DISTRICT OF COLUMBIA HOUSING AUTHORITY

FY2022 Moving to Work Plan

Brenda Donald
Interim Executive Director
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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

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This Moving to Work (MTW) Annual Plan is prepared in accordance with the "Amended and Restated Moving to Work Agreement" between the U.S. Department of Housing and Urban Development and District of Columbia Housing Authority. This agreement was signed by both parties in September 2010. 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: 3/31/2024).

Cover photo—Beginning in 2021, DCHA partnered with DC Health to vaccinate seniors against COVID-19. This effort was supported by the Office of Resident Services, Property Management and Operations, and the Office of the Executive Director. Leading up to the vaccines, DCHA partnered with United Medical Center, George Washington University's School of Nursing and Howard University's School of Medicine to do COVID-19 tests and other health checks using mobile clinics; delivered personal protective equipment (PPE) across its portfolio; worked with various partners to provide necessities and meals, especially to senior and veteran residents; enacted additional cleaning procedures; and modified operations across the agency to offer contactless service whenever possible.

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Section I. Introduction

A. Overview

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

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 original 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 19th 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. That portfolio-wide analysis resulted in a guiding document—"Our People, Our Portfolio, Our Plan," a 20 Year Transformation Plan.

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.

During FY2021, DCHA worked closely with the advocate community and residents to develop a revised set of guiding principles for the Transformation Plan. The agency is also refining the human capital component of the plan to ensure the redevelopment process benefits those it is meant to serve. DCHA's Board of Commissioners approved its first RAD application for a transformation plan property in April 2021. As the agency moves into FY2022, it is poised to work closely with residents to prepare for redevelopment while also moving forward on the administrative side of the redevelopment process. An interactive website will be available by FY2022 to keep all stakeholders abreast of activity at each property.

In FY2022, 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's long-term goals are summarized in its Transformation Plan Vision Statement, which presents a vision for uplifting residents out of poverty through human capital investments in social services, relocation assistance, entrepreneurship, and job opportunities; the creation of neighborhoods and communities that support the educational and life opportunities for their children; and an expansion of affordable housing opportunities on our properties. This vision will be realized by following seven guiding principles:

1. Maintain safe habitable housing;
2. Prioritize resident choice;
3. Safeguard resident rights;
4. Support resident economic opportunity;
5. Lead resident-centered planning & engagement;
6. Replace all existing & build new deeply affordable housing; and
7. Protect long term affordability.

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 meet their goals for themselves and their families, and providing opportunities for youth to fully explore their potential, both academically and socially.

Understanding that the Housing Choice Voucher (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 re-branded its self-sufficiency efforts, with a focus on workforce development. The new approach facilitates access to services/resources that meet the individual needs of residents and provides 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:

- The "on the ground" service coordination model led by the Community Navigators in the Office of Resident Services;
- Provision of space in Public Housing developments for service providers/self-sufficiency activities;
- 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 recertification);
- 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 expanding eligible participants to include public housing families; and
- Create an income exclusion for participants in the DCHA Modified Apprenticeship Training Program.

Increase Housing Choices

Housing Choice Voucher

DCHA has a two-pronged approach to increasing housing choice for voucher participants. The agency strives to increase HCV's appeal to landlords and it also works directly with residents to achieve their goals, ranging from moving to a different neighborhood to owning a home.

Rental Assistance Demonstration (RAD) Program

DCHA submitted applications and received five CHAPs from its FY2016 portfolio reservation. The five CHAPs cover Montana Terrace, Elvans Road, Lincoln Road, The Villager and Ontario Road (collectively known as MELVO); totaling 136 units. The next RAD application DCHA anticipates submitting is for Judiciary Square. DCHA also anticipates using RAD in the future as a tool to fund capital needs and stabilize operations at multiple DCHA properties within the public housing senior and family portfolios as well as in 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 FY2022, an additional 101 net new public housing units at Kenilworth Courts 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 FY2022. 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 108 rental units, with 77 of the 108 units serving as replacement public housing units.
- Park Morton On-Site: The redevelopment of the Park Morton public housing site includes the development of a mixed-use community in two phases. There are a total of 195 new residential units planned to be redeveloped on the entire Park Morton site, including 57 on-site replacement public housing units. The first phase at Park Morton is planned to

provide 148 units of those 195 units planned for the property.

- Bruce Monroe: The off-site phase of the Park Morton public housing redevelopment includes a city-owned parcel known as "Bruce Monroe" that is being redeveloped as mixed-income housing that is currently envisioned to include 90 offsite replacement units for Park Morton. There are total of 273 units planned at this site.
- Kenilworth Courts: The redevelopment of Kenilworth Courts will be a multiphase project. The first phase will consist of 166 affordable rental units, of which 101 will be public housing replacement units.
- The Strand: The historic Strand Theatre is being redeveloped into a mixed-use project with ground floor retail space and 86 rental units, of which 28 will be public housing replacement units for Lincoln Heights and Richardson Dwellings.
- 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 93 rental units, of which 35 will be public housing replacement units for Lincoln Heights and 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 public housing replacement units from the original 2001 HOPE VI project. In addition to residential space, three of the four squares (739, 768 and 882s) are anticipated to accommodate mixed use.

Households Served

Recognizing that the demand for affordable housing in DC far surpasses the supply and that DCHA is the largest affordable housing provider in the city, DCHA is focused on increasing occupancy and serving additional households. During FY2022 and beyond, DCHA will turn and reoccupy units while also pursuing the plans mentioned above to increase the supply of affordable housing.

Cost Effectiveness

75% of DCHA's implemented initiatives fall under the cost effectiveness MTW statutory objective. This includes DCHA's newest initiatives, approved for FY2021: waiver for third-party housing quality (HQS) inspections and virtual HQS inspections. By focusing on using every dollar effectively, DCHA is able to leverage saved resources to meet its other short- and long-term goals.

Implementing Initiatives

DCHA is working toward full implementation of the following previously approved initiatives during FY2022/FY2023:

- Modifications to the HCV Homeownership Program
- Implement new DCHA market-based rents for Public Housing
- Site-based waiting lists for Public Housing sites
- Earned income disregard for modified apprenticeship training program (ATP)
- Third-party housing quality standards (HQS) inspections
- Virtual HQS inspections
- Establishment of resident driven community based programs
- Family stabilization through housing and education
- Unit Protection Incentive Program

Non-Moving to Work

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

Pandemic Response

Like everyone and every organization, DCHA pivoted operations in response to COVID-19. This has included delivering personal protective equipment and other necessities to seniors; enhanced cleaning protocols; conducting business virtually; creating a Customer Solutions Center where clients can safely complete business with the agency while maintaining social distancing; working with the service provider Good Projects to create a socially-distanced, supported learning environment for virtual school; partnering with DC Health to vaccinate eligible residents; and providing COVID-19 and other health checks through partnerships with United Medical Center, George Washington University's School of Nursing and Howard University's School of Medicine. As relevant, DCHA expects many of these efforts to continue into FY2022, and plans to incorporate many of the operational efficiencies and resources into its normal operations as the pandemic comes to a close. Some of these changes are already reflected in MTW activities such as conducting virtual HQS inspections and continuing to fund and support the workforce development center while others represent a new way of approaching business and service.

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 started under dcConnectHomes have fed into more extensive STEM programming for youth.

In addition to the dcConnectHome activities, DCHA has had a renewed focus on digital equity since COVID-19 began in FY2020. DCHA is working with every available partner, from local government to national broadband providers, to offer DCHA families the reliable, affordable access to wi-fi, digital devices, applications and training they need to fully participate in work, school and daily life in this increasingly digital world.

Rent Reporting

DCHA implemented a city-funded rent reporting and credit building pilot during FY2021. Rent payments are reported to Experian for families living in pilot properties that opted into the program. Participants also meet regularly with a program coordinator to work on a holistic approach to improving their credit to meet their personal financial goals. The agency and city will assess final results, but DCHA currently expects the program to expand during FY2022.

Resident Police Officers and Resident Employees

DCHA provides apartments to police officers and legacy employees from previously privately managed properties. The presence of a Police Officer who resides in a DCHA development enhances security, fosters a greater understanding between DCHA residents and the police, and provides role models for the youth residing in that development. By allowing legacy employees to continue residing in DCHA developments, the agency retains employees who have established trusted relationships with residents.

Other Capital Endeavors

DCHA is continuing to identify opportunities to improve the quality of the 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 FY2022, DCHA will continue to review and study various funding alternatives and redevelopment opportunities.

The ability to move forward on these plans depends upon 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, HUD's Choice Neighborhood Initiative (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 upon a thoughtful process of assessing viable redevelopment 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 at each site.

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 CNI Planning and/or Implementation grants as they are available in FY2022.

New Communities Initiative

Locally, the District of Columbia continues its commitment to affordable housing through the 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); Richardson Dwellings (190); and the Northwest One-adjacent Sursum Corda (28 units) and Sibley Townhomes (22 units). 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 FY2022 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 identified a co-development partner. DCHA is currently negotiating with this identified co-development partner to reach a Master Development Agreement. DCHA is also exploring redevelopment and rehabilitation options for other sites as part of its Transformation Plan. Greenleaf is included in this plan. The other sites are as follows:

- Benning Terrace
- Claridge Towers
- Fort DuPont Additions
- Fort DuPont Dwellings
- Garfield Terrace (Family)
- Garfield Senior
- Horizon House
- James Creek
- Judiciary House
- Kelly Miller

- LeDroit
- Langston Addition
- Langston Terrace
- Potomac Gardens
- Richardson Dwellings
- Stoddert Terrace
- Woodland Terrace

As part of the Capper/Carrollsburg HOPE VI, DCHA has planned for the remaining 4 parcels (squares) to be redeveloped. Units in Squares 739, 767, 768 and 882S will be produced to deliver the balance of the 234 remaining public housing replacement units, as well as additional affordable and market-rate units. At Capitol Gateway Marketplace, 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, 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 101 net new units of public housing to its portfolio in FY2022 as part of the Kenilworth Courts redevelopment. Kenilworth Courts is redeveloping into mixed-income housing. DCHA expects construction of 101 new replacement units to begin as soon as the end of FY2021.

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	0/33	31	23	9	5	0	101	Family	7	2
TOTAL	**0/33**	**31**	**23**	**9**	**5**	**0**	**101**		**7**	**2**

2. Planned Public Housing Units to be Removed

DCHA plans to take action to remove up to 3,397 Public Housing units in FY2022. DCHA anticipates removing 136 units from the agency's public housing portfolio for conversion to project based vouchers under the Rental Assistance Demonstration (RAD) program for properties with approved CHAPs.

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 FY2022 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 FY2022. In addition, DCHA plans to request disposition authority from HUD for as part of the Phase 1 redevelopment of Kenilworth in FY2022 as well.
DC001004210/ DC001003363 Greenleaf Gardens/Addition/ Extension/Senior	493	DCHA plans to initiate a phased Section 18 Demo/Dispo application for the units at Greenleaf Gardens, Extension and Addition in FY2022. Greenleaf will be redeveloped into mixed-income housing. DCHA plans to apply for a RAD CHAP for Greenleaf Senior in FY2022, with the earliest anticipated closing in FY2023.
DC001001650 Judiciary House	263	DCHA will apply for a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2022.

