DISTRICT OF COLUMBIA HOUSING AUTHORITY

FY2021 Moving to Work Plan

Tyrone Garrett
Executive Director

July 15, 2020

Revised per DCHA Response to HUD Comments – 10/05/20

DISTRICT OF COLUMBIA HOUSING AUTHORITY

1133 North Capitol Street, NE
Washington DC 20002
Phone: 202-535-1000
Email: info@dchousing.org
Website: www.dchousing.org

Board of Commissioners

Neil Albert, Chairman

Franselene St. Jean, Vice Chairman

Kenneth Council

Jose Ortiz Gaud

John Falcicchio

Dyana Forester

Nakeisha Neal Jones

William Slover

Lejuan Strickland

Antonio Taliaferro

Aquarius Vann-Ghasri

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. The agreement was extended by Congress in 2016 and is scheduled to expire at the end of the Housing Authority's 2028 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: 1/31/2021).

Cover photo—On February 27, 2020, the Frederick Douglass Family Self-Sufficiency Center celebrated its grand re-opening as a one-stop shop for the self-sufficiency programs in support of Initiative 32: Modifications to DCHA Self-Sufficiency Program—Pathways to Self-Sufficiency.

Table of Contents

Section I. Introduction 1

A. Overview 1

B. Short-term and Long-Term MTW Goals and Objectives 2

"Expanding Opportunities to Maximize Life Outcomes" 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 8

2. Planned Public Housing Units to be Removed 9

3. Planned New Project-Based Vouchers 11

4. Planned Existing Project Based Vouchers* 12

5. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year 14

6. General Description of All Planned Capital Fund Expenditures During the Plan Year 16

B. Leasing Information 17

1. Planned Number of Households Served 17

2. Description of any Anticipated Issues/Possible Solutions Related to Leasing 18

C. Wait List Information 19

1. Wait List Information Projected for the Beginning of the Plan Year 19

Section III. Proposed MTW Activities 20

A. Summary of Proposed MTW Activities (NEW): HUD Approval Requested 20

Initiative 33: Waiver for Third-Party Housing Quality Standards (HQS) Inspections 21

Initiative 34: Virtual Housing Quality Standards (HQS) Inspections 22

B. Summary of Re-Proposed MTW Activities: HUD Approval Requested 26

Section IV. Approved MTW Activities (Initiatives) 27

A. Implemented Activities 27

Initiative 1: Modifications to DCHA's Project-Based Voucher Program 29

Initiative 2: Designation of Elderly-Only Properties (formerly 1.3.04) 30

Initiative 3: Modifications to HCV Homeownership Program (formerly 1.4.04) 31

Initiative 4: Simplified Certification and Multi-Year Income Recertification (formerly 2.1.04) 35

Initiative 5: Modifications to Market-Based Rents (formerly 2.2.04) 37

Initiative 7: DCHA Subsidiary to Act as Energy Services Company (formerly 4.1.04) 38

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) 39

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) 41

Initiative 12: Rent Simplification and Collections (formerly 3.5.06) 43

Initiative 16: Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification (formerly 2.7.11) 44

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) 44

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) 45

Initiative 20: Enhance Neighborhood Services within Public Housing Communities (formerly 2.9.12) 46

Initiative 23: Encourage the Integration of Public Housing Units into Overall HOPE VI Communities (formerly 3.10.12) 47

Initiative 24: Simplified Utility Allowance Schedule 48

Initiative 25: Local Blended Subsidy 50

Initiative 32: Modifications to DCHA Self Sufficiency Program –Pathways to Self-Sufficiency 56

B. Not Yet Implemented 63

Initiative 19: Establishment of Resident Driven Community Based Programs to Improve Customer Service and Foster Greater Resident Empowerment (formerly 4.5.11) 64

Initiative 27: Family Stabilization through Housing and Education Demonstration 66

Initiative 31: Unit Protection Incentive Program 69

C. Activities on Hold 72

D. Closed Out Activities 73

Locally Defined Site and Neighborhood Standards 75

Special Occupancy Policy of Service Providers 76

Voluntary Resident Community Service 76

Resident Satisfaction Assessment 76

Security Deposit Guarantee Program 77

Modification to HCV Inspections Scheduling 77

Modifications to Pet Policy 78

Streamlining Resident Community Service 78

Streamlined Operating Subsidy Only (OPERA) Protocol-- Operating Assistance for Rental Housing 78

Revolving Loan Fund for HCVP Landlords 79

Flexible Funding 80

Reformulation of HUD Forms 80

Enhanced Public Housing Lease Enforcement Operations 81

Maximizing Public Housing Subsidies 81
Streamlining the Transition from Project-Based to Tenant-Based Vouchers (formerly 3.6.08) 82
DCHA Local Mixed Subsidy Program 82
Supporting Grandfamilies 83
Local Investment Policy 84
HQS Scheduling 84
Reform Housing Quality Standards (formerly 3.7.08) 85
Rent Reform Demonstration (HCVP) 85
HQS Biennial Inspections for Landlords in Good-Standing 87
Section V. Sources and Uses of Funding 88
A. Sources and Uses of MTW Funds 88
B. Local Asset Management Plan 92
C. Rental Assistance Demonstration (RAD) Participation 92
Section VI. Administrative 94
A. Board Resolution and Certifications of Compliance 94
B. Documentation of the Public Process 101
C. Planned or Ongoing Agency-Directed Evaluations of the Demonstration 120
D. Lobbying Disclosures 121
Appendix A: Local Asset Management Program 123
Appendix B : Sources and Uses of Funding—Additional Information 127

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). In 2003, DCHA became one of only 39 agencies currently designated by the U.S. Department of Housing and Urban Development (HUD) to participate in the MTW program. 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 is 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.

As the agency enters its 18th year in the MTW program, DCHA is poised to push the innovation envelope even further in its effort to ***expand opportunities to maximize life outcomes*** for the families we serve.

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
"Expanding Opportunities to Maximize Life Outcomes"

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.

From 2018 through early 2019, DCHA completed a comprehensive assessment of its public housing portfolio, including lead risk assessments and visual unit inspections, in addition to the agency's annual unit inspection and capital needs assessment protocols. As a result, the agency identified 14 public housing communities that are considered to be in extremely urgent condition. Much of the existing conditions are the result of more than a decade of federal underfunding of the Capital Fund Program and Public Housing Operating budgets—monies provided to housing authorities to meet maintenance and capital needs of public housing communities.

In FY2019, two clear indicators that investments in public housing will continue to decline were the winter 2018 HUD announcement of a goal to reposition 105,000 public housing units nationwide by the fall of 2019 and the release of the Administration's FY2020, and later the FY2021, budget eliminating funding for the Capital Fund Program.

In FY2021, DCHA will continue its focus on strategies to stabilize the agency's public housing communities and will be exploring MTW flexibilities to do so while continuing other efforts to expand opportunities for all of our residents.

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 continues its focus 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 to make 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 plans 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

DCHA's short-term goals and objectives provide the building blocks for the Agency's long-term vision:

Moving to Work

Encouraging Self-Sufficiency

DCHA has embarked on a re-branding of its self-sufficiency efforts, with a focus on workforce development. The new approach will result in a more comprehensive and coordinated focus on facilitating access to services/resources that meet the individual needs of residents and providing incentives for residents to work toward attaining self-sufficiency. In the short-term, based on existing MTW authority, DCHA will continue to:

- Increase the number of families achieving homeownership and renting in the private market—enhanced by the approval of modifications to the MTW Homeownership Assistance Program (HOAP) allowing families paying 100% of their contract rent to access the program;
- 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). Opportunities available to residents at the workforce development center continue to grow with the resources provided through the designation of the site as one of HUD's first EnVision Centers; and
    - Upgrading and establishing computer labs in public housing communities.
- 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);
- Achieve initial implementation of the Family Stabilization through Housing and Education demonstration;
- Operationalize DCHA's newly revamped Family Self-Sufficiency (FSS) program—creating a simplified and more goal oriented incentive structure; and
- Create an income exclusion for participants in the DCHA Modified Apprenticeship Training Program.

Modifications to the HCV Family Self-Sufficiency Program

In FY2019, DCHA received approval to revamp the HCV Family Self-Sufficiency (FSS) Program. DCHA began program design and implantation work in FY2020 after the initiative was re-proposed in the FY2020 Plan to expand the program to include public housing residents.

Modifications to the HCV Homeownership Program
DCHA received approval in FY2019 to move forward with implementation of an initiative designed to provide a pathway to homeownership to voucher households at a point where they are paying 100% of contract rent. DCHA anticipates full implementation in FY2021.

Waiver for Third-Party Housing Quality Standards (HQS) Inspections
DCHA is seeking approval for a waiver for third-party HQS inspections on DCHA-owned and DCHA affiliate units that receive voucher assistance. Having the authority to use its own inspectors will create greater efficiencies and expedite the lease-up process for families in need of housing as well as ensuring timely quality control and emergency inspections. In addition, this initiative will provide cost savings by eliminating the need for a third party contract.

Virtual Housing Quality Standards (HQS) Inspections
As the agency modernizes operations and creates new efficiencies, DCHA is seeking approval to perform HQS inspections virtually. Staff will prepare landlords for the virtual inspection by providing instructions prior to the inspection. The DCHA inspector will guide the inspection through video conference, giving specific instructions about what actions will be performed as the inspector completes the inspections checklist, form HUD-52580. After the inspection, all parties will certify participation in the virtual inspection and the landlord will certify that there were no life-threatening HQS violations. At move-in, the voucher holder will certify that there were no visible issues and unit and appliances were in satisfactory condition. DCHA expects greater productivity as a result of this initiative, due to decreased travel time.

Unit Protection Incentive Program
In FY2018, DCHA received approval to implement an initiative that adds an additional resource to the HCV toolkit that focuses on eliminating security deposits as a barrier to HCV clients when trying to find a unit to lease, while offering an incentive to landlords interested in assistance with funding unit repairs when a tenant moves. The DCHA Unit Protection Incentive Program (UPIP) will guarantee funding not to exceed contract rent to cover unit damages for participating landlords/owners in lieu of a family providing a security deposit prior to move-in. DCHA anticipates full implementation in FY2021.

Implement New 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 established 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. DCHA anticipates full implementation in FY2022.

Rental Assistance Demonstration (RAD) Program
DCHA submitted applications to receive five CHAPs from its FY2016 portfolio reservation. The five CHAPs will cover Ontario, The Villager, Elvans Road, Montana and Lincoln Road, for a total of 138 units. 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.

Increasing the Supply of Affordable Housing

Under the leadership of the DCHA Office of Capital Programs, the agency plans to continue its activities to increase the supply of affordable housing through production and preservation development activities. In FY2021, an additional 195 net new public housing units at Kenilworth Courts and Barry Farm are slated to come on-line.

Through development and redevelopment activities, DCHA is working on several projects that may achieve financial closing and begin construction in FY2021. These projects are listed below:

- Barry Farm: The redevelopment of Barry Farm and Wade Road public housing will be a multi-phase project. The first phase will consist of approximately 150 rental units, with approximately 70 replacement units.
- Park Morton On-Site Phase 2: The redevelopment of the Park Morton public housing site includes the development of a mixed-use community of approximately 462 new residential units including 147 replacement public housing units.
- Bruce Monroe: This off-site phase of the Park Morton public housing redevelopment includes a city-owned parcel "Bruce Monroe" that is being redeveloped as mixed-income housing that will include approximately 90 offsite replacement units for Park Morton.
- Kenilworth Courts: The redevelopment of Kenilworth Courts will be a multiphase project. The first phase will consist of approximately 167 affordable rental units, of which approximately 118 will be replacement units.
- The Strand: The historical Strand Theatre is being redeveloped into a mixed-use project with ground floor retail space and approximately 86 rental units, of which, approximately 28 will be Lincoln Heights and/or Richardson Dwellings replacement units.
- Providence Place: This is a redevelopment on the historic Nannie Helen Burroughs School site in partnership with the Progressive National Baptist Church. The redevelopment will include approximately 100 rental units, of which approximately 35 will be replacement units for Lincoln Heights and/or Richardson Dwellings.
- Capper/Carrollsburg: DCHA is in active negotiations and planning for the redevelopment of the remaining squares at Capper/ Carrollsburg (Squares 739, 767, 768 and 882S). Each of these squares is anticipated to include mixed-income development, to include a portion of the remaining 234 replacement units from the HOPE VI project. In addition to residential space, three of the four squares (739, 768 and 882) are anticipated to accommodate mixed-use.

Non-Moving to Work

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

dcConnectHome

As one of the original 28 communities selected to participate in ConnectHome in 2015, dcConnectHome continues to work in partnership with local and national partners to make technology resources available to DCHA residents. With a focus on connectivity, training, devices and content, dcConnectHome and its partners continue to bring an array of resources to DCHA households, from Wi-Fi connectivity for approximately 2,000 public housing households to a series of technology training experiences. Technology clubs for boys and girls have been operating for almost two years with plans to continue in FY2021. Technology is the new equalizer and is an essential asset for families as they effectively navigate the road to the middle class, and as such,

dcConnectHome is committed to finding creative ways to expand access to technology for our residents as an essential tool in the self-sufficiency toolkit.

Other Capital Endeavors

DCHA is continuing to identify opportunities to improve the quality of housing inventory available to low-income families and to provide opportunities for homeownership to Public Housing residents. DCHA continues to update its long-range plan to address the redevelopment and modernization needs of its Public Housing sites. During FY2021, 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.

Based on a thoughtful process of assessing viable planning projects, DCHA is considering disposition/demolition applications for various sites (see Section II.A.5 Table—"Anticipated Demolition/Disposition Application Submission During the Plan Year"). However, demolition timetables and the list of disposition/demolition candidate properties will be determined as planning and development evolve.

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 FY2021.

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 (22 units) and Richardson Dwellings (190). These efforts may require disposition/demolition of some or all of the units to facilitate the redevelopment of the sites. DCHA plans to submit demolition/disposition applications for Lincoln Heights and Richardson Dwellings in FY2021 to help achieve the agency's redevelopment goals under the NCI program. For all of its redevelopment sites, DCHA incorporates one-for-one replacement housing.

Long-Term Redevelopment Sites

DCHA has completed the initial stages of planning for the future redevelopment of Greenleaf and has issued an RFP for a co-developer. DCHA is also exploring redevelopment options for other sites as part of its portfolio stabilization initiative. Greenleaf is included in the portfolio stabilization initiative. The other sites are as follows:

- Benning Terrace
- Fort DuPont Additions

- Fort DuPont Dwellings
- Garfield Terrace (Family)
- Garfield Senior
- Judiciary House
- Kelly Miller
- LeDroit
- Langston Addition
- Langston Terrace
- Richardson Dwellings
- Woodland Terrace

As part of the Capper/Carrollsburg HOPE VI, DCHA has planned for the remaining 3 parcels to be redeveloped. Units in Squares 739, 767, 768 and 882S will be produced to deliver the balance of the 707 public housing replacement units. At Capitol Gateway Marketplace, one of the two remaining parcels of the East Capitol/Capitol View Hope VI, DCHA is continuing to plan for redevelopment at the site.

Land Exchange

DCHA received HUD approval of a land exchange in FY2014 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 FY2021 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 $85M in proceeds, in FY2018, to expand the Energy Performance Contract and to be repaid with savings. Payments on the Capital Fund Financing Program (CFFP) loan are paid and secured by a pledge of federal appropriations of public housing capital funds allocated to DCHA. Any optional redemptions require HUD approval and DCHA is restricted to the current level of capital funds pledged for debt service.

Section II. General Housing Authority Operating Information

A. Housing Stock Information

1. Planned New Public Housing Units

DCHA plans to add 195 net new units of public housing to its portfolio in FY2021 as part of the Kenilworth Courts and Barry Farm re-developments.

Kenilworth Courts is redeveloping into mixed-income housing. DCHA expects 118 replacement units to come online during FY2021.

Barry Farm is a New Communities Initiative (NCI) site, and is in the process of redevelopment into a mixed-income community in partnership with the city. DCHA expects 77 replacement public housing units to come online during FY2021. Additional information about the NCI sites is available in the following section.

Asset Management Project (Amp) Name And Number	Bedroom Size						Total Units	Population Type	# Of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
DC001005190 Kenilworth Courts	50	31	23	9	5	0	118	Family	7	2
DC001003090 Barry Farm	0/53	24	0	0	0	0	77	Family	4	18
TOTAL	**103**	**55**	**23**	**9**	**5**	**0**	**195**		**11**	**20**

2. Planned Public Housing Units to be Removed

DCHA plans to take action to remove approximately 384 Public Housing units in FY2021. DCHA anticipates removing 136 out of the 384 units from the agency's public housing portfolio for conversion to project based vouchers under the Rental Assistance Demonstration (RAD) program.

Planned Public Housing Units to be Removed During the Plan Year		
PIC Dev. # / AMP and PIC Dev. Name	**Number of Units to be Removed**	**Explanation for Removal**
DC001001290 Ontario Road*	13	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001003361 The Villager*	20	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001290 Lincoln Road*	19	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001003850 Elvans Road*	20	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001440 Montana Terrace*	64	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
DC001001340 Park Morton	109	DCHA has received a phased demo/dispo approval for this site. The site is a part of the New Communities Initiative. Phase 1 consists of 109 units and is anticipated to be removed in the FY2021 plan year.
DC001001291 Sibley Townhomes	22	DCHA has received demo/dispo approval for this site. The site is a part of the New Communities Initiative.
DC001001290 Sursum Corda	28	DCHA has received demo/dispo approval for this site. The site is a part of the New Communities Initiative.
DC001005190 Kenilworth Courts	89	Kenilworth Courts will be redeveloped into mixed-income housing. DCHA submitted as a phased demolition/disposition application to HUD on August 11, 2017. HUD granted demolition authority only for Phase 1 of which consisted of 89 units (DDA 0007098) on April 19, 2018. DCHA has completed relocating the residents in Phase 1 and plan to demolish those units in 2021. In addition, DCHA plans to request disposition authority from HUD for as part of the Phase 1 redevelopment of Kenilworth in 2021 as well.
Total Number of Units to be Removed	**384**	

*Originally, DCHA received CHAPs for a total of 140 units for the RAD sites to be converted. This number was revised to 136 as part of an amended CHAP.

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 1,100 units of newly constructed mixed-income housing. The first phase is currently in

predevelopment. DCHA received HUD's demolition approval in FY2017.

Relocation is complete with demolition to be completed by the 4th quarter of 2020, with the exception of five (5) structures that have been designated as historic by the District Historic Preservation Review Board (HPRB) at the southwest corner of the site near the

corner of Stevens Road and Firth Sterling. The Planned Unit Development (PUD) approved by the DC Zoning Commission in December 2014 was vacated in June 2018 after the courts cited concerns with the plan during the zoning appeal. DCHA, the Development team and the District of Columbia are working with the community to revise the plan and resubmit for zoning approval.

Lincoln Heights and Richardson Dwellings— The redevelopment of Lincoln Heights, and a neighboring public housing site – Richardson Dwellings, will include approximately 1,000 units of new housing. In anticipation of the redevelopment, there were 33 long-term distressed vacancies at Lincoln Heights for which DCHA submitted a demolition application in February 2016 that was approved in FY2017. The 33 units were demolished in the summer of 2019. The agency is currently re-evaluating redevelopment plans for both sites.

