment. DCHA received HUD's demolition approval in FY17.

Lincoln Heights and 4427 Hayes Street— The redevelopment of Lincoln Heights, and a neighboring public housing site – Richardson Dwelling, will include approximately 1,000 units of new housing. In anticipation of the redevelopment, there are 33 long-term distressed vacancies at Lincoln Heights. DCHA submitted a demolition application in February 2016 that was approved in FY17. As part of the redevelopment plan, the District has invested in three projects to provide replacement housing for Lincoln Heights and Richardson Dwellings residents in the surrounding neighborhood. One such property was 4427 Hayes Street, a 26 unit affordable housing project. Originally, this property was slated to include 9 units of public housing under the OPERA program,

however, the development plans changed and public housing was not included in the project. Consequently, DCHA will remove it from its portfolio.

Park Morton – The redevelopment of Park Morton will include demolition and disposition of the existing 174 units. The redevelopment will be implemented in phases with a total of 462 units. The project has been approved by the District of Columbia Zoning Commission and is in the predevelopment phase.

Sursum Corda and Sibley Townhomes – These two properties are in the Northwest One boundaries under the District's Northwest One Redevelopment Plan for New Communities. DCHA intends to redevelopment the sites as part of the Northwest One plan.

Other Sites

Kenilworth – Kenilworth Courts is an existing 290-unit public housing site that will be redeveloped with up to 530 newly constructed units of residential housing. The plan includes rental and affordable homeownership opportunities. The redevelopment will be implemented over approximately 3 phases. The first phase will consist of 167 units on a portion of the site that currently occupies 88 public housing units. The project has been approved by the District of Columbia Zoning Commission and is in the predevelopment phase.

Scattered Sites—DCHA intends to dispose of 2 scattered site Public Housing units. The agency received approval to dispose of 26 units in FY2013 and 20 in FY16.

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**
DC001003090 Barry Farm	444	These are units of distressed obsolete housing for which DCHA received a demolition/disposition approval in FY2017 as part of the redevelopment plan for the site through the its partnership with the District of Columbia under the city's New Communities Initiative.
DC001001340 Park Morton	174	These are units of distressed public housing that DCHA will submit a demolition application. The site will be redeveloped into mixed-income housing.
DC001005440 4427 Hayes Street	9	These units were intended to come online under a former DCHA OPERA Initiative. However, the development plans changes and these units did not come online as public housing. DCHA plans to remove these units since they did not come online as public housing.
DC001001290 Sursum Corda	28	These are units of distressed obsolete public housing that will be redeveloped under the District's Northwest One Redevelopment Plan
DC001001290 Sibley Townhomes	28	These are units of distressed obsolete public housing that will be redeveloped under the District's Northwest One Redevelopment Plan
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's approval of the disposition application. This is part of an ongoing partnership with the District of Columbia to redevelop the site under the city's New Communities Initiative.
DC001005190 Kenilworth Courts	88	Kenilworth Courts will be redeveloped into mixed-income housing, DCHA plans to submit a phased demolition/disposition application for the entire site, of which 88 units are in the first phase
DC001001370 Scattered Sites	2	One two-unit building for which HUD Has approved demolition/disposition applications.
DC001001950 Columbia/Colorado	44	DCHA received a RAD CHAP and intends to utilize the value of the recently renovated sites tofund capital improvements at other Public Housing sites. Under RAD, funding for the development is being converted from Pubilc Housing to Project-based Voucher. The conversion was rescheduled from FY2017 to FY2018.
DC001005280 Fairlawn Marshall	30	DCHA received a RAD CHAP and intends to utilize the value of the recently renovated sites tofund capital improvements at other Public Housing sites. Under RAD, funding for the development is being converted from Pubilc Housing to Project-based Voucher. The conversion was rescheduled from FY2017 to FY2018.
DC001005320 Matthews Memorial	35	DCHA received a RAD CHAP and intends to utilize the value of the recently renovated sites tofund capital improvements at other Public Housing sites. Under RAD, funding for the development is being converted from Pubilc Housing to Project-based Voucher. The conversion was rescheduled from FY2017 to FY2018.
Total Number of Units to be Removed	**915**	

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
Colorado/Columbia	44	DCHA received a RAD CHAP and intends to utilize the value of the recently renovated sites tofund capital improvements at other Public Housing sites. Under RAD, funding for the development is being converted from Pubilc Housing to Project-based Voucher. The conversion was rescheduled from FY2017 to FY2018.
Fairlawn Marshall/Matthews Memorial	65	DCHA received a RAD CHAP and intends to utilize the value of the recently renovated sites tofund capital improvements at other Public Housing sites. Under RAD, funding for the development is being converted from Pubilc Housing to Project-based Voucher. The conversion was pending HUD approval of the RAD amendment to the FY2017 MTW Plan.
St. Stephens	18	The project basing of St. Stephens units is the result of a partnership with several local agencies, led by the city's Department of Housing and Community Development to develop affordable housing, some with a permanent supportive services component. Families assisted include the chronically homeless and individuals with mental or physical disabilities.
Conway Center	20	The project basing of Conway Center units is the result of a partnership with several local agencies, led by the city's Department of Housing and Community Development to develop affordable housing, some with a permanent supportive services component Families assisted include the chronically homeless and individuals with mental or physical disabilities.

Anticipated Total New Vouchers to be Project-Based	**147**	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	**1,812**
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	**1,672**

*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 FY2018, DCHA anticipates entering into project-based HAPs for 38 federally funded tenant-based vouchers under the local DHCD NOFA (St. Stephens and Conway Center). In addition, the agency anticipates converting 109 Public Housing units to project-based vouchers under the RAD program.

Other Changes in the Housing Stock Anticipated During the Fiscal Year

A part of ongoing efforts to address the redevelopment and modernization needs of the agency's public housing portfolio, DCHA will continue to review and study of various funding alternatives and redevelopment opportunities. Listed below are anticipated changes in FY2018 to the Agency's public housing stock and related properties.

Other Changes to the Housing Stock Anticipated During the Fiscal Year
• **Choice Neighborhoods Initiative (CNI) Grants/Federal Revitalization Grants:** DCHA plans to submit a CNI implementation grant application to help achieve the agency's redevelopment goals to revitalize public housing. Sites that DCHA will consider for such grants include Barry Farm/Wade Apartments, Kenilworth Courts and Greenleaf. In addition, DCHA will evaluate submitting a planning grant opportunity.
• **Rental Assistance Demonstration (RAD):** DCHA anticipates using RAD as a tool to fund capital needs at DCHA properties within the senior portfolio and the family portfolio. Some of those sites that may be considered are Wheeler Creek, Barry Farm, Elvans Road, The Villager, Lincoln Road, Fort Lincoln, Garfield Terrace and Montana Terrace.
• **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); Sibley Townhomes (28); and Richardson Dwellings (191 units). DCHA will evaluate the most cost effective method to achieve the redevelopment goals for these sites including 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 2 scattered site Public Housing units, the balance of 47 units approved by HUD for disposition in FY2016.
Changes to DCHA Owned Land
• **Capitol Gateway Urban Farm:** At the Capitol Gateway HOPE VI Site there is approximately 5-6 acres which will be developed as a mixed-use development in future years. Most recently, DCHA has partnered with the University of the District of Columbia (UDC) and a private farmer to use the site as an urban farm and farmers market.

At the time of the preparation of the DCHA FY2018 MTW Plan, DCHA was also is in the process of amending the agency's approved FY2017 MTW Plan with a significant RAD amendment for the new CHAPs received in FY2016. Once approved by HUD, the additional RAD significant amendment to the FY2017 MTW Plan will be included in the approved FY2018 MTW Plan.

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

The following outlines the projected planned capital expenditures for FY2018. 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

The following describes the general planned FY2018 capital fund expenditures for the following developments:
Fort Lincoln—$100,000 to complete soil erosion and landscape improvements. Harvard Towers—$500,000 for roof replacement. Hopkins Apartments—$500,000 for roof replacement and entry upgrades. Horizon House--$55,000 for garage repairs. James Apartments--$500,000 for roof replacement. James Creek--$100,000 for soil erosion and landscape improvements and units. Judiciary House--$200,000 for lot repairs and balcony repairs. Montana Terrace--$400,000 for roof replacement. Potomac Gardens--$375,000 for windows, elevator and concrete repairs. Regency House--$300,000 for half of roof replacement and unit repair. Stoddert Terrace--$200,000 for roofs, unit office repair, CCTV, and concrete task. Syphax Gardens--$75,000 for erosion, enclosures, units, detectors, misc. and hazmat. Woodland Terrace--$87,379 for plumbing lines, erosion and unit repair. Expenditures ($150,000) are planned to cover front line costs at various properties related to blueprints, designs, inspections and fees. Expenditures ($150,000) at various properties are planned to cover various repairs, upgrades, and emergencies. DCHA will continue updating closed circuit television systems due to age ($75,000) at various properties. Expenditures ($300,000) are planned to cover expenses related to inspectors' capital costs. DCHA has budgeted for the relocation of 21 residents ($75,000). The total grant value for the DCHA Net Capital Fund Budget is $4,142,379.

Planned FY2018 expenditures of unexpended funds from FY15-FY17:

- CFP501-15 $24,875 – laundry roof updates
- CFP501-16 $3,627,087 – various unit upgrades/repairs, completion of unit renovations, analysis/design fees, electrical systems work, mechanical systems work, central office cost (computer equipment, inspections)
- CFP501-17 $5,100,000 – unit renovations, analysis/design fees, common space improvements, exterior façade repair/improvements, property site improvements, analysis/design fees, various unit upgrades/repairs, mechanical systems work, central office cost (security system upgrades, computer equipment, inspections), resident relocation

Anticipated RHF expenditures

DCHA intends to convert 44 units at its Colorado and Columbia properties to RAD. Post conversion, approximately $670,000 in RHF funds will be used to make moderate improvements at the site, establish an operating reserve, and establish a replacement reserve. HUD has approved DCHA's RAD Financial Plan including the use of the RHF funds for the conversion.

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	7,560	90,720
Federal MTW Voucher (HCV) Units to be Utilized	9,330	111,960
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	16,890	202,680

* 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.

DCHA will continue its efforts to expand and maintain the use of vouchers through the increase of Payments Standards in certain submarkets and approval of rent increases, understanding that this impacts the number of vouchers that can be utilized.

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	For the most part, DCHA does NOT anticipate any difficulties in leasing Public Housing units in FY2018. However, with respect to two of the agency's family properties (Lincoln Heights and Richardson Dwellings), DCHA has been experiencing a high vacant unit rejection rate. While the agency has begun to implement a strategy to address this issue, it may take some time for these actions to make a difference. Examples of the actions being implemented include DCHA police officers living on the property, improved lighting, and expanded CCTV coverage. The Office of Capital Programs is continuing to work diligently to bring uninhabitable units that are offline for modernization back online. As units are made ready for occupancy, leasing will take place. 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.
Housing Choice Voucher	DCHA does NOT anticipate any difficulties in leasing HCV units in FY2018. DCHA's ability to lease additional HCV units is limited by funding. In addition, rising housing costs in the local housing market impacting the number of households the agency can serve and the HUD recommended proration (a reduction from 97% to 94%) for purposes of preparing PHA FY2018 budgets will impact the number of vouchers DCHA will be able to lease in the coming fiscal year. Finally, 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

As part of the agency's wait list reengineering initiative, DCHA suspended application intake for its Public Housing, Housing Choice Voucher and Moderate Rehabilitation programs in FY2013. The establishment of centrally managed public housing site-based waiting lists, Phase III of the agency's wait list reengineering efforts will be completed in FY2017.

DCHA is assessing 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. DCHA anticipates opening portions of the public housing waiting list in FY2018 based on a needs assessment. Based on preliminary projections, DCHA may be opening the public housing waiting list for large bedroom sizes, fully accessible units and the elderly/disabled.

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	26,713	Closed	Yes (Partially)
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	39,595	Closed	No
Federal MTW Public Housing (Mixed Finance/Service Rich)	Site-based	5,609	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.	No

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 22,503 applicants. The list is currently closed and there are no plans at this time to re-open it in FY2018.

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 completed implementation of Phase III of the agency's waiting list reengineering initiative in FY2017 with the establishment of centrally managed public housing site-based waiting lists. DCHA anticipates opening portions of the public housing waiting list in FY2018 based on a needs assessment. Based on preliminary projections, DCHA may be opening the public housing waiting list for large bedroom sizes, fully accessible units and the elderly/disabled.

Section III. Proposed MTW Activities

Summary of Proposed MTW Activities: HUD Approval Requested

DCHA is proposing the following MTW activity(ies) for HUD approval.

Initiative #	Initiative/Activity	Statutory Objective	Original Year Identified/ Year Implemented	Authorization(s) Existing/Additional
31	Unit Protection Incentive Program(UPIP)	• Increase housing choices for low-income families	FY05	Attachment C, Section D(1)(a)

Initiative 31: Unit Protection Incentive Program

Description

In 2015, the DCHA Housing Choice Voucher (HCV) program established Housing Affordable Living Options (HALO), a program designed to eliminate barriers for DCHA clients that are interested in moving to low-poverty areas by offering a host of incentives. One of the biggest barriers for HCV families is finding funds to secure a rental unit (via a security deposit). To address this barrier, DCHA HCV is proposing to add to HALO incentives the establishment of a pilot that guarantees funding to cover unit damages for landlords/owners participating in the HALO program. Under the Unit Protection Incentive Program (UPIP), in lieu of a security deposit, landlords/owners agree to DCHA guaranteeing that funds will be made available upon a participant's move-out to cover tenant-caused unit repairs that are beyond normal unit wear and tear. The guaranteed funds will not exceed one month of contract rent for the unit.

Although DCHA's current payment standards meet the rental amounts in many low-poverty areas, rents across the city are extremely high and renters are usually asked to pay a security deposit (equal to first month's rent) before move-in. Most of the HALO families cannot afford the security deposit and typically seek funding from other sources including other city programs. This barrier typically causes families to miss the opportunity to move-in during the timeframe allotted by the landlord/owner. The UPIP will eliminate this obstacle so that families can move-in quickly without the added pressure of coming up with a security deposit. As part of implementation, DCHA will explore the feasibility of negotiating with landlords/owners who have other required move-in fees, in addition to security deposits, to forgo those fees as well.

The UPIP pilot program will be limited to new landlords/owners participating in the HALO program and existing landlord/owners in which a HALO household moves and a HALO household moves into that unit. Landlords/owners will have the option to "opt-in" to the program as a household moves into their unit.

If a HALO participant living where the landlord/owner opted to participate in UPIP decides to transfer to another unit, DCHA will conduct a move-out inspection at no cost to the landlord to identify UPIP eligible tenant-caused damages. If tenant-caused HQS violations exist, the UPIP guaranteed funds will paid directly to the landlord/owner's contractor as long as the owner keeps the unit in UPIP after the HALO participant moves. DCHA will provide a fee schedule for UPIP allowable repairs. Normal wear and tear will not be covered under the program. UPIP is voluntary and enrolled landlord/owner can opt-out at the end of the lease term, but will forfeit the UPIP funds.

Statutory Objective(s)
Increase housing choices for low-income families

Anticipated Impact(s)
It is anticipated that the UPIP pilot program will reduce the barriers of participant households moving to low poverty by:

- attracting new landlords to participate in HALO;
- decrease the time that some participants take to lease-up; and
- increase unit turnaround time for new move-ins.

Costs related to implementation come in the form of no-cost DCHA performed HQS move-out inspections and the UPIP guarantee amount at the time a HALO family transfers.

Move-out Inspections
It currently costs DCHA $75 to conduct an inspection. Based on the projected need of current HALO participants who are preparing to transfer (52 householdeds), this could cost the agency up to $3,900.

UPIP Guarantee
There are approximately 100 households participating in HALO. Of those 100 families, there are 52 enrolled in HALO who have NOT yet moved to a HALO area. Based on the current payment standards for the 52 families, the total projected cost for UPIP guarantees is $187,381.00. Given preliminary discussions with the 52 families, approximately 38 may require referrals/assistance for security deposits.

The below chart shows the amount needed should every HALO participant need assistance.

Bedroom Size	# of HALO Participants enrolled	Projected UPIP Amount needed
1	16	$42,368*
2	13	$39,728*
3	13	$52,325*
4	6	$29,976*
5	4	$22,984*
Total	**52**	**$187,381.00**

*These numbers were derived by taking the number of participants enrolled by bedroom size multiplied by the current payment standard for that bedroom size (ie, 16, 1 bdrm times $2,648).