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**
DC001001391 LeDroit	124	DCHA will apply for a RAD CHAP for the 106 units at LeDroit Senior in FY2021, with anticipated closing in FY2022. DCHA also plans for a section 18 Demo/Dispo application in FY2022 for the 18 units in the LeDroit Walk-Up Building.
DC001001080 Kelly Miller (Townhomes)	160	DCHA plans to apply for a RAD CHAP for the 40 units at the Kelly Miller (Townhomes) in FY2021, with anticipated closing in FY2022. DCHA also plans for a section 18 Demo/Dispo application in FY2022 for the 120 units in the Kelly Miller Walk-Up Buildings.
DC001002250 Langston Terrace	274	DCHA plans to apply for a RAD CHAP for Langston Terrace in FY2021, with anticipated closing in FY2022.
DC001002400 Langston Additions	34	DCHA plans to apply for a RAD CHAP for Langston Additions in FY2021, with anticipated closing in FY2022.
DC001004430 Potomac Gardens (Family and Senior Mid-Rise)	352	DCHA plans to apply for a RAD CHAP for the 208 units at the Potomac Gardens (Family and Senior Mid-Rise buildings) in FY2021, with anticipated closing in FY2022. DCHA is also evaluating a pathway for the low-rise 3-story family buildings at Potomac Gardens, and may opt to apply for a RAD CHAP or Section 18 Demo/Dispo application for these 144 units in FY2022.
DC001001600 Claridge Towers	343	DCHA plans to apply for a RAD CHAP for Claridge Towers in FY2022, with anticipated closing in FY2022.
DC001001030 James Creek	239	DCHA plans to apply for a RAD CHAP for James Creek in FY2022, with anticipated closing in FY2023.
DC001001620 Horizon House	124	DCHA plans to apply for a RAD CHAP for Horizon House in FY2022, with anticipated closing in FY2023.
DC001005480 Bixby (Formerly known as The Lofts)	39	As per Initiative #25 DCHA will work with HUD to convert the projects to 39 traditional public housing units to PBVs; or utilize the Rental Assistance Demonstration (RAD) or similarly structured program permitted by HUD.
DC001003104/ DC001003105 Wheeler Creek	148	A DCHA Hope VI site, Wheeler Creek Apartments ("Wheeler Creek") is a mixed income affordable multi-family property which includes 148 public housing units in 21 separate buildings. DCHA plans to apply for a RAD CHAP for FY2021.
DC001003530 Highland Dwellings	208	As per Initiative #25 DCHA will work with HUD to convert the projects to 208 traditional public housing units to PBVs; or utilize the Rental Assistance Demonstration (RAD) or similarly structured program permitted by HUD.
DC001005230 Capitol Gateway	212	Capitol Gateway is a 237 unit mixed income affordable multi-family property which includes 212 public housing units. There are 151 public housing units at Capital Gateway Senior & 61 of the 86 units at Capital Gateway Family are public housing units as well. DCHA plans to apply for a RAD CHAP for FY2022.
Total Number of Units to be Removed	**3,397**	

* DCHA originally received CHAP approval for a total of 140 units for the MELVO 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 380 replacement units and up to 900 units of newly constructed mixed-income housing. The first phase is currently in predevelopment. DCHA received HUD demolition approval in FY2017.

Relocation and demolition of the existing Barry Farm and Wade Apartments structures is complete, with the exception of five (5) structures that have been designated as historic by the District of Columbia's Historic Preservation Review Board (HPRB). These structures are located in a newly-created local Historic District 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 the neighboring Richardson Dwellings public housing sites is envisioned to include approximately 1,000 units of new housing. In anticipation of the redevelopment, DCHA received approval in FY2017 for the demolition of three vacant structures at the southeast corner of 50th Place NE and Fitch Place NE consisting of a total of 33 long-term distressed and vacant units. The 33 units were demolished in the summer of 2019. The agency is currently re-assessing and revising redevelopment plans for both the Lincoln Heights and Richardson Dwellings sites.

Park Morton–The redevelopment of Park Morton is envisioned to eventually include demolition and disposition of all of the existing 174 public housing units. The redevelopment will be implemented in phases with a total of 468 new units in the project (both on and offsite). The on-site portion of the project (known as Phase 2) has been approved by the District of Columbia Zoning Commission and is in the predevelopment phase. The demolition/disposition application was approved for 109 of the 74 on-site public housing units, and relocation is ongoing. Demolition is expected follow after the last tenant has been moved out of Phase 1 onsite area. 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 was issued for co-developer in FY2020 and responses are currently being evaluated.

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.
Judiciary House	263	Yes	DCHA will apply for a RAD CHAP for Judiciary House in FY2021, with anticipated closing in FY2022.
LeDroit Senior	106	Yes	DCHA plans to apply for a RAD CHAP for LeDroit Senior in FY2021, with anticipated closing in FY2022.
Kelly Miller (Townhomes)	40	Yes	DCHA plans to apply for a RAD CHAP for Kelly Miller (Townhomes) in FY2021, with anticipated closing in FY2022.
Langston Terrace	274	Yes	DCHA plans to apply for a RAD CHAP for Langston Terrace in FY2021, with anticipated closing in FY2022.
Langston Additions	34	Yes	DCHA plans to apply for a RAD CHAP for Langston Additions in FY2021, with anticipated closing in FY2022.
Potomac Gardens (Family and Senior Mid-Rise)	208	Yes	DCHA plans to apply for a RAD CHAP for Potomac Gardens (Family and Senior Mid-Rise) in FY2021, with anticipated closing in FY2022.
Claridge Towers	343	Yes	DCHA plans to apply for a RAD CHAP for Claridge Towers in FY2022, with anticipated closing in FY2022.
James Creek	239	Yes	DCHA plans to apply for a RAD CHAP for James Creek in FY2022, with anticipated closing in FY2023.
Horizon House	124	Yes	DCHA plans to apply for a RAD CHAP for Horizon House in FY2022, with anticipated closing in FY2023.

Property Name*	Number of Vouchers to be Project-Based	RAD?** (Yes or No)	Description Of Project
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.
Bixby (Formerly known as The Lofts)	39	Yes	As per Initiative #25 DCHA will work with HUD to convert the projects to 39 traditional public housing units to PBVs; or utilize the Rental Assistance Demonstration (RAD) or similarly structured program permitted by HUD.
Wheeler Creek	148	Yes	A DCHA Hope VI site, Wheeler Creek Apartments ("Wheeler Creek") is a mixed income affordable multifamily property which includes 148 public housing units in 21 separate buildings. DCHA plans to apply for a RAD CHAP for FY2021.
Highland Dwellings	208	Yes	As per Initiative #25 DCHA will work with HUD to convert the projects to 208 traditional public housing units to PBVs; or utilize the Rental Assistance Demonstration (RAD) or similarly structured program permitted by HUD.
Friendship Terrace	140	No	DCHA accepted HUD's invitation to administer 140 enhanced vouchers for households impacted by Friendship Terrace opt-out decision. DCHA anticipates converting the 140 enhanced vouchers to project-based vouchers.
Total	**2,389**		

*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 FY2022, DCHA anticipates converting 2,162 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 (44 units) and Park Morton (43 units) redevelopment sites. Finally, DCHA anticipates adding 140 new PBV by administering the Friendship Terrace opt-out decision.

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	89	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
30	Edgewood – Gregory	50	Leased	No	Family
31	Kenilworth	132	Leased	No	Family
32	Beacon House	10	Leased	No	Family
33	Community Connections – North Carolina	12	Leased	No	Family
34	SOME – Independence Place	21	Leased	No	Family
35	Charles Thorton	2	Leased	No	Family
36	Bourne Enterprise, LLC	1	Leased	No	Family
37	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
38	Fendall Height – SOME	29	Leased	No	VASH
39	SOME – Griffin House	1	Leased	No	Family
40	VIDA Senior	9	Leased	No	Senior
41	Ernestine	2	Leased	No	Family
42	Kulipe	1	Leased	No	Family
43	Gibson Plaza	20	Leased	No	Family
44	WC Smith – 1320 Mississippi Ave	19	Leased	No	Family
45	St. Dennis – 1636 Kenyon St	8	Leased	No	Family
46	NCC – VASH	60	Leased	No	VASH
47	Mi Casa – Intergenerational	20	Leased	No	Intergenerational
48	Columbia Road/Colorado Road	44	Leased	Yes	Family
49	Matthews Memorial	35	Leased	Yes	Family
50	Fairlawn Marshall	30	Leased	Yes	Family
51	Conway Center	20	Leased	No	SRO
52	St. Stephens	18	Leased	No	Family
53	Parkway Overlook	55	Leased	No	Family
	TOTAL	**1,714**			

*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 various funding alternatives and redevelopment opportunities. Listed below are anticipated changes in FY2022 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 FY2022 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, Claridge Towers, Horizon House, Judiciary House, James Creek, 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, Kenilworth Courts, Park Morton, and Greenleaf. DCHA has also received interest from owners of mixed finance properties to convert ACC units in those properties to RAD. These properties include The Bixby, Highland Dwellings, Wheeler Creek, Edgewood Terrace, Capitol Gateway Family & Senior, Glenncrest, and Triangle View. DCHA is currently evaluating these opportunities. Finally, given the recent guidance issued by HUD, DCHA is considering where the use of Faircloth to RAD may be best leveraged across its portfolio.
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 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 DCHA's 14 extremely urgent public housing communities identified in the Agency's 20-Year Portfolio Transformation Plan. In addition, DCHA anticipates 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. DCHA is also evaluating its long-term operations at the Marigold Assisted Living site, and may apply decide to apply for Section 18 Demo/Dispo approval for that site in FY2022 as well.

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 Kelly Miller	160	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.
DC001001391 Ledroit	124	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 FY2022, 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.
DC001001291 Sibley Plaza	0	Sibley Townhomes was approved by HUD in 2019 for Demolition and Disposition and is expected to be redeveloped. DCHA would like to utilize the upper lot of the Sibley Parking Lot in addition to the portion of the lower lot which is adjacent to Sibley Townhomes as part of the redevelopment plan. The parking lot serves the residents and staff of Sibley Plaza and has approximately 50 spaces. There is also a lower lot that has approximately 35 spaces that are used by the DCHA staff at 1133 N. Capital St. NE. DCHA plans to submit a Demolition/Disposition application to include the Sibley Parking Lot site in FY2022.
DC001100 Western Mews	0	DCHA plans to submit a disposition application for Western Mews during FY2022 to transfer the recreational site, which contains 0 units of public housing, to the city.
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 FY2022. 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 FY2021 for the following developments: Harvard Towers - $579,000 for replacement of HVAC fan-coil units. Regency House - $480,000 for replacement of HVAC fan-coil units and $2,000,000 for replacement of windows. Sibley Plaza - $672,000 for replacement of fan-coil units and $1,850,000 for window replacement. Syphax Gardens - $1,000,000 for replacement of sanitary sewer lines and $200,000 for a feasibility study for redevelopment. TBD-$1,300,000 for capital dollars to be allocated. In addition to hard-rehab costs, expenditures are planned to cover front line costs at various properties related to blueprints, designs, inspections and fees ($250,000), emergency repairs ($150,000), CCTV system upgrades ($75,000), and expenses related to inspectors' capital costs ($300,000). DCHA has also budgeted for resident relocation for all of the planned activities above as well as for abatement and interim controls related to DCHA's ongoing environmental mitigation strategies ($1,252,985.80). **The total net grant value for the DCHA Capital Fund Budget is $10,108,985.80.**
Planned FY2022 Expenditures of Unexpended Funds from Previous Grant Years: **CFP-501-18 ($1,885,560)—**unit 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 ($6,552,056)—**unit 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).** **CFP-501-20 ($12,388,015)—**unit 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.
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	**55,860**	**4,655**
MTW Housing Choice Vouchers (HCV) Utilized	**137,652**	**11,471**
Local, Non-Traditional: Tenant-Based^	**NA**	**NA**
Local, Non-Traditional: Property-Based^	**NA**	**NA**
Local, Non-Traditional: Homeownership^	**NA**	**NA**
TOTAL	**193,512**	**16,126**

* "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. Many of the vacant units that are currently available for lease-up are 0-1 bedrooms. DCHA's efforts to reoccupy these units have been delayed by the following issues, which have been addressed as listed: • Processing applications through the pandemic: To process applications throughout the pandemic, DCHA implemented the HUD waivers offered to PHA's to allow residents to self-certify documents as allowable. Email and regular mail have been used to offer contactless options for document delivery. • Lease up process through Yardi: This is the first time DCHA's newly acquired technology was used to pull from the wait list, deem eligible, refer, assign units and move in new applicants. There is an ongoing learning curve, which is being addressed through additional training and on-call tech support. Data conversion issues arise occasionally and are addressed through helpdesk tickets to resolve as quickly as possible. • Lack of interest in 0 bedroom units: 0 bedroom units are routinely rejected even when households have a single member with the explanation that they want a 1 bedroom unit. DCHA is considering options for offering 0 bedroom units to applicants who are interested in these types of units. • In-person lease signings: The pandemic has limited DCHA's options for in-person lease signings. Plexiglas shields are currently being installed at the properties to allow for safer in person lease-ups. All COVID-19 safety protocols are communicated to applicants before their arrival for viewings and 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. As units are ready to bring back online, DCHA is expediting the eligibility and lease-up process to occupy units as efficiently as possible. 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, the continued impact of the national health pandemic, 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 FY2022. 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 FY2022.

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	26,725	Closed	No
Federal MTW Housing Choice Voucher (Tenant-based and Project-based)	Community-wide	39,442	Closed	No
Federal MTW Public Housing (Mixed Finance/Service Rich)	Site-based	5,969	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 not proposing any new initiatives for approval as part of the FY2022 MTW Plan.

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

DCHA is not re-proposing any initiatives as part of the FY2022 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
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
33	NA	Waiver for Third-Party Housing Quality Standards (HQS) Inspections	• Reduce cost and achieve greater cost effectiveness	FY2021	FY2021
34	NA	Virtual Housing Quality Standards (HQS) Inspections	• Reduce cost and achieve greater cost effectiveness	FY2021	FY2021

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.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 FY2022.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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.