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. The demolition/disposition application was approved, and relocation has begun. Demolition will follow directly after the last tenant has been moved out of Phase 1. Construction is anticipated to begin within 9 months after demolition is completed.

Sursum Corda and Sibley Townhomes – These two properties are adjacent to the Northwest One boundary under the District's Northwest One Redevelopment Plan for New Communities. DCHA intends to redevelop the sites as part of the Northwest One plan. The demolition/disposition application was approved in 2019. An RFP will be issued for co-developer.

3. Planned New Project-Based Vouchers

Property Name*	Number of Vouchers to be Project-Based	RAD?** (Yes or No)	Description Of Project
Ontario Road***	13	Yes	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
Elvans Road***	20	Yes	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
The Villager***	20	Yes	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
Montana Terrace***	64	Yes	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
Lincoln Road***	19	Yes	DCHA applied for a CHAP under its FY2016 RAD Portfolio Award. DCHA plans to convert the property to RAD for stabilization and moderate rehabilitation. DCHA will be utilizing the Section 18 platform in combination with RAD program for RAD/Section 18 blended conversion. The property will continue to be managed by DCHA or its wholly owned affiliate.
Barry Farm	44	No	As part of the Barry Farm redevelopment, DCHA anticipates project basing up to 44 units as part of the first phase of the new construction redevelopment. DCHA expects 108 units to come online during phase one, including 77 total replacement units.
Park Morton	43	No	As part of the Park Morton redevelopment, DCHA anticipates project basing up to 43 units as part of the first phase of the new construction redevelopment. DCHA expects 148 units to come online during phase one, including 43 total replacement units.
Total	**223**		

*Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year.
**Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).
***Originally, DCHA received CHAPs for a total of 140 units for the RAD sites to be converted. This number was revised to 136 as part of an amended CHAP.

In FY2021, DCHA anticipates converting 136 public housing units to project based vouchers under the Rental Assistance Demonstration (RAD) program. DCHA anticipates entering an Agreement to enter into a Housing Assistance Payment (AHAP) for up to an additional 87 units at the Barry Farm and Park Morton redevelopment sites.

4. Planned Existing Project Based Vouchers*

	Property Name	Number of Project Based Vouchers	Planned Status as the End of the Plan Year**	RAD? (Yes or No)	Description of Project
1	Meridian	34	Leased	No	Family
2	Edgewood Senior	38	Leased	No	Senior
3	2008 3rd Street	11	Leased	No	Family
4	Chapin House	15	Leased	No	Family
5	Euclid	17	Leased	No	Family
6	Weinberg House	6	Leased	No	Family
7	First Street	12	Leased	No	Family
8	Soho	4	Leased	No	Family
9	Beacon House—Good Hope Road	15	Leased	No	Family
10	Kenyon	12	Leased	No	Family
11	Champlain	28	Leased	No	Family
12	Shalom House	90	Leased	No	SRO
13	Green Door	4	Leased	No	Family
14	Capital Gateway Senior	151	Leased	No	Senior
15	Robert Walls Senior	47	Leased	No	Senior
16	Henson Ridge	92	Leased	No	Senior
17	Oxford Manor	3	Leased	No	Family
18	Carver Terrace	103	Leased	No	Senior
19	Accessibuild 22 – DCHA	22	Leased	No	Family
20	Beacon House	13	Leased	No	Family
21	JW King	74	Leased	No	Senior
22	St. Paul – Wayne Place Senior	49	Leased	No	Senior
23	Birchmere Homes, LLC	2	Leased	No	Family
24	Fairlawn	10	Leased	No	Family
25	The Overlook	201	Leased	No	Senior/Family
26	Affordable Housing Corporation of the District of Columbia	1	Leased	No	Family
27	Crawford – Bethune House	20	Leased	No	Family
28	Edgewood – Wheeler Terrace	4	Leased	No	Senior
29	Williston	28	Leased	No	Family
31	Edgewood – Gregory	50	Leased	No	Family
32	Kenilworth	132	Leased	No	Family
33	Beacon House	10	Leased	No	Family
34	Community Connections – North Carolina	12	Leased	No	Family
35	SOME – Independence Place	21	Leased	No	Family
36	Charles Thorton	2	Leased	No	Family
37	Bourne Enterprise, LLC	1	Leased	No	Family
38	St. Martin	10	Leased	No	Family

	Property Name	Number of Project Based Vouchers	Planned Status as the End of the Plan Year**	RAD? (Yes or No)	Description of Project
39	Fendall Height – SOME	29	Leased	No	Vash
40	SOME – Griffin House	1	Leased	No	Family
41	VIDA Senior	9	Leased	No	Senior
42	Ernestine	2	Leased	No	Family
43	Kulipe	1	Leased	No	Family
44	Gibson Plaza	20	Leased	No	Family
45	WC Smith – 1320 Mississippi Ave	19	Leased	No	Family
46	St. Dennis – 1636 Kenyon St	8	Leased	No	Family
47	NCC – VASH	60	Leased	No	VASH
48	Mi Casa – Intergenerational	20	Leased	No	Intergenerational
49	Columbia Road/Colorado Road	44	Leased	Yes	Family
50	Matthews Memorial	35	Leased	Yes	Family
51	Fairlawn Marshall	30	Leased	Yes	Family
52	Conway Center	20	Leased	No	SRO
53	St. Stephens	18	Leased	No	Family
54	Parkway Overlook	55	Leased	No	Family
TOTAL		**1715**			

*Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.
**Select "Planned Status at the End of the plan Year" from: Committed, Leased/Issued.

5. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

As 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 FY2021 to the Agency's public housing stock and related properties.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
Choice Neighborhoods Initiative (CNI) Grants/Federal Revitalization Grants: If CNI is funded by HUD in the FY2021 budget, DCHA may submit a CNI implementation grant application to help achieve the agency's redevelopment goals to revitalize public housing. In addition, DCHA will evaluate submitting a planning grant application.
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. Sites that may be considered for conversion or transfer to RAD subsidy include: Benning Terrace, Harvard Apartments, Carroll Apartments, Judiciary Square, Potomac Gardens, LeDroit Park Apartments, Kelly Miller Apartments, Langston Terrace and Additions, Stoddert Terrace, Ft. DuPont Dwellings, Garfield Terrace, Woodland Terrace, Sibley Senior, Barry Farm, and Kenilworth Courts. DCHA has also received interest from owners of mixed finance properties to convert ACC units in those properties to RAD. These properties include Wheeler Creek and Edgewood Terrace. DCHA is currently evaluating these opportunities.
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 (22); and Richardson Dwellings (191 units). DCHA will evaluate the most cost effective method to achieve the redevelopment goals for these sites, including lease or transfer the developments to other entities that would have access to funds necessary for development not available to DCHA.
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) to use the site as an urban farm and farmers market.

As part of the DCHA's portfolio stabilization planning, the agency will be considering the submission of demolition/disposition applications for public housing communities identified as having extremely urgent conditions for which residents will need to move. In light of funding constraints, the most viable option to relocate families residing at these sites are Tenant Protection Vouchers that HUD awards to public housing authorities with the approval of demolition/disposition applications.

Included in the chart below are 13 of the 14 extremely urgent public housing communities. In addition, DCHA anticipates to submitting demolition/disposition applications for Lincoln Heights and resubmitting/submitting demolition/disposition applications for Kenilworth Courts related to redevelopment activities already underway at those sites.

Anticipated Demolition/Disposition Application Submission During the Plan Year		
PIC Dev. # / AMP and PIC Dev. Name	**Number of Units to be Removed**	**Explanation for Removal**
DC001002220 Benning Terrace	274	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001002230 Stoddert Terrace/Fort Dupont Dwellings and Additions	281	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001001370 & DC001001371 Garfield Terrace Senior & Family	280	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001003361 Woodland Terrace	234	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001002250 & DC001002400 Langston Terrace & Addition	308	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001001080/ DC001001391 Kelly Miller/Ledroit	284	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001004210 & DC001003363 Greenleaf Senior, Gardens, Addition, and Extension	493	DCHA looks to submit a demolition and/or disposition application for the site as the units are considered distressed and obsolete housing. Potential future uses include RAD, project based vouchers, LIHTC and traditional public housing.
DC001002130 Lincoln Heights /Richardson Terrace	407	These are units that are a part of an ongoing partnership with the District of Columbia to redevelop the site under the city's New Communities Initiative. The 407 units are the balance of the 440 units at Lincoln Heights minus 33 units for which HUD approved a demo/dispo application and have since been demolished.
	190	These are units at Richardson Dwellings that are a part of an ongoing partnership with the District of Columbia to redevelop the site under the city's New Communities Initiative.
DC001005190 Kenilworth Courts	89 (phase 1) 201 (phase 2)	Kenilworth Courts will be redeveloped into mixed-income housing with 290 units currently on the site. DCHA has received demolition approval from HUD for the 89 units that are in the first phase of the project, but has not yet received the disposition approval necessary to proceed. In FY2021, DCHA will be resubmitting a disposition application for the 89 units in phase 1 and anticipates submitting a demolition/disposition application for the remaining 201 units.
DC001001340 Marigold Assisted Living	14	DCHA is working closely with the current operator to determine if the assisted living facility can be financially viable once full occupancy is achieved. DCHA is considering submission of a demolition and/or disposition of the facility if it cannot achieve financial viability.
Total Number of Units to be Removed	**3,055**	

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

The following outlines the projected planned capital expenditures for FY2021. 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 EXPENDITURES DURING THE PLAN YEAR
The following describes the general planned capital fund expenditures for fund year FY2020 for the following developments: Carroll Apartments - $650,000 for elevator replacement. Claridge Towers - $550,000 for corridors upgrade, 2-10 floors, incl. exhaust ducts cleaning. Fort Dupont Dwellings - $500,000 for windows replacement. Fort Lincoln - $650,000 for elevator replacement. Garfield Senior - $750,000 for elevator replacement. Greenleaf Senior - $750,000 for elevator replacement. Harvard Towers - $675,000 for elevator replacement and $125,000 for cleaning exhaust ducts and replacing rooftop fans. Hopkins Apartments - $950,000 for elevator replacement and $250,000 for fire alarm system replacement, cleaning exhaust ducts and replacing rooftop fans. Judiciary House - $125,000 for cleaning exhaust ducts and replacing rooftop fans. Kentucky Courts - $590,000 for kitchens and bathrooms renovation and cleaning exhaust ducts. Knox Hill - $25,000 for replacing security card reader. Lincoln Heights - $200,000 for meter stack replacement. Potomac Gardens Senior - $750,000 for elevator replacement. Richardson Dwellings - $550,000 for replacing domestic hot water system and heating piping in crawl spaces. Sibley Plaza - $125,000 for cleaning exhaust ducts and replacing rooftop fans and $25,000 for replacing security card reader. Expenditures ($250,000) 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 at various properties ($75,000). Expenditures ($300,000) are planned to cover expenses related to inspectors' capital costs. DCHA has budgeted for the relocation of residents ($628,118.60). **The total grant value for the DCHA Net Capital Fund Budget is $8,240,000.**
Planned FY2020 Expenditures of Unexpended Fund from Previous Grant Years: **CFP-501-18 ($2,490,590)—**units renovation, interim controls for lead-based paint testing, abatement, inspections and relocations, site improvements at various sites, plumbing lines upgrade, design fees, CCTV security systems; and resident relocation. **CFP-501-19 ($6,873,610)—** units renovation, interim controls for lead-based paint testing, abatement, inspections and relocations, mechanical systems upgrade, fire alarm system replacement, LED lighting installation, RAD Funds for pre-development and closing; and resident relocation. **Bond Debt (5,626,320).**
Anticipated RHF/DDTF Expenditures: DCHA intends to convert 136 public housing units across five properties (Ontario, Villager, Lincoln Road, Elvans Road and Montana) to RAD. Approximately $1.3M in RHF funds will be used for the RAD conversions to make moderate improvements at the site, establish an operating reserve, and establish a replacement reserve or operating subsidy. DCHA will submit any anticipated use of RHF funds for RAD in its RAD Financial Plans. DDTF funds will be held as a reserve in anticipation of a future obligation by the deadline of 10/29/21.

B. Leasing Information

1. Planned Number of Households Served

The following is a snapshot and unit month information on the number of households DCHA plans to serve at the end of the Plan Year.

Planned Number Of Households Served Through	Planned Number Of Unit Months Occupied/Leased*	Planned Number Of Households To Be Served**
MTW Public Housing Units Leased	**80,557**	**6,713**
MTW Housing Choice Vouchers (HCV) Utilized	**124,608**	**10,384**
Local, Non-Traditional: Tenant-Based^	**NA**	**NA**
Local, Non-Traditional: Property-Based^	**NA**	**NA**
Local, Non-Traditional: Homeownership^	**NA**	**NA**
TOTAL	**205,165**	**17,097**

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

^ 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 MTW PHA should estimate the number of households to be served.

Local, Non- Traditional Category	MTW Activity Name/Number	Planned Number Of Unit Months Occupied/Leased*	Planned Number Of Households To Be Served*
Tenant-Based	**NA**	**NA**	**NA**
Property-Based	**NA**	**NA**	**NA**
Homeownership	**NA**	**NA**	**NA**

* The sum of the figures provided should match the totals provided for each local, non-traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

2. Description of any Anticipated Issues/Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	As part of DCHA's Portfolio Stabilization initiative, much of the agency's focus is to bring a number of vacant public housing units back online and abate unit conditions of occupied units with a focus on meeting relocation and environmental needs. In addition, DCHA will continue to focus on fulfilling transfer requests of Public Housing residents while moving toward the external waiting list to fill vacancies at some properties. The time to turn over the unit vacancies created by the transfers may be increased, depending on the conditions of the unit, and may affect the timeliness of lease-ups. The Office of Capital Programs is continuing to work diligently to bring uninhabitable units that are offline for modernization back online. In addition, Public Housing Operations has increased its capacity to turn routine vacant units. However, it is important to note that DCHA has concerns about the impact of continued reductions by HUD in the public housing operating and capital funds on these efforts. In tandem with work to bring units back online, DCHA will continue to address on-site issues related to families rejecting vacant unit offers (e.g. DCHA police officers living on the site, improved lighting and expanded CCTV).
MTW Housing Choice Voucher	With the potential of receiving Tenant Protection and/or Relocation vouchers related to Section 18 demolition/disposition applications, annual attrition and the competition for units created by the Local Rent Supplement Program (local voucher program), DCHA may be faced with some challenges leasing HCV units in FY2021. DCHA will be working aggressively to recruit additional landlords to the program by increasing marketing of the landlord incentives already in place, including existing MTW initiatives—e.g. Unit Protection Incentive Program and the ability to set rents higher than 110% of HUD's FMRs. In addition, there will be increased marketing for the agency's HALO program with incentives such as pre-inspections, expedited inspections, mediation services and rental readiness certification for participating voucher holders. Finally, DCHA will be exploring additional MTW flexibilities focused on bringing additional landlords into the program. DCHA's ability to lease additional HCV units is limited by funding as the agency balances the ability to increase the HUD FMRs higher than 110% in response to the city's high housing costs that result in the issuance of fewer vouchers. 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 efforts to address modernization of DCHA's public housing).
Local, Non-Traditional	NA

C. Wait List Information

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

DCHA suspended application intake for its Public Housing, Housing Choice Voucher and Moderate Rehabilitation programs in FY2013. DCHA is assessing projected unit turnover for certain populations and unit bedroom sizes (where applicable) to determine if there is a need for a partial or complete re-opening of any of the wait lists. Based on preliminary projections related to the relocation and transfer needs as part of the Portfolio Stabilization Initiative, DCHA does not anticipate opening the public housing or HCV wait lists in FY2021.

Waiting List Name	Description	Number Of Households On Waiting List	Waiting List Open, Partially Open Or Closed	Plans To Open The Waiting List During The Plan Year
Federal MTW Public Housing	Community-wide	27,370	Closed	No
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	39,481	Closed	No
Federal MTW Public Housing (Mixed Finance/Service Rich)	Site-based	6,636	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 their respective wait lists.	Will vary by site

Section III. Proposed MTW Activities

A. Summary of Proposed MTW Activities (NEW): HUD Approval Requested

DCHA is proposing the following new initiatives as part of the FY2021 MTW Plan.

Table III.1 Summary of Proposed MTW Activities/Initiatives

New Number	Activity	Statutory Objective	Authorization
33	Waiver for Third-Party Housing Quality Standards (HQS) Inspections	• Reduce cost and achieve greater cost effectiveness	Attachment C, Section D.1.f, D.5, D.7.a and D.7.d[1]
34	Virtual Housing Quality Standards (HQS) Inspections	• Reduce cost and achieve greater cost effectiveness	Attachment C, Section D.1.f, D.5, D.7.a and D.7.d[2]

[1] Authorizations now derived from Fifth Amendment to Attachment C of the MTW Agreement.

[2] Ibid.

Initiative 33: Waiver for Third-Party Housing Quality Standards (HQS) Inspections

Description

The District of Columbia Housing Authority (DCHA) proposes to have its Housing Choice Voucher Program (HCVP) Inspections division staff perform Housing Quality Standards inspections on DCHA-owned and DCHA-affiliate units that receive voucher assistance rather using than third-party inspectors. Currently, HCVP uses the assistance of a third-party inspections contractor, which slows the leasing process and can cause delays on quality control and emergency inspections. DCHA believes that having the authority to use its own inspectors will create greater efficiencies and expedite the lease-up process for families in need of housing.

Meets Statutory Objective/Impact

Reduce cost and achieve greater cost effectiveness in federal expenditures. Agency cost savings are derived from eliminating the need for a third-party contract and increasing efficient use of staff time.

The activity eliminates the need for third-party inspection of DCHA-owned and DCHA-affiliate units that are designated for HCVP. DCHA expects a reduction in the cost because third-party contracts will no longer be needed. DCHA also expects time savings as it relates to inspections staff scheduling inspections with outside third parties and following-up on missed-inspections with outside third parties; inspections staff will conversely become more efficient with use of time and able to perform other duties.

Anticipated Implementation Schedule

Upon HUD approval, DCHA would immediately begin allowing DCHA's HCVP inspectors to perform HQS inspections on DCHA and DCHA-affiliate units that receive voucher assistance. The HCVP Inspections Manager will assign the Inspections Supervisor and Senior Inspectors the task of performing quality control inspections during the year. Units will be randomly selected that have been inspected within the last quarter/90-days. If deficiencies are found, the landlord will be notified to correct the deficiencies and the inspector who initially conducted the inspection will have a one-on-one coaching session in response to the deficiencies and a review of HQS procedures will be conducted. The Inspection Manager may also determine that the inspector is required to obtain additional HQS training.