DCHA does not foresee these costs to be incurred annually. The average number of families transferring from one unit to another in the HCV program each year is approximately 200 or 2%. Given the host of supports that are a part of the HALO program, DCHA anticipates the transfer rate, after a participant family's initial HALO program transfer, to be less than 1%. If any of the other 48 families who already reside with HALO landlords decide to transfer to another HALO unit after HUD approval of UPIP, the families and their new landlords will have the opportunity to access UPIP. Given the assumption that HALO families who have already moved to low-poverty areas are receiving supports through the program designed to reduce the need to transfer to another unit, DCHA does not believe that there will be many of these families who will access UPIP. As DCHA monitors this initiative, the agency will include tracking of any of the 48 families who do access UPIP.

Anticipated Implementation Plan
Once the program is approved by HUD, DCHA will update the agency's Administrative Plan (local regulations). In addition, a HALO provision will be added to the HAP contract and staff will begin an assessment of potential landlords in HALO identified communities.

Metrics

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 HALO households with a new* landlord who opts-in to UPIP	48 (HALO households in HALO neighborhoods prior to UPIP)	38 (after one full year of implementation)	To be provided in the Annual MTW Report	To be provided in the Annual MTW Report

*New can refer to landlords who are new to the voucher program or existing HCV landlords with a unit(s) in a high poverty area that may also have another unit(s) not yet on the program in a low poverty area.

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 HALO/UPIP households moving into HALO/UPIP units	0	38 households in year one	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

Standard MTW Agreement, Attachment C, Section D1(a)—The agency is authorized to determine the term and content of the Housing Assistance Payment (HAP) contracts to owners during the term of the MTW demonstration. The HAP under the UPIP pilot will be revised to include language noting that the funding for the contract is subject to Appropriations availability. This authorization waives certain provisions of Section 8(o)(7) of the 1937 Act and 24 CFR 982.162 as necessary to implement the Agency's MTW Plan.

Rent Reform Information

This policy does not impact the determination of income or rent for clients.

Summary of Re-Proposed MTW Activities: HUD Approval Requested

Initiative #	Initiative/Activity	Statutory Objective	Original Year Identified/ Year Implemented	Authorization(s) Existing/Additional
5	Modifications to Market-Based Rents (formerly 2.2.04)	• Reduce cost and achieve greater cost effectiveness • Encourage famiiles to obtain employment and become economically self sufficient	FY2004 & FY2016	Attachment C, Section D(2)/C11

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 (DCHA's version of flat rents) 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.

DCHA received approval as part of the FY2016 MTW plan process for the establishment of a ***Local Public Housing Market-Based Rent Schedule***. In response to the HUD mandate to establish Public Housing flat rents at no less than 80% of the HUD established Fair Market Rents (FMR), DCHA is using its MTW authority to establish a local flat rent (market-based) schedule for its Public Housing communities that more realistically reflects local market conditions at the submarket or neighborhood level by allowing market-based rents to be set at less than 80% of FMR . Submarket rents established by DCHA's Housing Choice Voucher Program will be the basis for the Public Housing market-based rent calculations. To account for the attributes of each property, market-based rents will be set by bedroom size at 80% of the submarket rents.

DCHA will phase-in any rent payment increases of 35% or more that result from this policy change in the event that a family's income-based rent is lower than the new locally established market-based rent but

higher than the current market-based rent the family is paying. The phase-in will take place at each scheduled biennial recertification and increases will not be more than 35% at each recertification.

Status
Implemented and Ongoing

Revision to the DCHA Admissions and Continued Occupancy Policy (ACOP), along with the revised Market-based rent schedule, will be in place before the end of FY17, with phased implementation beginning during the first quarter of FY2018.

Proposed FY2018 Initiative Modifications

Description

Local Public Housing Market-based Rent Schedule
Upon further review of the impact of basing the DCHA local public housing market-based rent (flat rent) schedule on 80% of the DCHA HCV submarket rents, DCHA is proposing to adjust the setting of schedule rents from 80% to 50%. The DCHA local market-based rent schedule and the ability to adjust the HUD FMRs in order to set reasonable payment standards are two tools important to DCHA's efforts addressing the issue of affordability in Washington DC. In those "emerging" neighborhoods where our public housing communities are located and the submarket rents have increased to reflect the changes in the surrounding private rental market, it is necessary to set flat rents that balance the local hyper-dynamics of the increased cost of renting in the private market while striving to preserve the idea of flat rents as an incentive for families to move toward self-sufficiency. In an attempt to account for both the realities of the surrounding rental housing and the existing attributes of our public housing stock, DCHA looks to set flat rents at 50% instead of 80%. DCHA will assess the local market-based rent schedule and make appropriate modifications in accordance with annual decisions about adjustments to the agency's payment standards, the local rental market and any changes in the attributes of the agency's public housing properties.

DCHA will continue the practice of automatically charging Public Housing residents the lessor of their calculated income-based rent vs. market-based rent as established earlier using MTW authority.

Anticipated Impact(s)
As the original intent of flat rents (market-based rents) was in part to provide an incentive for families to increase their earnings by decoupling rent calculations from fluctuations in income, it is anticipated that those families on flat rents will increase household earnings as a means of moving closer to self-sufficiency. DCHA looks to see if the adjustments to the policy as proposed will provide some incentive for households to increase their earnings, but the agency recognizes that new federal policies (i.e. the establishment of income-limits for households currently living in public housing), coupled with the local rental and job markets, may dilute the effect of the incentive.

The proposed changes to DCHA's local market-based rent policy will allow more of the households currently on market-based rent to continue to pay market-based rent, although at higher amounts, than if the schedule was set using 80% of the HUD FMRs for the DC Metropolitan area. It is DCHA's hope that the current households that do remain on market-based rent will continue to see it as an incentive for increasing household income from earnings.

Of the 509 families on market-based rents at the time the proposed changes to the initiative were drafted, approximately 45% of these households would stay on market-based rent, while approximately 55% would switch to income-based rent, as income-based rent would become the lower of the two rent options under the new policy. On average, these families will experience an increase of approximately $215 month. Whether a household stays on market-based rent or changes to income-based rent, the majority (95%) will see an increase in their rent, while five percent will experience a decrease in monthly rent.

There is also the expectation that fewer new households going forward will be paying market-based rent under the revised market-based rent schedule given the average increase in market-based rents compared to the level of local wages and other income sources contributing to calculating a household's adjusted income.

A possible unintended impact may be that households currently on market-based rent choose to adjust household income to reduce the amount of rent they have to pay under the new market-based rent schedule.

DCHA will ensure that families on market-based rents are aware of the existing programs and resources available to assist in preparation for living in the private unassisted market, including the agency's newly established Community Navigator service delivery model and other resources made possible through the use of additional MTW flexibilities—i.e. Achieving Your Best Life (AYBL) program for families looking to transition out of Public Housing and DCHA's workforce development center.

Anticipated Implementation Plan

Upon approval by HUD, DCHA will update its Admissions and Continued Occupancy Plan via local regulations, inclusive of the 30-day comment period. In addition, necessary notifications and systems adjustments/procedural changes will be made. DCHA looks to begin implementation of the new schedule during the 3rd/4th quarter of FY2018.

DCHA anticipates seeing some outcomes of the proposed policy at the end of at least one biennial recertification cycle.

Metrics

HUD Standard Metric(s)

Self Sufficiency #1: Increase in Household Income				
Unit of Measurement	**Baseline***	**Benchmark**	**Expected Outcome**	**Data Source(s)**
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)	
Average earned income of households affected by this policy in dollars (increase)	$42,853/year	1% increase every 2 years based on biennial recertification cycle	1% increase every 2 years based on biennial recertification cycle	*Data will be collected using DCHA's internal data systems*

*Please note that the baseline may change to reflect the households on the current market-based rent schedule at the time of policy implementation.

Authorizations

Attachment C, Section C(11) of the current MTW agreement with HUD.

Rent Reform Activity

Description of rent reform activity

See "Description" section for the proposed change.

Tracking and documenting the implementation of the rent reform activity

DCHA will baseline the household income from all sources and other relevant household and area demographics at the time of implementation, with focus on earned income. The agency will also track requests for hardships.

Once approved, DCHA will go through the local rule-making process necessary to revise the agency's Admissions and Occupancy Policy (ACOP), which includes Board review and a 30 day comment period.

Identifying the intended and possible unintended impacts

See "Anicipated Impacts" section

Measuring the impacts of the rent reform activity

See the "Metrics" section of the proposed initiative revision for the HUD metrics to be used for this activity.

In addition, DCHA will collect data related to changes in all household income sources and any other pertinent demographic information. Also, the agency will collect information on requests for hardship consideration.

Hardship Case Criteria

DCHA has outlined a phase-in approach designed to minimize potential hardships faced by households having to transition to a higher rent. However, households indicating that they would be unable to pay the increased rental amount will have the opportunity to request a hardship.

Households would have to produce evidence demonstrating existing expenses would preclude them from paying the rental increase in the allotted time. DCHA will review the requests and provide an approved household a waiver of up to a year in meeting the transition requirement. Any additional requests beyond the initial waiver will be considered on a case-by-case basis.

Description of Annual Reevaluation of Rent Reform Activity

On an annual basis, DCHA will report on the metric(s) outlined in the "Metrics" section (changes in earned income), contingent upon the availability of data given the biennial recertification cycles. DCHA will consider the number and outcomes of hardship requests and the number of new households going to a market-based rent.

The agency will assess whether the policy shows any possible relationship between the agency's approach to establishing the local market-based rent schedule and increases in earned income.

Transition Period

Upon additional consideration and in an attempt to further mitigate potential challenges faced by families on the current market-based rent schedule due to the proposed policy change, DCHA is proposing an implementation approach for families already on market-based rent that is based on rent increase bands:

- *Household Rent Increase of $1-$20: The rental increase will go into effect 90 days after the household's recertification appointment at which point they are notified of the rent change.*

- *Household Rent Increase of $21-$100: The households will be placed on a 3 recertification cycle rent increase phase-in plan. Increases will be calculated at 33%, 66%, 100% of the difference between the old and new rent amounts each biennial recertification cycle.*

- *Household Rent Increase of $101 or More: Increases will be capped at $500 for households with increases above $500. The households will be placed on a 4 recertification cycle rent increase phase-in plan. Increases will be calculated at 25%, 50%, 75%, and 100% of the difference between the old and new rent amounts each biennial recertification cycle.*

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	Modification 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 & FY2016	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 & FY2016	FY2004
5	2.2.04	Modifications to Market-Based Rents ***(Being re-proposed for FY2018)***	• Reduce cost and achieve greater cost effectiveness • Encourage families to obtain employment and become economically self sufficient	FY2004 & FY2016	FY2004
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
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

[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.

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
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
23	3.10.12	Encourage the Integration of Public Housing Units into Overall Hope VI Communities	• Increase housing choices for low-income families	FY2012	FY2015
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	FY2014	FY2016
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	FY2015
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	FY2015

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
29	NA	HQS Biennial Inspections for Landlords in Good-Standing	• Reduce cost and achieve greater cost effectiveness	FY2015	Not Yet Implemented
30	NA	HQS Scheduling	• Reduce cost and achieve greater cost effectiveness	FY2015	Not Yet Implemented

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

Description

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

- Allow a longer HAP contract term—from 10 to 15 years.
- Increase the threshold of units that can be project-based at a single building from 25% to 100%.
- Increase the percentage of DCHA's total voucher allocation that can be project-based to greater than 20%, thereby eliminating the cap on the percentage of DCHA's voucher allocation that can be project-based.
- 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.

Status

Implemented and Ongoing.

DCHA does not anticipate project basing vouchers in FY2018.

Proposed Initiative Modifications

DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 FY2018.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

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.

Provisions for Converting from Voucher Use for Homeownership to Rental Subsidy (FY2016 Plan Proposed Initiative Amendment)

DCHA is utilizing its MTW authority to clarify provisions of its Homeownership Assistance Program (HOAP) to limit the circumstances under which a family utilizing a voucher for homeownership can stop using it for that purpose and begin using it for rental assistance. Currently, there are no prohibitions. Under the proposed policy, DCHA would only allow elderly

and/or disabled families and those families who have lost income that cannot be replaced to go from using a voucher for purposes of homeownership to rental assistance.

As is the case with other policies established under this initiative, this policy clarification is a pro-active step to strengthen the DCHA's HOAP. The objective of this policy, implemented along with other efforts like pre and post purchase counseling, is to ensure the success of voucher participants as homeowners. It seeks to discourage families from using the voucher for a windfall related to earnings from the sale of a home and discontinuing efforts to maintain their mortgage, resulting in foreclosure.

With respect to costs, the major difference between processing a voucher for purposes of a rental versus a homeownership subsidy is that annual inspections are only conducted for the rental subsidy. As there is no annual cost associated with inspections for homeownership vouchers the baseline cost would be $0. With a goal of not having any homeowners switch the use of the homeownership voucher to rental, the benchmark cost for this policy would also be $0.

Achieving Your Best Life Rewards (AYBL)

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.

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.

Status
Implemented and Ongoing.

Under the Rental Assistance Demonstration (RAD) program, AYBL households at converting properties will remain in the AYBL program until they exit the AYBL program (see Appendix D: Rental Assistance Demonstration (RAD) Significant Amendment for details).

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

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

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.

The biennial recertification initiative has been fully implemented for the HCV and Public Housing programs.

As part of the DCHA FY2015 MTW Plan, after further consideration of a previously implemented policy utilizing MTW authority that required families to only report increases in earned income greater than $10,000 between scheduled recertifications, DCHA sought approval to remove the requirement. In FY2016, the HCV local regulations (Administrative Plan) were revised to reflect the FY2015 Plan approval to eliminate the reporting of any increases in income between recertifications. Going forward, families will not have to report any 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.

As part of the FY2016 MTW Plan, DCHA proposed and received HUD approval to implement triennial recertifications in the HCV and Public Housing programs for Elderly and/or Disabled households on fixed income.

Status

Implemented and Ongoing.

In FY2017, the DCHA local regulations (Administrative Plan and Admissions and Continued Occupancy Policy) were amended to reflect the triennial recertification policy and DCHA began converting eligible households.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

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.

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

HUD released PIH Notices 2011-36 and 2014-18 providing guidance to allow PHAs the ability to retain 100% of cost savings if they (1) reduce energy consumption and (2)produce energy. In addition, HUD has provided further guidance to allow PHAs to capture future savings from ECIP Phase I as an incentive to upgrade the ECIP Phase I equipment at the end of its useful life.

Status
Implemented and Ongoing.

DCHA plans to continue its energy investment through ECIP Phase II and has submitted an application to HUD outlining its plans for ECIP Phase II for additional reductions of energy consumption and costs and the production of clean renewable energy including solar and fuel cells. DCHA received a $575,000 Sustainable DC Grant to fund predevelopment activities for ECIP Phase II.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

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:

- modified the process for making rent reasonableness determinations;
- established a new method for reviewing rent increase requests and payment standards;
- established administrative adjustments that improved the efficiency of payments to landlords; and
- 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. Specifically, DCHA gathers data annually on unassisted market units that have been rented (not advertised) within each neighborhood in the District of Columbia. The first quarter of each fiscal year DCHA conducts a

market analysis that consists of neighborhood canvassing to ask renters in person what they are paying in rent; internet searches; and collection of rent comparables from landlords, as well as comparables pulled from the MRIS Realtor Database. Realtors from across the city advertise units for rent and sale using the MRIS Realtor Database. In addition, realtors/landlords are required to post rental listing price as well as the rent at which the property actually rented. DCHA then excludes from those comparables any tax credit or federal/locally assisted units to inform the setting of reasonable rents. This method allows 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.

During FY2017, DCHA utilized its MTW authority to increase the payment standards by 175% in order to increase the number of low poverty neighborhoods in which voucher holders can utilize vouchers. During FY2018, once the HUD Fair Market Rents are issued, DCHA will assess whether or not there is need to adjust the payment standards. In the event that it is determined that a change is necessary, DCHA will seek DCHA Board approval.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

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. During FY2016 and FY2017, DCHA began populating the Public Housing site-based waiting lists. We anticipate a full migration in FY2018.

Special Purpose Sites/Service Rich Units

Assisted Living
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
Implemented and Ongoing.