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, they 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 for homeownership. 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. Two families are currently in the home search process. 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 in FY2022.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 FY2021 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 FY2021 MTW Report.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 $86 million in funding was obligated through the end of 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 FY2021, work is focusing on the remaining cooling infrastructure and heating infrastructure projects at the following sites:

Work completed or currently underway in FY2021:

- ECIP II Water Treatment – Various Sites
- ECIP II Boiler Replacement – Stoddert Terrace/Ft Dupont (This work has been completed.
- ECIP II Boiler Modifications – Carroll, Ft. Lincoln, Sibley
- ECIP II Replace Boiler and Controls – Kentucky Courts
- ECIP II Replace Boiler Pumps – Kelly Miller
- ECIP II Replace Boiler and Controls – Claridge
- ECIP II Replace Boiler and Controls – Syphax Gardens
- ECIP II Replace Condensing Boiler and Air-Conditioning Units – Greenleaf Senior
- ECIP II Replace Boilers – Greenleaf Family
- ECIP II Replace Boiler and Controls – Judiciary House
- ECIP II Replace Fan Coil Units, Risers, Rooftop Exhaust Fans and Seal Exhaust Duct - Judiciary
- ECIP II Replace Boiler and Controls – Ledroit (RSC)

Additional 2021 ECIP II funded projects (under contract-awaiting formal start as of April 20, 2021):

- ECIP II replace cooling equipment – Horizon
- ECIP II Replace Boiler and Controls change order including replacing fan coil units – Sibley
- ECIP II replace pumps, water source heat pumps and add controls – Knox Hill
- ECIP II Replace Boiler and Controls – Ledroit Sr.
- ECIP II Replace Fan Coil Units – Ledroit Sr.

- ECIP II Replace boilers with air source heat pumps with cooling – Langston Addition
- ECIP II Replace furnaces, convectors and DHW heaters – Fort Dupont and Stoddert

Additional ECIP II funded projects in proposal phase (planned to start before the end of FY 2021):

- ECIP II variable speed pump controls – Fort Dupont and Stoddert
- ECIP II Replace Fan Coil Units – Ledroit/Kelly Miller
- ECIP II Replace Boiler and Controls – James
- ECIP II Replace Boiler and Controls – Harvard
- ECIP II Replace Boiler and Controls – Regency
- ECIP II Replace DHW heaters – Garfield Sr.
- ECIP II Replace Exhaust Fans and Clean Exhaust Duct – Ledroit Sr.

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 FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 at the end of FY2021. 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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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,

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 house rules equivalent to DCHA's Community Living Standards that are an addendum to the lease and their own rules for rent calculation. The organizations will bring additional funding outside of Public Housing that will allow the creation of these service-rich environments—for example, Medicaid.

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

Status

Implemented and Ongoing.

Site-Based Waiting Lists

As part of a waiting list redesign project, DCHA suspended the intake of new applications for conventional Public Housing sites in FY2013. After updating the waiting lists in FY2014 to confirm applicants continued interest in housing assistance, DCHA will begin in FY2015 the process of establishing site-based waiting lists for the agency's conventional Public Housing sites. 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 FY2023. 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 it. Services will be provided 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 the initiative, 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 successfully stabilized operations at the facility and had starte accepting new applications in an effort to reach full occupancy. However, in compliance with CDC guidance for Assisted Living Facilities, the Marigold has temporarily halted acceptance of new applicants until the COVID-19 threat no longer exists. DCHA is working closely with the current operator to determine if the assisted living facility can be financially viable once full occupancy is achieved.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 decrease.

Status
Implemented and Ongoing.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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.

Status
Implemented and Ongoing.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 of 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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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

Status
Implemented and Ongoing.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 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.

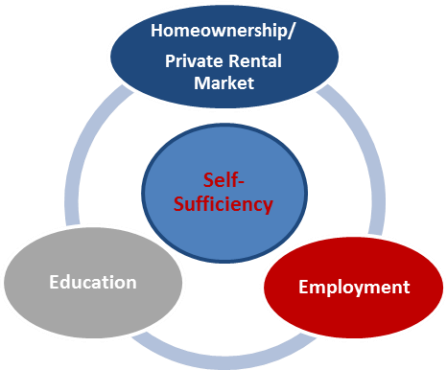
Modified Apprenticeship Program

One of DCHA's existing employment pathways is the Modified Apprenticeship Program (ATP) for DCHA residents and Section 3 participants. 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. 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.

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 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 began as FSS households enrolled under the previous program transitioned off the program. Open slots are administered to both public housing and HCVP clients under the new model. The families currently on the FSS waiting list are offered new program slots first.

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.

Pathways to Self-Sufficiency —Incentive Model

Pathway (Primary Goal)/ Participation Elements	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 education prep and tuition	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 Job Placement assistance upon completion of program	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
Basic eligibility	Households with incomes between 50% and 80% of median income range, depending on household size = $41,050-$102,250 at 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.

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.

Due to the pandemic, enrollment was impacted due to no face to face interactions with customers

beginning March 16, 2020. In order to market the program, beginning in September 2020, staff used the following methods: social media, property management referrals, graduate testimonies and virtual engagement sessions to reach out to customers. Because of these combined efforts, to date the program has enrolled 15 participants into the new FSS model.

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 in FY2022. In the meantime, FSS coordinators are moving forward all other aspects of the modified program, as described above.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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.

Status
Partially Implemented.

The District of Columbia Housing Authority (DCHA) moved forward with allowing Housing Choice Voucher Program (HCVP) Inspections Division staff to conduct virtual/remote Housing Quality Standards (HQS) inspections on DCHA owned and DCHA-affiliate vacant units that receive voucher assistance rather using than third-party inspectors. However, due to the national health pandemic, DCHA adopted HUD's COVID-19 Statutory and Regulatory Waivers, HQS-2 through HQS-9, and this initiative was not fully implemented. DCHA anticipates full implementation of this initiative at the conclusion of the adopted waivers' availability period.

Planned Non-Significant Changes
DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 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.

Status
Implemented and ongoing.

Due to the national health pandemic, DCHA crafted its virtual inspections process out of an abundance of caution to limit the spread of the coronavirus. DCHA seamlessly implemented its virtual inspection process that was utilized for initial and complaint inspections. DCHA has noticed an increase in efficiencies, a greater number of units inspected weekly, and cost savings because inspectors are not

dependent upon vehicles to travel from one unit to the next. During the first and second quarters of FY2021 HCVP Inspections Division conducted more than 3,000 virtual HQS inspections. However, due to the national health pandemic, DCHA's adopted HUD's COVID-19 Statutory and Regulatory Waiver, HQS-5, which allowed DCHA to delay biennial HQS inspections through the allowed availability period.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 services that typically differentiate 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 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. 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 FY2022 for roll-out at Potomac Gardens Senior in FY2023.

Planned Non-Significant Changes

DCHA does not anticipate any non-significant changes or modifications to this activity in FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

Initiative 27: Family Stabilization through Housing 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 2022- Fall 2022 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 2023-Summer 2023 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 2023 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 FY2022.

Planned Changes to Metrics/Data Collection
DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes
DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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 be 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 FY2023, 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 FY2022.

Planned Changes to Metrics/Data Collection

DCHA does not anticipate any changes or modifications to the metrics in FY2022.

Planned Significant Changes

DCHA does not anticipate any significant changes or modifications to this activity in FY2022.

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
30	NA	HQS Scheduling	• Reduce cost and achieve greater cost effectiveness	FY2015	Not fully implemented Closed Out FY2017
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)

Description
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. Planned Application of MTW Funds

A. Planned Application 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	$ 18,804,881
70600	HUD PHA Operating Grants	$ 323,471,522
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	$ 21,535,167
70000	Total Revenue	$ 363,811,570

* 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	$ 2,557,027

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	$ 25,176,881
93500+93700	Labor	$ 9,405,576
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$ 32,455,143
95000 (95100+95200+95300+95500)	Total Protective Services	$ 8,863,812
96100 (96110+96120+96130+96140)	Total insurance Premiums	$ 3,054,426
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	$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	$ 202,772,519
97400	Depreciation Expense	$ -
97500+97600+97700+97800	All Other Expenses	$ -
90000	Total Expenses	$ 342,382,110
160	Capital Assets, Net of Depr.	$ -
97400	Depreciation Expense	$ -
	Total Uses of Fund	$ 342,382,110
* Refer to Appendix for additional information to Section V: Sources and Uses of Funds MTW		

Use of Single-Fund Flexibility

Describe the Activities that Will Use Only MTW Single Fund Flexibility
Single-Fund Budget Flexibility was used to meet many of the Agency's goals under the MTW Program. In FY2022 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 in and 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 FY2022. In addition, DCHA will be considering RAD application submission for additional sites.

Capital Fund

Below is the proposed expenditure plan for FY2022 Capital Funds.

District of Columbia Housing Authority
Office of Capital Programs
Capital Fund Available for Modernization Fiscal Year 2022

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Harvard Towers	Replace HVAC Fan-Coil Units	$579,000.00
Regency House	Replace HVAC Fan-Coil Units	$480,000.00
Regency House	Window Replacement	$2,000,000.00
Sibley Senior	Replace HVAC Fan-Coil Units	$672,000.00
Sibley Senior	Window Replacement	$1,850,000.00
Syphax Gardens	Sanitary Line Replacement	$1,000,000.00
Syphax Gardens	Feasibility Study	$200,000.00
TBD	Additional Capital Dollars to be Allocated	$1,300,000.00
	Subtotal for Capital	**$8,081,000.00**
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	$ 1,252,985.80
DCHA Properties	**TOTAL GRANT VALUE**	**$10,108,985.80**

Budget Basis	
FY2021 Budget	
CAPITAL FUND GRANT BREAKDOWN	$ 20,217,576.00
OPERATION -1406	$ (2,021,757.60)
DEBT SERVICE	$ (5,626,320.00)
DEMO/DISPO TRANSITION FUNDING	$ (438,755.00)
ADMINISTRATIVE FEE	$ (2,021,757.60)
Total	**$10,108,985.80**

B. Planned Application of Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	$4,017,833	$4,017,833
HCV Admin Fee	$ 2,004,080	$401,783
PH Operating Subsidy	$9,600,000	$9,600,000
Total	**$15,621,913**	**$14,019,616**

Description of planned activities and/or use(s) for unexpended Operating Fund and HCV Funding.
DCHA will use the unspent operating funds for Building Repairs and Maintenance. The unspent HCV HAP funds will be expended to issue additional vouchers into the program.

C. 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.

D. 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.

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, Park Morton, Greenleaf, Kenilworth, Garfield Terrace, and Woodland Terrace; 2) make capital improvements and ensure an ongoing stabilized subsidy — Benning Terrace, Harvard Apartments, Carroll Apartments, Judiciary House, Potomac Gardens, LeDroit Park Apartments, Kelly Miller Apartments, Langston Terrace and Additions, Stoddert Terrace, Ft. DuPont Dwellings, Sibley Senior, Claridge Towers, Horizon House, and James Creek, and 3) stabilize mixed income properties such as Highland Dwellings, The Bixby, Wheeler Creek, Edgewood, Capitol Gateway Family & Senior, Glenncrest, and Triangle View. Given the recent guidance issued by HUD, DCHA is considering where the use of Faircloth to RAD may be best leveraged across its portfolio.

	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 FY2022

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 in the MELVO project 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: Fall 2021*

For Judiciary House, DCHA is currently spending approximately $19.6 Million in capital dollars from the District of Columbia to make long-needed improvements to the building in the form of replacement of the building's roof, structural repairs to the underground parking structure, structural repairs to the cantilevered concrete balconies, replacement of building windows, replacement of major building utility infrastructure, and renovating 104 of the 263 units in the building. Our plan post-conversion is to finance the renovation of the remaining 159 units and the public spaces utilizing 4% LIHTC and mortgage debt.

For LeDroit Senior and the Kelly Miller Townhomes, DCHA is currently spending approximately $13.9 Million in capital dollars from the District of Columbia to make long-needed improvements to these buildings. Currently the District funding is anticipated to address most, if not all, of the long-term capital needs to achieve 20-year asset viability.

For Potomac Gardens Senior and Family Mid-Rise, DCHA is currently working on scoping a list of capital renovations and improvements to these structures. Our plan going forward is to engage an architect to develop a feasibility study and cost-estimate for the improvements, and then commission them to develop a full set of contract documents for the rehabilitation of these structures. Our plan post-conversion is to finance the full renovation of these buildings utilizing 4% LIHTC and mortgage debt.