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Elimination of Third Party Inspections Contract	Annual Avg Cost, per two year contact: $ 100,000.00	0 (contract will be unnecessary)	To be provided in the MTW Annual Report after policy implementation	To be provided in the MTW Annual Report after policy implementation

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
# of hours/Calculated by the number of inspections	1.5 hours per unit x Currently, 44 units, addl 137 converting in FY21 Currently, 66 hours after conversions, 271.5 hours in FY21	1 hour per unit X Currently, 44 units, addl 137 converting in FY21 Currently 44 hours, after conversions, 181 hours in FY21	To be provided in the MTW Annual Report after policy implementation	To be provided in the MTW Annual Report after policy implementation

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

Data Source

DCHA program management software—Wizard/Yardi Voyager

Authorization

Attachment C, Section D.1.f, D5, D.7.a, D7.d [3]

Section D.1.f The Agency is authorized to determine property eligibility criteria, including types of units currently prohibited by Section 8 regulations, as well as shared living facilities. If the Agency chooses to use this authorization, it will need to provide a transition plan to both the affected residents and HUD prior to the end of the demonstration. This authorization waives certain provisions of Section 8(p) of the 1937 Act and 24 C.F.R. 983.53-54 and 982 Subparts H and M as necessary to implement the Agency's Annual MTW Plan;

Section D.5. The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided

by HUD. The agency is also authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. This authorization waives certain provisions of Section 8(o)(8) and 8(o)(11) of the 1937 Act, 24 C.F.R. 982.352(b), and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.

Section D.7 Establishment of an Agency MTW Section 8 Project-Based Program

The Agency is authorized to develop and adopt a reasonable policy and process for project-basing Section 8 tenant-based leased housing assistance, which includes the components set forth below:

a. The Agency is authorized to project-base Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering. If the Agency chooses to project-base Section 8 assistance at such properties, the Agency recognizes and accepts that such units would no longer be eligible for operating subsidy provided under Section 9(e) of the 1937 Housing Act or for future capital funds provided under section 9(d) for those units if it chooses to use this authorization. Project-based assistance for such owned units does not need to be competitively bid, nor are the owned units subject to any required assessments for voluntary conversion. This authorization waives certain provisions of Sections 8(o)(13)(B and D) of the 1937 Act and 24 C.F.R. 982.1, 982.102 and 24 C.F.R. Part 983 as necessary to implement the Agency's Annual MTW Plan;

d. All units that receive project-based Section 8 assistance must meet either (i) existing HQS standards established by the Secretary or (ii) a local standard for communities receiving project-based Section 8 assistance developed by the Agency and approved by the Secretary pursuant to this MTW Agreement, as applicable. This authorization waives certain provisions of Section 8(o)(8) of the 1937 Act and 24 C.F.R. 982 Subpart I as necessary to implement the Agency's Annual MTW Plan.

The authorization is needed because PHAs are required to conduct third party inspections under Section 8(o)(11) of the Act and 24 CFR 982.352(b).

Initiative 34: Virtual Housing Quality Standards (HQS) Inspections

Description

DCHA proposes to have its HCVP Inspections Division staff perform routine Housing Quality Standards (HQS) inspections by virtual means, including initial and annual/biennial inspections. The site staff will use the pre move-in inspection form as a tool to ensure the most common HQS violations are addressed prior to the virtual inspection. When the virtual inspection is scheduled, HCVP inspections staff will provide the virtual standard operating procedure including a list of all mandatory equipment, form HUD-52580-A, and the certifications that will be signed after the virtual inspection is completed.

HCVP inspectors will make contact, through video conference, with the proxy inspector and guide them through the HQS inspection. The inspection will begin with visually confirming the unit's address. The inspector will then guide the proxy inspector through exterior, common areas and interior inspection by

[3] Authorizations now derived from Fifth Amendment to Attachment C of the MTW Agreement.

giving instructions about what actions will be performed while the inspector completes the inspections checklist, form HUD-52580. After the inspection, the proxy inspector and HCVP inspector will complete a certification attesting to taking part in the virtual inspection. The proxy inspector's certification will also include confirmation of the following:

- The proxy inspector followed the HCVP inspector's instructions to the best of their ability;
- The proxy inspector fully disclosed all deficiencies to the HCVP inspector;
- No smell of natural gas, methane, or noxious gas was present during the inspection;
- The proxy inspector did not record the inspection; and
- There were no life-threatening HQS violations existing in the unit during the time the inspection was conducted.

At lease-up, the voucher holder will also sign a certification attesting that at the time of initial possession of the unit, there were no visible issues and unit and appliances were in satisfactory condition. The owner/landlord/management agent will provide the voucher holder's certification to HCVP's Housing Program Specialist within 10 business days of lease-up.

Aside from the period covered by the HUD waivers in Notice PIH 2020-5 "COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program," DCHA will continue to conduct all quality control, emergency, and complaint inspections in-person.

DCHA believes that by having the authority use virtual inspections there will be greater efficiency which will expedite the lease-up process for families in need of housing.

Meets Statutory Objective/Impact

Reduce cost and achieve greater costs effectiveness in federal expenditures. Agency cost savings in this activity is the result of decreased vehicle use that will reduce maintenance and gas expenditures and increased efficiency. DCHA expects time savings and greater productivity; HCVP inspectors will substantially decrease travel time between inspections, which will increase the number of inspections that will be assigned daily.

Anticipated Implementation Schedule

Due to the COVID-19 pandemic, DCHA crafted its virtual inspections process out of an abundance of caution to limit the spread of the coronavirus. To this end, DCHA believes that implementation of virtual inspections will be an easy pivot and seamless.

Upon HUD approval, DCHA would immediately begin allowing DCHA's HCVP inspectors to perform HQS inspections by virtual means. The HCVP Inspections Manager will assign the Inspections Supervisor and Senior Inspectors the task of performing quality control inspections during the year. Units will be randomly selected that have been virtually inspected within the last quarter/90-days. If deficiencies are found, the landlord will be notified to correct the deficiencies and the inspector who initially conducted the inspection will have a one-on-one coaching session in response to the deficiencies and a review of the HQS virtual inspection procedures will be conducted. The Inspection Manager may also determine that the inspector is required to obtain additional HQS training.

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Decrease in Inspections division vehicle maintenance and gas.	25 Vehicles @ $3,400, monthly	25 Vehicles @ $1,120, monthly	To be provided in the MTW Annual Report after policy implementation	To be provided in the MTW Annual Report after policy implementation

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
# of hours/Calculated by the number of inspectors	2 hours per inspection X 25 Inspectors Capacity: 100 inspections/day	0.8 hours per inspection X 25 Inspectors Capacity: 250 inspections/day	To be provided in the MTW Annual Report after policy implementation	To be provided in the MTW Annual Report after policy implementation

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

Data Source

- Cost Savings: Office of Administrative Services budget and credit card statements.
- Time Savings: DCHA program management software—Wizard/Yardi Voyager.

Authorization

Attachment C. Section D.5. The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. The agency is also authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements. This authorization waives certain provisions of Section 8(o)(8) and 8(o)(11) of the 1937 Act, 24 C.F.R. 982.352(b), and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.[4]

Law and regulation require that a PHA complete a HQS inspections of units at commencement of assisted occupancy and throughout the assisted tenancy under the Section 8(o)(8) of the Act and 24 CFR 982.401(a)(3).

[4] Authorizations now derived from Fifth Amendment to Attachment C of the MTW Agreement.

We are requesting a waiver of the implicit assumption that the HQS inspection required by these sections be done "on site" and rather be done virtually, by a live video communication with the proxy inspector.

B. Summary of Re-Proposed MTW Activities: HUD Approval Requested

DCHA is not re-proposing any initiatives as part of the FY2021 MTW plan.

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 & FY2019	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	• Reduce cost and achieve greater cost effectiveness • Encourage families to obtain employment and become economically self sufficient	FY2004, FY2016, & FY2018	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[5]	1.10.06; 2.5.04; 22	Site-based In-take and Waiting List Management of Public Housing, Redeveloped Properties and Service Rich Properties	• Reduce cost and achieve greater cost effectiveness • Increase housing choices for low-income families	FY2004	FY2005
12	3.5.06	Rent Simplification and Collections	• Reduce cost and achieve greater cost effectiveness	FY2006	FY2006
16	2.7.11	Requirement to Correct Minor HQS Unit Condition Discrepancies—Tenant/Landlord Self-Certification	• Reduce cost and achieve greater cost effectiveness	FY2011	FY2012

[5] 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
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	FY2014 & FY2019	FY2014
31	NA	Unit Protection Incentive Program(UPIP)	• Increase housing choices for low-income families	FY2018	FY2018
32	NA	Modifications to the HCV Family Self-Sufficiency Program*	• Increase housing choices for low-income families • 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	FY2019 (re-proposed in FY2020)	NA

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

Description/Update

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.

Nineteen units out of the projected 55 Parkway Overlook PBVs from the FY2019 MTW Plan have come online (HAPs executed) in FY2019 as part of Phase 1, with the balance still on track to be come online by the end of FY2020. These units were created as part of the local intra-agency NOFA collaboration led by the Department of Housing and Community Development to increase affordable housing in the District of Columbia. The PBVs were awarded through the local DHCD NOFA process.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update

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 FY2021.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update
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; and
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 proactive 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; and

(3) Allowing 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.

Homeownership Assistance Program Participation for $0 HAP Voucher Households

Under DCHA's current policy, families are transitioned off of the Housing Choice Voucher Program (HCVP) after 12 months of paying 100% of their contract rent. Specifically, these are households for which DCHA is no longer paying any subsidy to the landlord on behalf of the household because the family is paying all of the rent for the unit. As part of the agency's focus on maximizing self-sufficiency opportunities for DCHA families, DCHA is proposing an expansion of its Homeowner Assistance Program (HOAP) to create a voluntary homeownership option for HCVP households who are paying 100% of their contract rent for at least 12 months. Participating households would have an additional five years to retain their voucher while working towards homeownership instead of being terminated from the voucher program after 12 months.

As HOAP participants, these families will enter into a Contract of Participation, not to exceed five years, that outlines a plan for achieving homeownership. In addition, participants will be assigned a HOAP Coordinator to provide assistance in preparing for homeownership, along with a suite of resources provided through various partners that have expertise in the key elements of homeownership preparation.

The participating families will stay on the voucher program, although no subsidy will need to be paid by DCHA toward the contract rent. However, in the event that a family experiences a decrease in their household income that impacts their ability to pay 100% of the rent, DCHA will make a rent adjustment and pay the needed subsidy to the landlord on behalf of the participant. DCHA anticipates minimal HAP expenses, allowing the agency to issue vouchers to families on the waiting list.

Entrance into the program for these families will be capped at 50 households. There are households who are currently paying full contract rent and are ready for transitioning off of the program. Most of these households already meet the Department of Housing and Community Development (DHCD) first-time homebuyer assistance program (Home Purchase Assistance Program or HPAP) income requirements for their household size.

Eligible families must:

- Need the homeownership preparation assistance provided through HOAP in order to purchase a home. At the time a household demonstrates interest in the program, DCHA will work with a program partner(s) to determine a household's ability to obtain a mortgage without participation in HOAP or a voucher.
- Have household income that meets the minimum threshold of the DHCD HPAP program—the homebuyer's down payment assistance program that has made homeownership possible for the vast majority of DCHA households that have purchased homes.

DCHA would make the HOAP resources available for those households who may have the income to pursue homeownership and are interested in it as a housing option, but need assistance preparing to

become homeowners. As a result, the proposed policy change increases housing choice for those families.

Status

Implemented and Ongoing (HOAP and AYBL)

AYBL is being phased out as the place-based program model set in communities that have undergone major modernization is no longer viable. Both AYBL public housing communities have either converted to RAD or will convert. Families currently in AYBL will complete the program and no new households will be added. Three families are currently in the home search process and are expected to purchase by the end FY2020. Once phased out, AYBL will be closed as part of this initiative. The program is being replaced by the expansion of the Pathways to Self-Sufficiency (see Initiative 32 in the Re-proposed activities section of this plan).

Not Yet Implemented (HOAP for households paying 100% of contract rent)

DCHA requested approval for the HOAP for households paying 100% of contract rent in February 2019. The agency anticipates that local regulations (Administrative Plan policy) will be ready for implementation Q2 FY2021.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update

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 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.

Multi-year Recertification (Triennial Recertifications)—Public Housing and HCV
In FY2017, both the public housing and HCV programs completed assignment of elderly and/or disabled households on fixed income into a triennial recertifications schedule. Observations will be provided as part of the agency's FY2020 MTW Report.

Earned Income Reporting Requirements
The HCV program began implementation in FY2016 after finalizing changes in the local regulations and by the end of FY2018, the new policy was implemented for a full fiscal cycle. The FY2019 MTW Report metrics showed that average earned income for both programs increased between biennial recertifications. These observations suggest a correlation between the reporting requirements and increases in earned income, but there is no way to identify if there is a causal relationship between the reporting requirements and the average increase in earned income. DCHA continues to monitor the data and will continue to report on updates in the FY2020 MTW Report.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update
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 was approved 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 80% of the DCHA Housing Choice Voucher Program (HCVP) submarket rents. 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 proposed and HUD approved to adjust the setting of schedule rents from 80% to 50% as part of the FY2018 MTW Plan. 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 to address 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 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

DCHA plans to update the Admissions and Continued Occupancy Policy (ACOP) and implement the revised market-based rent schedule in FY2022.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update
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 files 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 million 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 shortened the term on the loan while keeping payments relatively unchanged, greatly reducing interest 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.

The ECIP Phase II project is in the construction phase and 60% of the funding was obligated through FY2020. The primary focus in FY2020 was on mechanical and controls installations as well as boilers and DHW infrastructure replacement. An additional six AMPs also began heating infrastructure replacement in late FY2020. During the first half of FY2021, work will focus on the remaining cooling infrastructure and heating infrastructure, as well as mechanical and controls work in all properties. The MTW activity is behind schedule by one fiscal year due to contractual capacity limitations in the job order costing (JOC) program.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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/Update
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 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. Each fiscal year DCHA or its third party contractor 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. During the market analysis, those comparables that include any tax credit or federal/locally assisted units are excluded 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. 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.

Rent Reasonableness—DCHA Submarkets

In late FY2019, the Housing Choice Voucher Program began a comprehensive assessment of the flexibility provided by this initiative. The final assessment will be completed in spring of 2020. An example of a preliminary observation is the need, on a case by case basis, to conduct some contract rent negotiations with landlords. The initial flexibility included the elimination of contract rent negotiations with landlords as part of the streamlining of the rent reasonableness process made possible in part by the establishment of submarkets. Due to the fluctuating rental market in the city, staff is finding it necessary to negotiate in some cases with landlords to establish contract rents.

Deconcentration—Moves to Opportunity

In FY2019, DCHA set the agency's payment standards at 187% of the HUD FMRs. In October 2018, HUD published the FMRs at the 40th percentile for the DCHA Housing Choice Voucher Program for FY2019 which meant that the 175% of FMR no longer reached as many neighborhoods for HCVP participants to rent. This increase is only applicable to certain higher rent submarkets and bedroom sizes within those submarkets. It should be noted that at 110% of the HUD FMR, voucher holders would only be able to access 15 of the city's 56 submarkets.

Planned Non-Significant Changes

DCHA is utilizing a third party contractor to conduct the market analysis in FY2021.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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/Update

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 houserules 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. DCHA implemented a new management software system, a process that began in late FY2019. DCHA will look to complete operationalizing the site-based waiting lists during FY2022. Please note that this timeline may change based on portfolio stabilization efforts that may include repositioning of some of DCHA public housing properties.

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 was retained to manage the 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 are 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; and
- 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 are 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 exclude 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 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.

DCHA experienced significant challenges with the original operator of the Marigold, Mia Senior Living Solutions, which significantly impacted occupancy at the site. Their contract was terminated for cause in August 2018. The new operator has successfully stabilized operations at the facility over the last year and has recently begun accepting new applications in an effort to reach full occupancy. DCHA is working closely with the current operator to determine if the assisted living facility can be financially viable once full occupancy is achieved. The facility, in compliance with CDC guidance for Assisted Living Facilities, has temporarily halted acceptance of new applicants until the COVID-19 threat no longer exists.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

Initiative 12: Rent Simplification and Collections (formerly 3.5.06)

Description/Update
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 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.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update

Housing Quality Standards (HQS) defines "major and minor" violations. 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 that 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.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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/Update

DCHA is required to conduct a re-inspection for units that fail an annual HQS inspection to ensure that the owner has corrected the violations. If the landlord does not correct the violations by the time of the

re-inspection, DCHA must abate the landlord's payment and terminate the HAP contract. In FY2010, DCHA conducted third inspections on over 7% of its HCV units.

Prior to termination of the HAP contract (which is typically 30 days from the abatement), if the owner wants DCHA to come out for a third inspection, DCHA 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.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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/Update
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.

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.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update
As a means to better integrate Public Housing developments into surrounding communities while encouraging self-sufficiency, DCHA will convert public housing dwelling units into non-dwelling units to create space for providers of services that help 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 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.

DCHA uses its MTW authority under initiative 20 for a DC Department of Behavioral Health-funded residential substance abuse treatment program called Safe Haven. The program serves uninsured, low-income, homeless and indigent adults who are substance abusers living with HIV/AIDS and/or mental health challenges. The program's 28-60 day residential treatment program includes primary medical, mental health, case management, risk reduction/education, literacy, transportation subsidies, and housing placement services, in addition to structured transitional housing for those successfully completing the program. During FY2019, the Safe Haven program produced 325 graduates and on average, served 31 program residents each month. Out of the 325 graduates, approximately 78%

obtained employment. In addition, 85 - 90 % received stable housing via Safe Haven Outreach Ministry, Inc. by referring/outsourcing with other housing entities in the community.

Status
Implemented and Ongoing

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

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

Description/Update
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 the cost of the dues will not increase the tenant's housing expenses.

Status
Implemented and Ongoing

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

Initiative 24: Simplified Utility Allowance Schedule

Description/Update
DCHA simplified the calculation of utility allowances for Housing Choice Voucher participants. The standard utility allowance is based on the dwelling type, the number of bedrooms, the services paid by the tenant, and the fuel type. DCHA implemented 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 is implemented in all new HCV contracts and at the time of recertifications (either biennial or interim) for current participants. The simplified utility allowance schedule is updated annually, but applied to HCV participants at the time of recertifications. In addition, the DCHA simplified the definition of bedrooms used in the assignment of utility allowances to reflect the lower of the voucher size or physical unit bedrooms rather than the actual size of the physical unit. This follows the same definition used for the assignment of payment standards for HCV participants.

This initiative improves 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 also helps voucher participants in their unit search since it gives 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 reduces 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 the 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 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 helps residents in their apartment search since the amount of subsidy is 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, and 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.

Hardship Policy

- If any Family's simplified utility allowance decreases by more than $25.00 and the decrease equals more than 10% of the household's adjusted monthly income, the Family may request a hardship waiver.
- To qualify for the hardship waiver, the head of household must provide tenant paid utility bills, or other proof of tenant paid utility charges from the assisted unit from the previous six months to demonstrate that the average monthly cost exceeds their new utility allowance.
- Any request for a hardship must be in writing and received by DCHA within thirty-five (35) days of the DCHA notice to the family of their new rent determination.
- A Family that can demonstrate hardship shall be provided with a one-time six month simplified utility allowance waiver and the utility allowance will be set at either the lower of:
  a) The previous utility allowance; or
  b) Family's average tenant paid utility bills from the past six months.
- At the end of the six month hardship period, the simplified utility allowance shall be applied.

Status

Implemented and Ongoing

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

Initiative 25: Local Blended Subsidy

Description

Overview

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 is 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 is 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 is 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.

As a part of the analysis, DCHA reviews 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 is 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 is evidenced in the financing proposals submitted to HUD which also reflects that LBS is being used in a manner which minimizes risk to DCHA.