As reported in the Housing Stock section of this plan, additional public housing units are coming on-line at Deanwood. A site-based waiting list will be established utilizing this initiative.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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
Implemented and Ongoing,

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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

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
Implemented and Ongoing

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes

DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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.

In FY2017, construction of the Bixby was completed.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any other changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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 artners 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:

Summer 2017- Fall 2017 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 and pursue additional funding sources
- Identify program evaluation team

Spring 2018-Summer 2018 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
- Parents sign Family Commitment Plans
- Case Managers hired
- Baseline data collected
- Pursue additional funding sources

Fall 2019 Implementation Activities

- Students start spring semester
- Parents begin program activities
- Pursue additional funding sources

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.

Status
Implemented and Ongoing

DCHA continues work with DCPS, Charter Schools, and OSSE on the planning/implementation schedule. As such the dates have been revised for FY2018. To date, a data-sharing MOU with OSSE has been drafted and is under review by counsel.

Proposed Initiative Modifications
There have been no significant changes or modifications to this activity since it was approved. 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 FY2018.

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

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.

Description of the Rent Reform Activity

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) Streamline Interim Recertifications

DCHA will institute a streamlined interim recertification process for the Study Group to report change of circumstance that does not require adjustment in subsidy. 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.

Metrics

DCHA does not anticipate making any changes to the established metrics for this activity in FY2018.

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) <u>Impact on HAP Expenditures under Alternative and Current Rent Policies</u>

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

<u>Understanding the Table's Format</u>

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

<u>Background on Change</u>

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.

<u>Interpreting the Potential Impacts</u>

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%

2) Existing deductions and allowances

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.

Background on Change

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 results. 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) <u>Impact on Family Share for households with selected characteristics</u>

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.

<u>Background on Change</u>

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.

<u>Understanding the Table's Format</u>

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) <u>Prior to Initial Demonstration Recertification Meeting/Orientation</u>

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.

Status
Implemented and Ongoing

DCHA staff and MDRC continue work with respect to interim adjustments and participant follow-up. In FY2017, MDRC completed a status report across that reflects a cumulative look at the initiative to date. FY2018 marks the end of the first full triennial recertification cycle and a complete assessment of the suite of policy changes implemented will be conducted.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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

Initiative 29: 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.

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.

Status
Implemented and Ongoing.

To date, eligible landlords/owners have been contacted and those choosing to participate have been identified.

Proposed Initiative Modifications
DCHA does not anticipate any significant changes or modifications to this activity in FY2018.

Measurement Changes
DCHA does not anticipate any changes or modifications to the DCHA established metrics, baselines or benchmarks during FY2018.

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

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

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 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

This initiative was approved in plan year FY2008.

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 by end of FY2017.

Anticipated Implementation Schedule

DCHA anticipates relevant research to be finalized and standards to be drafted by the 4th fiscal quarter of FY2017, with submission of alternative standards submitted for HUD review and approval by the end of FY2017.

Proposed Initiative Modifications

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

[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.

Measurement Changes
Metrics will be developed based on the results of the final research with implementation scheduled for FY2018.

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.

<u>Status</u>
Not Yet Implemented.

The initiative was approved in plan year FY2011.

DCHA did not receive a JobsPlus designation under the 2016 NOFA; however, the agency looks to submit a proposal for designation as a Jobs Plus site under the upcoming NOFA. In anticipation of an award, as part of the DCHA Jobs Plus program design, DCHA will utilize this initiative to provide a rent reduction as described in the above description section. The reductions will be given to a cadre of residents who will serve as part of the outreach team charged with encouraging eligible residents to sign-up for the program. At this time, DCHA is anticipating the following sites for consideration: Carroll Apartments (Carroll Apartments, Greenleaf Additions, Greenleaf Extension); Greenleaf Gardens (includes Greenleaf Gardens and Greenleaf Senior); James Creek; and Syphax Gardens. DCHA will recruit 5-10 residents at each site to serve on the recruitment team as Community Coordinators.

Anticipated Implementation Schedule

Upon receipt of the Jobs Plus designation, DCHA looks to complete the necessary implementation steps for this program component during the preparation for implementation phase.

Initiative Modifications

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

Measurement Changes

DCHA does not anticipate any major changes or modifications to the DCHA established or HUD standard metrics, baselines or benchmarks during FY2018.

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 FY2017 Annual MTW Report	To be provided in the FY2017 Annual MTW Report
Number of households receiving services aimed to increase self-sufficiency— **Jobs Plus Community Coordinators**	0	TBD (based on the submission of the Jobs Plus proposal)	To be provided in the Annual MTW Report following Jobs Plus implementation	To be provided in the Annual MTW Report following Jobs Plus implementation

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome (FY2015)**	**Benchmark Achieved?**
Number of households transitioned to self-sufficiency (participation in a	Households transitioned to self-sufficiency (participation in a	Expected households transitioned to self-sufficiency (participation in a	Actual number of households transitioned to self-sufficiency	Whether the outcome meets or exceeds the benchmark.

Self Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome (FY2015)**	**Benchmark Achieved?**
resident driven community based program)	resident driven community based program)	resident driven community based program) after implementation of the activity (number)	(participation in a resident driven community based program) after implementation of the activity (number)	
Number of households participating in a resident driven community based program – **Greeters Program**	0	Up to 8 residents	To be provided in the FY2017 Annual MTW Report	To be provided in the FY2017 Annual MTW Report
Number of households receiving services aimed to increase self-sufficiency— **Jobs Plus Community Coordinators**	0	TBD (based on the submission of the Jobs Plus proposal)	To be provided in the Annual MTW Report following Jobs Plus implementation	To be provided in the Annual MTW Report following Jobs Plus implementation

B. Activities on Hold

There are no Activities (Initiatives) currently on hold.

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
6	2.3.04 & 2.5.05	Modifications to Pet Policy	• Reduce cost and achieve greater cost effectiveness	FY2005	Implemented FY2005 Closed Out FY2016
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
9	3.3.05	Streamlined Operating Subsidy Only (OPERA) Protocol—Operating Assistance for Rental Housing	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2005	Not Yet Implemented
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
21	2.10.12	DCHA Local Mixed Subsidy Program	• Increasehousing choices for low-income families • Reduce cost and achieve greater cost effectiveness	FY2012	Never Implemented Closed Out FY2016
10	3.4.05	Supporting Grandfamilies	• Encourage families to obtain employment and become economically self-sufficient	FY2005	Implemented FY2005 Closed Out FY2016
26	NA	Local Investment Policy	• Reduce cost and achieve greater cost effectiveness	FY2014	Not fully imple mented

Locally Defined Site and Neighborhood Standards

Description

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

1. The units may be located throughout the District, including within the following types of urban areas: (i) an area of revitalization that has been designated as such by the District of Columbia; (ii) an area where Public Housing units were previously constructed and were demolished; (iii) a racially or economically impacted area where DCHA plans to preserve existing affordable housing; or (iv) an area designated by the District of Columbia as a blight elimination zone; and
2. A housing needs analysis indicates that there is a real need for the housing in the area; and
3. When developing or substantially rehabilitating six or more units, DCHA will provide documentation to HUD which evidences that: (i) during the planning process, it has

consulted with Public Housing residents through appropriate resident organizations and representative community groups in the vicinity if the subject property; (ii) it has advised current residents of the subject properties ("Resident") and Public Housing residents, by letter to resident organizations and by public meeting, of DCHA's revitalization plan; and (iii) it has submitted a signed certification to HUD that the comments from Residents, Public Housing residents and representative community groups have been considered in the revitalization plan.

In addition, the locally defined site and neighborhood standards complied with the Fair Housing Act and Title VI of the Civil Rights Act of 1964, and the implementing regulations referenced compliance with these Acts. Similar to HOPE VI Site and Neighborhood Standards, a DCHA project for which locally defined site and neighborhood standards were applied would either have to:

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

Status
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.

Modifications to Pet Policy

Description

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

Status

Implemented (FY05) and Closed Out (FY16)

In February 2016, DCHA received notice from HUD that its 2005 approval of this activity was being rescinded based on an assessment of the applicability of Section 227 of the Housing and Urban-Rural Recovery Act of 1983 (12 U.S.C. 1701r-1), and its implementing regulations at 24 CFR Part 5 Subpart C to DCHA's use of its MTW authority to establish its pet policy.

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
- Setting 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); Closed Out (FY12)

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.

Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing

Description
DCHA requested and received approval for a Streamlined Operating Subsidy Only (OPERA) Protocol as part of the FY2008 MTW Plan process. The first project approved under this initiative was Barnaby House; however, market conditions prohibited this project from being completed.
In addition to streamlined approval of Operating Subsidy Only mixed-finance transactions, OPERA also modifies HUD's requirement that the Agency record a Declaration of Trust in first position for properties receiving Public Housing subsidies; provides relief from the 10-year use restriction contained in Section 9(a)(3) of the U.S. Housing Act of 1937; and approves the form of project documents including an operating agreement entitled "Agreement Regarding Participation in the Operating Assistance for Rental Housing Program" and an Annual Contributions Contract amendment entitled "Operating Assistance Amendment to Consolidated Annual Contributions Contract".

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

Status
Approved FY 2005; Closed out

The initiative has not implemented as anticipated due to challenges posed by the developer's organizational structure and GAAP reporting requirements. Given the time since the initiative was passed and the initiative has not been implemented, DCHA has decided to close it out.

Revolving Loan Fund for HCVP 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 Out (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.

DCHA Local Mixed Subsidy Program

Description
In order to preserve public housing, DCHA is proposing to use its MTW authority to use housing choice voucher subsidy in combination with Public Housing subsidy to finance and operate newly renovated or

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

The goal of the program is to use voucher budget authority to leverage the financing necessary to fund redevelopment, modernization and routine maintenance at Public Housing developments, while maintaining the stability of the community by continuing to manage the property and residents under one set of rules – public housing rules. This activity meets the MTW statutory objective to reduce cost and achieve greater cost effectiveness in federal expenditures. Examples of Public Housing occupancy policies that will be applied to all residents in a development designated 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 was to be completed, it was anticipated that other differences between public housing operating policies and procedures and the HCV Administrative Plan may be found. In those cases the public housing rules would have been used rather than HCVP provisions.

Status
Closed Out (FY16).

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). As such, DCHA has decided to close-out this activity.

Supporting Grandfamilies

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

Status
Implemented (FY 05) and Closed Out (FY16)

DCHA is closing out this activity because MTW authority is no longer necessary for the exclusion of the local grandparent as caregivers stipend provided by the city as income in the calculation of rent.

Any additional activities aimed at supporting grandparents as caregivers will be proposed in a future plan for approval.

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 proposed to use its MTW authority to adopt a local investment policy that would 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 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 looked to invest only in securities authorized under District law that would allow the flexibility to invest productively and efficiently.

DCHA would have invested in safer investment instruments with lower transaction costs and higher competitive yield. It was anticipated that operating under this policy would give DCHA a higher return

on its portfolio with less staff resources devoted to the process. Thereby reducing cost and higher net portfolio return would have achieved greater cost effectiveness in federal expenditures, allowing the Agency the enhanced ability to further the MTW statutory objectives through other initiatives.

Status
Approved FY2014 (never fully implemented); Closed FY2017

DCHA has decided to no longer pursue this initiative as ongoing review of investments and potential yields does not warrant moving forward with this action.

HQS Scheduling

Description
DCHA 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 did not incur the cost of overtime to make sure all inspections were completed as required. Given the need to house families as quickly as possible, DCHA decided that the most prudent way to balance the importance of housing families timely with ensuring ongoing HQS compliance and sound money management was to allow for extended HQS inspection scheduling. Under this initiative, DCHA planned to schedule inspections to occur on a 12 month basis; however, it would 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.

DCHA anticipated 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 projected 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.

The ongoing need for this initiative after initial implementation was dependent upon the number of units/properties that enroll in the proposed biennial inspection program.

Status
Approved FY2015 (never fully implemented); Closed FY2017

DCHA closed this initiative as the flexibility it granted was no longer needed based on the number of eligible landlords/owners opting to participate in the HQS Biennial Inspections for Landlords in Good-Standing MTW initiative.

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 into a Single Fund Budget:

- Public Housing operating subsidy;
- Capital fund program (including Demolition or Disposition Transitional Funding (DDTF, formerly known as the Replacement Housing Factor Fund (RHF)]; and
- Section 8 Housing Choice Voucher program.

This section of the DCHA MTW Plan describes the agency's planned sources and uses of that budget.

Agency Budget

The following Sources and Uses information has been updated to reflect the final DCHA budget as submitted to HUD in September 2017.

In addition to the tables provided below, please refer to the Operating Transfers In and Operating Transfers Out inforrmation in Appendix B—"Sources and Uses of Funding-Additional Information" as it identifies the amount that will supplement the MTW Sources and Uses of Funds detailed in this section. Combining these amounts yields the sources and uses of funds necessary for a balanced FY2018 budget.

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	$ 20,355,409
70600	HUD PHA Operating Grants	$ 245,602,927
70610	Capital Grants	$ 10,521,076
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ -
71100+72000	Interest Income	$ 500,000
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ 682,000
70000	**Total Revenue**	$ 277,661,412

*** 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	$ 19,882,723
91300+91310+92000	Management Fee Expense	$ 25,102,769
91810	Allocated Overhead	$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	$ 3,011,481
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 23,646,912
93500+93700	Labor	$ 468,281
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 29,957,811
95000 (95100+95200+95300+95500)	Total Protective Services	$ 9,191,851
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ 1,585,100
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 13,487,627
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$ 3,185,506
97100+97200	Total Extraordinary Maintenance	$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 145,000,000
97400	Depreciation Expense	$ 19,200,000
97500+97600+97700+97800	All Other Expenses	$ -
90000	**Total Expenses**	$ 293,720,061
160	Capital Assets, Net of Depr.	$ 10,521,076
97400	Depreciation Expense	$ (19,200,000)
	Total Uses of Fund	$ 284,041,137
*** 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 FY2018 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, 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 efforts to maintain the agency's new Customer Call Center and improvements to work-order tracking system
- Purchase and maintain Public Safety equipment and tools to improve the safety and security in and around our communities
- Evaluate the long-term debts - Public Housing Energy Performance Contract (EPC) and Public Housing Capital Fund Financing Program (CFFP) Bond against current market economic conditions, and determine feasibilities of potential refinancing and optional prepayment using MTW Block Grant Fund.

In addition, DCHA may utilize its MTW flexibility and block grant funds in a Rental Assistance Demonstration (RAD) project(s), upon HUD approval. DCHA has received CHAPs for four properties; nine commitments to enter into CHAPs; and a portfolio award for eleven properties. DCHA will be considering application submission for additional sites.

Capital Fund

Below is the proposed expenditure plan for FY2018 Capital Funds.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2018

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE	
Ft. Lincoln	Soil Erosion and Landscape Improvements	$	100,000.00
Harvard Towers	Roof Replacement	$	500,000.00
Hopkins Apts.	Roof Replacement, Entry Upgrades,	$	500,000.00
Horizon House	Garage repairs	$	55,000.00
James Apts.	Roof Replacement	$	500,000.00
James Creek	Soil Erosion and Landscape Improvements & Units	$	100,000.00
Judiciary House	Lot Repairs and Balcony Repairs	$	200,000.00
Montana Terr.	Roof Replacement	$	400,000.00
Potomac Gardens	Windows, Elevator & Concrete repairs	$	375,000.00
Regency House	1/2 Roof Replacement and Units	$	300,000.00
Stoddert Terr.	Roofs, Units Office, CCTV & Concrete Task	$	200,000.00
Syphax Gardens	Erosion, Enclosures, Units, Detectors, Misc. & Hazmat	$	75,000.00
Woodland Terr.	Plumbing Lines, Erosion, Units,	$	87,379.00
	Subtotal for Capital	**$**	**3,392,379.00**
Front Line Cost	BLUEPRINTS, DESIGNS, INSPECTIONS,FEES	$	150,000.00
Front Line Cost	VARIOUS REPAIRS, UPGRADES & EMERGENCIES	$	150,000.00
Front Line Cost	CCTV SYSTEM UPGRADE	$	75,000.00
Front Line Cost	INSPECTORS CAPITAL COST	$	300,000.00
Front Line Cost	RESIDENT RELOCATION	$	75,000.00
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$**	**4,142,379.00**

Budget Basis	
FFY2018 Projections	
Capital Fund Grant Breakdown	$12,213,599
RHFs	-
Debt Service	5,628,500.00
Administrative Fee	1,221,360.00
Public Safety	1,221,360.00
Net Capital Funds for Modernization	**4,142,379.00**

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

As reported in the FY2016 MTW Plan, DCHA has updated its LAMP by removing reference to ARRA funding the agency received as all awarded funds have been expended and the grants have been closed. In addition, reference to OMB Circular A-87 has been replaced with its successor regulation 2 CFR 200 with respect to cost classification.