Upon conversion of each of these properties 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 slightly less than 30% 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 anticipates 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 21-09

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2022 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 2022 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 2022 appropriations, and the exact amount of Capital Funds will be determined by HUD;

WHEREAS, the proposed capital fund budget for FY2022 is $20,217,576 and the following summarizes the estimated budget by major line item:

CAPITAL FUND GRANT BREAKDOWN FY22 Projections	
Estimated FY2022 Total Budget	**$20,217,576.00**
Operations-1406	($2,021,757.60)
Debt Service (Capital Fund Financing Program Bond Issuance)	($5,626,320.00)
Demo/Dispo Transition Funding	($438,755.00)
Administrative Fee	($2,021,757.60)
NET CAPITAL FUNDS AVAILABLE for MODERNIZATION	**$ 10,108,985.80**

WHEREAS, the net capital funds available for modernization are proposed to be expended as follows:

PROPERTY	LINE ITEM DESCRIPTION	BUDGET VALUE
Harvard Towers	Replace HVAC Fan-Coil Units	$579,000.00
Regency House	Replace HVAC Fan-Coil Units	$480,000.00
Regency House	Window Replacement	$2,000,000.00
Sibley Senior	Replace HVAC Fan-Coil Units	$672,000.00
Sibley Senior	Window Replacement	$1,850,000.00
Syphax Gardens	Sanitary Line Replacement	$1,000,000.00
Syphax Gardens	Feasibility Study	$200,000.00
TBD	Additional Capital Dollars to be Allocated	$1,300,000.00
	Subtotal for Capital	$8,081,000.00
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	$ 1,252,985.80
	TOTAL GRANT VALUE	**$10,108,985.80**

WHEREAS, the $1,300,000 amount previously proposed for RAD program conversion funds is included in the chart above as an amount to be allocated to other DCHA capital projects;

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

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 2022 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 8, 2021, and comments received were considered.

RESOLUTION 21-09

TO APPROVE THE DISTRICT OF COLUMBIA HOUSING AUTHORITY FISCAL YEAR 2022 MOVING TO WORK PLAN

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the District of Columbia Housing Authority hereby 1) approves the DCHA FY 2022 MTW Plan for submission to HUD; and 2) authorizes the DCHA Executive Director/Secretary to execute all related certifications and forms;

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 14th day of July 2021.

ATTEST:

Brenda Donald
Interim Executive Director/Secretary

APPROVED:

Neil Albert
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Greg Mays
General Counsel

OMB Approval No. 2577-0216 (exp. 3/31/2024)

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair 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 (10/01/2021), 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.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C–1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, 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), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents 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 and HUD's implementing regulations at 24 C.F.R. Part 146.

(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 identity, or marital status.

(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 75.

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

form ***HUD 50900: Standard HUD Metrics (3/2021)***

1

(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.

(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 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(22) 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.

(23) 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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Brenda Donald	**Interim Executive Director**
NAME OF AUTHORIZED OFFICIAL	***TITLE***
	July 14, 2021
SIGNATURE	***DATE***

* ***Must be signed by either the Chair 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 Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

form ***HUD 50900: Standard HUD Metrics (3/2021)***

2

****(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. DCHA will commence the interior control work required in residential units and interior common areas as the COVID-19 public health emergency is lifted. Such work will be done in accordance with the Lead Action Plan and applicable requirements. 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--FY2022 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, DCDHCD
Signature:	
Date:	6.22.21

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 23, 2021 - June 22, 2021, later extended to June 28, 2021 as noted below.

Public Comment Period – May 23, 2021 – June 22, 2021 (with extension to June 28, 2021)

Summary of Notifications and Outreach:

- May 19-20, 2021: Email to key stakeholders (Resident Councils, City Council staff, legal advocate community, 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 20, 2021: Public notice of availability of MTW Plan for 30-day public comment and notice of Public Hearing published on DCHA website.

- May 23, 2021: 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 23 – June 22, 2021: Extended public comment period.

- Week of May 24, 2021: Notice posted at all DCHA-managed sites; hard copies of the plan delivered to each Resident Council president.

- May 26, 2021: Email to key stakeholders (Resident Councils and Housing Providers Association) 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 24, 2021: Public notice published in the online edition of *The Washington City Paper.*

- May 25 – June 21, 2021: Social media campaign on Facebook and Twitter, totaling seven posts.

- May 26, 2021: Public notice published in *The Washington Times* newspaper. Notice was available in print and online.

- May 27, 2021: Public notice published in *The Washington Informer* newspaper. Notice was available in print and online.

- May 28, 2021: Public notice published in *El Tiempo Latino* newspaper. Notice was available in print and online.

- May 29, 2021: Public notice published in *The Afro American* newspaper. Notice was available in print and online.

- May 30, 2021: Public notice published in June 2021 editions of the *Hill Rag and East of the River* magazines. Notice was available in print and online.

- June 7, 2021: Amendment and extension to public comment period posted on DCHA website, posted at all DCHA-managed sites, emailed to all resident council leaders, and announced during the Public Hearing, which was streamed to Facebook Live and posted on YouTube.

Meetings, locations and attendance:

- June 2, 2021: Resident Advisory Board meeting via Webex online platform (**10 Advisory Board members attended**).

- June 8, 2021: Public Hearing conducted via Facebook live and Webex (**88 views on hearing day)**

- June 8 – June 28, 2021: recording of Public Hearing available for viewing on Facebook and YouTube. (**161 views by the end of the public comment period**).

- July 14, 2021: 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

DISTRICT OF COLUMBIA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

BOARD MEETING

Via WEBEX
Wednesday, July 14, 2021
1 PM

A G E N D A

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

II. APPROVAL OF MINUTES

June 9, 2021 Board of Commissioners Meeting — Tab 1

III. INTERIM EXECUTIVE DIRECTOR'S REPORT

IV. RESOLUTIONS
PUBLIC COMMENT ON RESOLUTION

A. RESOLUTION 21-09 — Tab 2
To Approve the District of Columbia Housing Authority Fiscal Year 2022 Moving to Work Plan
1. Description of Resolution
2. Board Action on Resolution

B. RESOLUTION 21-10 — Tab 3
To Authorize the Formal Adoption of Two PH and HCV Statutory and Regulatory Waivers Available Under HUD Notices PIH 2021-14
1. Description of Resolution
2. Board Action on Resolution

C. RESOLUTION 21-11 — Tab 4
To Authorize the Formal Adoption of Various HCV Statutory and Regulatory Waivers and Operating Requirements for the EHVs Available Under HUD Notices PIH 2021-15
1. Description of Resolution
2. Board Action on Resolution

V. PUBLIC COMMENT

VI. ANNOUNCEMENTS and ADJOURNMENT

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 14, 2021.** Written comments and testimony may be submitted in advance by **July 11, 2021** to Board@dchousing.org and will be incorporated into the public record of the meeting.

Board of Commissioners' Meeting
July 14, 2021

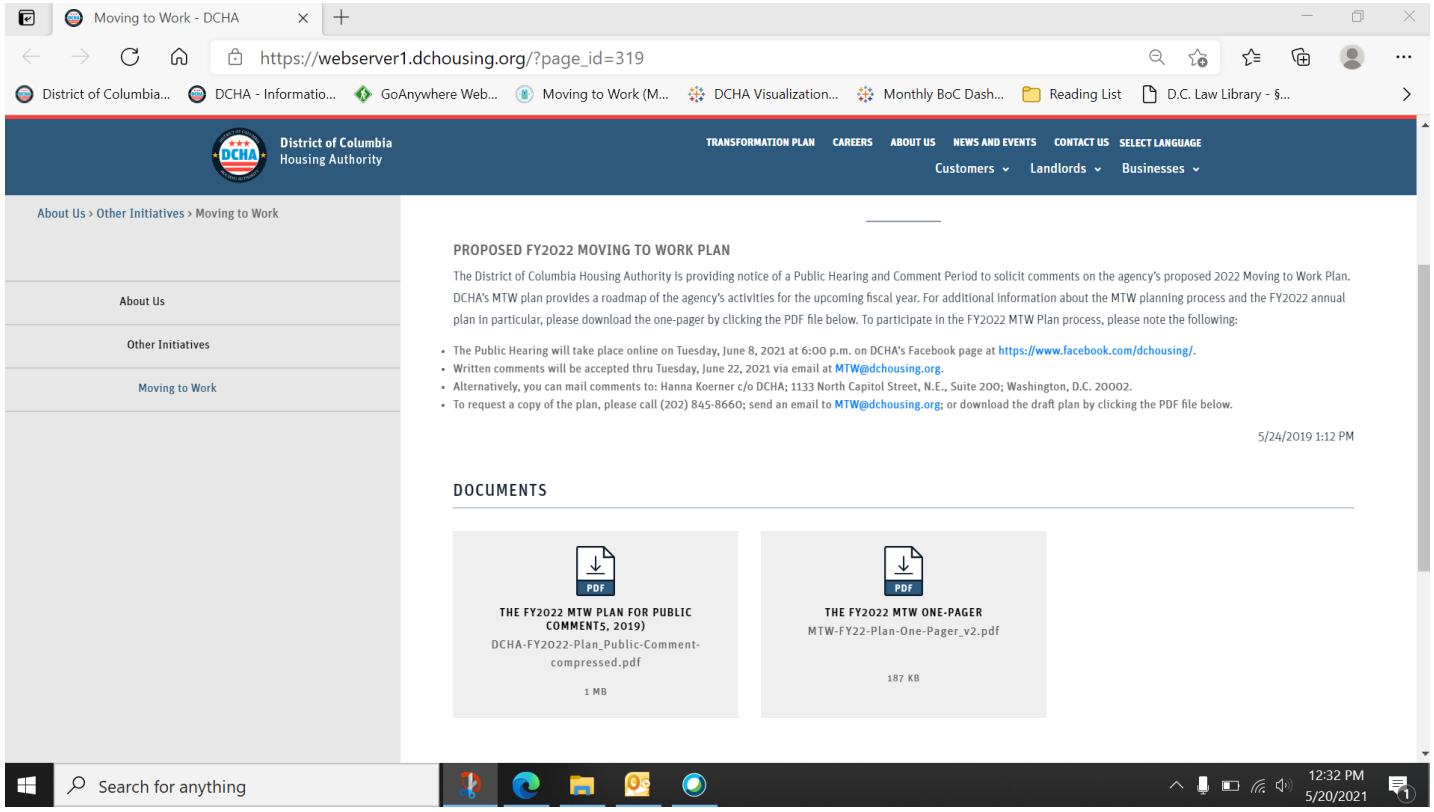
To provide **live testimony** during the public comments portion of the Board meeting regarding a resolution(s) or the subject of your choice please click here https://www.dchousing.org/speak and submit the registration form no later than **24 hours BEFORE** the meeting begins. If you need assistance in completeling the on-line registration to speak, please dial **202-535-1000**. DCHA Residents will have 5 minutes to speak and non DCHA residents will have 3 minutes to speak. You will be provided the WEBEX link to join the meeting the morning of the date of the meeting you are registering for. **ADVANCE REGISTRATION TO SPEAK IS REQUIRED.** Your testimony will be incorporated into the public record. 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



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Trustee Sales 202-334-5782 — mypublicnotices.com/washingtonpost/PublicNotice.asp

For Recruitment advertisements, go to washingtonpost.com/recruit or call 202-334-4100 (toll free 1-800-765-3675)