DCHA recognizes any project for which LBS is utilized will need to be subjected to a Subsidy Layering Review (SLR) or other appropriate analysis by HUD. Given DCHA's experience with The Lofts and Highland, DCHA is confident that any future projects will meet HUD's subsidy layering review and analysis requirements.

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. 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 ensures 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 905, Subpart F 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.

DCHA has received approval for LBS flexibility for four projects:

- Highland (approved as part of FY2014 MTW Plan)
- The Bixby (approved as part of FY2014 MTW Plan)
- Park Morton/Bruce Monroe (approved as part of FY2019 Plan)
    - Two sites that are a part of the overall development of Park Morton
- Kenilworth Courts Phase 1 (approved as part of FY2020 Plan)

The following provides descriptions and statuses of the LBS projects.

Initial Projects Completed Using LBS (Highland & The Bixby (formerly known as The Lofts)

- **Lofts at Capitol Quarter**

  No public housing capital funds were used to create the 39 units of new replacement public housing units to be operated in accordance with public housing requirements. The total development cost of this project was approximately $12 million fully covered with a capital contribution from the market component of $2.5 million, approximately a $5.4 million permanent loan from Citi Community Capital and approximately $4 million in tax credit equity from RBC. The leverage on the Lofts at Capitol Quarter is evidenced by a permanent loan and the capital contribution to the construction cost of the affordable units from the market component.

  DCHA provided supplemental MTW Block Grant funding 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 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 is used for MTW purposes. The estimated MTW block grant funds needed on an annual basis is just over $400,000 which is 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.

  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.

- **Highland Dwellings**

  Work at Highland consisted of a combination of rehabilitation and new construction of 208 low-income units where between 70-75% of the capital funds were generated through private debt

and equity. The total development cost for this project was approximately $62 million and the debt and equity raised using LBS was over $46 million (consisting of a permanent loan from Capital One of approximately $21.6 million and tax credit equity of approximately $25 million from Wells Fargo).

Similar to the Lofts, Highland did not use MTW funds for capital costs, but MTW Block Grant funds are used to supplement funds available for the 208 ACC units through the Operating Fund Rule. The estimated annual MTW Block Grant fund is 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 enabled 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 was 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 enabled 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 was only $1 million required by investors. As opposed to generating approximately $24 million in debt and equity, the project generated 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.

The LBS used on Highland equated to 83 fewer utilized vouchers. This has given DCHA the ability to preserve existing public housing with this private capital infusion and frees-up future capital funds due to the properties self-sufficiency with meeting its capital needs. In addition, this has given DCHA the ability to utilize its capital funds from Highland to serve an additional 40 families.

This development is 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.

Updated in FY2019 MTW Plan (Bruce Monroe/Park Morton)
DCHA intends to build upon the success of the LBS initiative by embarking on a comprehensive redevelopment of Park Morton which is part of the District of Columbia's New Communities Initiative.

The expanded initiative is to consist of certain key non-MTW components:

1) Submission of a disposition application for the Park Morton site while 90 replacement units are being planned for the adjacent site which was the location of a former school (Bruce Monroe).

2) Seek disposition approval based on obsolescence and request replacement Tenant Protection Vouchers (TPVs) which will be used for relocation of existing residents (who choose not to relocate to another DCHA public housing development), with the remainder of the unused HAP

funds (along with other needed funds) as MTW Block Grant to support a rent structure which approximates Fair Market Rents (FMRs).

3) Request that it be permitted to access the same number of units (147) through DCHA's Faircloth cap. With this ACC subsidy, help support the long term financial assistance needed to secure private loan and tax credit equity financing.

4) As soon as permissible (following entry of the units into PIC and DOFA), DCHA will seek to convert the LBS units to RAD assistance, if possible, at or prior to the conversion of the applicable project component to permanent loan financing. This method will permit the DCHA to create more assisted units and to attract significant amounts of leveraged financing as was demonstrated at the Bixby and Highland Dwellings sites using LBS.

As in the initial use of this initiative, DCHA recognizes any project for which LBS is utilized will need to be subjected to a Subsidy Layering Review (SLR) or other appropriate analysis by HUD. Given DCHA's experience with The Lofts and Highland, the agency is confident that any future projects will meet HUD's subsidy layering review and analysis requirements.

As DCHA pursues its LBS program for Bruce Monroe/Park Morton, it will actively assess the applicability of the above approach for its Kenilworth Courts Phase I development initiative which is seeking to replace 118 public housing units as a part of a total 167 unit redevelopment plan. Similar to Park Morton, DCHA will seek to convert as soon as permissible the 118 replacement units to RAD. If this path continues in a successful manner, this opportunity will also be considered for the redevelopment of Barry Farm where a minimum of 344 new replacement units out of the total 444 units at the site will be developed with affordable and market rate housing (100 replacement units have already been developed at Matthews Memorial and Sheridan Station).

Anticipated Impacts

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. Bruce Monroe and Park Morton are the first projects proposed under the modification of this initiative—two sites that are a part of the overall redevelopment of the Park Morton public housing community. Bruce Monroe is an off-site parcel of land owned by the District of Columbia that was identified for building replacement housing for families who currently live at Park Morton. Bruce Monroe is the 1st phase of redevelopment of Park Morton. The following describes the project, including cost implications:

- **Bruce Monroe and Park Morton—**For all new construction, 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 Bruce Monroe is $134 million with capital subsidy provided from the District of Columbia and the balance leveraged from Low Income Tax Credit equity and permanent debt. The overall development of 198 units includes: 90 public housing units, 111 Low Income Housing Tax Credit units, and 72 market rate units. At Park Morton, the development of 189 units will consists of 57 replacement public housing units, 44 moderate/affordable units, and 88 market rate units.

This activity increases housing choice for low-income families by allowing DCHA to maintain financially viable, subsidized units and leverage additional private resources to expand housing opportunities. With respect to the project(s) 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. Ninety (90) new units of public housing will be created at Bruce Monroe while an additional 57 replacement units will be developed at Park Morton. The LBS used at Park Morton equates to 90 fewer utilized vouchers. This will give DCHA the ability to preserve existing public housing with this private capital infusion and will free-up capital funds due to property self-sufficiency with meeting its capital needs. In addition, this gives DCHA the ability to utilize capital and PBV funding to serve other families.

Updated in FY2020 MTW Plan (Kenilworth Courts Phase I)
DCHA proposed to use the flexibility of the Local Blended Subsidy initiative as expanded in the approved FY2019 update of the initiative for the Kenilworth Courts Phase I development. The planned work in Phase 1 includes demolition/disposition of 89 units with the development of 167 units. Similar to Park Morton, DCHA will seek to convert as soon as permissible the 101 replacement public housing units to RAD Project-based Vouchers. DCHA will be creating 167 units (166 for residential and one will be for staff to live on-site). The 167 will be designated Low Income Housing Tax Credit (LITHC)—101 will be public housing replacement units, an increase of 12 public housing units; 17 will be subsidized through the Local Rent Supplement Program (LRSP); and 48 units will be LITHC only.

The expanded initiative is to consist of certain key non-MTW components:

1) Submission of a disposition application for the Kenilworth site.

2) Seek disposition approval based on obsolescence and request replacement Tenant Protection Vouchers (TPVs) which will be used for relocation of existing residents (who choose not to relocate to another DCHA public housing development), with the remainder of the unused HAP funds (along with other needed funds) as MTW Block Grant to support a rent structure which approximates Fair Market Rents (FMRs).

3) Request that it be permitted to access the same number of units through DCHA's Faircloth cap. With this ACC subsidy, help support the long term financial assistance needed to secure private loan and tax credit equity financing.

4) As soon as permissible (following entry of the units into PIC and the Date of Full Availability or DOFA), DCHA will seek to convert the LBS units to RAD assistance, if possible, at or prior to the conversion of the applicable project component to permanent loan financing. This method will permit the DCHA to create more assisted units and to attract significant amounts of leveraged financing as was demonstrated at the Bixby and Highland Dwellings sites using LBS.

   DCHA does not anticipate converting any units prior to DOFA and will work closely with HUD to satisfy any other requirements that might be imposed on such a transaction.

<u>Anticipated Impacts</u>
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 following describes the project, including <u>cost implications</u>:

- Kenilworth—For all new construction, 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 Kenilworth Courts Phase 1 redevelopment is $73 million with capital subsidy provided from the District of Columbia and the balance leveraged from Low Income Tax Credit equity and permanent debt. All 166 residential units developed will be designated Low Income Housing Tax Credit (LITHC)—101 will be replacement units for public housing residents; 17 will be subsidized through the Local Rent Supplement Program (LRSP); and 48 units will be LITHC only.

This activity increases housing choice for low-income families by allowing DCHA to maintain financially viable, subsidized units and leverage additional private resources to expand housing opportunities. With respect to the project(s) 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. The LBS used at Kenilworth equates to 40 fewer utilized vouchers. This will give DCHA the ability to preserve existing public housing with this private capital infusion and will free-up capital funds due to property self-sufficiency with meeting its capital needs. In addition, this gives DCHA the ability to utilize capital and PBV funding to serve other families.

Status
Implemented and Ongoing (Initial Proposed Projects—Highland and The Bixby)

Not Yet Implemented (Bruce Monroe/Park Morton)—DCHA received approval to the proposed changes to this initiative as part of the FY2019 MTW Plan. The process requiring LBS flexibility for the proposed project is pending.

Not Yet Implemented (Kenilworth Courts Phase 1)—DCHA received approval to the proposed changes to this initiative as part of the FY2020 MTW Plan. The process requiring LBS flexibility for the proposed project is pending.

Initiative 32: Modifications to DCHA Self Sufficiency Program –Pathways to Self-Sufficiency

Description
DCHA is committed to providing all residents served by the agency's housing programs with opportunities for achieving economic independence and self-sufficiency. Understanding that one size does not fit all when it comes to the resources and supports a family may need to improve their economic condition, DCHA's self-sufficiency platform consists of a suite of resources and incentives that, when accessed, provide pathways to employment, education and homeownership/unassisted rental.

Modified Family Self-Sufficiency Program
As part of DCHA's FY2019 plan submission, the agency proposed a redesign of the existing Family Self-Sufficiency (FSS) program for Housing Choice Voucher households. Given feedback from residents, staff and key stakeholders during and following the public comment period of the FY2019 MTW Plan process, DCHA decided to propose restructuring the agency's self-sufficiency programs through this modified initiative. Over the years, the agency has maintained multiple programs that address various aspects of self-sufficiency. In an effort to consolidate and streamline resources and staff capacity, DCHA will explore bringing all the self-sufficiency programs under one umbrella through this initiative. The program will serve both public housing and Housing Choice Voucher clients and build upon the core design of Initiative 32 as it was approved in the FY2019 MTW Plan.

In the FY2019 MTW Plan, DCHA received authority to transition from the traditional FSS model to one that supports DCHA's multi-pronged approach to moving families toward self-sufficiency. Specifically, DCHA was approved to create an incentive structure that requires MTW authority to eliminate the traditional escrow model. These program changes would provide incentive investments in the form of an income exclusion, rent cap, educational stipend, mortgage down payment/rental grant or employment grant based on the self-sufficiency pathway chosen. In the FY2020 MTW plan, DCHA used the "Pathways to Self-Sufficiency" model to serve both Housing Choice Voucher clients and public housing residents.

Through this initiative, DCHA waives certain provisions of the FSS Re-Authorization Legislation (Economic Growth, Regulatory Relief, and Consumer Protection Act) that became public law on May 24, 2018 in order to design a program that aligns with the funding reality of the agency and program capacity. In particular:

- The FSS reauthorization law allows the contract of participation to be signed by any adult member of the family. For purposes of DCHA's Pathways to Self-Sufficiency, only one Contract of Participation (COP) can be signed per household. DCHA will allow only the Head of Household listed on the lease to sign the COP for the Homeownership Pathway.
- The FSS reauthorization law allows the contract of participation to last five years from the first recertification after execution of the contract of participation. DCHA will start the clock on the five year period after the contract is signed and will not wait until the first recertification. This is due to the unique incentive payment structure which relies on a 5 year program period.
- The FSS reauthorization law says that for households that port into the agency, the receiving PHA no longer has discretion to enroll the porting FSS participant into the receiving PHA's FSS program. The porting participant now must enroll or be party to an agreement that the porting participant will continue enrollment in originating PHA's FSS program. DCHA's FSS program is so different than other housing authority FSS programs that DCHA will not accept incoming port-in clients. They would need to sign a new contract under the DCHA FSS rules. For clients that port-out and have not completed the program, they will be terminated from the DCHA FSS program and not receive any incentive payments.

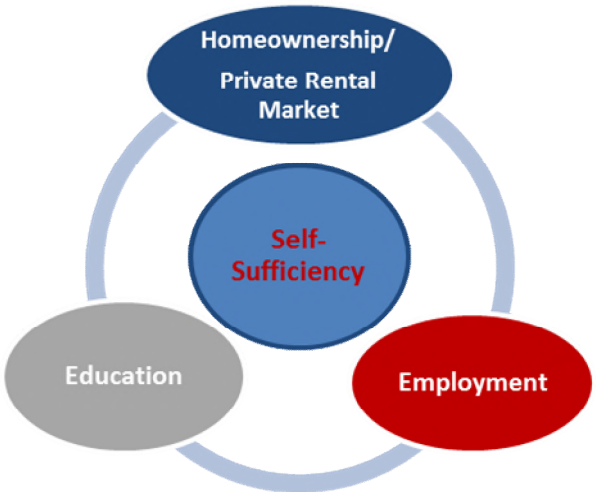
Modified Apprenticeship Program

One of DCHA's existing employment pathways is the Modified Apprenticeship Program (ATP) for DCHA residents and Section 3 participants. The program has been a "win-win-win" for program participants, employers and DCHA communities. ATP is a six-month work-based training opportunity in which participants: learn job skills through on the job training; earn income while they learn; and increase the likelihood of permanent employment opportunities. Since its inception in mid FY2018, over 150 people applied to the program, 60 participants were selected, and 45 graduated. At the end of each cohort period, the top performers compete for permanent full-time positions within DCHA, contractors who do business with DCHA and local business/government partners. DCHA drew on a long-term partnership with a local non-profit and every participant received a professional attire, style guidance, and access to job coaching. An additional partner provided haircuts and hairstyling services to the trainees. DCHA also partnered with DC government and established an agreement in which the Department of Public Works agreed to hire a total of 20 trainees.

To ease the transition of the impact of increases in household income on the calculation of rent, DCHA is proposing the establishment of an income exclusion for ATP participants currently living in public housing or receiving HCV voucher subsidy.

DCHA does not anticipate more than 30 participants in each cohort. Based on the program stipend, DCHA estimates that this will represent approximately $60,000 to $65,000 in foregone rental income for each cohort.

Figure 1. DCHA Pathways to Achieving Self-Sufficiency



Implementation

With the re-proposal of this initiative in FY2020, program size increased to 400 participants for those persons participating in the homeownership/private rental market, education, and employment as originally designed when proposed in FY2019 to reflect 1:50 ratio of Self-Sufficiency Coordinators to participants. This would require 8 FSS coordinators. The goal is to serve 250 public housing residents and 150 HCVP clients.

In addition, 30 slots per ATP employment cohort were established. ATP does not operate under the same Contract of Participation model as the other components of the pathways model. Resources, including training and supportive services are provided through the existing Office of Residents Services and Property Management Operations framework. As such, a Self-Sufficiency Coordinator is not required.

The following program slots are allocated to each self-sufficiency pathway:

- Homeownership/Renting in Private Rental Market =100
- Education= 150
- Employment = 180 (150 + 30 ATP)

Based on the interest and eligibility for a particular pathway, DCHA may shift slots between the three pathways to provide opportunities for maximum participation by DCHA residents.

HCV Households—Implementation of the new framework will begin as current FSS households transition off the program. Once the families participating under the current HCVP framework transition off the program, the open slots will be administered to both public housing and HCVP clients under the new model. The families currently on the FSS waiting list will be offered new program slots first. There are currently 182 households participating in FSS and 348 households on the FSS waiting list.

Public Housing Households—As part of the Human Capital component of the agency's Portfolio Stabilization efforts, households that need to be relocated from their public housing units will receive priority to enroll in the program.

Anticipated Impacts

The existing FSS program is already designed to meet the following *MTW statutory objectives*:

- encourage families to obtain employment and become economically self-sufficiency; and
- increase housing choices for low-income families

It is DCHA's intention that the program design and expansion will further enhance the agency's ability to meet these objectives. Specifically, the program model more directly aligns incentives to participant goals and program outcomes related to employment and access to additional housing options.

DCHA anticipates the following with the implementation of this initiative:

- A simpler program design and clearer incentive structure making it easier for clients tomake decisions about their participation. Program Incentive Investments (i.e. homeownership down payment, rental market grants and tuition subsidy and employment incentive) will be known to the client when weighing the decision to apply for the program.
- DCHA will be able to better anticipate incentive program costs because the newincentive structure will be simpler and less variable than the traditional escrow model.
- With an incentive structure tailored to DCHA's pathways to self-sufficiency, DCHA expects to see more families:
  - Moving off of the voucher subsidy or public housing assistance completely
  - Increasing earnings
- Making housing subsidy available to house families from the agency's waiting list as families move off of the program
- Elimination of the administrative burden of calculating and maintaining escrow accounts

Pathways to Self-Sufficiency —Incentive Model

Pathway (Primary Goal)/ Participation Elements	the Private Rental Market	Education	Employment	
			Apprenticeship Training Program	General Program
Incentives	$2,000/year set-aside for each year in the DCHA Self-Sufficiency Program Disbursed upon successful completion of the program (maximum disbursement = $10,000) • Homeownership—in time for settlement • Private Rental Market—approval for a lease	A maximum of $2,000 made available each year to be paid by DCHA toward tuition at a community college, four year college, professional certification or vocational training program. DCHA will make tuition payments directly to the educational institutions Earned Income exclusion from calculation of rent (using $ from rent for	Tenant portion of rent will remain the same as long as the family is in the program—exclusion of stipend from the calculation of rent Stipend based on hours worked during program Job Readiness and Life Skills Training	Tenant portion of rent will remain the same as long as the family is in the program $600 for each 12 months of consecutive part-time/full-time employment

Pathway			Employment	
(Primary Goal)/ Participation Elements	the Private Rental Market	Education	Apprenticeship Training Program	General Program
		education prep and tuition)	Job Placement assistance upon completion of program	
Basic eligibility	Households with incomes between 50% and 80% of median income range, depending on household size = $41,050-$102,250 @ least $32,000 in earned income (HOH and spouse)	GED or High School Diploma Pass an educational readiness assessment Part-time employment	Application and interview process	Head of Household has $0 earned income
Program Length	Up to 5 years	Up to 5 years	6 months	Up to 5 years
Program Size (initial) Based on staff capacity	100	150	30	150
	The program will maintain financial literacy as a core component across pathways.			

For households not meeting the eligibility requirements for this component of the DCHA pathways to self-sufficiency program, they will have access to the suite of resources made available through DCHA's Workforce Development Initiative (WDI) headquartered at the agency's EnVision Center. Many of the same resources are available through WDI minus the case management and incentive investments.