Section VI. Administrative

A. Board of Commissioners Authorization Resolution

RESOLUTION 17-09

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2018 MOVING TO WORK PLAN

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

WHEREAS, the proposed DCHA 2018 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement; and

WHEREAS, the proposed MTW Plan includes an allocation of capital funds, including Demolition and Disposition Transitional Funding ("DDTF"), which are anticipated to be received from HUD from Fiscal Year 2018 appropriations, and the exact amount of Capital Funds will be determined by HUD.

WHEREAS, the proposed capital fund budget for FY2018 is $12,213,599 and the following summarizes the estimated budget by major line item;

CAPITAL FUND GRANT BREAKDOWN FFY18 Projections	
Estimated FY2018 Total Budget	**$ 12,213,599.00**
RHFs	$ -
DEBT SERVICE[1]	$ (5,628,500.00)
ADMINISTRATIVE FEE	$ (1,221,360.00)
PUBLIC SAFETY	$ (1,221,360.00)
NET CAPITAL FUNDS for MODERNIZATION	**$ 4,142,379.00**

and

WHEREAS, the proposed DCHA 2018 MTW Plan (including the proposed use of Capital Funds and the Rental Assistance Demonstration (RAD) amendment) has been made available to the public for a 30-day comment period, discussed at a public hearing on June 22, 2017 and comments received were considered and the accepted revisions were made to the plan accordingly; and

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

WHEREAS, DCHA submitted a RAD application to HUD that included 21 public housing properties and received HUD conditional commitments and a portfolio award that allow DCHA to explore RAD as a financing tool to fund public housing capital needs; and

[1] Debt service refers to repayment of a Capital Fund Financing Program (CFFP) bond. The bond was issued to fund needed modernization activities at various sites in the DCHA portfolio. As of July 1, 2017, the current amount owed is about $39M. With a pay down of the bond with RHF monies from previous fiscal years, the debt service due in 2018 is approximately $5,628,500.

WHEREAS, the 19 properties in the proposed RAD significant amendment include 2,510 units of public housing; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority and 1) approves the DCHA FY 2018 MTW Plan for submission to HUD; and 2) authorizes the DCHA Interim Executive Director/Secretary to execute all related certifications and forms.

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 12th day of July, 2017.

ATTEST:

Nathan E. Bovelle
Interim Executive Director/Secretary

APPROVAL:

Terri Thompson
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth S. Slaughter
General Counsel

B. Certifications of Compliance

MTW Certification of Compliance (Form 50900, Attachment B)

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

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 **10/01/2017**, 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.

Form 50900
Certifications of Compliance
DCHA FY18 MTW Plan

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
PHA Name

DC001
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)

Nathan E. Bovelle
Name of Authorized Official

Interim Executive Director/Board Secretary
Title

Signature

7/14/17
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.

Form 50900
Certifications of Compliance
DCHA FY18 MTW Plan

Certification of Consistency with the Consolidated Plan

OMB Approval No. 2506-0112 (Exp. 3/31/2010)

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: District of Columbia Housing Authority

Project Name: Proposed Activities - FY2018 Moving to Work Plan

Location of the Project: City-Wide, District of Columbia
including various public housing sites and housing choice voucher
holders/project-based voucher sites

Name of the Federal Program to which the applicant is applying: Annual Update - Moving to Work Plan and Amendment to 2017 Plai

Name of Certifying Jurisdiction: District of Columbia

Certifying Official of the Jurisdiction Name: Polly Donaldson

Title: Director

Signature: Mary R. D

Date: 6.30.2017

Page 1 of 1

form **HUD-2991** (3/98)

C. 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 25, 2017 - June 26, 2017.

- May 17, 2017: Meeting with the Housing Providers Association (28 attendees)
- May 25, 2017: Public notice of availability of MTW Plan for public comment and notice of Public Hearing published on DCHA website and in the Washington Post newspaper
- May 31, 2017: Public notice published in The Current newspaper and The Hill Rag newspaper
- June 1, 2017: Public notice published in June 1-7, 2017 edition of The Washington Informer newspaper
- June 11, 2017: Public notice published in East of the River newspaper
- June 12, 2017: Fliers with information about Public Hearing and comment period made available at front desk of the and Housing Choice Voucher Program (HCVP) and bound copy of draft proposed FY2018 MTW Plan available at front desk of the Office of the Executive Director
    - Fliers with information about Public Hearing and comment period made available at DCHA public housing property management offices
- June 14, 2017: Fliers with information about Public Hearing made available to attendees of the monthly DCHA board meeting
- June 15, 2017: Meeting with the City Wide Advisory Board (6 attendees)
- June 16, 2017: Public notice published in El Tiempo Latino newspaper
- June 21, 2017: Meeting with Legal Housing Advocates (5 attendees)
- June 22, 2017: Public Hearing held and bound copies of draft proposed FY2018 MTW Plan distributed to attendees (12 attendees)
- July 12, 2017: Approval by the Board of Commissioners at monthly meeting

The following pages include the documents listed below:

- Board of Commissioners Meeting Agenda
- Published Public Hearing Notices
- Housing Providers Association Meeting Notice
- Housing Providers Association Meeting Sign-in Sheet
- City-Wide Advisory Board Meeting Agenda
- City-Wide Advisory Board Meeting Sign-in Sheet
- Legal Housing Advocates Meeting Agenda
- Legal Housing Advocates Meeting Sign-in Sheet
- Public Hearing Agenda
- Public Hearing Sign-in Sheet

DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

Fort Lincoln
3400 Banneker Drive, N.E.
Washington, D.C. 20018

WEDNESDAY, JULY 12, 2017
1:00 P.M.

A G E N D A

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

II. APPROVAL OF MINUTES

June 14, 2017 Board of Commissioners' Meeting — **Tab 1**

III. EXECUTIVE DIRECTOR'S REPORT

IV. RESOLUTIONS

PUBLIC COMMENT

A. RESOLUTION 17-08 — **Tab 2**
To Authorize the Submission of an Application to HUD for the Phased Demolition and Disposition Of Public Housing Units at Kenilworth Courts

1. Description of Resolution
2. Board Action on Resolution

B. RESOLUTION 17-09 — **Tab 3**
To Approve the Submission of the DCHA FY 2018 Moving to Work Plan to HUD

1. Description of Resolution
2. Board Action on Resolution

Regular Monthly Meeting
Wednesday, July 12, 2017
1:00 p.m.
Agenda

C.	RESOLUTION 17-10 To Approve the Submission of an Amendment to The DCHA FY 2017 Moving to Work Plan to HUD 1. Description of Resolution 2. Board Action on Resolution	Tab 4
D.	RESOLUTION 17-11 To Authorize the Execution of a Contract for External Audit Services 1. Description of Resolution 2. Board Action on Resolution	Tab 5

V.	PUBLIC COMMENT	RESIDENTS NONRESIDENTS
VI.	ANNOUNCEMENTS	
VII.	ADJOURNMENT	

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

The Washington Post

CLASSIFIED

D9

washingtonpost.com/classifieds

THURSDAY, MAY 25, 2017

825 Bids & Proposals

825 Bids & Proposals

DC Housing Authority Public Hearing and Public Comment Notice

NOTICE OF PUBLIC HEARING TO DISCUSS AN AMENDMENT TO THE 2017 MOVING TO WORK (MTW) PLAN AND THE PROPOSED 2018 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 2017 Moving to Work (MTW) Plan related to a U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration initiative AND the agency's proposed 2018 MTW Plan. The Public Hearing will take place on Thursday, June 22, 2017 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 2017 plan amendment and the 2018 proposed plan initiatives will be accepted thru June 26, 2017 via email at **MTW@dchousing.org** or by mail sent to Kimberley Cole, Director of Planning, DCHA, 1133 North Capitol Street, NE, Suite 200, Washington, DC 20002. To request a copy of the plan, please call (202)435-3382 or send an email to **MTW@dchousing.org**.

DC Housing Authority P
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Last modified: 5/25/2017
3:09 PM
5/25/2017

e transparent ANC that neighbors deserve

WPOINT

N GARDNER

major goal of Advisory Neighborhood Commission 3D is making our work as volunteers more open to residents of the communities esent. In his April 26 edition, an article in rrent noted that the ANC wants "to be more rent with residents about how the ANC decisions and spends money."

is indeed a top priority for ANC 3D, which s Berkley, Foxhall, the Palisades, Spring Valley, Wesley Heights.

also why I was distressed to see Ann Heuer's Viewpoint piece "Protecting government in D.C."

ite Ms. Heuer's long record of to our community. However, kes several inaccurate points lly her claim that the informal of a handful of ANC 3D rs on April 13 with Ward 3 ouncil member Mary Cheh was er.

What ANCs cannot do is vote or take an official action of any kind in private.

he chair of ANC 3D, let me set the record First about the law: Contrary to Ms. Heuertions, the District's open meeting law does ure that all gatherings of ANC commissionpen to the public. In fact, ANCs can meet in for any number of reasons. What they cannot te or take an official action of any kind in

n Council member Cheh asked to get togeth ANC 3D commissioners for a "meet and no official action was contemplated, planned a — a fact conveyed to the public and all D commissioners in advance. With only three ANC 3D members in attendance, no quorum sent to begin with — no official actions have even been possible.

further demonstration of our effort to ensure e abiding by all legal requirements, I d with and received assurances from both the ffice of Advisory Neighborhood Commissid Council member Cheh's office prior to the ion. Their responses were unequivocal.

the facts: The informal "get to know you," ncil member Cheh put it, was at her invitad was designed to introduce her staff, their hood representatives.

The first step in building a functional and effective relationship is gathering information about each other. For our part, we raised several issues of importance to our neighbors and asked for her help.

Council member Cheh, much to her credit, has reached out to all the ANC's in Ward 3. Her office is an invaluable resource for ANC commissioners. The individual commissioners who met with Council member Cheh deserve Ms. Heuer's commendation, not condemnation. This is exactly the type of interaction and practical problem-solving our constituents seek.

And, as highlighted by The Current last month, this newly elected commission — which began its work in January — has made a concerted effort to promote transparency and openness. Unlike commissioners before us, we post pertinent documents and pending resolutions well in advance of our meetings, and we encourage feedback from our neighbors. We ensure that all parties and sides to an issue are represented at our meetings. We do not tolerate the kind of last-minute surprises and pop-up resolutions that were the hallmark of past ANC 3D terms. We regularly use our local listservs to ensure that constituents are informed prior to our meetings of our agenda and issues, and that they attend the meetings.

This introductory session with Council member Cheh was no different. The topics and results of the get-together were discussed openly and publicly with our community, both in advance of and following the gathering. There was no attempt to keep the public unaware of the gathering. Far from it: many of the issues planned for discussion were shared publicly on neighborhood listservs to elicit constituent comments. The responses helped inform the topics discussed with Council member Cheh and her staff and, afterward, the conversations — especially the key takeaways — were communicated to interested residents.

This is a new commission, guided by reform-minded commissioners who volunteer their time, who are committed to transparency and who, above all, listen to the voices of the friends and neighbors we represent. I encourage former commissioner Heuer to come to our meetings and see for herself.

Stephen Gardner is chair of Advisory Neighbor-

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PUBLIC HEARING AND PUBLIC COMMENT NOTICE

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You; June 15, Sister Act; June 29, Secret Life of Pets; July 6, Grease; July 13, Moana; July 20, Rogue One: A Star Wars Story; July 27, Arrival; Aug. 3, La La Land; Aug. 10, Fantastic Beasts & Where to Find Them; Aug. 17, Beauty and the Beast (2017). Movies start at sundown. Canal Park, Second and Eye Streets SE. Find schedule at capitolriverfront.org.

Jazz in the Garden at the NGA. Fridays, through Aug. 25, 5 to 8:30 PM. The free concerts feature locally and nationally acclaimed musicians performing a wide variety of musical genres. The full schedule is at nga.gov. National Gallery of Art Sculpture Garden, between Seventh and Ninth, Constitution Ave. NW.

Adams Morgan Summer Concert Series. June 3, 5 PM, Jelly Roll Mortals; June 5, 6 PM, tba; June 10, 5 PM, Michele McTierney; June 24, 5 PM, Batida Diferente. Corner of 18th Street and Columbia Road. adamsmorganonline.com.

Rockin' the Block Concert Series at Canal Park. Concerts are 6:30 to 8:30 PM. June 7, South Rail; July 12, Daniel Hill; Aug. 2, Mike McHenry Trio; Sept. 6, Zach Cutler. Rockin' the Block features food and beverage vendors, a moon bounce and lawn games for all ages. Canal Park, Second St. and Eye St. SE. capitolriverfront.org.

Tunes in the Triangle. Thursdays, 6 to 8 PM. June 8, Justin Trawick; June 22, Alison Carney; July 6, Pebble To Pearl; July 20, Phil Kominski. Fifth and K Streets NW. mountvernontriangle.org.

Rosslyn Rocks! Concerts. Thursdays, 6 to 8 PM. June 8, Lloyd Dobler Effect; June 15, The 19th St Band; June 22, Jeff from Accounting; and June 29, The Monster Band. Concerts at Central Place Plaza at N. Lynn and N. Moore Streets, Rosslyn, VA. rosslynva.org.

Bethesda Summer Concerts. Concerts are 6 to 8 PM. June 8, Natty Beaux Band; June 15, Urban Funk; June 22, The Crimestoppers; June 29, Oasis Island Sounds; July 6, Caz Gardiner; July 13, Chuggalug; July 20, Joker's Wild. Veterans Park at the corner of Woodmont and Norfolk Avenues in Bethesda, MD. bethesda.org.

Golden Cinema at Farragut Park. June 9, 500 Days of Summer; June 16, Moana; June 23, The Princess Bride; June 30, Dirty Dancing; July 7, Ghostbusters (2016 version); July 14, Finding Dory; July 21, Big; July 28, Ferris Bueller's Day Off; Aug. 4, Fantastic Beasts and Where to Find Them. Movies at 7:30 PM. Farragut Park is at Connecticut Avenue and K Street NW. goldentriangledc.com.

Navy Memorial Concerts on the Avenue. Tuesdays; June 13, 20, 27; July 11, 18, 25; and Aug. 1; 7:30 PM. 701 Pennsylvania Ave. NE. navyband.navy.mil.

Summer Set DC Lunchtime Concerts. Tuesdays and Thursdays, June 29 to July 20, noon to 2 PM. On the National Mall at Jefferson and Seventh Streets SW.

Air Force Band Concerts at the Air Force Memorial. Fridays in summer, 7:30 PM. Air Force Memorial at One Air Force Memorial Drive in Arlington, VA. airforcememorial.org.

Military Band Concerts at the Capitol. Weeknights in summer, 8 PM. Mondays, US Navy Band; Tuesdays, US Air Force Band; Wednesdays, US Marine Band; Thursdays, US Army Band or US Marine Band; Fridays, US Army Band. West side of the Capitol. There's plenty of parking near the Botanic Garden.

Drive-In Movies at Union Market. July 7, Coming to America; Aug. 4, Chef; Sept. 1, Days of Thunder; Sept. 29, Clue; Nov. 3, Willy Wonka and the Chocolate Factory. Movie start times vary. $10 parking fee per car. Advance purchase is highly recommended. Free for walk-ups. unionmarketdc.com.

Strathmore's Live from the Lawn Summer Concerts. Concerts start at 7 PM. July 12, Karen Jonas; July 19, Look Homeward; July 26, Bug Ray & The Kool Cats; Aug. 2, Femina; Aug. 9, Matuto; Aug. 16, Lindsay Lou & The Flatbellys; Aug. 23, Uke Fest; Aug. 30, Akua Allrich; Sept. 9, Team Familiar. Free. Mansion at

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ers DUST communities of color. They should be ashamed. We should be ashamed. And it's time for those who have survived the maelstrom to put their foot down and to grab those youth by their collars who lack any concept of history and take them on a walk down Memory Lane.