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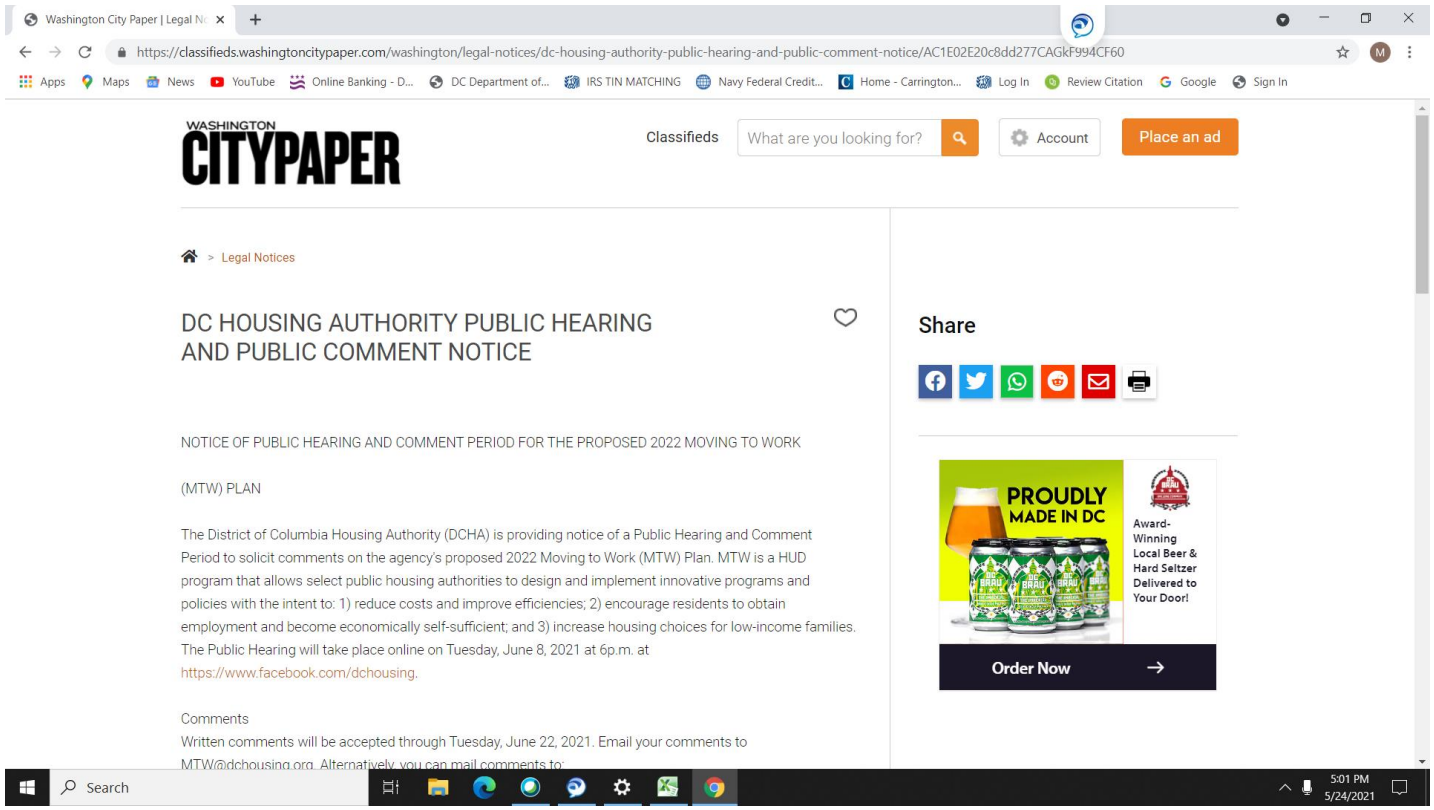

Washington City Paper | Legal No

https://classifieds.washingtoncitypaper.com/washington/legal-notices/dc-housing-authority-public-hearing-and-public-comment-notice/AC1E02E20c8dd277CAGkF994CF60

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> Legal Notices

DC HOUSING AUTHORITY PUBLIC HEARING AND PUBLIC COMMENT NOTICE

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2022 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 2022 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 8, 2021 at 6p.m. at https://www.facebook.com/dchousing.

Comments
Written comments will be accepted through Tuesday, June 22, 2021. Email your comments to MTW@dchousing.org. Alternatively, you can mail comments to:

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V-11668-21-UP-1: A use permit request by Stacy Fresch, the owner, to permit a rear setback of 18.3 feet to the wall (17.0 feet to the eave) instead of 25 feet to the wall (21 feet to the eave) as required from the rear property line, and to permit a left side setback of 9.3 feet to the wall and 5.4 feet to the window well instead of 10 feet to the wall and 6 feet to the window well as required from the left side property line; re: a new rear 2-story addition and new window well on an existing semi-detached dwelling in the R2-7 zoning district, on the premise known as 716 North Nelson Street (Ashton Heights).

V-11669-21-UP-1: Use permit request by Matthew Seiler and Jennifer Sullivan, to permit street setbacks of 15 feet to the building wall, 14 feet to the eave and 11.3 feet to the window well instead of 25 feet to the building wall and 21 feet to the eave and window well as required from the 21st St South right-of-way re: a new single family dwelling in the R-5 zoning district on the premises known as 904 21st St South. (Aurora Highlands).

V-11670-21-UP-1: A use permit request by Stephen and Caitlyn Taphorn, the owners, to permit a street setback of 17.8 feet to the wall of front addition 9.8 feet to the porch (16.8 feet to the building eave 8.8 feet to the porch eave) instead of 25 feet to the wall (21 feet to the building eave and porch 19.5 feet to the porch eave) as required from easement for street purposes adjacent to 17th Road North and to permit a left side setback of 7.9 feet to the wall of the front addition 8.9 feet to the porch (6.9 feet to the building eave and 7.9 feet to the porch eave) instead of 15.7 feet to the wall and porch (11.7 feet to building and porch the eaves) as required from the side property line; re: a new front porch and front addition to an existing one-family dwelling in the R-5 zoning district, on the premises known as 4933 17th Road North (John M Langston).

Stephen Risse,
Board of Zoning Appeals Coordinator

Advertising Dates: May 19th, 2021
May 26th, 2021

AD#50522

THE DISTRICT OF COLUMBIA HOUSING AUTHORITY
Public Hearing and Public Comment Notice

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2022 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 2022 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 8, 2021 at 6 p.m. at https://www.facebook.com/dchousing**.

Comments

Written comments will be accepted through **Tuesday, June 22, 2021. Email your comments to MTW@dchousing.org**. Alternatively, you can mail comments to:

Hanna Koerner
c/o DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

To request a copy of the MTW plan, please call (202) 854-6660; 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 **LA@dchousing.org**. Please allow at least 5 business days to make the necessary arrangements.

May 26, 2021 Ad#50441

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expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. Interest is to be paid on the unpaid purchase money at the rate contained in the Deed of Trust Note from the date of sale to the date the funds are received in the office of the Substitute Trustees. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Substitute Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. Sold subject to a 120 day right-of-redemption by the Internal Revenue Service. File #58486

Diane S. Rosenberg, Mark D. Meyer, et al., Substitute Trustees

Washington Times
May 19, May 26, Jun 2, Jun 9

(ros58486-061721) (Serial #510403) AD#50373

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DC Housing Authority
Public Hearing and Public Comment Notice
NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR THE PROPOSED 2022 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 2022 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 8, 2021 at 6 p.m. at** https://www.facebook.com/dchousing.

Comments
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Hanna Koerner
c/o DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

To request a copy of the MTW plan, please call (202) 854-8660; send an email to MTW@dchousing.org; or download from the DCHA website at www.dchousing.org/mtw2.

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

Bond Davis, acknowledging that the coronavirus surge brought that idea to a screeching halt. The team is now more than ready. "We were able to bring back about 40 percent of the staff hired for last year's opening. We also have two chefs and four managers who have worked in the District for a long time."

SEAFOOD PREPARED JUST RIGHT

The dining experience was one of taking a taste, then closing your eyes to hold on to the flavors for as long as possible. The meal began with fluffy yeast rolls that glistened, sprinkled with a touch of grated parmesan and rock salt. The texture of the rolls reminded me of a holiday meal with homemade rolls that only a grandmother could make. The appetizer was the Salt and Pepper Calamari with stir-fried vegetables, specialty mustard and Vietnamese chili sauce. Those sauces were divine. Main courses were a succulent Miso-Glazed Sea Bass with crab rice and chilled cucumber slaw. We also had North Atlantic Salmon with crispy skin, prepared at the properly cooked temperature with asparagus. The portions were mighty!

"When I worked at Truluck's location in Naples, Fla. it was not unusual to have 80-90 of the Miso Sea world, the money will go to a kid who wants to be a chef then ten years down the road he or she walks in my front door looking for a chef job. That would be a full circle of the whole thing."

Truluck's is open Monday through Saturday from 11:30 a.m. to 10:00 p.m. and 11:30 a.m. to 9:00 p.m. on Sunday. Reservations can be made on OpenTable. **WI**

Facebook: https://www.facebook.com/TrulucksRestaurantGroup
Instagram: @ trulucksrestaurant
Twitter: @Trulucks

The team at Truluck's gathers on the stairs inside the Mt. Vernon Square location on May 20. (JaMon Jackson/The Washington Informer)

CLASIFICADOS

ALQUILERES LLAMA 202.334.9160

3

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Le invitamos a publicar sus avisos en nuestra sección de Casas, la cual sale mensualmente llegando su mensaje con fuerza al target que usted desea.
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Abierto de Lunes a Viernes de 8am a 5pm. Cualquier otro tiempo, con cita

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AUTOS LLAMA AL 202-334-9160

4

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Anuncio Público

Autoridad de Vivienda de DC
Aviso de audiencia pública y comentario público

AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS PARA EL PLAN DE TRASLADARSE A TRABAJAR (MTW) PROPUESTO PARA 2022

La Autoridad de Vivienda del Distrito de Columbia (DCHA, por sus siglas en inglés) está notificando de una audiencia pública y un periodo de comentarios para solicitar comentarios sobre el Plan de Trasladarse a Trabajar (MTW, por sus siglas en inglés) 2022 propuesto por la agencia. MTW es un programa de HUD 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 se llevará a cabo en línea el **martes 8 de junio de 2021 a las 6 p.m.** en https://www.facebook.com/dchousing.

Comentarios
Se aceptarán comentarios escritos hasta el **martes 22 de junio de 2021.** Envíe sus comentarios por correo electrónico a MTW@dchousing.org. Alternativamente, puede enviar comentarios por correo electrónico a:

Hanna Koerner
c/o DCHA
1133 North Capitol Street NE, Suite 200
Washington, DC 20002

Para solicitar una copia del plan MTW, llame al (202) 854-8660; envíe un correo electrónico a MTW@dchousing.org; o descárguelo del sitio web de DCHA en www.dchousing.org/mtw2.

Solicitud de arreglos razonables

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

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

AVISO PÚBLICO
SE ACEPTAN SOLICITUDES PARA LA LISTA DE ESPERA DE VIVIENDAS DEL CONDADO DE FAIRFAX

La Autoridad de Vivienda y Reurbanización del Condado de Fairfax (FCRHA, por sus siglas en inglés) aceptará solicitudes para la lista de espera para el programa de Demostración de Asistencia de Alquiler de Vales Basados en Proyectos (RAD-PBV, por sus siglas en inglés) desde el lunes 7 de junio de 2021 a las 8 am hasta el domingo 13 de junio de 2021 a las 11:59 pm. El programa RAD-PBV incluye 1,060 unidades de vivienda pública. Las oportunidades de vivienda consisten en apartamentos, condominios y casas de 1, 2, 3 y 4 habitaciones ubicadas en todo el condado de Fairfax. Cuando surgen vacantes, las unidades se ofrecen a los solicitantes en la lista de espera.

Las solicitudes para la lista de espera deben enviarse en línea en cualquier momento durante el período de solicitud. No se aplica ningún cargo. Todas las solicitudes recibidas tienen la misma oportunidad de ser seleccionadas para la lista de espera. Para obtener información adicional sobre el programa RAD-PBV, incluidas las instrucciones de elegibilidad y de solicitud, visite www.fairfaxcounty.gov/housing/RADApplications. Las preguntas también se pueden enviar por correo electrónico a dhcdapplicants@fairfaxcounty.gov, o por teléfono al 703-246-5100, TTY 711.

El condado de Fairfax está comprometido con una política de no discriminación en todos los programas, servicios y actividades del condado. El Condado sigue la Ley Federal de Vivienda Justa y no discrimina a ninguna persona por motivos de raza, color, religión, sexo, discapacidad, estado familiar u origen nacional. Para solicitar adaptaciones razonables, llame al 703-246-5100 (opción 8 del menú) o TTY 711.

C2 The Afro-American, May 29, 2021 - June 4, 2021

AFRO CLASSIFIED Washington

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. 2021ADM000233
C. Leon Bynem Jr. AKA C. Leon Bynem Decedent
NOTICE OF APPOINTMENT, NOTICE TO CREDITORS AND NOTICE TO UNKNOWN HEIRS

Phyllis C. Brown, whose address is 1728 Harold Street, Cayce, SC, 29033 was appointed personal representative(s) of the estate of C. Leon Bynem, Jr., aka C. Leon Bynem who died on April 10, 2020 with a will, and will serve without Court supervision. All unknown heirs and heirs whose where-abouts are unknown shall enter their appearance in this proceeding. Objections to such appointment (or to the probate of decedent's will) shall be filed with the Register of Wills, D.C., 515 5th Street, N.W., 3rd Floor Washington, D.C. 20001, on or before November 14, 2021. Claims against the decedent shall be presented to the undersigned with a copy to the Register of Wills or filed with the Register of Wills with a copy to the under-

LEGAL NOTICES

IN THE SUPERIOR COURT FOR THE DISTRICT OF COLUMBIA (Civil Division)
BANK OF AMERICA, N.A.
Plaintiff,
v.
DELAWARE SAVINGS BANK, FSB
Defendant.
Case No.: 2020 CA 002305 B
Action Involving Real Property
Judge Jose M. Lopez
Next Event: Initial Conference June 25, 2021 at 10:30 a.m. Courtroom 212

ORDER OF PUBLICATION

In accordance with D.C. Code §§ 13-336, et seq., and Super. Ct. Civ. R. 4-I, the object ofthis action is to cure a cloud on the title to the real property known as 1462 Ogden Street, NW, Washington, DC 20010, created by the non-recordation of a previous assignment of a deed of trust,in which Plaintiff, Bank of America, N.A., is the current assignee. On motion of the Plaintiff, it is, this 14th day of April, 2021 hereby **ORDERED**, by the Superior Court of the District of Columbia that notice be given by insertion of a copy of this Order in the Daily Washington Law Reporter and Afro American Newspaper, a

LEGAL NOTICES

DC Housing Authority
Public Hearing and Public Comment Notice

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11.	12.
16.	17.