Cost Implications

Precise overall cost implications cannot be projected until families are enrolled in the program given a range of variables that will impact costs—i.e. participant and household income/rent, time on the program and when the Incentive Investments are triggered.

In order to provide a sense of potential impact, the following has been considered:

- The average escrow disbursement under the current program model over the last six years (FY2013-FY2018) has been about $158,539 annually, with a total disbursement over the five years of $951,231. The average annual disbursement for the last two years was $230,967.

- Projected costs and related assumptions based on Incentive Investments by pathway:

Pathway/Cost Implication		Cost Projection	Assumptions
Homeownership/ Private Rental Market		$500,000/5 year total OR $100,000/year on average	• One-time disbursement at end of program participation. Total cost and timing of disbursement dependent on time it takes participant to achieve goal. • 50% of households projected to achieve goal.
Education		$152,000/year	• Up to 2 disbursements a year depending on the tuition payment requirements not to exceed $2,000/year • 75% of participating households enroll in school and trigger the incentive for an avg of 3 years
Employment	**General Program**	$21,600/12 months	• 60% of participating households become employed for 12 consecutive months and trigger the incentive for an avg of 3 years.

Pathway/Cost Implication		Cost Projection	Assumptions
	Apprenticeship Training Program	$201,600/6 months	• Based on minimum wage of $14/hour for 30 participants working 20 hours a week for 6 months • Minimum wage changes locally each July
Potential average annual exposure		$357,400/year and $201,600/6 months during year	**DCHA does not anticipate costs to reach the maximum projections.**

While not significant, there will be an elimination of staff time and agency cost related to escrow calculations. Staff time will go from 40 minutes per calculation to 0 and the related agency cost is estimated to go from a range of $568-$1,000 to $0.

It is DCHA's hope to expand the proposed program changes over time through additional funding streams. The agency will aggressively seek partnership opportunities with foundations, local organizations and companies with a shared interest in supporting families in their efforts to move toward self-sufficiency.

Rent Reform Information

i. Impact Analysis
   (1) There will be no increases in household rent/tenant share for the Employment pathway. There may be a decrease in household rent/tenant share for the Education pathway.

   (2) DCHA will track the following related to changes in rent policies in order to identify program impacts:
      a. Increases and decreases in income from all sources
      b. Periods of employment, training and education programs

   (3) A numerical analysis of costs cannot be projected until participants are enrolled in the program.

   (4) DCHA's plan for determining whether changes in the new policy are necessary will be based on an assessment of data related to income and employment referenced above, in addition to qualitative observations through participant surveys.

ii. Hardship Case Criteria
   Since participation is voluntary, there is no need for a hardship policy. If a family is terminated for non-compliance with the FSS program requirements, but remains in compliance with voucher participation program rules or public housing lease requirements, they will continue to receive the voucher subsidy or public housing assistance.

iii. Description of Annual Reevaluation
   See i(4) above

iv. Transition Period
   As part of program outreach and the eligibility determination process, households will be informed of the changes to rent charged relative to the investment incentives for the Employment and Education pathways.

Status
Implemented.

Beginning in 2019, a wait list was created for housing choice voucher participants who expressed interest while DCHA awaited HUD approval to implement the modified program. To date, there are over 300 participants on the list. Also, in January 2020, DCHA invested in new software that will capture the financial incentives aligned with the Self-Sufficiency Pathways to Success. In addition, DCHA hired a FSS Homeownership Coordinator in February 2020 to work with participants pursing the goal of homeownership. The new coordinator worked with management in developing marketing material, identifying partnerships and recruitment of participants. These efforts led to 30 public housing residents applying to enroll into the program.

DCHA is in the process of updating its Administrative Plan via local regulations, inclusive of the 30-day comment period. This update includes modifications to the earned income disregard that will allow for full implementation of the modified program. The Administrative Plan will be updated by Q2 FY2021. In the meantime, FSS coordinators are moving forward all other aspects of the modified program, as described above.

The agency also re-opened the Frederick Douglass Family Self-Sufficiency Center in late February 2020 to ensure DCHA residents had better access to resources and staff interested in enrolling into the program. Due to the safety and health concerns from COVID-19, effective March 16, 2020, DCHA began an ongoing evaluation of alternative approaches to working with customers interested in participatingin the program.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any major changes or modifications to the DCHA established or HUD standard metrics, baselines or benchmarks during FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

B. Not Yet Implemented

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
19	4.5.11[6]	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
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	Not Yet Implemented
31	NA	Unit Protection Incentive Program(UPIP)	• Increase housing choices for low-income families	FY2018	Not Yet Implemented

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

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

Description/Update

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

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

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

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

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

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

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

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

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

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

Status
Not Yet Implemented.

DCHA did not update the local regulations (ACOP) in FY2019 as planned. The agency looks to finalize the local regulations in FY2021 for roll-out at Potomac Gardens Senior.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any major changes or modifications to the DCHA established or HUD standard metrics, baselines or benchmarks during FY2021.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

Initiative 27: Family Stabilization through Housing and Education Demonstration

Description/Update

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 partners to establish an educational stabilization demonstration that will provide case management for DCHA Public Housing families with children in elementary and middle school, ages 10-14, who appear to already have challenges with school attendance.

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

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

In our efforts to fund the program, DCHA will utilize existing staff resources, including the provision of case management/coordination. In addition, DCHA will utilize existing supportive service resources provided through existing partnerships with agencies/organizations to augment case management and access to other services needed by participating families (i.e. DCPS tutors, DOES jobs programs, job training provided at DCHA's Southwest Family Enhancement Center, etc.). An example of maximizing

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

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

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

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

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

Summer 2020- Fall 2020 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 2021-Summer 2021 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

Spring 2021 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.

<u>Status</u>
Not Yet Implemented

Work with the Office of the Deputy Mayor for Education on this initiative stalled in FY2019. DCHA staff is working to reconnect with the Office of the Chancellor to see if there is still interest in moving forward with implementation. Staff had begun discussions in late FY2018 with the interim Chancellor of Schools. Right after the end of FY2018 a new permanent Chancellor was hired. DCHA has identified two public housing properties where this initiative could be implemented - Benning Terrace and Woodland Terrace.

The draft data-sharing MOU with the Office of the State Superintendent for Education (OSSE) needs to be updated and finalized.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

Initiative 31: Unit Protection Incentive Program

Description/Update
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.

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.

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 households), 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 (i.e., 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.

Status
Not Yet Implemented

UPIP is planned for implementation during FY2021, including updating the agency's Administrative Plan (local regulations); adding HALO provisions to the HAP contract; and beginning an assessment of potential landlords in HALO identified communities.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2021.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2021.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2021.

C. Activities on Hold

There are no Activities (Initiatives) currently on hold.

D. 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

New Number	Old Number	Activity	Statutory Objective	Yr. Identified	Yr. Implemented
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	• Increase housing 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 implemented
15	3.07.08	Reform Housing Quality Standards	• Reduce cost and achieve greater cost effectiveness	FY2008	Not Yet Implemented
28	NA	Rent Reform Demonstration (HCVP)	• Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient	FY2014	Implemented FY2015 Closed Out FY2021
29	NA	HQS Biennial Inspections for Landlords in Good-Standing	• Reduce cost and achieve greater cost effectiveness	FY2015	Implemented FY2018 Closed Out FY2021

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); 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); 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); 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 (FY05); 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); 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); 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 Out (FY08)

This activity was approved in FY08, but not implemented as originally crafted. However, in FY2014, DCHA introduced its *Local Blended Subsidy* initiative—a more developed initiative in which implementation began in FY2014.

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); Closed Out (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); 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 (FY14) (never fully implemented); Closed Out (FY17)

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 FY2014, 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 FY2015, 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 (FY15) (never fully implemented); Closed Out (FY17)

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.

Reform Housing Quality Standards (formerly 3.7.08)

DCHA explored modifying the definitions and content of the housing quality standards to reduce uncertainty as to the nature of a unit's deficiency. The research included an analysis and comparison of all the various different housing standards across the federal housing programs and local housing programs. It was expected, that the modified standards would better align the standards of the HCV program to other housing programs. If deemed appropriate upon completion of the research, the housing authority intended 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 was working with three local government agencies in the District which conduct inspections on multifamily properties. The inspections by the various agencies were often conducted on the same units, resulting in redundant work and multiple inconveniences for residents.

Status
Approved (FY08) (never implemented); Closed Out (FY18)

Based on DCHA's final assessment, the agency has determined that this is no longer viable to pursue this initiative based on the potential variability of inspection results across inspectors from different agencies, especially with the pending rollout of Uniform Physical Condition Standards for Vouchers (USPC-V).

Rent Reform Demonstration (HCVP)

Description
The District of Columbia Housing Authority (DCHA) was 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 were implemented at several public housing authorities across the country in order to fully test the policies nationally.

The goals of this alternative rent policy were 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 randomly selected the participants for the Demonstration from the pool of eligible vouchers. The Study Group vouchers were managed using the proposed policies. The Control Group was managed using existing policies. A total of 2,000 families were selected to participate—1,000 were assigned to the Study Group and 1,000 were assigned to the Control Group.

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 most 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.

Status
Implemented (FY15); Closed Out (FY21)

DCHA was selected to participate in the Rent Reform Demonstration commissioned by the U.S. Department of Housing and Urban Development (HUD) to evaluate a Housing Choice Voucher (HCV) alternative rent reform policy. MDRC, a nonprofit and nonpartisan education and social policy research organization conducted the Rent Reform Demonstration on behalf of HUD. In January 2015, MDRC and DCHA entered into a MOU for DCHA's participation in the Rent Reform Demonstration. Pursuant to the MOU, the term expired on September 29, 2019. Therefore, after the MOU expired, DCHA transitioned those participants in the Rent Reform Demonstration back to the traditional program. Since the stated objectives were accomplished, DCHA no longer requires the use of MTW flexibility.

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.

Status
Implemented (FY18); Closed Out (FY21)

DCHA is closing out this activity because MTW flexibility to implement HQS biennial inspections is obsolete due to changes in regulation. DCHA will follow the guidelines as set forth in the FY2014 omnibus appropriations bill and accompanying federal register notice that went into effect in July 2014.[7]

[7] https://www.ncsha.org/wp-content/uploads/2014/06/2014-14915.pdf

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

In addition to the tables provided below, please refer to the Operating Transfers In and Operating Transfers Out information 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 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	$ 19,502,738
70600	HUD PHA Operating Grants	$ 280,510,887
70610	Capital Grants	$ -
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$ -
71100+72000	Interest Income	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ 24,381,276
70000	**Total Revenue**	$ 324,394,901

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

Estimated Uses of 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	$ 22,024,397
91300+91310+92000	Management Fee Expense	$ 28,005,500
91810	Allocated Overhead	$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	$ 3,159,837

Estimated Uses of MTW Funding for the Fiscal Year		
Uses		
FDS Line Item	**FDS Line Item Name**	**Dollar Amount**
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$ 25,890,482
93500+93700	Labor	$ 1,025,086
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 32,800,630
95000 (95100+95200+95300+95500)	Total Protective Services	$ 10,907,094
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ 2,553,449
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$ 4,933,453
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$ 3,133,376
97100+97200	Total Extraordinary Maintenance[8]	$ 14,803,725
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 192,000,000
97400	Depreciation Expense	$ -
97500+97600+97700+97800	All Other Expenses	$ -
90000	**Total Expenses**	$ 341,237,029
160	Capital Assets, Net of Depr.	$ -
97400	Depreciation Expense	$ -
	Total Uses of Fund	$ 341,237,029
*** Refer to Appendix for additional information to Section V: Sources and Uses of Funds MTW**		

[8] The uses of the "Total Extraordinary Maintenance" funds ($14,803,725) include interim controls and lead abatement.

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 FY2020 as in previous years, DCHA will use grant funds to achieve the following: • Fund Public Housing Operations • Modernization of 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* • Operation of a workforce training site for Public Housing residents and Housing Choice Voucher participants • Improving customer service, including efforts to maintain the agency's Customer Call Center and improvements to work-order tracking system • Purchase and maintain Public Safety equipment and tools to improve the safety and security inand around our communities • Evaluating 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 determining feasibilities of potential refinancing and optional prepayment using MTW Block Grant Fund. DCHA may also utilize its MTW flexibility and block grant funds in a Rental Assistance Demonstration (RAD) project(s), upon HUD approval. In June and July 2019, DCHA received five CHAPs from its FY2016 portfolio award and will converting those properties to RAD in FY2021. In addition, DCHA will be considering RAD application submission for additional sites.

Capital Fund

Below is the proposed expenditure plan for FY2021 Capital Funds.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2021

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE	
Carroll Apartments	Replace Elevators	$	650,000.00
Claridge Towers	Corridors 2-10 and Clean Exhaust Ducts	$	550,000.00
Fort Dupont Dwellings	Window Replacements	$	500,000.00
Fort Lincoln	Replace Elevators	$	650,000.00
Garfield Senior	Replace Elevators	$	750,000.00
Greenleaf Senior	Replace Elevators	$	750,000.00
Harvard Towers	Replace Elevators	$	675,000.00
Harvard Towers	Clean Exhaust Ducts and Replace Rooftop Fans	$	125,000.00
Hopkins Apartments	Replace Elevators	$	950,000.00
Hopkins Apartments	Replace fire Alarm System, clean ducts, replace rooftop fan	$	250,000.00
Judiciary House	Clean Exhaust Ducts and Replace Rooftop Fans	$	125,000.00
Kentucky Courts	Kitchen and Bath renovations and exhaust duct cleaning	$	590,000.00
Knox Hill	Replace Security Card Reader	$	25,000.00
Lincoln Heights	Meter Stack Replacement	$	200,000.00
Potomac Senior	Replace Elevators at Senior Building	$	750,000.00
Richardson Dwellings	Replace DHW and Heating Piping in Crawl Spaces	$	550,000.00
Sibley Senior	Replace Security Card Reader	$	25,000.00
Sibley Senior	Clean Exhaust Ducts and Replace Rooftop Fans	$	125,000.00
	SUBTOTAL FOR CAPITAL	**$**	**8,240,000.00**
FRONT LINE COST	BLUEPRINTS, DESIGNS, INSPECTIONS, FEES	$	250,000.00
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	$	628,118.60
DCHA PROPERTIES	**TOTAL GRANT VALUE**	**$**	**9,643,118.60**

Budget Basis		
FY20 Budget		
CAPITAL FUND GRANT BREAKDOWN	**$**	**21,260,242.00**
OPERATION -1406	$	(2,126,024.20)
RAD PROGRAM CONVERSION FUNDS	$	(1,000,000.00)
DEBT SERVICE	$	(5,626,320.00)
DEMO/DISPO TRANSITION FUNDING	$	(738,755.00)
ADMINISTRATIVE FEE	$	(2,126,024.20)
Total	**$**	**9,643,118.60**

B. Local Asset Management Plan

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

	Yes	No
Is the DCHA allocating costs within statute?		√
Is the DCHA implementing a local asset management plan (LAMP)?	√	
Has the DCHA provide a LAMP in the appendix?	√	

If the DCHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

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.

C. Rental Assistance Demonstration (RAD) Participation

Description of RAD Participation

In FY2018, DCHA converted Columbia Road/Colorado Road, the agency's first RAD properties. DCHA received approval of the RAD Significant Amendment for the Columbia Road/Colorado Road conversion to project-based vouchers in FY2016. DCHA converted Fairlawn Marshall and Matthews Memorial to project-based vouchers in 2018. DCHA amended its FY2017 Plan in FY2018 to submit the RAD Significant Amendment for these properties. Both significant amendments are in Attachment C of this plan.

In FY2016, DCHA received 11 CHAPs and one RAD portfolio award (see Appendix C for approved RAD Significant Amendment outlining the DCHA RAD portfolio award. Subsequently, DCHA submitted applications to receive five CHAPs from its FY2016 portfolio reservation—a total of 136 units out of the original portfolio award of 921 units. The five CHAPs cover Ontario, The Villager, Elvans Road, Montana and Lincoln Road, with conversion planned for the third quarter of FY2020. CHAPs for these five properties were received in June and July of 2018.*

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: 1) help achieve the redevelopment goals of projects like Barry Farm, Kenilworth, Garfield Terrace, and Woodland Terrace; 2) make capital improvements and ensure an ongoing stabilized subsidy— Benning Terrace, Harvard Apartments, Carroll Apartments, Judiciary Square, Potomac Gardens, LeDroit Park Apartments, Kelly Miller Apartments, Langston Terrace and Additions, Stoddert Terrace, Ft. DuPont Dwellings, Sibley Senior, and 3) stabilize mixed income properties such as Wheeler Creek and Edgewood.

	Yes	No
Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.		√

If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

NA

* Originally, DCHA received CHAPs for a total of 140 units for the RAD sites to be converted. This number was revised to 136 as part of an amended CHAP.

DCHA Properties with Conversions to RAD Planned for FY2021

DCHA received CHAPs for the following properties in June/July 2018.

Property Name	Number of Units
Elvans Road	20
Lincoln Road	19
The Villager	20
Montana	64
Ontario	13
Total Units	**136**

DCHA does not anticipate any transfer of assistance, changes to unit composition or reduction in the number of units at any of the above properties it plans to convert.

The five properties will be financed using Low Income Housing Tax Credits and 4% tax exempt bond financing, the major milestones anticipated are:

- *CHAP Award: June/July 2018*
- *Financial Plan Submission: September 2020*
- *Anticipated RCC: February 2021*
- *Anticipated Closing: April 2021*

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. 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 capital needs. The capital needs for RAD conversions will be informed by a Physical Conditions Assessment (PCA).

The agency currently pledges 50% of its capital funds to pay debt service on its outstanding CFFP debt. In September 2017, HUD approved a $3.2MM optional redemption DCHA made to maintain the existing debt service coverage and percentage of capital funds used to pay debt service. The $3.2MM optional redemption was made in consideration of the agency's RAD and redevelopment plan to keep the agency at 50% of its capital funds toward debt service. Consequently, the agency has planned forward for the anticipated conversion of the 136 units listed above.

The agency anticipated using $1,220,078 in Replacement Housing Factor funds to pay for improvements identified within the PCA for RAD conversions and/or to capitalize reserves for the project. These funds will be included in the financial plan DCHA will submit to HUD for each project.