We must recount our tales of horror, fear, frustration, pain and death. We must, because more and more young folk today have bought into the fantasy that it's all about "me," instead of "us," embracing European individualism over that which has long been the wrong places, who we found three days after his demise, hanging by an electric chord in his home – naked, burned and as we would later discover, sodomized in ways I cannot mention. I hear the voices of brothers who learned, in the early days of the AIDS epidemic, that they had been infected – once vibrant, muscular, energetic young men who quickly became walking skeletons, begging for death to come. Others would be harassed, chased down, beaten and left as vegetables – their heads split open by bat-wielding assailants.

They are the reasons why el- [illegible] of their own people who paid the "ultimate price." In the words of Doughboy ("Boyz in the Hood"), "Either they don't know, don't show or don't care about what's going on in the hood."

We don't need white racists or self-professed white evangelicals and conservatives to eradicate the Black race from the planet – by refusing to rein in our youth, by keeping our heads in the sand and by allowing, as the Bible forewarns, "sons to turn against fathers and daughters to turn against mothers," we're doing a great job all by ourselves. **WI**

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8 JUNE 1 - 7, 2017 THE WASHINGTON INFORMER WWW.WASHINGTONINFORMER.COM

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AUTORIDAD DE VIVIENDA DE DC

Aviso de Audiencia Pública y Comentarios Públicos

AVISO DE AUDIENCIA PÚBLICA PARA DISCUTIR UNA ENMIENDA AL PLAN MOVIÉNDOSE AL TRABAJO PARA 2017 (MTW) Y EL MTV PROPUESTO PARA 2018

La Autoridad de Vivienda del Distrito de Columbia (The District of Columbia Housing Authority -DCHA) está anunciando una Audiencia Pública para discutir y solicitar comentarios sobre una enmienda de la agencia al Plan Moviéndose al Trabajo 2017 (Moving to Work Plan (MTW)), relacionado con una iniciativa de Demostración de la Asistencia al Arriendo del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) Y sobre el Plan MTW de la agencia propuesto para 2018. La Audiencia Pública se realizará el jueves 22 de junio de 2017 a las 6:00 PM en el 1133 North Capitol Street, NE, segundo piso, Sala de Juntas (Board Room). El MTW es un programa del HUD que les permite a algunas autoridades selectas de vivienda pública diseñar e implementar programas y políticas innovadoras con la intención de: 1) reducir costos y mejorar la eficiencia; 2) alentar a los residentes a que obtengan empleo y a volverse económicamente autosuficientes; y 3) aumentar las opciones de vivienda para familias de bajos ingresos. Para solicitar una copia de la enmienda y/o del plan, por favor llame al (202) 435-3382. Los comentarios escritos sobre la enmienda al plan de 2017 y las iniciativas propuestas para el plan de 2018 serán aceptados hasta el 26 de junio de 2017 vía correo electrónico a MTW@dchousing.org o correo postal enviado a Kimberley Cole, Director of Planning, DCHA, 1133 North Capitol Street, NE, Suite 200, Washington, DC 20002. Para solicitar una copia del plan, llame al (202)435-3382 o envíe un correo electrónico a MTW@dchousing.org.

DCHA, por sus siglas en inglés) está dando aviso de una Audiencia Pública para discutir y solicitar comentarios sobre una enmienda al Plan 2017 Moving to Work (MTW)La audiencia pública se llevará a cabo el jueves 22 de junio de 2017 a las 6:00 PM en el 1133 North Capitol St., NE en la sala de juntas del segundo piso. El programa MTW es un programa HUD que permite a las autoridades selectas de vivienda pública diseñar e implementar programas y políticas innovadoras con la intención de: 1) reducir los costos y mejorar la eficiencia. 2) alentar a los residentes a obtener un empleo ya ser económicamente autosuficientes: Y 3) aumentar las opciones de vivienda para las familias de bajos ingresos.

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ALQUILERES

From: Kim Cole
To: Grace Campion
Subject: FW: DCHPA Meeting Tomorrow (May 17, 2017) BIG BUZZZZZZZZ
Date: Tuesday, May 16, 2017 1:35:45 PM

Please pdf and add to MTW plan documents.

From: Karissa Spann [mailto:karissa@dchpa.org]
Sent: Tuesday, May 16, 2017 1:31 PM
Subject: DCHPA Meeting Tomorrow (May 17, 2017) BIG BUZZZZZZZZ

Tomorrow is the big day for our May's monthly meeting. In case you you have not heard...the DC Housing Authority has made some major changes and transitions. We will have Ms. Kim Cole of the Executive Director's Office to provide detailed information on the Move-To-Work (MTW) plan.

For those who have absolutely NO IDEA as to what that is, it is the plan the agency uses as a guide, road map and/or blueprint to guide the Housing Authority. If you want to know the trajectory of the agency and how it impacts housing providers who participate with the HCV Program...this is one incredibly important meeting to attend.

Also, the Districts Department of Energy & Environment (DOEE) is scheduled to speak on the District of Columbia law pertaining to matters that will significantly impact you as a housing provider.

WOW...that's a lot to take in. But guess what...we are going to do it all in 1 hour. It costs nothing to attend, but could cost you sorely if you are not aware of what's coming down the pipe.

Pleas meet us tomorrow at **DC Housing Authority / 1133 North Capital St NE / 6-7pm.**

Best Regards

Karissa Spann, NALP, HCV-CSO, CSE, CSRC, HQS
DCHPA Chair / Real Estate Professional

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DC Housing Providers' Association (DCHPA) Meeting:

Every 3rd Wednesday of the Month
Time: 6:00pm-7:00pm
** One-on-One Meetings with Housing Managers from 5:00pm-6:00pm

DC Housing Authority

Housing Providers Association

May 17, 2017

SIGN-IN-SHEET

Name	Company	Telephone Number	E-mail
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Simone Smillie	DC office of Human Rights	202 704-2343	simone.smillie@dc.gov
Herbert H King	—	202-271-1855	Woodcutterdc@msn.com
Susie King	—	202-291-0819	Xeenemoning@msn.com
Michael Sims	ARES	202 744-8840	msims@ccim.net
Michael Karnegay	DCLUM	202-486-9135	mkarnegay@gohu.com
E Tyus	E&J	202.882-0769	admin@enjproperties4u.com
Lashun Lawson	DHS	202-573-5867	lashun.lawson@dc.gov
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Rick Bardach	Self	2/554-8282	RRICKBAR@aol.com
Nicole McKellar	RPM DC Metro		support@rpmdcmetro.com

Housing Providers Association

May 17, 2017

SIGN-IN-SHEET

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Bunmi Idowu	self	240-423-5364	olubunmi@yahoo.com
Perry Dixon	Self	202-669-2532	perrydixon7@gmail.com
Janice Washington	Self	202-210-9520	ELIZABJEWOKERIZON.NET
Valene Ali	GreenPastures GV	2405430529	greenpasturesgv@gmail.com
Maza Mesfun	Medhin LLC	703-338-2206	MAZAMESFUN@hotmail.com
MUSSE LEAKEMARIAM	" "	5712657804	MUSSE@COX.net
Belinda Bell	self	202 352 5738	belindabell11@yahoo.com
Linda White		202-7234963	Lindacrichlow@aol.com
Joseph Osamond	"	201-379-0357	osamnohpwmad.net

Housing Providers Association

May 17, 2017

SIGN-IN-SHEET

Name	Company	Telephone Number	E-mail
[illegible]	Congressional	301 346 4613	
Ann E. Carthern	Blaine 5212 LLC	301-249-1078	
Johnnie Mae Durant	Tri Gee Foundation	202 582-2535	
Derrick Stevenson		202 256 2578	
Yusuf Gedi	Self	571-888 1626	
Sador Ginus	Hum	202-573-9175	

District of Columbia Housing Authority

MEETING WITH CITYWIDE ADVISORY BOARD

AGENDA

Thursday, June 15, 2017
2:00pm-3:30pm

Stoddert/Fort Dupont Community Center

I. Welcome and Introductions

II. MTW Program

III. District of Columbia Housing Authority FY2018 Moving to Work Plan

A. Overview

B. Proposed Initiatives for FY2018

C. Capital Fund Plan

IV. Rental Assistance Demonstration Program Amendments

V. Questions

DISTRICT OF COLUMBIA HOUSING AUTHORITY
Thursday, June 15, 2017
Stoddert/Fort Dupont Community Center

CITY-WIDE ADVISORY BOARD
Sign-in Sheet

	Name	Company	Phone	Email
1	Doris Foreman	Ft. Lincoln	2/635-5025	dorisforeman@yahoo.com
2	Denise Herring	FT Lincoln	3-543-0636	
3	MICHAEL BROWN	DCHA	2 535-2741	MBROWN@DCHOUSING.ORG
4	Sherrill Hampton	DCHA	2 535-1517	shampton@dchousing.org
5	Alison Forrest	Stoddert Terrace DCHA	202 584-1283	anforrest@gmail.com
6	A. Dena Walker	Greenleaf Extension	202-486-2797	aswalker30@hotmail.com
7	Denise Blackson	Sibley Plaza Town Homes	202-677-9779	dblackson@gmail.com
8	Karen Settles	Stoddert Terrace		Hopeforthe world 70g mail
9				
10				
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12				
13				

Page 1 of 2

District of Columbia Housing Authority

MEETING WITH LEGAL HOUSING ADVOCATES

AGENDA

Wednesday, June 21, 2017
1:00pm-2:00pm

Executive Director's Conference Room
1133 North Capitol Street, NE

I. Overview of the Moving to Work Program

II. District of Columbia Housing Authority FY18 Moving to Work Plan

III. Amendment to the FY17 Moving to Work Plan

IV. Questions

DISTRICT OF COLUMBIA HOUSING AUTHORITY

Wednesday, June 21, 2017
DCHA Headquarters

LEGAL HOUSING ADVOCATES MEETING

Sign-in Sheet

	Name	Company	Phone	Email
1	Patty Mullahy Fugere	Legal Clinic for the Homeless	202 328 5504	patty@legalclinic.org
2	Taylor Healy	Bread for the City	2/ 386-7618	thealy@breadforthecity.org
3	Lori Leibowitz	Neighborhood Legal Services Program	202-269-5117	LLeibowitz @ NLSP.org
4	Aja Taylor	Bread for the City	2/587-5919	ataylor@breadforthecity.org
5	Amanda Korber	Legal Aid	2/388-6692	akorber@legalaidbc.org
6	Kimberly B King	DCHA	2/535-2529	Kking@dchousing
7	Andrea Powell	DCHA	2/535-2835	apowell@dchousing.org
8				
9				
10				
11				
12				
13				

Page 1 of 2

District of Columbia Housing Authority

Proposed 2018 Moving to Work Plan
&
Amendments to the 2017 MTW Plan

Public Hearing
June 22, 2017
6:00pm

1133 North Capitol Street, NE
2nd Floor Board Room

AGENDA

I.	**Welcome**	**Kimberley Cole** Office of Planning
II.	**Hearing Protocols**	**Andrea Powell** Office of the General Counsel
III.	**Overview of the Moving to Work Program**	**Kimberley Cole**
IV.	**2018 Proposed MTW Plan**	**Kimberley Cole** **Michael Brown** Office of Capital Programs **Kimberly Black King** Office of Capital Programs
V.	**2017 MTW Plan Proposed Amendment**	**Kimberly Black King**
VI.	**Public 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 proposed FY2018 MTW Plan and amendment to the FY2017 MTW Plan

DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 North Capitol Street, NE
Thursday, June 22, 2017
6:00 PM

FY2018 MTW PLAN PUBLIC HEARING
Sign-in Sheet

	Name/Organization	Address	Phone/Email
1	Carletta Haynesworth	2312 Ainger Pl. S.E. #13	2/889-6941
2	Techia Payne	2312 Ainger Pl SE #22	2/802-3115
3	[illegible]	[illegible]	2381, 11th St. SW #11
4	Victoria Harris	208 I Street SW	207 569-1417
5	Patricia Harris	1200 Delaware Ave SW. #[illegible]	763-7558
6	Robbie Dawson	RO 1206 Howison Pl. SW	2/484-5662
7	[illegible]	[illegible]	2.510.3120
8	Nathaniel [illegible]	1251 Half St. SW.	—
9	[illegible]		
10	Linda A. [illegible]	203 N. St. S.W. #315	—
11	[illegible]	203 N St SW #409	
12	SANDRA PETERSON	2703 BRUCE PL SE #24	(202) 271-2525
13			

Page 1 of 2 FY2018 MTW Plan Sign In Sheet

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

As part of DCHA's participation in the HUD sponsored Rent Reform Demonstration, MDRC, a research organization contracted by HUD, will conduct an evaluation of DCHA's initiative. DCHA is not currently using an outside evaluator(s) for the rest of the agency's MTW initiatives.

E. Annual Statement/Performance and Evaluation Reports

- DC39P001501-12
- DC39P001501-14
- DC39P001501-15
- DC39P001501-16
- DC39R001501-11
- DC39R001502-11
- DC39R001501-12
- DC39R001502-12
- DC39R001501-13
- DC39R001502-13
- DC39R001501-14
- DC39R001502-14
- DC39R001501-15
- DC39R001502-15
- DC39R001501-16
- DC39R001502-16

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: December 31, 2015 ■ 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	$6,271,952	$6,271,952
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	$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	$12,313,395
21	Amount of line 20 Related to LBP Activities	$0	$0	$0	$0
22	Amount of line 20 Related to Section 504 Activities	$77,026	$77,026	$77,026	$77,026
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	$273,577	$273,577	$273,577	$273,577
25	Amount of line 200 Related to Energy Conservation Measures	$145,670	$145,670	$145,670	$145,670

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:
District of Columbia Housing Authority	Capital Fund Program Grant No: DC39P00150112 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: December 31, 2015 ■ 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 4/26/16	Signature of Public Housing Director		Date 5/4/16

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** Replacement Housing Factor Grant No:	CFFP (Yes/ 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 Program	1492	N/A	$6,271,952	$6,271,952	$6,271,952	$6,271,952	Work is Complete
Housing Properties								
	Bond Debt Obligation	9000		$6,041,443	$6,041,443	$6,041,443	$6,041,443	Work is Complete
	Grant Total:			$12,313,395	$12,313,395	$12,313,395	$12,313,395	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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: DC39P00150114 Date of CFFP:	Replacement Housing Factor Grant No:	2014 FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$7,447,455	$7,447,455	$7,447,455	$7,208,842
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	$6,032,703	$6,032,703	$6,032,703	$6,032,703
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	**$13,480,158**	**$13,480,158**	**$13,480,158**	**$13,241,545**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$16,600	$16,600	$16,600	$16,600
23	Amount of line 20 Related to Security - Soft Costs	$1,348,016	$1,348,016	$1,348,016	$1,348,016
24	Amount of line 20 Related to Security - Hard Costs	$264,643	$400,679	$400,679	$366,459
25	Amount of line 200 Related to Energy Conservation Measures	$378,728	$428,831	$428,831	$375,745

[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: **DC39P00150114** Date of CFFP:	Replacement Housing Factor Grant No:	**2014** **FFY of Grant Approval: 2014**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 1)**
■ **Performance and Evaluation Report for Period Ending: September 30, 2016** ☐ **Final Performance and Evaluation Report**

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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	12/9/16		

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: **DC39P00150114** Replacement Housing Factor Grant No:	CFFP (Yes/ No):	**Federal FY of Grant: 2014**

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 Program	1492	N/A	$7,447,455	$7,447,455	$7,447,455	$7,208,842	Work is in Progress
Housing Properties								
	Bond Debt Obligation	9000		$6,032,703	$6,032,703	$6,032,703	$6,032,703	Work is Complete
	Grant Total:			$13,480,158	$13,480,158	$13,480,158	$13,241,545	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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: DC39P00150115; Date of CFFP: ____	Replacement Housing Factor Grant No:	FFY of Grant: 2015; FFY of Grant Approval: 2015

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 1)**
■ **Performance and Evaluation Report for Period Ending: September 30, 2016** ☐ **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	$7,316,119	$7,316,119	$6,957,831	$5,626,387
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	$6,027,700	$6,027,700	$6,027,700	$4,923,805
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	**$13,343,819**	**$13,343,819**	**$12,985,531**	**$10,550,192**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$0	$0	$0	$0
23	Amount of line 20 Related to Security - Soft Costs	$1,334,382	$1,334,382	$1,334,382	$1,334,382
24	Amount of line 20 Related to Security - Hard Costs	$400,000	$593,303	$593,303	$209,612
25	Amount of line 200 Related to Energy Conservation Measures	$594,363	$681,197	$665,542	$273,856

[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: DC39P00150115 Date of CFFP:	Replacement Housing Factor Grant No:	2015 FFY of Grant Approval: 2015

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ Final Performance and Evaluation Report

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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	12/9/16		

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: **DC39P00150115** Replacement Housing Factor Grant No:	CFFP (Yes/ No):	**Federal FY of Grant: 2015**

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 Program	1492	N/A	$7,316,119	$7,316,119	$6,957,831	$5,626,387	Work is in Progress
Housing Properties								
	Bond Debt Obligation	9000		$6,027,700	$6,027,700	$6,027,700	$4,923,805	Work is in Progress
	Grant Total:			$13,343,819	$13,343,819	$12,985,531	$10,550,192	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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: DC39P00150116 Date of CFFP:	Replacement Housing Factor Grant No:	2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$7,859,080	$7,859,080	$3,152,467	$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	$6,023,135	$6,023,135	$6,023,135	$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	**$13,882,215**	**$13,882,215**	**$9,175,602**	**$0**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$0	$0	$0	$0
23	Amount of line 20 Related to Security - Soft Costs	$1,388,221	$1,388,221	$1,388,221	$0
24	Amount of line 20 Related to Security - Hard Costs	$400,000	$400,000	$0	$0
25	Amount of line 200 Related to Energy Conservation Measures	$323,702	$323,702	$0	$0

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:
District of Columbia Housing Authority	Capital Fund Program Grant No: DC39P00150116 Date of CFFP:	Replacement Housing Factor Grant No:	2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 1)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ Final Performance and Evaluation Report

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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	12/9/16		

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: **DC39P00150116** Replacement Housing Factor Grant No:	CFFP (Yes/ No):	**Federal FY of Grant: 2016**

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 Program	1492	N/A	$7,859,080	$7,859,080	$3,152,467	$0	Work is in Progress
Housing Properties								
	Bond Debt Obligation	9000		$6,023,135	$6,023,135	$6,023,135	$0	Work is in Progress
	Grant Total			$13,882,215	$13,882,215	$9,175,602	$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.