NAME: _____
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PHONE NO.:_____
CLASSIFICATION: _
(Room, Apt., House, e
INSERTION DATE:_

WASHINGNTO
Legal Adv

a. Order Nisi
b. Small Estates (single pu
c. Notice to Creditors

DC HOUSING AUTHORITY
PUBLIC HEARING AND PUBLIC COMMENT NOTICE

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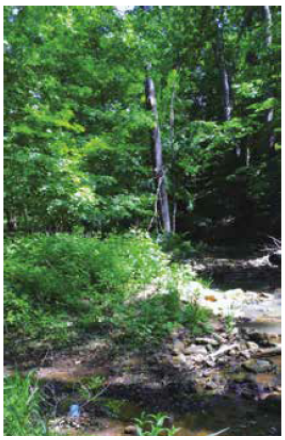

of the railroad and Metro tracks and driving south to the Park areas. Via Metro, exit at the College Park Station, then walk or bike northwest towards College Park. At US 1, Go right for 100 feet, cross the bridge and go right again onto Paint Branch Trail, passing under the Metro and entering the Park.

Kenilworth Aquatic Gardens

Across the River from the National Arboretum is another spectacular place to spend time with nature – the National Park Service's Kenilworth Aquatic Gardens. This is the best time of year to see it in its glory – with the acres of lotus in bloom and many other flowers and plants providing contrast with their colors and shapes. There are so many places to wander among the flowers, and then the wooden walkways out

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Agenda

I. Welcome & Housekeeping
II. Overview of the Moving to Work (MTW) Program
III. MTW Milestones
IV. Annual Plan Overview
V. Questions

D.C. HOUSING AUTHORITY

Resident Advisory Board Meeting Attendance from Minutes

Citywide Advisory Board FY2022 MTW Annual Plan Minutes
June 2, 1-3 pm, Webex

Webex meeting recording link:
https://dchousing.webex.com/dchousing/ldr.php?RCID=284021b7d2a5472eb1e2faf041e081c7

Resident Attendees:

- Chair: Karen Settles
- Commissioner: Aquarius Vann-Ghasri
- Commissioner: Kenneth Council
- Denise Blackson
- Tenora Gibbs
- Rhonda Hamilton
- Patricia Malloy
- Joyce Simmons
- Christine Spencer
- Dena Walker

DCHA Attendees:

- Hanna Koerner, MTW
- Hammere Gebreyes, OED
- Alex Morris, OCP
- Andrea Powell, OGC

Other Attendees:

- Kambridge Giles
- Kendrick Jackson
- Wallace Kirby

Minutes:

Agenda

I. Welcome & Housekeeping

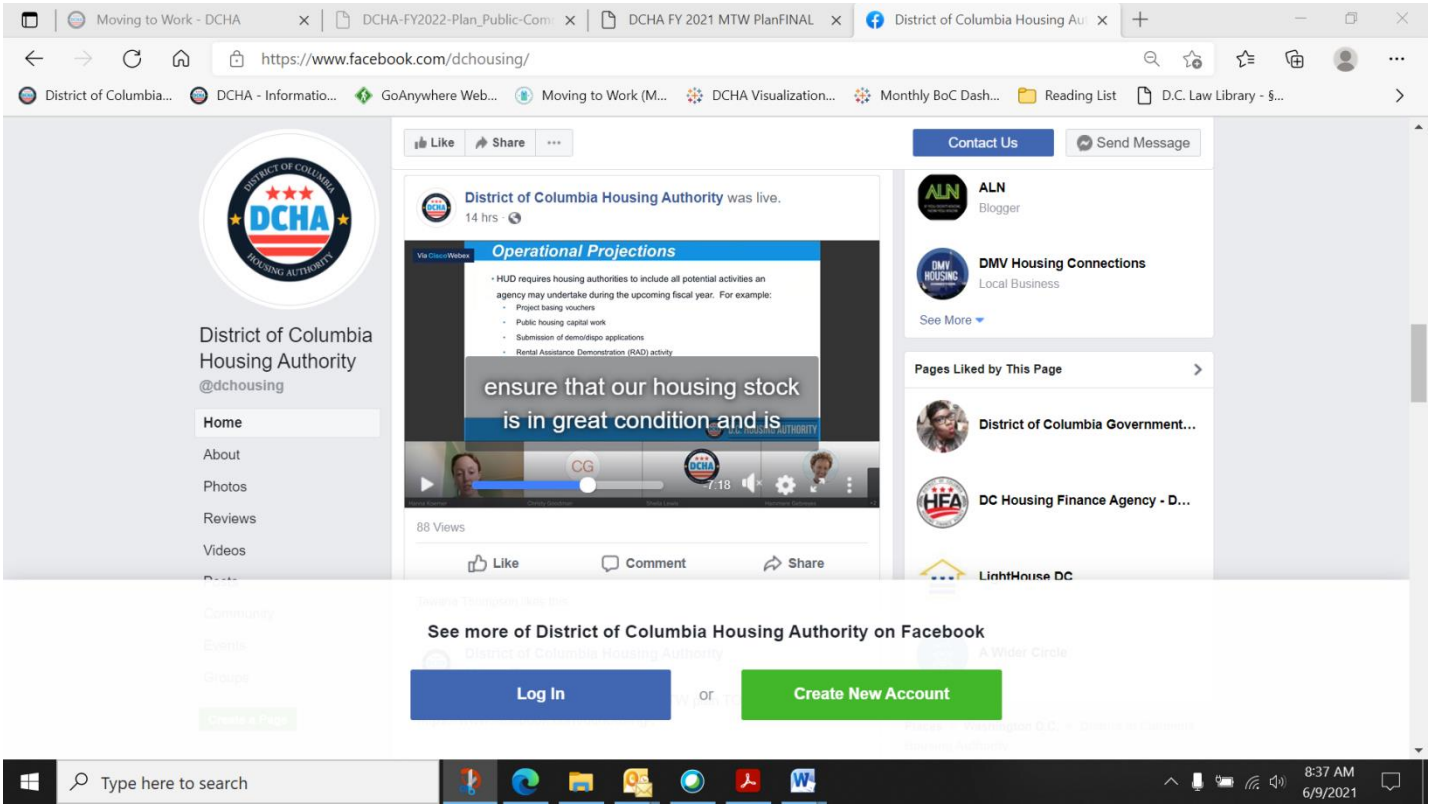
II. Overview of the Moving to Work (MTW) Program