Section VI. Administrative

A. Board Resolution and Certifications of Compliance

RESOLUTION 20-12

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2021 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, as amended, that outlines the terms and conditions of DCHA's continued participation in the MTW Demonstration Program as authorized by federal law;

WHEREAS, the proposed DCHA 2021 MTW Plan has been prepared in accordance with the requirements of Attachment B of the MTW Agreement;

WHEREAS, the proposed MTW Plan includes an allocation of capital funds, including Demolition and Disposition Transitional Funding ("DDTF"), formerly referred to as Replacement Housing Factor (RHF) funds, which are anticipated to be received from HUD from Fiscal Year 2021 appropriations, and the exact amount of Capital Funds will be determined by HUD;

WHEREAS, the proposed capital fund budget for FY2021 is $21,260,242 and the following summarizes the estimated budget by major line item:

CAPITAL FUND GRANT BREAKDOWN FY21 Projections	
Estimated FY2021 Total Budget	**$21,260,242.00**
Operations-1406	($2,126,024.00)
RAD Program Conversion Funds (RHF) (Montana, Elvans Road, Lincoln Road, The Villager, and Ontario)	($1,000,000.00)
Debt Service (Capital Fund Financing Program Bond Issuance)	($5,626,320.00)
Demo/Dispo Transition Funding	($738,755.00)
Administrative Fee	($2,126,024.00)
NET CAPITAL FUNDS AVAILABLE for MODERNIZATION	**$ 9,643,118.60**

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

WHEREAS, DCHA has unspent RHF funds from prior fiscal years in the amount of approximately $1.3M and as DCHA moves forward with the conversion of five public housing sites for which DCHA received CHAPs in FY2018 (Montana, Elvans Road, Lincoln Road, The Villager, and Ontario), DCHA anticipates spending the remaining RHF funds on capital work at these sites;

RESOLUTION 20-12

{0036966 -}

www.dchousing.org

TO APPROVE THE DISTRICT OF
COLUMBIA HOUSING AUTHORITY
FISCAL YEAR 2021 MOVING TO WORK PLAN

WHEREAS, the information included in the MTW Plan relative to the list of anticipated properties for which DCHA may submit demolition/disposition applications does not constitute Board approval of such action or any transaction related thereto. As required by HUD regulations, the DCHA Board of Commissioners must expressly approve any applications to be submitted for HUD approval. In addition, the Board must expressly approve any transactions referenced or listed in the MTW Plan;

WHEREAS, during the public comment period, DCHA met with its stakeholders, including the Citywide Advisory Board to discuss the MTW Plan; and

WHEREAS, the proposed DCHA 2021 MTW Plan (including the proposed use of Capital Funds) has been made available to the public for a 30-day comment period, discussed at a public hearing on June 9, 2020, and comments received were considered.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby 1) approves the DCHA FY 2021 MTW Plan for submission to HUD; and 2) authorizes the DCHA Executive Director/Secretary to execute all related certifications and forms;

NOW, THEREFORE, BE IT FURTHER RESOLVED, the information included in the MTW Plan relative to the list of anticipated properties for which DCHA may submit demolition/disposition applications does not constitute Board approval of such action or any transaction related thereto. As required by HUD regulations, the DCHA Board of Commissioners must expressly approve any applications to be submitted for HUD approval, and must expressly approve any transactions referenced or listed in the MTW Plan.

ADOPTED by the Board of Commissioners and signed in authentication of its passage, the 8th day of July 2020.

ATTEST:

Tyrone Garrett
Executive Director/Secretary

APPROVED:

Neil Albert
Chairman

{0036966 -}

www.dchousing.org

RESOLUTION 20-12

TO APPROVE THE DISTRICT OF
COLUMBIA HOUSING AUTHORITY
FISCAL YEAR 2021 MOVING TO WORK PLAN

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Alethia Nancoo
Outside General Counsel

[00036966 -1]

www.dchousing.org

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBIC 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 Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning **October 1, 2020**, 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 MTW 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 MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW 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 MTW 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 (or successor form as required by HUD).

(4) The MTW 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 MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW 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.

(11) The MTW 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.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW 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.

{0034552 -}
HUD FORM 50900: Certifications of Compliance

(14) The MTW 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.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW 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 MTW 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.

(17) With respect to public housing and applicable local, non-traditional development the MTW 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.

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

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.** **Please see attached**

(20) The MTW 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 200.

(21) The MTW 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.

(22) 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 MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

District of Columbia Housing Authority	DC001
MTW PHA NAME	*MTW 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).

Tyrone Garrett	Executive Director
NAME OF AUTHORIZED OFFICIAL	*TITLE*
	7.15.20
SIGNATURE	*DATE*

* ***Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW 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.***

(09/2012) *HCV GB, Chapter 16, Exhibit 16-1: HUD-50900: Certifications of Compliance*

** (19) continued

As of the date hereof, DCHA is substantially in compliance with the requirements of the *Lead Based Paint Poisoning Prevention Act* and 24 CFR part 35, with a Lead Action Plan (the "Plan") to be in full compliance within the time periods prescribed by 24 CFR part 35 wherever possible. This plan was approved by HUD December 26, 2019.

Notwithstanding the foregoing, HUD acknowledges that, while DCHA is not yet in full compliance with the *Lead Based Paint Poisoning Prevention Act* and 24 CFR part 35, HUD approved DCHA's Plan as of December 26, 2019. HUD acknowledges further that, pursuant to the Plan, DCHA has completed Lead-Based Paint Testing and Risk Assessments of its entire public housing portfolio, providing appropriate notice to residents as these Risk Assessments are completed, and is currently implementing appropriate interim controls as recommended by the Risk Assessments, within the time periods required by 24 CFR part 35 wherever possible. DCHA has notified HUD of certain locations where it will likely exceed the interim control deadline required by 24 CFR part 35 as well as DCHA's plan to address such locations. Due to the COVID-19 public health emergency, DCHA has suspended interim control work required in residential units and interior common areas. DCHA is continuing to complete interim control and abatement work on the exterior of buildings. Based upon HUD's approval of DCHA's Plan, HUD acknowledges that DCHA is substantially in compliance with the *Lead Based Paint Poisoning Prevention Act* and 24 CFR part 35, and approves HUD's Annual Plan for the Moving to Work program, given the importance of DCHA's continuing status as an MTW agency to successfully implement its full compliance with the *Lead Based Paint Poisoning Prevention Act* and 24 CFR part 35.

OMB Approval No. 2506-0214 (Exp. 2/28/2022)

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 Con (Type or solidated Plan. clearly print the following information:)

ApplicantName: District of Columbia Housing Authority

ProjectName: Proposed Activities--FY2021 Moving to Work Plan

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

Name of the Federal Program to which the applicant is applying: Annual submission--Moving to Work Plan

Name of Certifying Jurisdiction: District of Columbia

Certifying Official of the Jurisdiction Name: Polly Donaldson

Title: Director, DHCD

Signature: Mary R Donaldson

Date: 7/6/20

Page 1 of 1

form HUD-2991 (3/98)

B. Documentation of the Public 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 17, 2020 - June 16, 2020, later extended to June 18, 2020 as noted below.

Public Comment Period – May 17, 2020 – June 16, 2020 (with extension to June 18, 2020)

Summary of Notifications and Outreach:

- May 12, 2020: Email to key stakeholders (City Council staff, Housing Choice Voucher Housing Providers Association, and partner city agencies, specifically the Office of the Deputy Mayor for Planning and Economic Development, Department of Housing and Community Development, and Department of Consumer and Regulatory Affairs) providing notice of the upcoming public process, including the public comment period and public hearing.

- May 14, 2020: Public notice of availability of MTW Plan for 30-day public comment and notice of Public Hearing published on DCHA website.

- May 15, 2020: Email to key stakeholders (public housing resident leaders and legal advocates) providing notice of the upcoming public process, including the public comment period and public hearing. Draft plan posted to the Board of Commissioner's collaboration website, Diligent, and offer extended to meet with interested commissioners.

- May 17, 2020: Public notice of availability of MTW Plan for public comment and notice of Public Hearing published in *The Washington Post* newspaper. Notice was available in print and online.

- May 17 – June 18, 2020: Extended public comment period.

- Week of May 18, 2020: Hard copies of the Moving to Work annual plan and public process mailed to each Resident Council president.

- May 20, 2020: Public notice published in *The Washington Times* newspaper. Notice was available in print and online.

- May 21, 2020: Public notice published in the May 21, 2020 – May 27, 2020 edition of *The Washington Informer* newspaper. Notice was available in print and online.

- May 22, 2020: Public notice published in the May 22, 2020 – May 28, 2020 edition of *The Washington City Paper* and *El Tiempo Latino* newspaper. Notice was available in print and online.

- May 23, 2020: Public notice published in May 23, 2020 – May 29, 2020 edition of *The Afro American* newspaper. Notice was available in print and online.

- May 30, 2020: Public notice published in June 2020 edition of the *Hill Rag* magazine. Notice was available in print and online.

- June 6, 2020: Public notice published in June 2020 editions of *Mid-City* and *East of the River* magazines. Notice was available in print and online.

- June 8, 2020: Twitter posting inviting followers to join the public hearing online the following day.

- June 9, 2020: Amendment and extension to public comment period posted on DCHA website and announced during the Public Hearing, which was streamed to Facebook Live (**72 views by the end of the hearing**).

Meetings, locations and attendance:

- June 4, 2020: Resident Advisory Board meeting via Webex online platform (**6 Advisory Board members attended**).

- June 9, 2020: Public Hearing conducted via Facebook live and Webex (**72 view on hearing day)**

- June 9 – June 18, 2020: recording of Public Hearing available for viewing on Facebook. (**192 views by the end of the public comment period**).

- June 15, 2020: Emailed amendment announcement and amended plan to DHCD.

- June 16, 2020: Emailed amendment announcement and revised plan to the Resident Advisory Board and posted to Diligent for the Board of Commissioners.

- July 8, 2020: Approval by the Board of Commissioners at monthly meeting.

The following pages include the documents listed below:

- Board of Commissioners Meeting Agenda
- Published Public Notices
- Resident Advisory Board Meeting Agenda
- Resident Advisory Board Meeting Attendance from Minutes
- Public Hearing Agenda
- Public Hearing Views at End of Hearing
- Public Hearing Views at End of Public Comment Period

Board of Commissioners Meeting Agenda

DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

BOARD MEETING

Via WEBEX
Wednesday, July 8, 2020
1 PM

A G E N D A

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

II. APPROVAL OF MINUTES
June 10, 2020 Board of Commissioners Meeting — Tab 1

III. EXECUTIVE DIRECTOR'S REPORT

IV. RESOLUTIONS
PUBLIC COMMENT (in advance) ON RESOLUTION

A. RESOLUTION 20-09 — Tab 2
To Accept Final Audit of DCHA for Fiscal Year 2019
1. Description of Resolution
2. Board Action on Resolution

B. RESOLUTION 20-12 — Tab 3
To Approve the District of Columbia Housing Authority Fiscal Year 2021 Moving to Work Plan
1. Description of Resolution
2. Board Action on Resolution

C. RESOLUTION 20-13 — Tab 4
To Authorize the Execution of a Contract for DCHA's 2020 Physical Needs Assessment
1. Description of Resolution
2. Board Action on Resolution

V. PUBLIC COMMENT – Sent in advance

VI. ANNOUNCEMENTS and ADJOURNMENT

Comments and testimony may be submitted in advance by **July 5, 2020** to Board@dchousing.org and will be incorporated into the public record of the meeting. The meeting will be held via video conference and can be viewed live via Facebook and can be accessed at http://www.dchousing.org/live at 1pm on July 8, 2020. The meeting will also be uploaded on www.dchousing.org with the full written transcript within 3 business days of the meeting.

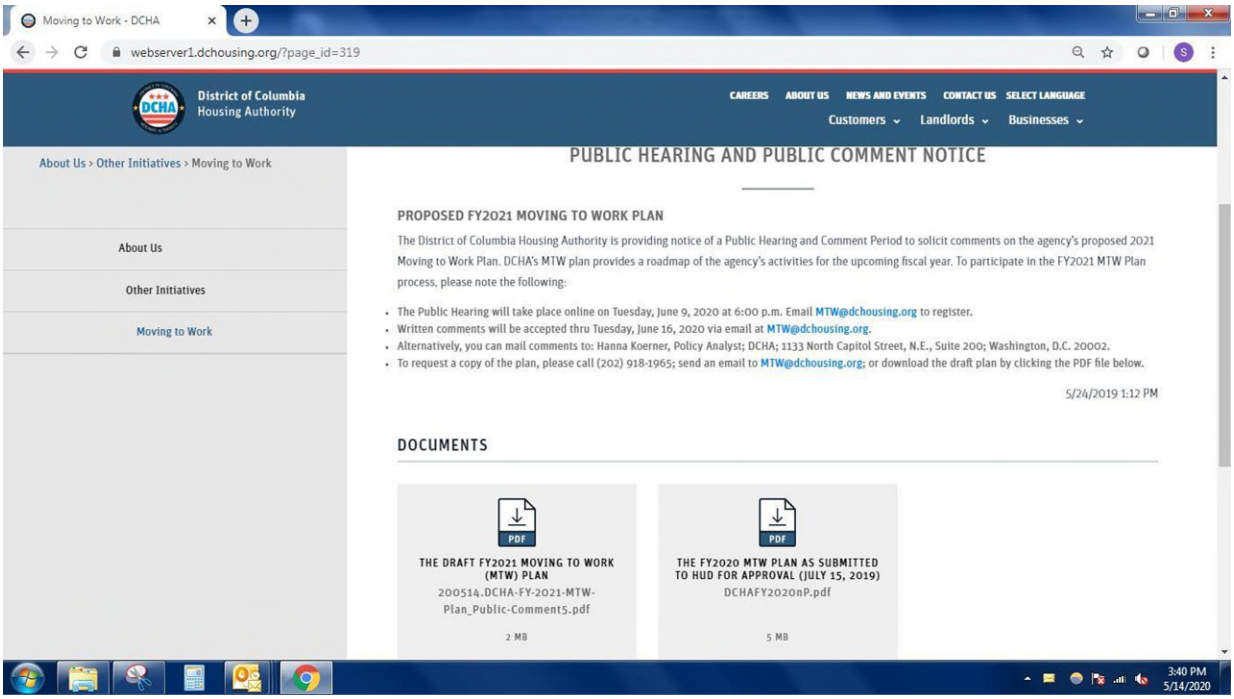
Pursuant to DC's COVID-19 Response Emergency Amendment Act of 2020, Section 504, comments that for the period of declared

emergency, real-time access to a meeting is not required for it to be considered open. A meeting is open if a public body "takes steps reasonably calculated to allow the public to view or hear the meeting while the meeting is taking place, or if doing so is not technologically feasible, as soon as reasonably practicable thereafter." Notice requirements are relaxed. Posting meeting notices online is sufficient to meet the Open Meetings Act requirements.

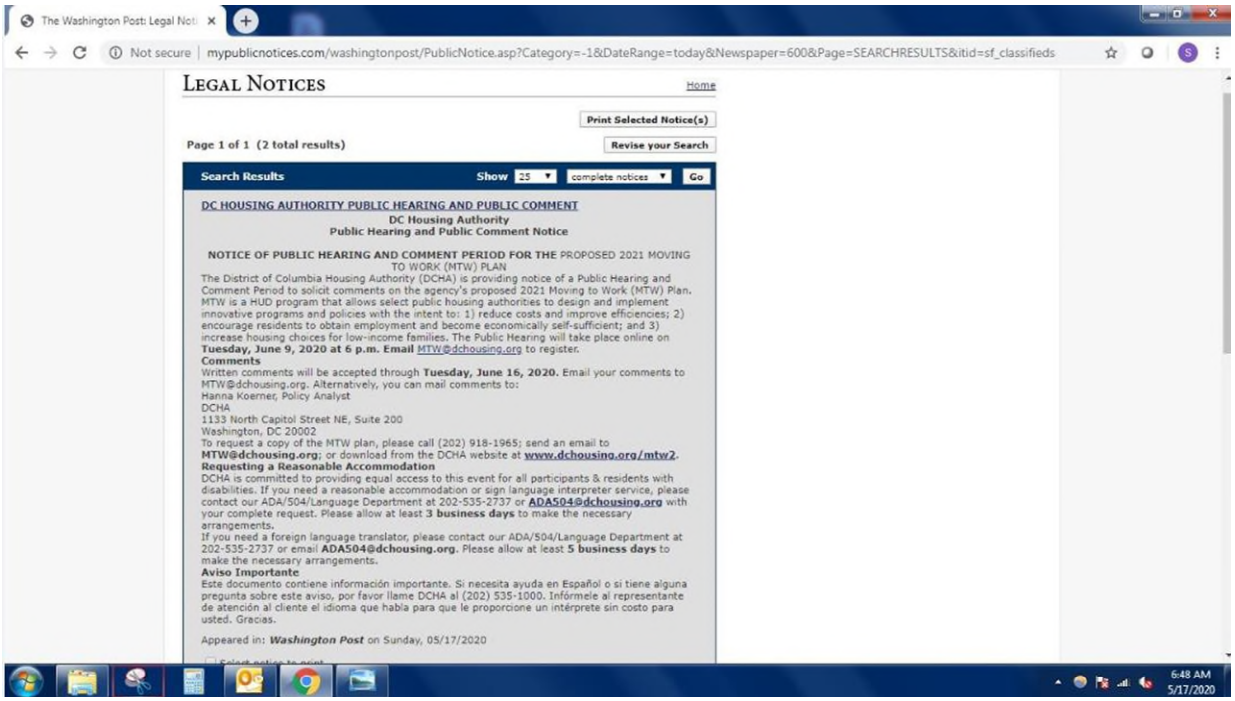
This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.

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

DCHA Website



The Washington Post



The Washington Post: Legal Not

Not secure | mypublicnotices.com/washingtonpost/PublicNotice.asp?Category=-1&DateRange=today&Newspaper=600&Page=SEARCHRESULTS&itid=sf_classifieds

LEGAL NOTICES

Home

Print Selected Notice(s)

Page 1 of 1 (2 total results)

Revise your Search

Search Results

Show 25 complete notices Go

DC HOUSING AUTHORITY PUBLIC HEARING AND PUBLIC COMMENT

DC Housing Authority
Public Hearing and Public Comment Notice

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2021 MOVING TO WORK (MTW) PLAN

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing and Comment Period to solicit comments on the agency's proposed 2021 Moving to Work (MTW) Plan. MTW 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. The Public Hearing will take place online on **Tuesday, June 9, 2020 at 6 p.m. Email** MTW@dchousing.org to register.

Comments

Written comments will be accepted through **Tuesday, June 16, 2020.** Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:
Hanna Koerner, Policy Analyst
DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

To request a copy of the MTW plan, please call (202) 918-1965; send an email to **MTW@dchousing.org**; or download from the DCHA website at **www.dchousing.org/mtw2**.

Requesting a Reasonable Accommodation

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/Language Department at 202-535-2737 or **ADA504@dchousing.org** with your complete request. Please allow at least **3 business days** to make the necessary arrangements.

If you need a foreign language translator, please contact our ADA/504/Language Department at 202-535-2737 or email **ADA504@dchousing.org**. Please allow at least **5 business days** to make the necessary arrangements.

Aviso Importante

Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame DCHA al (202) 535-1000. Infórmele al representante de atención al cliente el idioma que habla para que le proporcione un intérprete sin costo para usted. Gracias.

Appeared in: ***Washington Post*** on Sunday, 05/17/2020

6:48 AM
5/17/2020

The Washington Times

Classified

Classified Advertising
202-636-3109

www.washingtontimes.com/classified | The Washington Times | WEDNESDAY, MAY 20, 2020 | B5

Legal Advertising DC/MD 202-636-3109 • VA 703-425-0903

Place your ad online now – we are open 24 hours, 7 days a week at washingtontimes.com

Legal Ads

Trustee Sales DC

Legal Notices

The Washington Informer

BUSINESS

Md. Churches Remain Closed Despite Governor Hogan Easing Restrictions

By Hamil R. Harris
WI Contributing Writer

Although Maryland Gov. Larry Hogan said houses of worship could reopen while maintaining social-distancing measures amid the coronavirus pandemic, pastors of some of the largest congregations Sunday still opted to conduct virtual services from empty sanctuaries via Facebook Live, YouTube or Zoom.