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

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

Part I: Summary

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

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of 21) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	$922,323	$922,323	$922,323	$92,232
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	$922,323	$92,232
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: **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**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
■ **Performance and Evaluation Report for Period Ending: September 30, 2016** ☐ **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** 12/9/16	**Signature of Public Housing Director**		**Date**

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **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:							
5230-0064	Administrative Costs	1499	N/A	$92,232	$92,232	$92,232	$92,232	Work is Complete
Capitol Gateway								
5900 East Capitol Street	Construction and Revitalization of approximately	1499	LS	$830,091	$830,091	$830,091	$0	Work is in Progress
South East	61 Public Housing Units at 5900 East Capitol							
	Street, SE							
	Grant Total:			$922,323	$922,323	$922,323	$92,232	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$2,158,866	$1,193,483
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	$2,158,866	$1,193,483
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: Date of CFFP: _____	Replacement Housing Factor Grant No: **DC39R00150211**	**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, 2016** ☐ **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** 12/9/16	**Signature of Public Housing Director**		**Date**

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **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:							
5230-0064	Administrative Cost	1499	N/A	$98,000	$98,000	$98,000	$98,000	Work is Complete
Capitol Gateway								
5900 East Capitol Street	Construction and Revitalization of approximately	1499	LS	$965,383	$965,383	$965,383	$0	Work is in Progress
South East	61 Public Housing Units at 5900 Capitol							
	Street, SE							
5470-0087	Administrative Cost	1499	N/A	$117,886	$117,886	$117,886	$117,886	Work is Complete
Phyllis Wheatly, YWCA								
901 Rhode Island Avenue	Revitalization of approximately 76 Public	1499	LS	$977,597	$977,597	$977,597	$977,597	Work is in Progress
North West	Housing Rooms at YWCA 901 Rhode Island Ave							
	NW							
	Grant Total:			$2,158,866	$2,158,866	$2,158,866	$1,193,483	

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

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

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

Part I: Summary

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

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$1,402,457	$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**	**$1,402,457**	**$0**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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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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, 2016 ☐ 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 12/9/16	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **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:							
5230-0064	Administrative Costs	1499	N/A	$140,000	$140,000	$140,000	$0	Work is in Progress
Capitol Gateway								
5900 East Capitol Street	Construction and Revitalization of approximately	1499	LS	$1,262,457	$1,262,457	$1,262,457	$0	Work is in Progress
South East	61 Public Housing Units at 5900 East Capitol							
	Street, SE							
	Grant Total:			$1,402,457	$1,402,457	$1,402,457	$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.

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: 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, 2016 ☐ 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	$401,512	$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	$401,512	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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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[4] RHF funds shall be included here.

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

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

Part I: Summary

PHA Name: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: 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, 2016 ☐ 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 12/9/16	Signature of Public Housing Director		Date

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: **Distriet of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: **DC39R00150212** CFFP (Yes/ 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	
	REPLACEMENT OF HOUSING UNITS:							
5230-0064	Administrative Costs	1499	N/A	$40,000	$40,000	$40,000	$0	Work is in Progress
Capitol Gateway								
5900 East Capitol Street	Construction and Revitalization of approximately	1499	LS	$361,512	$361,512	$361,512	$0	Work is in Progress
South East	61 Public Housing Units at 5900 East Capitol							
	Street, SE							
	Grant Total:			$401,512	$401,512	$401,512	$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.

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: 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, 2016 ☐ 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	$1,217,395	$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	$1,217,395	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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.
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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: 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, 2016 ☐ Final Performance and Evaluation Report

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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	10/9/16		

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **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:							
5220-0064	Administrative Costs	1499	N/A	$8,100	$8,100	$8,100	$0	Work is in Progress
Capitol Gateway								
5900 East Capitol Street	Construction and Revitalization of approximately	1499	LS	$80,948	$80,948	$80,948	$0	Work is in Progress
South East	61 Public Housing Units at 5900 East Capitol							
	Street, SE							
NEW ACQUISITION	Administrative Costs	1499	N/A	$112,900	$112,900	$112,900	$0	Work is in Progress
Deanwood Hills								
5201 Hayes Street	Construction and Revitalization of approximately	1499	LS	$1,015,447	$1,015,447	$1,015,447	$0	Work is in Progress
North East	50 Public Housing Units at 5201 Hayes Street							
	NE							
	Grant Total:			$1,217,395	$1,217,395	$1,217,395	$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.

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: DC39R00150213	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, 2016 ☐ 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	$524,996	$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	$524,996	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: District of Columbia Housing Authority	Grant Type and Number: Capital Fund Program Grant No: ____ Date of CFFP: ____ Replacement Housing Factor Grant No: DC39R00150213	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, 2016 ☐ 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 12/12/16	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **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:							
NEW ACQUISITION	Administrative Costs	1499	N/A	$52,000	$52,000	$52,000	$0	Work is in Progress
Deanwood Hills								
5201 Hayes Street	Construction and Revitalization of approximately	1499	LS	$472,996	$472,996	$472,996	$0	Work is in Progress
North East	50 Public Housing Units at 5201 Hayes Street							
	NE							
	Grant Total:			$524,996	$524,996	$524,996	$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.

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: DC39R00150114	2014
	Date of CFFP:		FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$399,678	$399,678	$399,678	$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)	$399,678	$399,678	$399,678	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: DC39R00150114	FFY of Grant: 2014 FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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 12/9/16	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150114**	**Federal FY of Grant: 2014**

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:							
NEW ACQUISITION	Administrative Costs	1499	N/A	$39,967	$39,967	$39,967	$0	Work is in Progress
Deanwood Hills								
5201 Hayes Street	Construction and Revitalization of approximately	1499	LS	$359,711	$359,711	$359,711	$0	Work is in Progress
North East	50 Public Housing Units at 5201 Hayes Street							
	NE							
	Grant Total:			$399,678	$399,678	$399,678	$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.

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: DC39R00150214	FFY of Grant: 2014 FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$426,265	$426,265	$426,265	$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)	$426,265	$426,265	$426,265	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: Date of CFFP:	Replacement Housing Factor Grant No: DC39R00150214	2014 FFY of Grant Approval: 2014

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ Final Performance and Evaluation Report

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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	12/9/16		

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150214**	**Federal FY of Grant: 2014**

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:							
3090-0037	Administrative Costs	1499	N/A	$23,120	$23,120	$23,120	$0	Work is in Progress
Barry Farm								
	Construction and Revitalization of 432 units	1499	LS	$231,180	$231,180	$231,180	$0	Work is in Progress
NEW ACQUISITION	Administrative Costs	1499	N/A	$18,880	$18,880	$18,880	$0	Work is in Progress
Deanwood Hills								
5201 Hayes Street	Construction and Revitalization of approximately	1499	LS	$153,085	$153,085	$153,085	$0	Work is in Progress
North East	50 Public Housing Units at 5201 Hayes Street							
	NE							
	Grant Total:			$426,265	$426,265	$426,265	$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.

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

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

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:
District of Columbia Housing Authority	Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: DC39R00150115	2015 FFY of Grant Approval: 2015

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$396,788	$396,788	$39,678	$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)	$396,788	$396,788	$39,678	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: Date of CFFP:	Replacement Housing Factor Grant No: DC39R00150115	2015 FFY of Grant Approval: 2015

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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 12/9/16	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150115**	**Federal FY of Grant: 2015**

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:							
3090-0037	Administrative Costs	1499	N/A	$39,678	$39,678	$39,678	$0	Work is in Progress
Barry Farm								
	Construction and Revitalization of 432 units	1499	LS	$357,110	$357,110	$0	$0	Work is in Progress
	Grant Total			$396,788	$396,788	$39,678	$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.

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: DC39R00150215	FFY of Grant: 2015 FFY of Grant Approval: 2015

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$412,926	$412,926	$41,292	$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)	**$412,926**	**$412,926**	**$41,292**	**$0**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: District of Columbia Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: DC39R00150215	FFY of Grant: 2015 FFY of Grant Approval: 2015

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	[redacted]	Obligated	Expended
	Signature of Executive Director	Date 12/9/16	[redacted] of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150215**	**Federal FY of Grant: 2015**

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:							
3000-0087	Administrative Costs	1499	N/A	$41,300	$41,292	$41,292	$0	Work is in Progress
Barry Farm								
	Construction and Revitalization of 432 units	1499	LS	$371,626	$371,634	$0	$0	Work is in Progress
	78 Public Housing Units on a Vacant Lot by							
	Highland Addition, 9th St & Valley Ave SE							
	Grant Total:			$412,926	$412,926	$41,292	$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.

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: DC39R00150116	2016
	Date of CFFP:		FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$86,367	$86,367	$8,636	$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)	$86,367	$86,367	$8,636	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: **DC39R00150116**	**2016**
	Date of CFFP: _____		FFY of Grant Approval: 2016

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
■ **Performance and Evaluation Report for Period Ending: September 30, 2016** ☐ **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** 12/9/16	**Signature of Public Housing Director**		**Date**

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150116**	**Federal FY of Grant: 2016**

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:							
1340-0006	Administrative Costs	1499	N/A	$8,600	$8,600	$8,636	$0	Work is in Progress
Park Morton								
	Construction and Revitalization of	1499	LS	$77,767	$77,767	$0	$0	Work is in Progress
	174 Public Housing Units							
	Grant Total:			$86,367	$86,367	$8,636	$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.

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: District of Columbia Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: DC39R00150216	FFY of Grant: 2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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	$381,978	$381,978	$38,198	$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)	$381,978	$381,978	$38,198	$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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: District of Columbia Housing Authority	Grant Type and Number: Capital Fund Program Grant No: ____ Date of CFFP: ____ Replacement Housing Factor Grant No: DC39R00150216	FFY of Grant: 2016 FFY of Grant Approval: 2016

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
■ Performance and Evaluation Report for Period Ending: September 30, 2016 ☐ 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 12/9/16	Signature of Public Housing Director		Date

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

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

Part II: Supporting Pages

PHA Name: **District of Columbia Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: **DC39R00150216**	**Federal FY of Grant: 2016**

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:							
1340-0006	Administrative Costs	1499	N/A	$38,200	$38,200	$38,198	$0	Work is in Progress
Park Morton								
	Construction and Revitalization of	1499	LS	$343,778	$343,778	$0	$0	Work is in Progress
	174 Public Housing Units							
	Grant Total:			$381,978	$381,978	$38,198	$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.

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.

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 six locally funded voucher programs that are treated as separate programs and therefore, as separate cost objectives.

<u>DCHA Direct Costs</u>

DCHA direct costs are defined in conjunction with the cost objectives defined in this Cost Allocation Plan. As previously mentioned, under 2 CFR 200, 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.

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 up to 10% of MTW Program funds to cover the costs of the Central Office Cost Center (COCC). DCHA views the up to 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 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

The following Sources and Uses information has been updated to reflect the final DCHA budget as submitted to HUD in September 2017.

Estimated Sources of MTW Funding for the Fiscal Year

Sources		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
10093	Operating Transfers In*	$ 6,713,024

Estimated Uses of MTW Funding for the Fiscal Year

Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
10094	Operating Transfers Out*	$ 23,789,697

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	$ 20,987,329
70610	Capital Grants	$ -
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ 225,053
70800	Other Government Grants	$ 7,735,853
71100+72000	Interest Income	$ 15,175
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ 14,078,973
70000	Total Revenue	$ 43,042,383

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	$ 5,438,336
91300+91310+92000	Management Fee Expense	$ 1,135,311
91810	Allocated Overhead	$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	$ 34,025
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 25,000
93500+93700	Labor	$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 9,849,410
95000 (95100+95200+95300+95500)	Total Protective Services	$ -
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ 8,160
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 382,455
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$ -
97100+97200	Total Extraordinary Maintenance	$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 18,306,687
97400	Depreciation Expense	$ 682,000
97500+97600+97700+97800	All Other Expenses	$ -
90000	Total Expenses	$ 35,861,384
160	Capital Assets, Net of Depr.	$ 7,862,999
97400	Depreciation Expense	$ (682,000)
	Total Uses of Fund	$ 43,042,383

*as supplemental information to Section V (Sources and Uses of Funds MTW

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	$ 112,588,974
71100+72000	Interest Income	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ -
70000	Total Revenue	$ 112,588,974

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	$ 657,019
91300+91310+92000	Management Fee Expense	$ 7,114,472
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	$ 15,500
95000 (95100+95200+95300+95500)	Total Protective Services	$ -
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ -
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	$ 94,776,576
97400	Depreciation Expense	$ -
97500+97600+97700+97800	All Other Expenses	$ -
90000	Subtotal Expenses	$ 102,563,567
10094	Operating Transfers Out	$ 4,200,000
90000 + 10094	Total Expenses	$ 106,763,567
160	Capital Assets, Net of Depr.	$ 5,825,407
	Total Uses of Fund	$ 112,588,974

*as supplemental information to Section V (Sources and Uses of Funds MTW

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	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ -
70000	Subtotal Revenue	$ -
10093	Operating Transfers In	$ 31,523,402
700000 + 10093	Total Revenue	$ 31,523,402

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	$ 22,821,870
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	$ 306,858
93500+93700	Labor	$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 5,493,201
95000 (95100+95200+95300+95500)	Total Protective Services	$ -
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ -
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 388,449
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	$ -
90000	Total Expenses	$ 29,010,378
10094	Operating Transfers Out	$ 2,513,024
90000 + 10094	Total Expenses	$ 31,523,402

*as supplemental information to Section V (Sources and Uses of Funds MTW

Appendix C: Rental Assistance Demonstration (RAD) Significant Amendments

Appendix C includes the following two Rental Assistance Demonstration (RAD) Significant Amendments.

1. Colorado and Columbia (initially approved as part of the DCHA FY2016 MTW Plan)

2. Commitment and Portfolio Awards *(new amendment submitted for HUD approval)*
    - 9 Commitments to Enter into CHAPs
        - 9 properties totaling 1,589 units

    - 1 Portfolio Award
        - 10 properties totaling 921 units

3. Fairlawn Marshall and Matthews Memorial (approved as part of an amendment to the DCHA FY2017 MTW Plan)

Rental Assistance Demonstration (RAD) Significant Amendment(s)

1. Colorado and Columbia

(as approved in the FY2016 MTW Plan)

Demonstration (RAD) Program of the U.S. Department of Housing and Urban Development (HUD) to convert 44 units of public housing to project-based vouchers. The 44 units are located at Colorado/Columbia and have been approved by HUD under a single RAD application.