III. Annual Plan Overview

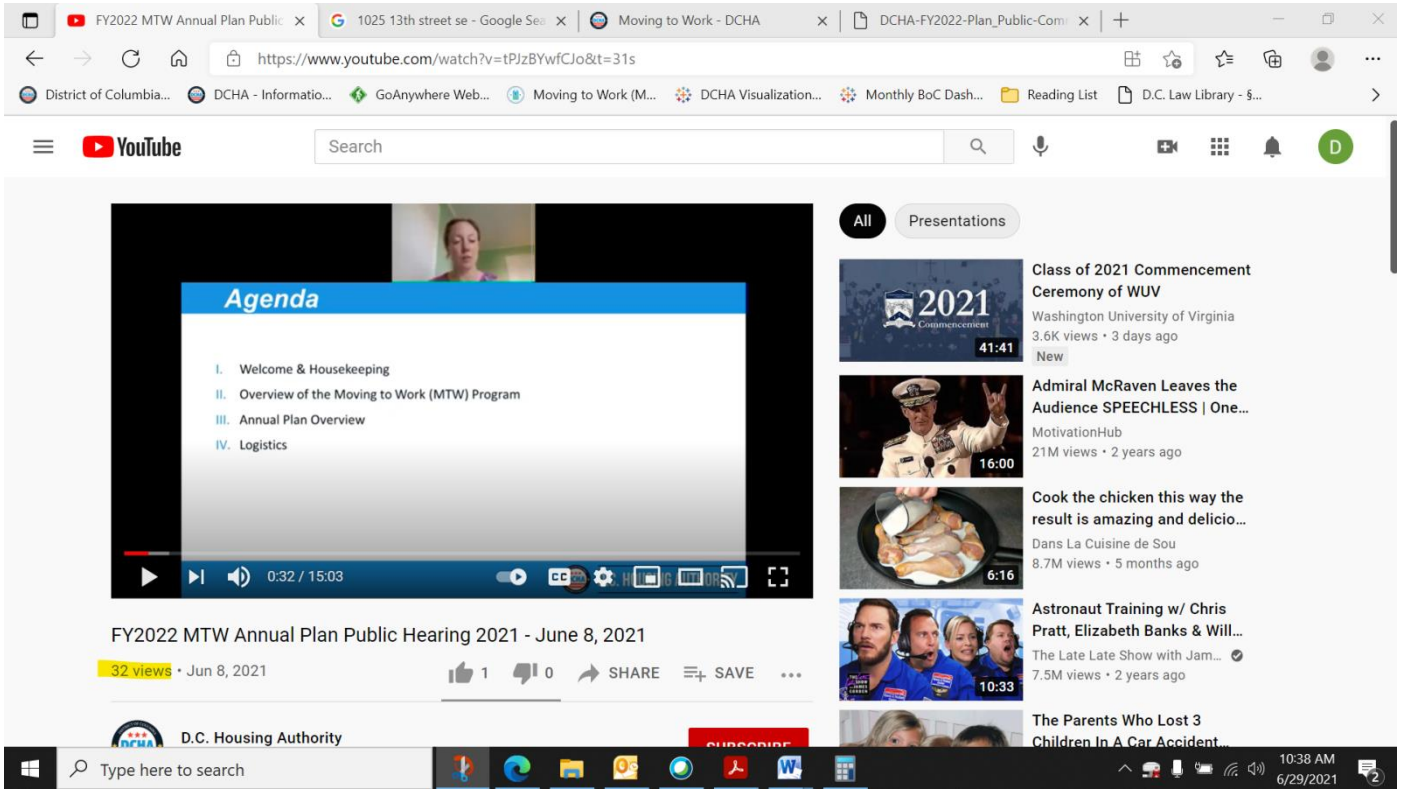
IV. Logistics

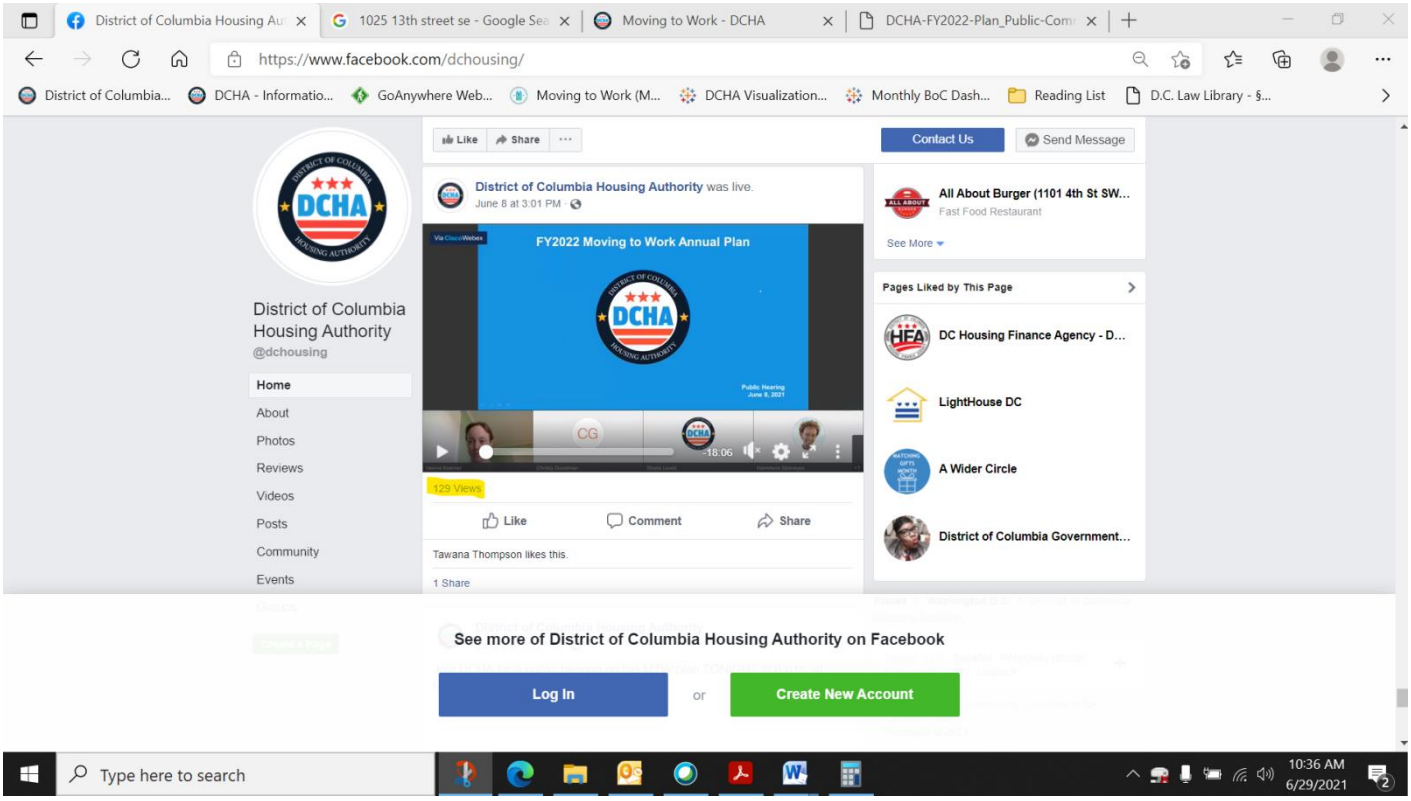
D.C. HOUSING AUTHORITY

Public Hearing Views Day 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

Approved by OMB 0348-0046

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

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: Brenda Donald Print Name: Brenda Donald Title: Interim Executive Director Telephone No.: 202-535-1513 Date: 7/14/21
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

PRINT

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

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
Brenda Donald	Interim Executive Director

Signature	Date (mm/dd/yyyy)
Brenda Donald	07/14/2021

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*	$13,299,704

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	$-
70600	HUD PHA Operating Grants	$31,358,984
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	$264,700
70000	Total Revenue	$31,624,680

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	$2,332,289
91300+91310+92000	Management Fee Expense	$540,866
91810	Allocated Overhead	$-
92500 (92100+92200+92300+92400)	Total Tenant Services	$-
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	$24,779,769
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$28,082,254
10094	Operating Transfers Out	$3,542,426
90000 + 10094	Total Expenses	$31,624,680
160	Capital Assets, Net of Depr.	$ -
	Total Uses of Fund	$31,624,680

*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	$ 208,737,482
71100+72000	Interest Income	$ -
71600	Gain or Loss on Sale of Capital Assets	$ -
71200+71300+71310+71400+71500	Other Income	$ -
70000	Total Revenue	$ 208,737,482

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	$4,395,181
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	$90,656
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	$189,310,286
97400	Depreciation Expense	$-
97500+97600+97700+97800	All Other Expenses	$-
90000	Subtotal Expenses	$204,537,482
10094	Operating Transfers Out	$4,200,000
90000 + 10094	Total Expenses	$208,737,482
160	Capital Assets, Net of Depr.	$-
	Total Uses of Fund	$208,737,482

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

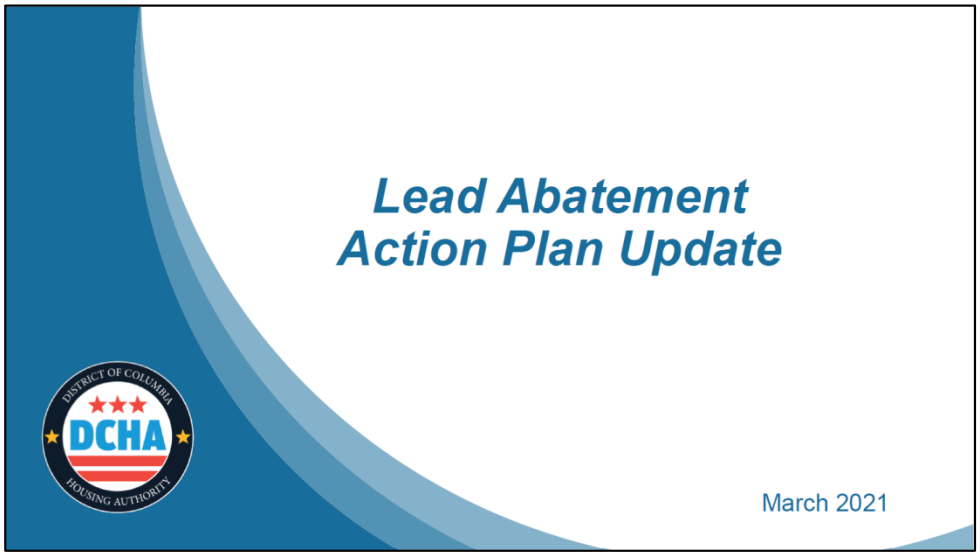
Estimated Sources of COCC Funding for the Fiscal Year

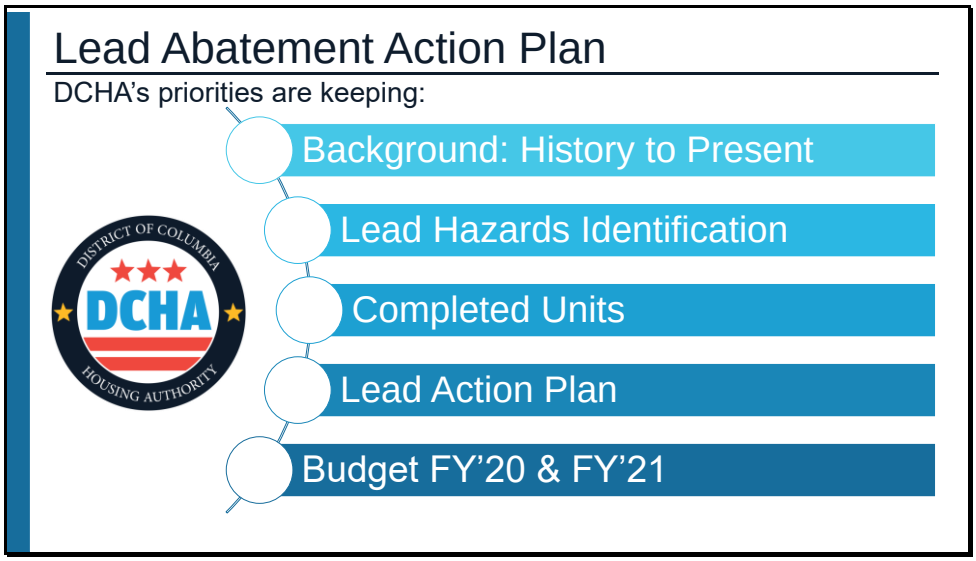
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$-
70600	HUD PHA Operating Grants	$-
70610	Capital Grants	$-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$38,987,183
70800	Other Government Grants	$-
71100+72000	Interest Income	$1,102,332
71600	Gain or Loss on Sale of Capital Assets	$-
71200+71300+71310+71400+71500	Other Income	$2,100,000
70000	Subtotal Revenue	$42,189,515
10093	Operating Transfers In	$-
700000 + 10093	Total Revenue	$42,189,515

Estimated Uses of COCC Funding for the Fiscal Year

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$22,315,552
91300+91310+92000	Management Fee Expense	$-
91810	Allocated Overhead	$-
92500 (92100+92200+92300+92400)	Total Tenant Services	$3,207,287
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	$941,863
93500+93700	Labor	$5,081,827
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$7,917,820
95000 (95100+95200+95300+95500)	Total Protective Services	$124,140
96100 (96110+96120+96130+96140)	Total insurance Premiums	$514,328
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$129,000
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	$40,231,817
10094	Operating Transfers Out	$9,099,704
90000 + 10094	Total Expenses	$49,331,521

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


Lead Abatement
Action Plan Update
March 2021


Lead Abatement Action Plan
DCHA's priorities are keeping:
Background: History to Present
Lead Hazards Identification
Completed Units
Lead Action Plan
Budget FY'20 & FY'21

Background: Timeline

Fall 2017

Identified need for portfolio wide inspection: In October 2017, Director Garrett was unable to find the agency's "no-lead" certifications for HUD and immediately hired analysts to do an environmental assessment of lead, mold, and asbestos.

Spring 2018

Conducted inspections: From May 2018 through January 2019 every public housing unit was inspected.

DCHA met with HUD: to discuss draft Lead Assessment Action Plan.

DCHA sent initial letter to HUD: with Lead Assessment Action Plan (**LAAP**).

Winter 2019

LAAP updated

Spring 2019

Received HUD letter mandate: Must abate all lead in 5 years (April 2024)

LAAP updated

Fall 2019

Stabilized all units where children (6yrs & under) resided: In November 2019, completed all environmental work orders that were in public housing units with children.

HUD Approves LAAP: November 2019

Stabilized all remaining units: In January 2020, DCHA completed all outstanding environmental work orders.

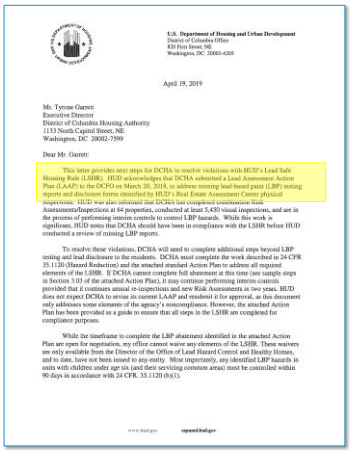
Spring 2020

Interim controls & abatement → **Interrupted by COVID**

Background: HUD Guidance

HUD provided additional guidance for compliance with Hazard Reduction (24CFR.35.1120)

- **No waivers were granted** to DCHA for completion of the Lead Assessment Action Plan
- **No federal money available** to assist DCHA in addressing these conditions.
  - **HUD requested a 5-year compliance plan**



U.S. Department of Housing and Urban Development
District of Columbia Office
820 First Street, NE
Washington, DC 20002-4205

April 19, 2019

Mr. Tyrone Garrett
Executive Director
District of Columbia Housing Authority
1133 North Capitol Street, NE
Washington, DC 20002-7599

Dear Mr. Garrett:

This letter provides next steps for DCHA to resolve violations with HUD's Lead Safe Housing Rule (LSHR). HUD acknowledges that DCHA submitted a Lead Assessment Action Plan (LAAP) to the DCFO on March 20, 2018, to address missing lead-based paint (LBP) testing reports and disclosure forms identified by HUD's Real Estate Assessment Center physical inspections. HUD was also informed that DCHA has completed continuous Risk Assessments/Inspections at 64 properties, conducted at least 5,430 visual inspections, and are in the process of performing interim controls to control LBP hazards. While this work is significant, HUD notes that DCHA should have been in compliance with the LSHR before HUD conducted a review of missing LBP reports.

To resolve these violations, DCHA will need to complete additional steps beyond LBP testing and lead disclosure to the residents. DCHA must complete the work described in 24 CFR 35.1120 (Hazard Reduction) and the attached standard Action Plan to address all required elements of the LSHR. If DCHA cannot complete full abatement at this time (see sample steps in Section 3.03 of the attached Action Plan), it may continue performing interim controls provided that it continues annual re-inspections and new Risk Assessments in two years. HUD does not expect DCHA to revise its current LAAP and resubmit it for approval, as this document only addresses some elements of the agency's noncompliance. However, the attached Action Plan has been provided as a guide to ensure that all steps in the LSHR are completed for compliance purposes.

While the timeframe to complete the LBP abatement identified in the attached Action Plan are open for negotiation, my office cannot waive any elements of the LSHR. These waivers are only available from the Director of the Office of Lead Hazard Control and Healthy Homes, and to date, have not been issued to any entity. Most importantly, any identified LBP hazards in units with children under age six (and their servicing common areas) must be controlled within 90 days in accordance with 24 CFR. 35.1120 (b)(1).

www.hud.gov espanol.hud.gov

Background: Environmental Risk Strategy

Faced a crisis in 2017

Goals:

1. Protect the health and safety of our residents
2. Mitigate risk to DCHA
3. Prudent fiscal stewards of the public dollar

Conducted 5450 visual inspections & categorized properties

Started interim controls

Closed out all environmental work orders

Background: HUD & Risk Assessments

HUD Guidance. Based upon initial HUD Guidance, we decided to take a conservative approach to cost estimating.