"In this quarantine season you are getting closer to God," Bishop Joel Peebles told members of the City of Praise Family Ministries via Facebook Live. "We really miss our City of Praise family. We really miss you all so much. … You might be in isolation, but God always puts people in isolation and consecration before he moves."

While Peebles quoted Romans 8:28 — "And we know that all things work together for the good to those who love God" — he also circulated an open letter to the congregation in response to Hogan's decision to reopen parts of the state Friday afternoon.

"We are making preparations to worship together in person, [yet] we fully understand the gravity of this season and the critical need to protect our church family and community at large," Peebles' letter stated. "We will continue to worship with you virtually, providing Word-based teachings, powerful worship, engaging classes and special moments on the Gratitude Journey."

From the First Baptist Church of Glenarden to the Temple of Praise in southeast D.C., other pastors of large congregations shared how they missed their congregations as they preached online with pre-recorded music or allowed a handful of congregants to minister from their praise teams.

"We are separated from each other, but we are not separated from God," said John K. Jenkins Sr., senior pastor of First Baptist Church of Glenarden, who preached from his study via Facebook.

Jenkins told those watching the service that he was starting a four-part series titled "Family Feud" because "too many people don't know how to get along with each other."

"You can't get along at church because you can't get along at home," said Jenkins, who quoted Nehemiah 4:7-14.

"What issues are keeping your family from moving forward?" he asked, alluding to unresolved conflict such as money management, sexual decisions and divorce.

Jenkins' lesson comes days after Prince George's County Council members Sydney Harrison and Calvin Hawkins held a town hall meeting where medical professionals and mental health counselors talked about the COVID-19 pandemic and how stress levels and domestic violence in the county have spiked.

In southeast Washington, Bishop Glen A. Staples, Temple of Praise pastor, preached from a transparent podium in the middle of a sea of empty pews.

Staples, who began his message by singing the chorus of "Jesus Loves Me," reminded viewers that "now is not the time to quit."

WI

Bishop Joel Peebles and The Rev. Wanda Peebles (Hamil Harris/The Washington Informer)

DC Housing Authority
Public Hearing and Public Comment Notice

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2021 MOVING TO WORK (MTW) PLAN

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing and Comment Period to solicit comments on the agency's proposed 2021 Moving to Work (MTW) Plan. MTW 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. The Public Hearing will take place online on Tuesday, June 9, 2020 at 6 p.m. Email MTW@dchousing.org to register.

Comments
Written comments will be accepted through Tuesday, June 16, 2020. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

Hanna Koerner, Policy Analyst
DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

To request a copy of the MTW plan, please call (202) 918-1965, send an email to MTW@dchousing.org, or download from the DCHA website at www.dchousing.org/mtw2.

Requesting a Reasonable Accommodation
DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements.

If you need a foreign language translator, please contact our ADA/504/Language Department at 202-535-2737 or email ADA504@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.

Aviso Importante
Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame DCHA al (202) 535-1000. Infórmele al representante de atención al cliente el idioma que hable para que le proporcione un intérprete sin costo para usted. Gracias.

ELSIE WHITLOW STOKES COMMUNITY FREEDOM PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS- Multiple Services

Elsie Whitlow Stokes PCS invites all interested and qualified vendors to submit proposals for the below services. Proposals are due no later than 12 PM, May 29, 2020. The RFP with bidding requirements and supporting documentation can be obtained by emailing procurement@ewstokes.org.

Information Technology Services and Equipment, Assessment and Instructional Data Support and Services, Classroom Furniture Fixtures and Equipment, Professional Development, Computer Hardware and Software, Curriculum Materials, Legal, General Contracting Services, Education Services, Temporary Staffing, Education Consultants, School Supplies, Consulting Services, Special Education and Therapeutic Services, Special Education Assessment and Textbooks.

Please no calls. All questions should be directed to procurement@ewstokes.org

Washington City Paper

CLASSIFIEDS

Legal

DC HOUSING AUTHORITY PUBLIC HEARING AND PUBLIC COMMENT NOTICE

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED [illegible] MOVING TO WORK (MTW) PLAN

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing and Comment Period to solicit comments on the agency's proposed [illegible] Moving to Work (MTW) Plan. MTW 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. The Public Hearing will take place online on Tuesday, June [illegible] at [illegible] p.m. Email MTW@dchousing.org to register.

Comments
Written comments will be accepted through Tuesday, June [illegible]. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:
Hanna Koerner, Policy Analyst
DCHA
[illegible] North Capitol Street NE, Suite [illegible]
Washington, DC [illegible]

To request a copy of the MTW plan, please call [illegible] and an email to MTW@dchousing.org or download from the DCHA website at www.dchousing.org/mtw.

Requesting a Reasonable Accommodation
DCHA is committed to providing equal access to housing for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/[illegible] Language Department at [illegible] or email ADA@dchousing.org. Please allow at least [illegible] business days to make the necessary arrangements.

Aviso Importante
Este documento contiene información importante. Si necesita ayuda en Español o otro idioma, por favor llame DCHA al [illegible]. Información al respecto puede estar disponible en diferentes idiomas que hablan parte que la proporciona un traductor. Si hay otro que usted.
Gracias.

DC SCHOLARS REQUEST TO ENTER INTO SOLE SOURCE CONTRACTS

DC Scholars Public Charter School intends to enter into the following Sole Source contracts for [illegible]. A Net for Assessment System, Coaching, and Professional Development Services: Leonardi & Associates for Executive Director Services; and Growth Mindful Consulting for Executive Consulting. The contracts will be awarded at close of business on June [illegible]. If you have questions or concerns regarding this notice, contact Trinity Stone at [illegible] no later than [illegible] pm on June [illegible].

D.C. BILINGUAL PUBLIC CHARTER SCHOOL NOTICE FOR REQUEST FOR PROPOSAL

D.C. Bilingual Public Charter School is accordance with section [illegible] of the District of Columbia School Reform Act of [illegible], solicits proposals for vendors to provide the following services for [illegible]:
* Physical Therapy Services
* Board Certified Behavioral Analysts Services
* School and Clinical Psychologist Services
* Speech Pathologist Services
* Occupational Therapist Services

Proposal Submission
A Notable Document Format (.pdf) election version of your proposal must be received by the school no later than [illegible] p.m. EST on Friday, June [illegible]. Full RFP Request and Proposals should be emailed to info@dcbilingual.org. No phone call information or also responses please. Interviews, samples, demonstrations will be scheduled at our request after the review of the proposals only.

PURSUANT TO THE SCHOOL REFORM ACT, D.C. [illegible]

and the DC Public Charter School procurement policy, CMPCS hereby submits this notice of intent to award a sole source contract to Ed Ops. For more information, contact heather.hoskins@cmpcschools.org. Interested parties should be ready to demonstrate how they meet the requirements of the sole source contract.

EDA INTEGRATE DESIGN AND ELECTRONIC READ-BY PDS

NOTICE FOR PROPOSALS FOR MULTIPLE SERVICES

EDA Integrated Design and Electronic Academy PCS solicits proposals for the following services:
* Building Maintenance
* Branding, Marketing, Communication Services
* Accounting and Finance
* Contracted Instruction
* Special Education Services
* Teacher Residents
* Human Resource Consulting
* Staffing

Full RFP available by request. Proposals shall be emailed as PDF documents no later than [illegible] PM on [illegible]. Contact: hr@edaprcs.org

GLOBAL ACADEMY

seeks proposals for services in the following: 1. Furniture and Fixtures, 2. Information Technology Services and Hardware, 3. Minor Renovations and Maintenance Services, 4. Financial and Data Services for the [illegible] SY. Contact [illegible] for more information.

NOTICE OF REQUEST FOR PROPOSAL SCHOLARS MIND INTERNATIONAL PCS

seeks proposals of SPED Evaluation and Support Services. Full RFP available at [illegible] requests for proposals or [illegible]. Sick due to heather.hoskins@cmpcschools.org by [illegible] pm on June [illegible].

WASHINGTON GLOBAL PUBLIC CHARTER SCHOOL

NOTICE OF INTENT TO ENTER A SOLE SOURCE CONTRACT
Student Assessment Services

Washington Global Public Charter School intends to enter into a sole source contract with The Achievement Network for student assessment services to help identify and close gaps in student learning for the upcoming school year [illegible].
* Washington Global Public Charter School constitutes the sole source for The Achievement Network for student assessment services that will lead to student achievement.
* For further information regarding this notice, contact hr@washingtonglobal.org no later than [illegible] pm Tuesday, June [illegible].

THE SOUTHWEST TRUTH PUBLIC CHARTER SCHOOL

requests proposals for the following:
* Finance & Accounting
* Insurance during the school's first operational year

Full RFP document available by request. Proposals should be emailed as PDF documents no later than [illegible] pm on Friday, May [illegible], [illegible]. Contact: hr@southwesttruthschool.org

SHINING STARS MONTESSORI ACADEMY PUBLIC CHARTER SCHOOL

NOTICE FOR PROPOSALS FOR MULTIPLE SERVICES

Shining Stars Montessori Academy Public Charter School solicits proposals for the following services:
* Legal Services
* Academic Support Services
* Administrative Support Services
* School Apparel
* Related Provider Service Support
* Communication Services
* Building Management Services
* Classroom Materials & Furniture
* Operations Support Services
* Student Transportation Services
* Human Resources/Talent Development Services
* Building Maintenance
* Contracted Instruction
* Special Education Services
* Copier Rental & Services

Full RFP available by request. Proposals shall be emailed as PDF documents no later than [illegible] PM on [illegible]. Contact: procurement@shiningstarspcs.org.

WASHINGTON GLOBAL PUBLIC CHARTER SCHOOL

NOTICE REQUEST FOR PROPOSALS
Washington Global Public Charter School in accordance with section [illegible] of the District of Columbia School Reform Act of [illegible], solicits proposals for the following services [illegible]:
* Math Coaching and Consulting Services

Proposal Submission
A Notable Document Format (.pdf) election version of your proposal must be received by the school no later than [illegible] p.m. EST on Tuesday, June [illegible], unless otherwise stated in associated RFP's. Proposals should be emailed to hr@washingtonglobal.org. No phone call information or also responses please.

Interviews, samples, demonstrations will be scheduled at our request after the review of the proposals only.
Interested parties and vendors will state their credentials and qualifications and provide appropriate licenses, insurance, certifications, proposed costs, and work plan.
Please include any pertinent disclosures that may be present.

D.C. BILINGUAL PUBLIC CHARTER SCHOOL NOTICE FOR REQUEST FOR PROPOSAL

D.C. Bilingual Public Charter School in accordance with section [illegible] of the District of Columbia School Reform Act of [illegible], solicits proposals for vendors to provide the following services for [illegible]:
* Security Services

Proposal Submission
A Notable Document Format (.pdf) election version of your proposal must be received by the school no later than [illegible] p.m. EST on Friday, June [illegible]. Proposals and full RFP request should be emailed to info@dcbilingual.org. No phone call information or also responses please. Interviews, samples, demonstrations will be scheduled at our request after the review of the proposals only.

Housing

THE LARGE TWO BEDROOM APARTMENT IN COLUMBIA HEIGHTS has all the amenities needed for fine urban living. Beautifully renovated high ceiling, hardwood floors, insertion options, large entrance hallway, living room and dining room. [illegible] Utilities. Call [illegible] or [illegible].

NEWLY RENOVATED 1, 2, 3 and 4 bedrooms in NE and SE, W/D, CAC and NGW starting at [illegible]. Section 8 welcome. Call [illegible].

HUGE FURNISHED ROOM FOR RENT: Quiet Neighborhood, Close to Metro, Furnished, NE, Off Street Parking, $75/Mo. utils. Incl. [illegible]

CAPITOL HILL LIVING: Furnished room for rent. Utilities, WiFi, W/D included, short or long-term lease available. 1 Block from metro bus and trolley. $[illegible]/month. Call [illegible].

NW SE GREEN TRUCK Very Nice quiet room large. 20' x 1 door Apt. Fully furnished, 1 bed, French doors, bay windows, cable, garbage disposal, 36 month, near metro. Section 8 ok. [illegible].

NEED A ROOMMATE? Roommates.com will help you find your Perfect Match™ today!

Employment

IN NEED OF SOMEONE WITH A OUR OUTSTOCKING EXPANDED grocerie for [illegible].

PROFESSIONAL TECH is an established Painting Contractor based in DC. We are seeking DC qualified Commercial/Industrial painters who will meet or exceed for the company's FIRST SOURCE PROJECTS. Brush & Roll & Spray Experience Required + Minimum of 3 years working on large commercial jobs. Must have own tools, pass Security clearance and drug test. [illegible] for DOE plus benefits. ECE. Send resume to [illegible]

Now Hiring for the following projects:
* [illegible] Street
* Residences @ [illegible] Beth East
* NCR Memorial Library
* Station Square
* Downtown Place
* Elm Street
* Takoma Place Apartments

JOSTLE SALES REPRESENTATIVE
Identify & work with vendors/distribution to create new pricing, build quotes, market analysis, pricing of competitor, develop & maintain relationships, attending customers, keep up technologies by working manager/team, watch national/local trends, Bachelor's degree in BA, 2 yrs of exp. Familiar/Comp IT Ar, Network, & Security, Mail Resume to Accolade Utility LLC, [illegible] West-Brook center drive, Suite [illegible], Vienna, VA, [illegible].

CLEANING LADY NEEDED for clean house. Close to Metro. Spanish Speaking a plus. [illegible]

HOME IMPROVEMENT SERVICE NEEDED.
Renovations of bathrooms, kitchens and basements. Hardwood floors, painting, carpentry, windows, plumbing, electric, concrete and landing. Please call [illegible] for job details.

FOR DOG TREATERS NEEDED Monday-Friday and weekends. We drop you off to distribute the flyers. NW, Bethesda, Silver Spring, Wheaton. [illegible]

Services

WAS BY CHANGE DRIVER-LINK Bday and more [illegible] Friendly. Open [illegible] Call [illegible].

NEW HOME/FOOD DELIVERY SERVICE, LOCAL DELIVERY 1-5 DAYS SHOP@CHEFSWARE-HOUSE.COM

BOY SCOUT DOMESTIC TENTURE - Anyone that was transgendered tracked by a Scout leader deserve a fair and financial compensation. Victims may be eligible for a significant settlement. Time is the limited. Call Now [illegible]

TRAIN ONLINE TO DO MEDICAL BILLING Become a Medical Office Professional online at CTI-Get Trained, Certified & ready to work in months. Call [illegible]. M-F 8am-[illegible] ET

LOOKING FOR FULL TIME ELDERLY CARE JOB, NEED BIZ HOURS. I have experience, good references, CPR, first aide certified. Ask about including light housekeeping, laundry and meal prep. I have driver. Please call and leave message, call [illegible].

RESIDENTLY DIAGNOSED WITH LUNG CANCER and [illegible] years old? Call now. You find your family may be entitled to a SIGNIFICANT CASH AWARD. Call [illegible] today. Free Consultation. No Risk.

COMPUTER ISSUES? QUESTIONS? provides FREE diagnosis REMOTELY [illegible] SERVICE DURING COVID [illegible]. No home visit necessary. $[illegible] OFF with coupon. [illegible] Restrictions apply. [illegible]

DO YOU HAVE A PUBLISHED AUTHOR? We edit, print and distribute your work internationally. We do the work... You make the Royalties. Call for a FREE Author's Submission Kit: [illegible].

AUTO INSURANCE DRIVING AT 50 MONTH Call for your license compliant so we know exactly how you can save. Call [illegible].

SAVE $1000 ON HOMEOWNERS INSURANCE Compare [illegible] A-rated insurance companies. Get a quote within minutes. Average savings of $[illegible]/year! Call [illegible] (M-F 8am-8pm Central).

NEED HELP WITH FAMILY LAW? Can't Afford a [illegible] Attorney? Low Cost Legal Services. Pay As You Go. As low as [illegible]. Get Legal Help Now. Call [illegible]. Mon-Fri 9am to 4pm PCT. http://www.family-court-direct.com/market-[illegible]

DEAF TV REQUIRES NO CHANGES - High Speed Internet. Free Installation, Smart HD DVR Included, Free Voice Remote. Some restrictions apply. [illegible]

STRUGGLING WITH YOUR PRIVATE STUDENT LOAN PAYMENT? Now relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline [illegible]

Buy Sell Trade

CASH FOR CARS! We buy all cars! Junk, high-end, totaled - it doesn't matter. Get free towing and same day cash! NO WORK NEEDED. Know? Call [illegible]

Community

FILM FANS
Fan of old black and white movies seeks viewing partner to watch films together on the Internet and then discuss. Some of my favorite directors include Fritz Lang, James Whale, and F.W. Murnau. I am also a big fan of science fiction films of the [illegible]. Contact: Steven-[illegible]@gmail.com.

Health & Wellness

ONE-STOP-SHOP FOR ALL YOUR CHEWER NEEDS. We Accept Medicaid, Medicare, & Insurance. Try Before You Buy. Quick and Easy. Give Us A Call [illegible]

VIAGRA/CIALIS [illegible] FREE shipping. Money back guaranteed. Call Today [illegible]

El Tiempo Latino

5/27/2020 Aviso de Audiencia Pública, Autoridad de Vivienda del Distrito de Columbia, Washington, DC

El Tiempo Latino

Autoridad de Vivienda de DC
Aviso de Audiencia Pública y Comentarios Públicos

AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PARA EL PLAN 2021 PROPUESTO DE MUDARSE PARA TRABAJAR (MTW)

La Autoridad de Vivienda del Distrito de Columbia (DCHA, por sus siglas en inglés) está notificando sobre un Período de Audiencia Pública y Comentarios para solicitar comentarios sobre el Plan 2021 Mudarse para Trabajar (Moving to Work o MTW) propuesto por la agencia. MTW es un programa del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) que permite a determinadas autoridades 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 obtener empleo y ser económicamente autosuficientes; y 3) aumentar las opciones de vivienda para familias de bajos ingresos. La audiencia pública tendrá lugar en línea el **martes 9 de junio de 2020 a las 6 p.m.** Envíe un correo electrónico a MTW@dchousing.org **para registrarse**.

Comentarios
Los comentarios escritos serán aceptados hasta el **martes 16 de junio de 2020. Envíe sus comentarios por correo electrónico a** MTW@dchousing.org. Afirmativamente, usted puede enviar comentarios por correo postal a:

Hanna Koerner, Policy Analyst
DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

Para solicitar una copia del plan MTW por favor llame al (202) 910-7902; envíe un correo electrónico a MTW@dchousing.org; o descárgalo del sitio web de en www.dchousing.org/mtw2.

Solicitud de Arreglos Razonables
DCHA se compromete a proporcionar igualdad de acceso a este evento para todos los participantes y residentes con discapacidades. Si necesita una acomodación razonable o un servicio de intérprete de lenguaje de señas, comuníquese con nuestro Departamento de Idiomas/ADA/ 504 al 202-535-2737 o ADA504@dchousing.org con su solicitud completa. Por favor permita al menos **3 días hábiles** para hacer los arreglos necesarios.

Si necesita un traductor de idiomas extranjeros, comuníquese con nuestro Departamento de Idiomas/ADA /504 al 202-535-2737 o envíe un correo electrónico a ADA504@dchousing.org. Por favor permite al menos 5 días hábiles para hacer los arreglos necesarios.