DCHA intends to convert Colorado/Columbia to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to PBV, DCHA will adopt the resident rights, participation, waiting lists and grievance procedures listed in Section 1.6.C and 1.6.D of PIH Notice 2012-32, REV-1. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DCHA is currently compliant with all fair housing and civil rights requirements and is under two Voluntary Compliance Agreements and a consent decree.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DCHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. DCHA may also borrow funds to address their capital needs. The total amount needed to address the capital needs will be informed by our Physical Conditions Assessment and the agency's ability to leverage additional financial resources that may be necessary for the transaction. DCHA expects there to be minimal improvements required for Colorado/Columbia. DCHA currently has approximately $265,578 in bond debt for Colorado/Columbia under the Capital Fund Financing Program and will be working with the lenders to address outstanding debt issues, which may result in additional reductions of capital funds (please note that this does not reflect the current payoff amount). Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

The required information for this significant amendment is as follows:

Description of the Public Housing Developments selected for RAD
DCHA has received approval from HUD for Colorado/Columbia.

Columbia Road/Colorado Road

Name of Public Housing Development	PIC Development ID:	Conversion type (i.e., PBV or PBRA)	Transfer of Assistance
COLORADO / COLUMBIA	DC001001950	PBV	No
Total Units	**Pre- RAD Unit Type (i.e., Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e., Family, Senior, etc.)**	**Capital Fund allocation of Development**
44	21 Senior 23 Family	21 Senior 23 Family	$70,793
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	0	0	N/A
One Bedroom	27	27	N/A
Two Bedroom	12	12	N/A
Three Bedroom	5	5	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A

Any change in the number of units that is proposed as part of the conversion, including:

a. **De minimis unit reductions**
DCHA does not anticipate any changes to unit composition at Columbia/Colorado.

b. **Unit reductions that are exempt from the de minimis cap**
Not applicable at Columbia/Colorado.

Any change in the bedroom distribution units that is proposed as part of the conversion

DCHA does not anticipate any changes to unit composition at Columbia and Colorado.

Changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project sites after they have been converted, including any waiting list preferences that will be adopted for the converted project

Columbia/Colorado—DCHA does not anticipate any changes to its current policies governing eligibility, admissions, selection and occupancy.

DCHA is in the process of converting to site-based waiting lists for all of the agency's conventional Public Housing portfolio, independent of RAD. By the time of the RAD conversion the site-based waiting lists will be in place.

Information regarding the transfer of assistance

DCHA does not anticipate transfer of assistance at Colorado/Columbia.

Compliance agreements, consent orders/decrees, rulings or decisions

DCHA is currently in compliance with its two voluntary compliance agreements and one consent decree. The agency's compliance will not be negatively impacted by conversion activities.

Required information for submitting amendment

See "Section VI. Administrative" of this Plan.

Information regarding the use of MTW fungibility

As a MTW agency looking to utilize its fungibility to set contract rents as necessary, DCHA will continue to maintain the agency's service level requirements.

Impact on the Capital Fund

Estimate of the amount of the current Capital Fund grant that is associated with the proposed projects and the impact on DCHA's current Five-Year and Five-Year Capital Action Plan
Columbia/Colorado—The amount of Capital Fund grant associated with Columbia/Colorado is $70,973. DCHA anticipates a reduction in the Capital Fund by the same amount upon RAD conversion of these sites.

IF the RAD conversion will impact an existing CFFP or utilize RHF funds to facilitate conversion, the PHA should also indicate the estimate impact of those activities

Columbia/Colorado—DCHA is currently seeking to structure the financing for the RAD transactions and will include the defeasance of the CFFP. Post conversion, approximately $670,000 in RHF funds will be used to make moderate improvements at the site, establish an operating reserve, and establish a replacement reserve. HUD has approved DCHA's RAD Financial Plan including the use of the RHF funds for the conversion.

Impact of RAD conversion on DCHA's Energy Performance Contract (EPC)

With respect to DCHA's Energy Capital Improvement Program (ECIP) Phase I, the agency will pay off the debt associated with the two properties. The agency will use non-federal funds to complete work on

ECIP Phase II, prior to RAD conversion Finally, DCHA will request a waiver in order to base RAD rents on the 2016 subsidy levels it received given rents will include a frozen rolling base instead of add-ons.

Residents Rights, Participation, Waiting List and Grievance Procedures

Section 1.6 Special Provisions Affecting Conversions to Project Based Vouchers from PIH Notice 2012-32, REV-1

The HUD RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3) and existing project based voucher policies outlined in the DCHA Administrative Plan and Admissions and Continued Occupancy Policy apply at the time of the conversion of Colorado/Columbia. DCHA has drafted RAD regulations amending the Administrative Plan and these will apply once adopted as final through the District of Columbia local rulemaking process.

PBV Resident Rights and Participation

1. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a Public Housing Authority (PHA) or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

4. **Renewal of Lease.** Under RAD, DCHA or the owner must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR § 983.257(b)(3) will not apply. This provision will be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

5. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 5 years. To implement this provision, HUD is waiving Section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. This policy must be in place at conversion and may not be modified after conversion.

   The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

All units converted under RAD will follow the five-year phase-in outlined below. For purposes of this section, "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

Five Year Phase in:

Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP

Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the standard TTP

Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the standard TTP

Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

As an MTW agency, DCHA has converted all of its households to biennial or triennial recertification cycles. For purposes of implementing the 5-year phase-in, impacted households will convert to an annual recertification until the calculated income-based TTP is reached. Once these households are on income-based TTP, the households will convert back to biennial or triennial recertifications.

6. **Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. This includes DCHA's **Achieving Your Best Life (AYBL) program**. As a PH FSS, program, AYBL participants will continue participation in AYBL after conversion. AYBL has specific policies governing participation already established through DCHA's MTW authority, including policies related to income/rent calculations, escrow accounts, continued occupancy, etc. Public housing residents who already entered into an AYBL contract of participation prior to RAD conversion will remain in AYBL until those households exit the program. The AYBL regulations will continue to govern those residents' participation in the AYBL program. After conversion, residents living in units funded by project-based voucher assistance will not be eligible for admission into AYBL.

   DCHA is allowed to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, DCHA will follow the normal closeout procedures outlined in the grant agreement. If DCHA continues to run an FSS program that serves PH and/or HCV participants, DCHA will continue to be eligible (subject to NOFA

requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

Except for AYBL provisions established under DCHA's MTW authority, DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.[3] Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

If DCHA becomes a ROSS-SC grantees prior to RAD conversion of a site, DCHA will be able to finish out ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants. At the completion of the ROSS-SC grant, DCHA will follow the normal closeout procedures outlined in the grant agreement.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. **Resident Procedural Rights.** As required under RAD, DCHA's termination process will provide adequate written notice of termination of the lease as outlined below:

   i. A reasonable period of time, but not to exceed 30 days:
      - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
      - In the event of any drug-related or violent criminal activity or any felony conviction;

   ii. 14 days in the case of nonpayment of rent; and

   iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

[3] The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

b. Grievance Process.

For issues related to tenancy and termination of assistance, DCHA will provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing will be given to residents for any dispute that a resident may have with respect to the owner's action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

- For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
- For any additional hearings required under RAD, the owner will perform the hearing.

ii. An informal hearing will not be required for class grievances or for disputes between residents not involving the owner or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the owner or contract administrator.

iii. The owner will give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi).

iv. The owner will provide opportunity for an informal hearing before an eviction.

The DCHA Administrative Plan will include RAD hearing procedures.

8. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment);

tenants that move into the property following conversion, etc.,) is covered by this waiver.

9. **Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as "PHA residents" for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. **Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the covered project annually in accordance with HUD requirements.

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** Under existing PBV program rules, projects that qualify as "existing housing" under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as "existing housing." Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.

4. **Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

   If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's Public Housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants

on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

6. **Agreement Waiver.** For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

7. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. **Administrative Fees for Public Housing Conversions**. For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

Site Selection and Neighborhood Standards Review

DCHA certifies that the conversion of Colorado Road/Columbia Road complies with the Site selection requirements set forth at [24 CFR § 983.57](PBV) OR [Appendix III of PIH Notice 2012-32 Revision 1](PBRA), the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

Relocation Plan

Colorado/Columbia—Not applicable.

Significant Amendment Definition

As part of RAD, DCHA is redefining the definition of a substantial deviation from the MTW plan to exclude the following RAD-specific items:

a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
c. Changes to the financing structure for each approved RAD conversion.

Public Comment

DCHA presented the RAD amendment for discussion as part of the agency's FY 2016 MTW plan public comment process, including a meeting with the City-wide Advisory Board (CWAB) on June 24, 2015. See Appendix VI (C). There was discussion about the elements of the amendment, with a request that as the process progresses that a more detailed outline of resident rights be provided and reflect discussions with residents. In addition, DCHA has met with residents at Columbia, Colorado and Kenilworth to discuss the RAD program and its impact. There were no major issues/concerns raised outside of the request for ongoing updates on the detail related to resident rights. DCHA will continue to engage residents at the agency's remaining RAD sites (Columbia and Colorado) as the process moves forward.

2. Commitments and Portfolio RAD Awards

The District of Columbia Housing Authority (DCHA) applied under the Rental Assistance Demonstration (RAD) Program of the U.S. Department of Housing and Urban Development (HUD) to convert 1,589 units of public housing to project-based vouchers. The application for conversion was approved by HUD and DCHA received nine Commitments to enter into a Housing Assistance Payments Contract (CHAP). CHAPs were received for the following:

Carroll Apartments	60
Horizon House	124
Regency House	160
Sibley Plaza	224
James Apartments	141
Garfield Senior	226
Harvard Towers	193
Kentucky Courts	118
Claridge Towers	343
TOTAL	1,589

In addition to the above properties that received CHAPs, DCHA received a portfolio RAD award for 921 units consisting of the following properties:

Judiciary House	271
Ledroit Apartments	124
Fort Lincoln	120
Potomac Gardens	144
Knox Hill	122
Elvans Road	21
Lincoln Road	20
The Villager	21
Montana Terrace	65
Ontario Road	13
TOTAL	921

DCHA intends to convert 2,510 units of public housing within the portfolio to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

CHAPs	1,589
Portfolio Award	921
TOTAL	2,510

Upon conversion to PBV, DCHA will adopt the resident rights, participation, waiting lists and grievance procedures listed in Section 1.6.C and 1.6.D of PIH Notice 2012-32, REV-3. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DCHA is currently compliant with all fair housing and civil rights requirements and is under two Voluntary Compliance Agreements and a consent decree.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHAs with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. Through RAD, public housing agencies may access private debt and equity to address the capital needs. The capital needs for RAD conversions are informed by a Physical Conditions Assessment (PCA). Through RAD, DCHA intends to make necessary improvements, as defined in the PCA, to help stabilize the properties. The conversion will also help stabilize future operating subsidy for the properties. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

The required information for this significant amendment is as follows:

Description of Public Housing Developments selected for RAD

Carroll Apartments

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Carroll Apartments	DC001003363	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
60	Senior	Senior	$94,543
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	60	60	N/A

Horizon House

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Horizon House	DC001001620	PBV	No
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
124	Family	Family	$169,745
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
Efficiency	79	79	N/A
One Bedroom	32	32	N/A
Two Bedroom	13	13	N/A

Regency House

Name of Public Housing Development	**PIC Development ID**	**Conversion Type (i.e. PBV or PBRA)**	**Transfer of Assistance**
Regency House	DC001001690	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
160	Senior	Senior	$219,571
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	144	144	N/A
Two Bedroom	16	16	N/A

Sibley Plaza

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Sibley Place	DC001001291	PBV	No
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
224	Senior	Senior	$345,854
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
One Bedroom	154	154	N/A
Two Bedroom	70	70	N/A

James Apartments

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
James Apartments	DC001001700	PBV	No
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
141	Senior	Senior	$197,753
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
Efficiency	88	88	N/A
One Bedroom	53	53	N/A

Garfield Senior

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Garfield Senior	DC001001371	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
226	Senior	Senior	$333,874
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	227	225	2
Two Bedroom	1	1	N/A

Harvard Towers

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Harvard Towers	DC001001680	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
193	Senior	Senior	$259,458
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Efficiency	177	177	N/A
One Bedroom	16	16	N/A

Kentucky Courts

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Kentucky Courts	DC001004361	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
118	Senior	Senior	$175,081

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
One Bedroom	113	113	N/A
Two Bedroom	5	5	N/A

Claridge Towers

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Claridge Towers	DC001001600	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
343	Senior	Senior	$463,386
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Efficiency	285	285	N/A
One Bedroom	58	58	N/A

Judiciary House

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Judiciary House	DC001001650	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
271	Senior	Senior	$381,229
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Efficiency	148	148	N/A
One Bedroom	123	123	N/A

Ledroit Apartments

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Ledroit Apartments	DC001001391	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
124	Family	Family	$188,965
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	106	106	N/A
Three Bedroom	18	18	N/A

Fort Lincoln

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Fort Lincoln	DC001001640	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
120	Senior	Senior	$164,611
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Efficiency	95	95	N/A
One Bedroom	25	25	N/A

Potomac Gardens

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Potomac Gardens	DC001004430	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
144	Family	Family	$236,605

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
One Bedroom	144	144	N/A

Knox Hill

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Knox Hill	DC001003361	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
122	Family	Family	$209,749
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	122	122	N/A

Elvans

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Elvans	DC001003850	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
21	Family	Family	$41,368
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Three Bedroom	14	14	N/A
Four Bedroom	5	5	N/A
Five Bedroom	2	2	N/A

Lincoln Road

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Lincoln Road	DC001001290	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
20	Family	Family	$36,920
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	6	6	N/A
Three Bedroom	14	14	N/A

Villager

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Villager	DC001003361	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
21	Family	Family	$36,104
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
One Bedroom	6	6	N/A
Two Bedroom	15	15	N/A

Montana

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Montana	DC001001440	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
65	Family	Family	$118,578

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
Two Bedroom	15	15	N/A
Three Bedroom	26	26	N/A
Four Bedroom	24	24	N/A

Ontario Road

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Ontario Road	DC001001640	PBV	No
Total Units	**Pre-RAD Unit Type (i.e. Family, Senior, etc.)**	**Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)**	**Capital Fund Allocation of Development**
13	Family	Family	$17,833
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)**
Efficiency	6	6	N/A
One Bedroom	6	6	N/A
Two Bedroom	1	1	N/A

Any change in the number of units that proposed as part of the conversion, including:

a. **De minimis unit reductions**
DCHA does not anticipate any changes to unit composition any of the properties it plans to convert that are included in this amendment.

b. **Unit reductions that are exempt from the de minimis cap**
Not applicable. DCHA does not anticipate any unit reductions as a result of the conversion to RAD.

Any change in the bedroom distribution units that is proposed as part of the conversion
DCHA does not anticipate any changes to unit composition or bedroom distribution as a result of the RAD conversion for any of the properties listed in this amendment.

Information regarding the transfer of assistance
DCHA does not anticipate transfer of assistance under its RAD conversions.

Compliance agreements, consent orders/decrees, rulings or decisions
DCHA is currently in compliance with its two voluntary compliance agreements and one consent decree. The agency's compliance will not be negatively impacted by conversion activities.

Required information for submitting amendment
See "Section IV. Administrative" of this Plan.

Information regarding the use of MTW fungibility
As a MTW agency looking to utilize its fungibility to set contract rents as necessary, DCHA will continue to maintain the agency's service level requirements.

Impact on the Capital Fund
Estimate of the amount of the current Capital Fund grant that is associated with the proposed projects and the impact on DCHA's current Five-Year and Five-Year Capital Action Plan
Portfolio – The amount of Capital Fund grant associated with the portfolio is $3,691,225. DCHA anticipates a reduction in the Capital Fund by the same amount upon RAD conversion of these sites.

IF the RAD conversion will impact an existing CFFP or utilize RHF funds to facilitate conversion, the PHA should also indicate the estimated impact of those activities
The agency currently pledges 50% of its capital funds to pay debt service on its outstanding CFFP debt. DCHA intends to make optional redemptions to maintain the existing debt service coverage and percentage of capital funds used to pay debt service. The agency may elect to use RHF/DDTF funds to pay for improvements identified within the PCA for RAD conversions.

Impact of RAD conversion on DCHA's Energy Performance Contract (EPC)
DCHA intends to payoff any EPC debt on properties that are converting to RAD.

PBV Resident Rights and Participation

1. **No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a DCHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. **Renewal of Lease.** Under RAD, DCHA or the owner must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR § 983.257(b)(3) will not apply. This provision will be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 5 years. To implement this provision, HUD is waiving Section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. This policy must be in place at conversion and may not be modified after conversion.

   The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

   All units converted under RAD will follow the five-year phase-in outlined below. For purposes of this section, "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

   Five Year Phase in:

   Year 1: Any recertification (interim or annual) performed prior to the second annual

recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP

Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the standard TTP

Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the standard TTP

Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

As an MTW agency, DCHA has converted all of its households to biennial or triennial recertification cycles. For purposes of implementing the 5-year phase-in, impacted households will convert to an annual recertification until the calculated income-based TTP is reached. Once these households are on income-based TTP, the households will convert back to biennial or triennial recertifications.

5. **Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. This includes DCHA's **Achieving Your Best Life (AYBL) program**. As a PH FSS, program, AYBL participants will continue participation in AYBL after conversion. AYBL has specific policies governing participation already established through DCHA's MTW authority, including policies related to income/rent calculations, escrow accounts, continued occupancy, etc. Public housing residents who already entered into an AYBL contract of participation prior to RAD conversion will remain in AYBL until those households exit the program. The AYBL regulations will continue to govern those residents' participation in the AYBL program. After conversion, residents living in units funded by project-based voucher assistance will not be eligible for admission into AYBL.

   DCHA is allowed to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, DCHA will follow the normal closeout procedures outlined in the grant agreement. If DCHA continues to run an FSS program that serves PH and/or HCV participants, DCHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

   Except for AYBL provisions established under DCHA's MTW authority, DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants'

contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.[4] Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

If DCHA becomes a ROSS-SC grantees prior to RAD conversion of a site, DCHA will be able to finish out ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants. At the completion of the ROSS-SC grant, DCHA will follow the normal closeout procedures outlined in the grant agreement.

6. **Resident Participation and Funding.** In accordance with HUD RAD provision, residents of RAD properties converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding in accordance with current DCHA policies and HUD regulations.

7. **Resident Procedural Rights.** The following items will be incorporated into both the DCHA Administrative Plan and the owner's lease, which including the required tenancy addendum, as appropriate.

   a. **Termination Notification.** As required under RAD, DCHA's termination process will provide adequate written notice of termination of the lease as outlined below:

      iv. A reasonable period of time, but not to exceed 30 days:
      - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
      - In the event of any drug-related or violent criminal activity or any felony conviction;

      v. 14 days in the case of nonpayment of rent; and

      vi. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

   b. **Grievance Process.**
      For issues related to tenancy and termination of assistance, DCHA will provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

[4] The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing will be given to residents for any dispute that a resident may have with respect to the owner's action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
   - For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
   - For any additional hearings required under RAD, the owner will perform the hearing.

ii. An informal hearing will not be required for class grievances or for disputes between residents not involving the owner or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the owner or contract administrator.

iii. The owner will give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi).

iv. The owner will provide opportunity for an informal hearing before an eviction.

The DCHA Administrative Plan will include RAD hearing procedures.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

   Under the HCV program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in Section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g. tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

9. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for

the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the RAD property after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.[5] In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. DCHA will process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project will be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, DCHA will remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, DCHA will reinstate the unit after the family has vacated the property. If the project is partially assisted, the DCHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

10. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate sized unit becomes available in the RAD property, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** DCHA and the Project Owner will cooperate with any reasonable HUD request

[5] For example, a public housing family residing in a property converting under RAD has a TTP of $600. The property has an initial Contract Rent of $500, with a $50 Utility Allowance. Following conversion, the residents is still responsible for paying $600 in tenant rent and utilities.

for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. **Additional Monitoring Requirement.** DCHA's Board must approve the operating budget for the RAD property annually in accordance with HUD requirements.

3. **Establishment of Waiting List.** DCHA shall utilize the site-based waiting list(s) that exist at the time of conversion. For any applicants on the public housing waiting list that are likely to be ineligible for admission at a RAD property converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the DCHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the DCHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

   For RAD properties where transfer assistance will be utilized, CHA will notify existing waiting list applicants on how to apply they can apply for any new properties with site-based waiting lists.

   DCHA will maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

4. **Mandatory Insurance Coverage.** The RAD property shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

5. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC.

6. **Administrative Fees for Public Housing Conversions.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds.

   PHA's operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. DCHA will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

   After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

Site Selection and Neighborhood Standards Review
For properties that DCHA converts to RAD, DCHA will provide certification that the property complies with the site selection requirements for existing or rehabilitated housing.

Relocation Plan
Relocation will not be required as a result of the conversion. DCHA will complete the Accessibility and Relocation Checklist and submit it with the Financing Plan as provided for the PIH Notice 2012-32 REV-3.

Significant Amendment Definition
As part of RAD, DCHA is redefining the definition of a substantial deviation from the MTW plan to exclude the following RAD-specific items:

a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
c. Changes to the financing structure for each approved RAD Conversion.

Public Comment
DCHA presented the RAD amendment for the Commitments and Portfolio RAD Awards for discussion as part of the agency's FY 2018 MTW plan public comment process, including a meeting with the City-wide Advisory Board (CWAB) on June 22, 2017. See Appendix VI . There was discussion about the elements of the amendment, with a request that as the process progresses that a more detailed outline of resident rights be provided and reflect discussions with residents. In addition, DCHA has met with residents at these sites to discuss the RAD program and its impact. There were no major issues/concerns raised outside of the request for ongoing updates on the detail related to resident rights. DCHA will continue to engage residents as the process moves forward.

3. Fairlawn Marshall and Matthews Memorial
(approved as part of amendment to the FY2017 MTW Plan)

The District of Columbia Housing Authority (DCHA) applied under the Rental Assistance Demonstration (RAD) Program of the U.S. Department of Housing and Urban Development (HUD) to convert 65 units of public housing to project-based vouchers. The 65 units are based within two properties; Fairlawn Marshall (30 units) and Matthews Memorial Terrace (35 units. The application for conversion was approved by HUD through a Commitment to enter into a Housing Assistance Payments Contract (CHAP).

DCHA intends to convert 65 units of public housing within Fairlawn Marshall and Matthews Memorial to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to PBV, DCHA will adopt the resident rights, participation, waiting lists and grievance procedures listed in Section 1.6.C and 1.6.D of PIH Notice 2012-32, REV-3. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

Additionally, DCHA is currently compliant with all fair housing and civil rights requirements and is under two Voluntary Compliance Agreements and a consent decree.

RAD was designated by HUD to assist in addressing the capital needs of public housing by providing DCHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, DCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted to RAD. Through RAD, public housing agencies and owners may access private debt and equity to address the capital needs. The capital needs are informed by a Physical Conditions Assessment (PCA). A PCA was completed for Matthews Memorial and Fairlawn Marshall. , minimal improvements are required for the sites, consequently, additional debt or equity is not contemplated for these conversions. However, the conversion will help stabilize future operating subsidy for the properties. Regardless of any funding changes that may occur as a result of conversion under RAD, DCHA certifies that it will maintain its continued service level for the Public Housing and Housing Choice Voucher programs.

The required information for this significant amendment is as follows:

Description of Public Housing Developments selected for RAD

DCHA has received approval from HUD for Fairlawn Marshall and Matthews Memorial.

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Fairlawn Marshall	DC001005280	PBV	Yes
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
30	Family	Family	$24,054
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
One Bedroom	20	20	N/A
Two Bedroom	10	10	N/A

Name of Public Housing Development	PIC Development ID	Conversion Type (i.e. PBV or PBRA)	Transfer of Assistance
Matthews Memorial Terrace	DC001005320	PBV	Yes
Total Units	Pre-RAD Unit Type (i.e. Family, Senior, etc.)	Post-RAD Unit Type if Different (i.e. Family, Senior, etc.)	Capital Fund Allocation of Development
35	Family	Family	$31,304
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfiguration, etc.)
One Bedroom	3	3	N/A
Two Bedroom	27	27	N/A
Three Bedroom	5	5	N/A

Any change in the number of units that is proposed as part of the conversion, including:

a. **De minimis unit reductions**
   a. DCHA does not anticipate any changes to unit composition at Fairlawn Marshall or Matthews Memorial Terrace.

b. **Unit reductions that are exempt from the de minimis cap**
   a. Not applicable at either Fairlawn Marshall or Matthews Memorial Terrace.

Any change in the bedroom distribution units that is proposed as part of the conversion
DCHA does not anticipate any changes to unit composition or bedroom distribution at Fairlawn Marshall or Matthews Memorial Terrace.

Changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project sites after they have been converted, including any waiting list preferences that will be adopted for the converted projects
Fairlawn Marshall—DCHA does not anticipate any changes to its current policies governing eligibility, admissions, selection and occupancy.

Matthews Memorial Terrace—DCHA does not anticipate any changes to its current policies governing eligibility, admissions, selection and occupancy.

Information regarding the transfer of assistance
DCHA does not anticipate transfer of assistance at Fairlawn

Compliance agreements, consent orders/decrees, rulings or decisions
DCHA is currently in compliance with its two voluntary compliance agreements and one consent decree. The agency's compliance will not be negatively impacted by conversion activities.

Required information for submitting amendment
See "Section VI. Administrative" of this Plan.

Information regarding the use of MTW fungibility
As a MTW agency looking to utilize its fungibility to set contract rents as necessary, DCHA will continue to maintain the agency's service level requirements.

Impact on the Capital Fund

Estimate of the amount of the current Capital Fund grant that is associated with the proposed projects and the impact on DCHA's current Five-Year and Five-Year Capital Action Plan
The amount of Capital Fund grant associated with Fairlawn Marshall and Matthews Memorial is $55,358. DCHA anticipates a reduction in the Capital Fund by the same amount upon RAD conversion of these sites.

IF the RAD conversion will impact an existing CFFP or utilize RHF funds to facilitate conversion, the PHA should also indicate the estimated impact of those activities
There are no CFFP funds associated with units at Fairlawn Marshall and Matthews Memorial.

Impact of RAD conversion on DCHA's Energy Performance Contract (EPC)
There are no EPCs associated with Fairlawn Marshall and Matthews Memorial.

Residents Rights, Participation, Waiting List and Grievance Procedures
Section 1.6 Special Provisions Affecting Conversions to Project Based Vouchers from PIH Notice 2012- 32, REV-3

The HUD RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3 and successor notices) and existing project based voucher policies outlined in the DCHA Administrative Plan and Admissions and Continued Occupancy Policy apply at the time of the conversion of Fairlawn Marshal and Matthews Memorial. DCHA has drafted RAD regulations amending the Administrative Plan and these will apply once adopted as final through the District of Columbia local rulemaking process.

PBV Resident Rights and Participation

1. **No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a DCHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. **Renewal of Lease.** Under RAD, DCHA or the owner must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR § 983.257(b)(3) will not apply. This provision will be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 5 years. To implement this provision, HUD is waiving Section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

All units converted under RAD will follow the five-year phase-in outlined below. For purposes of this section, "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

Five Year Phase in:

Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP

Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the standard TTP

Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the standard TTP

Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

As an MTW agency, DCHA has converted all of its households to biennial or triennial recertification cycles. For purposes of implementing the 5-year phase-in, impacted households will convert to an annual recertification until the calculated income-based TTP is reached. Once these households are on income-based TTP, the households will convert back to biennial or triennial recertifications.

5. **Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. This includes DCHA's **Achieving Your Best Life (AYBL) program**. As a PH FSS, program, AYBL participants will continue participation in AYBL after conversion. AYBL has specific policies governing participation already established through DCHA's MTW authority, including policies related to income/rent calculations, escrow accounts, continued occupancy, etc. Public housing residents who already entered into an AYBL contract of participation prior to RAD conversion will remain in AYBL until those households exit the program. The AYBL regulations will continue to govern those residents' participation in the AYBL program. After

conversion, residents living in units funded by project-based voucher assistance will not be eligible for admission into AYBL.

DCHA is allowed to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, DCHA will follow the normal closeout procedures outlined in the grant agreement. If DCHA continues to run an FSS program that serves PH and/or HCV participants, DCHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

Except for AYBL provisions established under DCHA's MTW authority, DCHA will administer the agency's FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.[1] Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

If DCHA becomes a ROSS-SC grantees prior to RAD conversion of a site, DCHA will be able to finish out ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants. At the completion of the ROSS-SC grant, DCHA will follow the normal closeout procedures outlined in the grant agreement.

6. **Resident Participation and Funding.** In accordance with HUD RAD provision, residents of RAD properties converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding in accordance with current DCHA policies and HUD regulations.

7. **Resident Procedural Rights.** The following items will be incorporated into both the DCHA Administrative Plan and the owner's lease, which including the required tenancy addendum, as appropriate.

   a. **Termination Notification.** As required under RAD, DCHA's termination process will provide adequate written notice of termination of the lease as outlined below:
      i. A reasonable period of time, but not to exceed 30 days:
         - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
         - In the event of any drug-related or violent criminal activity or any felony conviction;

ii. 14 days in the case of nonpayment of rent; and

iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process

For issues related to tenancy and termination of assistance, DCHA will provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing will be given to residents for any dispute that a resident may have with respect to the owner's action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

- For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
- For any additional hearings required under RAD, the owner will perform the hearing.

ii. An informal hearing will not be required for class grievances or for disputes between residents not involving the owner or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the owner or contract administrator.

iii. The owner will give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR 982.555(a)(1)(i)-(vi).

iv. The owner will provide opportunity for an informal hearing before an eviction.

The DCHA Administrative Plan will include RAD hearing procedures.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the HCV program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in Section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants

receiving the EID at the time of conversion. No other tenant (e.g. tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

9. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the RAD property after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.[2] In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. DCHA will process these individuals through the Form 50058 submodule in PIC.

   Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project will be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, DCHA will remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, DCHA will reinstate the unit after the family has vacated the property. If the project is partially assisted, the DCHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

10. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate sized unit becomes available in the RAD property, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** DCHA and the Project Owner will cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. **Additional Monitoring Requirement.** DCHA's Board must approve the operating budget for the RAD property annually in accordance with HUD requirements.

3. **Establishment of Waiting List.** DCHA shall utilize the site-based waiting list(s) that exist at the time of conversion. For any applicants on the public housing waiting list that are likely to be ineligible for admission at a RAD property converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the DCHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the DCHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

   For RAD properties where transfer assistance will be utilized, CHA will notify existing waiting list applicants on how to apply they can apply for any new properties with site-based waiting lists.

   DCHA will maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

4. **Mandatory Insurance Coverage.** The RAD property shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

5. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC.

6. **Administrative Fees for Public Housing Conversions.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds.

   PHA's operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. DCHA will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

Site Selection and Neighborhood Standards Review

DCHA certifies that the conversion of Fairlawn Marshall and Matthews Memorial to the RAD program complies with the site selection requirements for existing or rehabilitated housing set forth at 24 CFR § 983.57 (PBV), the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

Relocation Plan

Relocation will not be required as a result of the conversion. DCHA will complete the Accessibility and Relocation Checklist and submit it with the Financing Plan as provided for the PIH Notice 2012-32 REV-3.

Significant Amendment Definition

As part of RAD, DCHA is redefining the definition of a substantial deviation from the MTW plan to exclude the following RAD-specific items:

a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
c. Changes to the financing structure for each approved RAD Conversion.

Public Comment

DCHA presented the RAD amendment for Fairlawn Marshall and Matthews Memorial for discussion as part of the agency's FY 2018 MTW plan public comment process, including a meeting with the City-wide Advisory Board (CWAB) on June 22, 2017 (See Section VI(B)) . There was discussion about the elements of the amendment, with a request that as the process progresses that a more detailed outline of resident rights be provided and reflect discussions with residents. In addition, DCHA has met with residents at Fairlawn Marshall and Matthews Memorial to discuss the RAD program and its impact. There were no major issues/concerns raised outside of the request for ongoing updates on the detail related to resident rights. DCHA will continue to engage residents as the process moves forward.