Aviso Importante
Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame DCHA al (202) 535–1000. Infórmele al representante de atención al cliente el idioma que habla para que le proporcione un intérprete sin costo para usted. Gracias.

Autoridad de Vivienda del Distrito de Columbia

202-535-1212
1133 North Capitol Street
NE Suite 300
Washington, DC 20002

May 22, 2020. Autoridad de Vivienda del Distrito de Columbia Gobierno
Anuncios de El Tiempo Latino

The Afro American

C4 The Afro-American, May 23, 2020 - May 29, 2020

AFRO CLASSIFIED Washington

Small ads BIG results

202-332-0080

Buy it • Sell it
Swap it • Lease it
Rent it • Hire it

AD NETWORK

ANNOUNCEMENTS/ NOTICES

Recently diagnosed with LUNG CANCER and 60+ years old? Call now! You and your family may be entitled to a SIGNIFICANT CASH AWARD. Call 855-404-8251 today. Free Consultation. No Risk.

AUTOMOBILE DONATIONS

DONATE AUTOS, TRUCKS, RVs Lutheran Mission Society of MD. Companion Place ministries help local families with food, clothing, counseling Tax deductible. MVA licensed #W1044. 410-636-0123 www.CompanionPlace.org

BUSINESS SERVICES/OPPT.

Bulk advertising at its best: advertise in over 70 newspapers and reach millions of readers with ONE call. Broaden your reach and get results for pennies per reader. Call Wanda at 410-212-0616 or email wsmith@mddcpress.com.

Let the Multi-Media Specialists of MDDC Ad Services assist you in growing your business and increasing your customer base Call today at 410-212-0616 and start seeing results NOW.

EDUCATION/

Payment Policy for legal notice advertisements.

Effective immediately, The Afro American Newspapers will require prepayment for publication of all legal notices. Payment will be accepted in the form of checks, credit card or money order. Any returned checks will be subject to a $25.00 processing fee and may result in the suspension of any future advertising at our discretion.

LEGAL NOTICES

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
PROBATE DIVISION
Washington, D.C.
20001-2131
Administration No. 2019ADM000178
Estate of
Jamie Ethel Wiggs
Deceased
NOTICE OF STANDARD PROBATE

Notice is hereby given that a petition has been filed in this Court by Renee Regina Smith and Ricardo R. Wiggs for standard probate, including the appointment of one or more personal representative. Unless a complaint or an objection in accordance with Superior Court Probate Division Rule 407 is filed in this Court within 30 days from the date of first publication of this notice the Court may take the action hereinafter set forth.

* Upon proof satisfactory to the Court of due execution by affidavit of the will, the Court will enter an order admitting the will to probate and appointing one or more personal representatives. In the absence of a will or proof satisfactory to the Court of due execution, the Court will enter an order determining that the decedent died intestate and appointing one or more personal representatives.

Register of Wills
Clerk of the
Probate Division

Date of First Publication: May 15, 2020
Names of Newspapers:
Washington
Law Reporter
Washington
AFRO-AMERICAN

LEGAL NOTICES

DC Housing Authority
Public Hearing and Public Comment Notice

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2021 MOVING TO WORK (MTW) PLAN

The District of Columbia Housing Authority (DCHA) is providing notice of a Public Hearing and Comment Period to solicit comments on the agency's proposed 2021 Moving to Work (MTW) Plan. MTW 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. The Public Hearing will take place online on Tuesday, June 9, 2020 at 6 p.m. Email MTW@dchousing.org to register.

Comments

Written comments will be accepted through Tuesday, June 16, 2020. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

Hanna Koerner, Policy Analyst
DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

To request a copy of the MTW plan, please call (202) 918-1965; send an email to MTW@dchousing.org; or download from the DCHA website at www.dchousing.org/mtw2.

Requesting a Reasonable Accommodation

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/ Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements.

If you need a foreign language translator, please contact our ADA/504/ Language Department at 202-535-2737 or email ADA504@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.

Aviso Importante

Este documento contiene información importante. Si necesita ayuda en Español o si tiene alguna pregunta sobre este aviso, por favor llame DCHA al (202) 535-1000. Informale al representante de atención al cliente el idioma que habla para que le proporcione un intérprete sin costo para usted. Gracias.

SAMPLE

1 Col. Inch Up to 20 Words

AFRO Classified minimum ad rate is $26.54 per col. inch (an inch consists of up to 20 words). Mail in your ad on form below along with CHECK or MONEY ORDER to:
BALTIMORE AFRO-AMERICAN CO.
1531 S. Edgewood Street Suite B
Baltimore, Md. 21227
Attn: Clsf. Adv. Dept.

1.	2.	3.	4.	5.
6.	7.	8.	9.	10.
11.	12.	13.	14.	15.
16.	17.	18.	19.	20.

NAME: _____
ADDRESS: _____
PHONE NO.: _____
CLASSIFICATION: _____
(Room, Apt., House, etc.)
INSERTION DATE: _____

WASHINGNTON AFRO-AMERICAN NEWSPAPER
Legal Advertising Rates Effective October 1, 2008

PROBATE DIVISION
(Estates)
202-332-0080
PROBATE NOTICES

a. Order Nisi	$ 60 per insertion	$180.00 per 3 weeks
b. Small Estates (single publication	$ 60 per insertion	
c. Notice to Creditors		
1. Domestic	$ 60 per insertion	$180.00 per 3 weeks
2. Foreign	$ 60 per insertion	$180.00 per 3 weeks
d. Escheated Estates	$ 60 per insertion	$360.00 per 6 weeks
e. Standard Probates		$125.00 per 2 weeks

CIVIL NOTICES

Hill Rag

32-33 / 120

SHARE SAVE LIKE

Capital Community News
Published on May 27, 2020

Hill Rag Magazine – June 2020

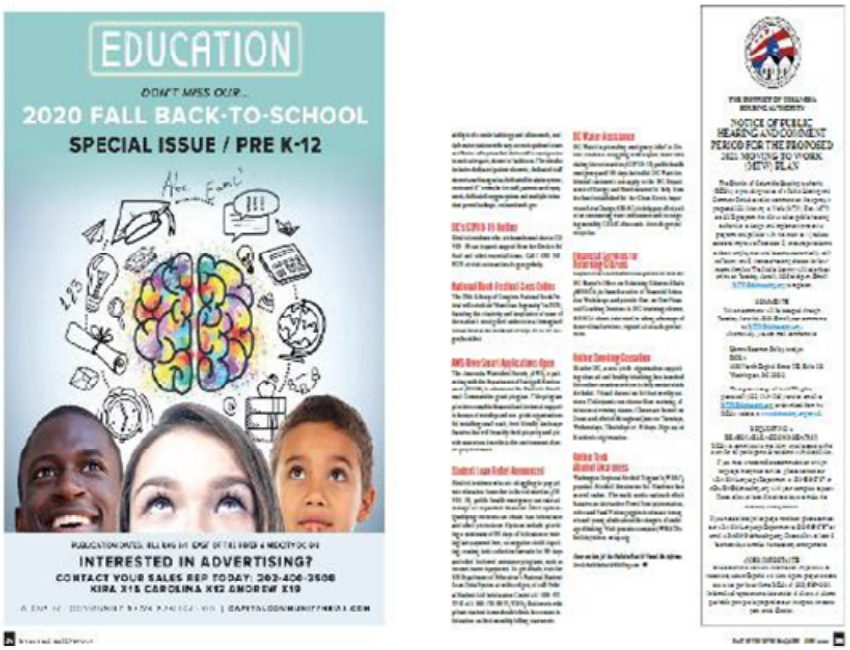
Mid-City

SHARE SAVE LIKE

Capital Community News
Published on Jun 3, 2020

MidCity DC Magazine – June 2020

East of the River



SHARE SAVE LIKE

Capital Community News
Published on Jun 3, 2020

East of the River Magazine – June 2020

District of Columbia Housing Authority

MEETING WITH CITYWIDE ADVISORY BOARD

FY2021 Moving to Work Plan Briefing

AGENDA

Thursday, June 4, 2020
1:15pm-2:45pm

WebEx

I. Welcome

II. Overview of the Moving to Work (MTW) Program

III. MTW Milestones

IV. District of Columbia Housing Authority FY21 Moving to Work Plan
- Operational Data Highlights
- Proposed Initiatives for HUD Approval
  - Waiver for Third-Party Housing Quality Standards (HQS) Inspections
  - Virtual Housing Quality Standards (HQS) Inspections
- Proposed Capital Fund Budget

V. Questions

Resident Advisory Board Meeting Attendance from Minutes

Citywide Advisory Board Draft FY21 Moving to Work Meeting
June 4, 2020, 1:15 pm
Webex

Attendees

- DCHA
  - Hanna Koerner (OED)
  - Ken Slaughter (OED)
  - Alex Morris (OCP)
  - Thor Nelson (OCP)
  - Andrea Powell (OGC)
  - Mary Grace Folwell (OGC)
  - Carolyn Punter (HCVP)
  - Christine Goodman (OPAC)
- Citywide Advisory Board
  - Karen Settles (Stoddert Terrace)
  - Denise Blackson (Sibley Plaza Townhomes)
  - Patricia Malloy (Lincoln Heights)
  - Andrenia Walker (Greenleaf Extensions)
  - Kenneth Council (Fort DuPont)
  - Mychelle McDonald (Lincoln Road)

Minutes

Public Hearing Agenda

Agenda

I. Welcome & Housekeeping

II. Overview of the Moving to Work (MTW) Program

III. Annual Plan Overview

  I. Operational Data

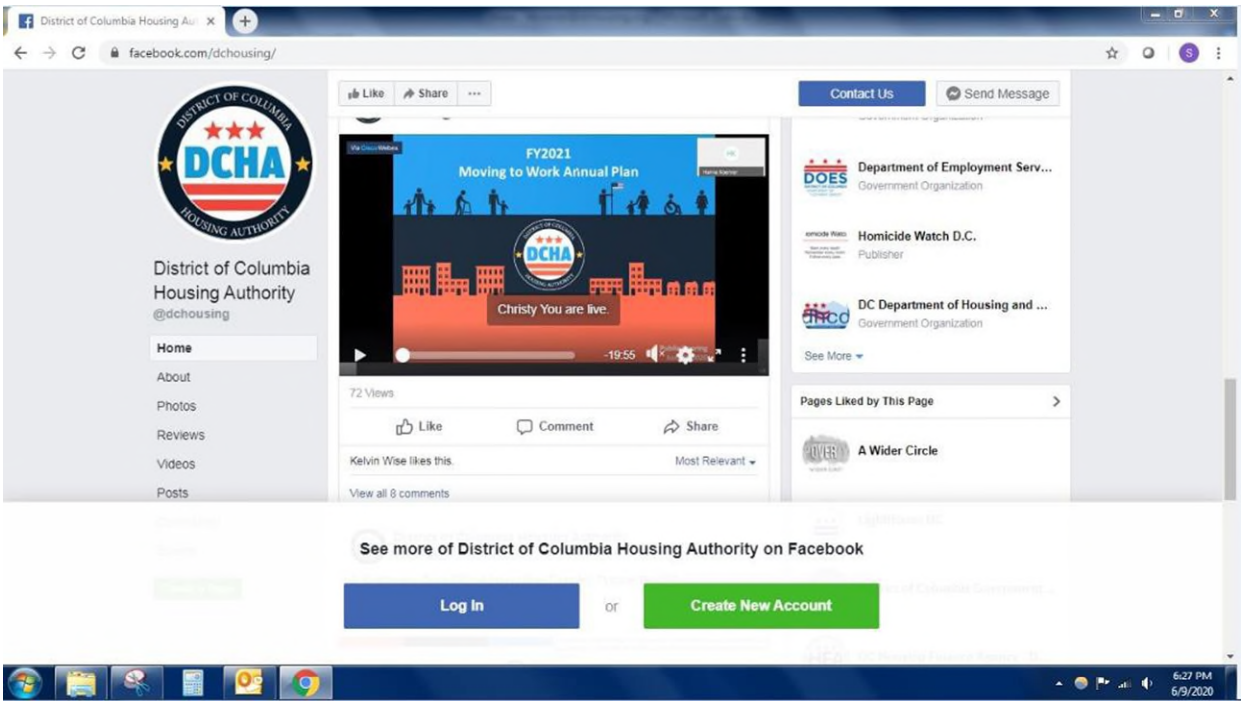
  II. Overview of Ongoing Initiatives

  III. Proposed FY2021 Initiatives

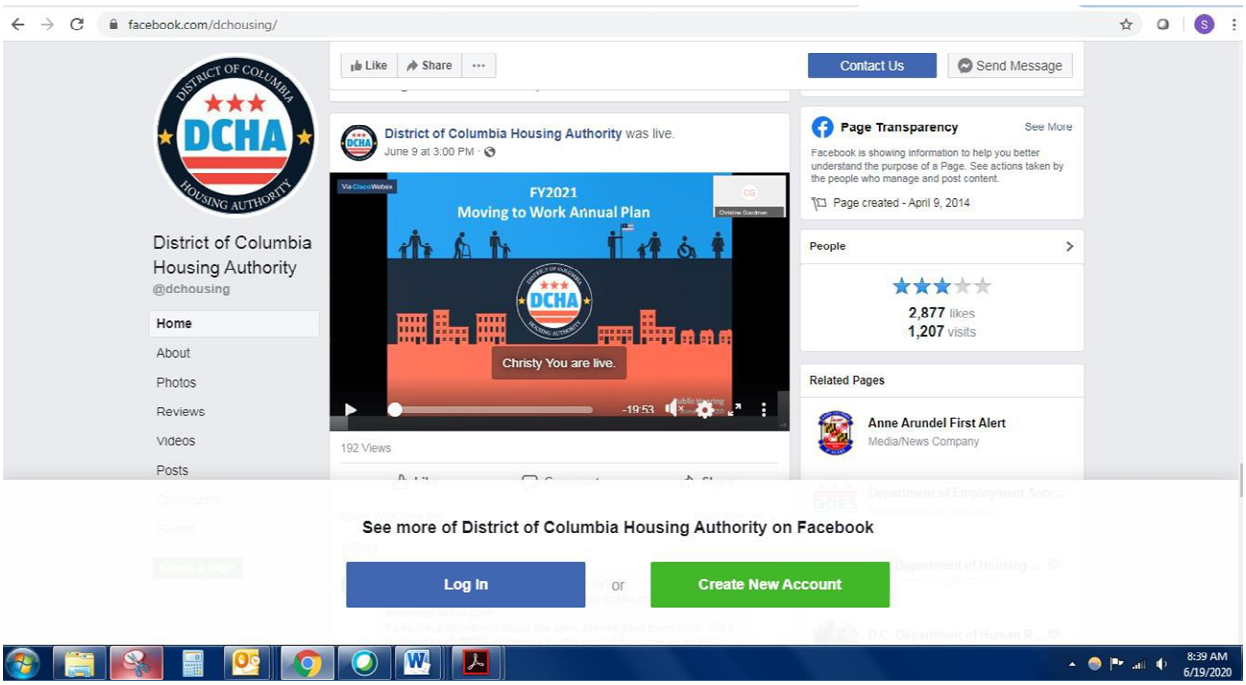
  IV. Proposed FY2021 Capital Fund Budget

IV. Logistics

Public Hearing Views at End of Hearing



Public Hearing Views at End of Public Comment Period



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

As part of DCHA's participation in the HUD sponsored Rent Reform Demonstration (HCVP), MDRC, a research organization contracted by HUD, conducted an evaluation of DCHA's initiative that concluded in September 2019 (see Section IV. Approved MTW Activities, Closed Out Activities for a description of the initiative).

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

D. Lobbying Disclosures

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	NA a. bid/offer/application b. initial award c. post-award	NA a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: District of Columbia Housing Authority 1133 N Capitol St. NE Washington, DC 20002 **Congressional District**, *if known*: 4c	NA **Congressional District**, *if known*:
6. Federal Department/Agency: NA	**7. Federal Program Name/Description:** NA CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*: NA	**9. Award Amount**, *if known*: $ NA
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): NA	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): NA

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____
Print Name: Tyrone Garrett
Title: Executive Director
Telephone No.: 202-535-1513 Date: 7/8/20

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

PRINT

Certification of Payments to Influence Federal Transactions

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

Applicant Name

District of Columbia Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program Block Grant

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

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

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

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

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

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

Name of Authorized Official	Title
Tyrone Garrett	Executive Director
Signature	Date (mm/dd/yyyy)
	07/08/2020

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

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 has 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

Estimated Sources of MTW Funding for the Fiscal Year

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
10093	Operating Transfers In*	$16,842,128

Estimated Uses of MTW Funding for the Fiscal Year

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
10094	Operating Transfers Out*	$0

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	$200,765
70600	HUD PHA Operating Grants	$26,020,292
70610	Capital Grants	$-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$-
70800	Other Government Grants	$-
71100+72000	Interest Income	$996
71600	Gain or Loss on Sale of Capital Assets	$-
71200+71300+71310+71400+71500	Other Income	$411,208
70000	**Total Revenue**	$26,633,261

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	$636,255
91300+91310+92000	Management Fee Expense	$540,866
91810	Allocated Overhead	$-
92500 (92100+92200+92300+92400)	Total Tenant Services	$40,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$107,478
93500+93700	Labor	$-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$167,667
95000 (95100+95200+95300+95500)	Total Protective Services	$-
96100 (96110+96120+96130+96140)	Total insurance Premiums	$38,319
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$115,839
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$-
97100+97200	Total Extraordinary Maintenance	$-
97300+97350	Housing Assistance Payments + HAP Portability-In	$21,444,411
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$23,090,835
10094	Operating Transfers Out	$3,542,426
90000 + 10094	Total Expenses	$26,633,261
160	Capital Assets, Net of Depr.	$ -
	Total Uses of Fund	$26,633,261

*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	$ 183,012,984
71100+72000	Interest Income	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ -
70000	Total Revenue	$ 183,012,984

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	$2,170,640
91300+91310+92000	Management Fee Expense	$10,741,359
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	$-
95000 (95100+95200+95300+95500)	Total Protective Services	$-
96100 (96110+96120+96130+96140)	Total insurance Premiums	$82,415
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	$165,818,570
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$178,812,984
10094	Operating Transfers Out	$4,200,000
90000 + 10094	Total Expenses	$183,012,984
160	Capital Assets, Net of Depr.	$-
	Total Uses of Fund	$183,012,984

*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	$38,987,183
70800	Other Government Grants	$-
71100+72000	Interest Income	$1,140,000
71600	Gain or Loss on Sale of Capital Assets	$-
71200+71300+71310+71400+71500	Other Income	$2,100,000
70000	Subtotal Revenue	$42,227,183
10093	Operating Transfers In	$-
700000 + 10093	Total Revenue	$42,227,183

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	$27,767,234
91300+91310+92000	Management Fee Expense	$-
91810	Allocated Overhead	$-
92500 (92100+92200+92300+92400)	Total Tenant Services	$97,590
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$577,558
93500+93700	Labor	$-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$4,318,414
95000 (95100+95200+95300+95500)	Total Protective Services	$-
96100 (96110+96120+96130+96140)	Total insurance Premiums	$267,143
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$99,540
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	$33,127,479
10094	Operating Transfers Out	$9,099,704
90000 + 10094	Total Expenses	$42,227,183

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