Risk Assessment I. Professional 3rd party risk assessors were hired and conducted a report using the following conservative methodology: *If one window had lead, all windows on the property had lead.*

HUD Guidance. Based upon HUD Guidance, DCHA conducted Risk Assessment II

Risk Assessment II. Our Risk Assessment I numbers were ***too large*** compared to the national average and therefore an additional assessment was needed.

Background: Right Sizing Cost Estimates

Scope and cost. Four professional 3rd party contractors that specialize in lead relied on the risk assessment and made aired on the conservative side when projecting initials scope and cost.

Actual cost. When initial interim control work began it became apparent that the cost estimates were inflated.

Moving forward. As a result, we are refined our estimates and scopes of work.

Protecting reserves. As, total costs have come down, allowing us to do more with less.

Background: Summary

Stabilized Portfolio, protected at-risk children, & met our immediate goals

Families with children 6 years or younger:
Performed interim controls in the unit
or
Relocated family to another unit with no lead hazards

Met Our Immediate Goals:

1. Protect the health and safety of our residents
2. Mitigate risk to DCHA
3. Prudent fiscal stewards of the public dollar

Initiated Lead Action Plan to Complete All Properties by 2023.

Lead Hazards: 4 Types

Categorization and Work Required for Each Hazard

No Hazard

- **No Known Hazard**
- No testing required
- No settled dust-lead or lead based hazards exist in the unit

Lead Dust

- **Lead-Dust Exist**
- Certified Contractor to clean lead-dust
- Lead wipe testing required with subsequent occupancy

Interim Control

- **Non-Permanent Mitigation Strategy**
- Based upon encapsulation of the risk
- Painting, specialized cleaning, clearance, ongoing lead-based paint maintenance activities
- Risk assessments every two-years
- Annual visual inspections

Abatement

- **Lead removed or encapsulated**
- Removal of lead based-paint and dust through replacement, encapsulation*, enclosure, and/or paint removal

*if encapsulated testing bi-annually required

Lead Hazards: By DCHA Property

Properties Organized by Risk Assessment Lead Categorization

No Hazards: 1308 Units

- Elvans Road
- Fort Lincoln
- Greenleaf Extension
- Highland Dwellings
- Hopkins Apartments
- Lincoln Road
- Marigold
- Potomac Gardens Family
- Potomac Gardens Senior
- Regency House
- Sibley Plaza
- Sursum Corda

Dust Only: 505 Units

- Colorado Apartments
- Judiciary House
- Knox Hill
- Ontario Road
- Woodland Terrace WU

Interim Controls (IC): 3167 Units

- Garfield Terrace Senior
- Garfield Terrace Family
- Greenleaf Senior
- Sursum Corda TH
- LeDroit Walkups
- Sibley Townhomes
- Richardson Dwellings
- Kelly Miller Walk-Ups
- Stoddert Terrace
- Lincoln Heights
- Greenleaf Additions
- Greenleaf Extension
- Highland Additions
- Greenleaf Gardens
- Fort Dupont Additions
- Kenilworth Walk-Ups
- Woodland Terrace TH
- Fort DuPont Dwellings

Abatement: 1959 Units

- Claridge Towers
- Horizon House
- James Apartments
- Montana Terrace
- Park Morton
- Carroll Apartments
- Columbia Road
- Harvard Towers
- LeDroit Senior
- Kelly Miller TH
- Benning Terrace Townhomes
- Benning Terrace Walk Ups
- Kentucky Courts
- Langston Additions
- Langston Terrace
- James Creek
- The Villager
- Syphax Gardens

Lead Hazards: Developed Strategy

Our Risk Assessments Identified Properties

Our approach to the priority of work has been based on the initial risk assessment dates. The following properties were identified as Section 18 Demo/Dispo within our Transformation Plan: Benning Terrace, Garfield Senior/ Terrace Family, Richardson Dwellings, Fort Dupont / Stoddert Terrace, and Woodland Terrace. HUD allowed all properties identified as Section 18 to have a 5 year (2024) Interim Control Completion Date and based on that guidance we shifted these properties to a later date in our Lead Action Plan.

Due to the COVID Pandemic the Agency's HUD approved position has been to refrain from conducting internal Interim Controls/Abatement and not to resume until at least 90 days after a COVID Phase 3 Status or widely administered vaccination. By the end of Q4/21 we plan to begin to carefully approach internal interim controls/abatement.

Our strategy will be as follows:

1) Using COVID safe best practices we will relocate our Residents in buildings one floor (or tier) at a time to temporary make-ready units within our portfolio and to hotels;

2) Q4-21 Priority of work for Relocation and Abatement will begin with Vaccinated Residents followed by NON-Vaccinated Seniors at:
   a) Langston Addition / Terrace;
   b) Benning Terrace;
   c) Woodland Terrace;
   d) Richardson Dwellings;
   e) Greenleaf Senior; and
   f) LeDroit Senior.

Completed Units: Property Status 3/1/2020

Will require inspection and re-evaluation in one or two years (as noted below)

No Hazards: 1308 Units

(No subsequent inspections Req'd.)

- Elvans Road
- Fort Lincoln
- Greenleaf Extension
- Highland Dwellings
- Hopkins Apartments
- Lincoln Road
- Marigold
- Potomac Gardens Family
- Potomac Gardens Senior
- Regency House
- Sibley Plaza
- Sursum Corda

Dust Only: 505 Units

(Requires Re-evaluation in 2 years Q3-21)

- Colorado Apartments
- Judiciary House
- Knox Hill
- Ontario Road
- Woodland Terrace WU

Interim Controls (IC): 632 Units

(Inspections required yearly to determine the integrity of components address with IC)

- LeDroit Walkups – 18 units
- Kelly Miller Walk-Ups – 67 units
- Lincoln Heights – 440
- Greenleaf Extension – 4 units
- Highland Additions – 62 units
- Fort DuPont Addition – 13 units
- Kenilworth Walk-Ups – 28 units

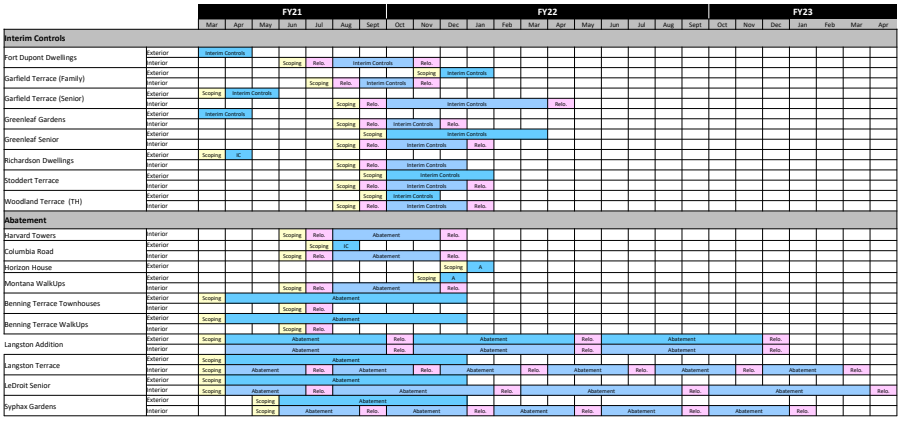
Abatement: 182 Units

(Required 2 year inspections if component was encapsulated; If removed no further action is required)

- Horizon House
- James Apartments – 141 units
- Park Morton – 174 units
- Kelly Miller TH – 40 units
- The Villager – 20 units

Completed Unit Timeline:

Targeted and Focused



Lead Action Plan: Remaining Work 3/1/2021

Remaining Properties Need Interim Controls, Interior & Exterior Abatement

Interim Controls (IC): 872 Units

(Inspections required yearly to determine the integrity of components address with IC)

- Garfield Terrace Senior – 171 units
- Garfield Terrace Family – 14 units
- Greenleaf Senior – 193 units
- Richardson Dwellings – 110 units
- Stoddert Terrace – 137 units
- Greenleaf Gardens – 96 units
- Woodland Terrace TH **–** 65 units
- Fort DuPont Dwellings – 86 units

Interior Abatement Only: 38 Units

(Required 2 year inspections if Component was Encapsulated; If Removed No Further Action)

- Montana Terrace – 15 units
- Columbia Road – 23 units

Exterior Abatement Only: 367 Units

(Required 2 year inspections if Component was Encapsulated; If Removed No Further Action)

- Harvard Towers – 193 units
- Syphax Gardens – 174 units

Interior & Exterior Abatement: 1,256 Units

18-24 Month

(Required 2 year inspections if Component was Encapsulated; If Removed No Further Action)

- Carroll Apartments – 60 units
- Claridge Tower – 343 units
- James Creek – 242 units
- Kentucky Court – 118 units
- LeDroit Senior – 106 units
- Benning Terrace TH – 162 units
- Langston Additions – 34 units
- Langston Terrace – 191 units

8 Require Interim Controls

4 Require Interior or Exterior Abatement

8 Require Abatement

Lead Action Plan: Interim Controls

Properties in the pipeline for Interim Controls

	Building Exterior	Building Common Room	Units	Impacted Units Vacant	Total Residents Impacted	Relocation Required?	Status	Impacted by COVID	Risk Assessment	Estimate Cost Work Cost	Is Unit or Building Vacancy Required?	Is Work Under Contract?	Construction Started?	Estimated Construction Start Date	Estimated Completion Date	Exterior Work Start Date	Exterior Completion	Interior Estimated Start Date	Interior Completion Date	Estimated Completion Date
Fort Dupont Dwellings	YES	YES	114	86	86	YES	50% Complete - Exterior Can be Interim Controlled; Common Area Items - We Are Not Able to Conduct Work W/O Impacting Residents due to COVID -Work to resume 30 days after Covid Ph 3 (Vaccine)	YES	12/3/18	$1,733,985	YES/UNIT	NO	NO	Interior Work to resume 30 days after Covid Ph 3 (Vaccine) Duration 70 Days	TBD based on Abatement Scope. Abatement SOW is being developed expected by 2/15/21 which will determine Time/Cost	3/15/21	4/28/21	30 Days after start of COVID Phase 3 Vaccine protocol	70 Days after NTP	130 Days after Covid Ph 3 (Vaccination) DURATION
Garfield Terrace (Family)	YES	YES	50	14	14	YES	Complete	YES	8/1/18	$961,200	YES/UNIT	NO	Annual Interim Control Monitoring. Repairs will be conducted on an ongoing basis to ensure components remain intact.	Interior Work to resume 60 days after Covid Ph 3 (Vaccine) Duration 20 Days	ongoing	12/15/20	1/31/21	60 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	Interior Work to completed 80 days after Covid Ph 3 (Vaccine)
Garfield Terrace (Senior)	YES	YES	228	171	171	YES	2% Complete - Exterior Work to be Completed by 5/30/21 due to extent of work during winter months. Interior Work to resume 90 days after Covid Ph 3 (Vaccine)	YES	7/27/18	$2,448,156	YES/UNIT	NO	NO	Interior Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 180 Days	Exterior Work to be Completed by 5/30/21 due to extent of work during winter months.	4/12/21	5/30/21	90 Days after start of COVID Phase 3 Vaccine protocol	180 Days after NTP	TBD
Greenleaf Gardens	YES	YES	244	96	96	YES	19% Complete - Exterior Work to be Completed by 4/28/21 due to extent of work during winter months. Interior Work to resume 90 days after Covid Ph 3 (Vaccine)	YES	10/30/18	$1,079,500	YES/UNIT	NO	NO	Interior Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 104 Days	Exterior Work to be Completed by 4/28/21 due to extent of work during winter months.	3/15/21	4/28/21	90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	Exterior Work to be Completed by 4/28/21 due to extent of work during winter months.
Greenleaf Senior	YES	YES	215	193	193	YES	2% Complete - Interior /Common Area Items - We Are Not Able to Conduct Work W/O Impacting Residents due to COVID -Work to resume 90 days after Covid Ph 3 (Vaccine)	YES	8/1/18	$1,510,100	YES/UNIT	NO	NO	We Are Not Able to Conduct Work W/O Impacting Residents due to COVID -Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 172 Days	We Are Not Able to Conduct Work W/O Impacting Residents due to COVID -Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 172 Days(ALL Affected Components are Interior)	90 Days after start of COVID Phase 3 Vaccine protocol	172 Days after NTP	90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	We Are Not Able to Conduct Work W/O Impacting Residents due to COVID -Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 172 Days(ALL Affected Components are Interior)
Richardson Dwellings	YES	YES	190	110	110	YES	Scheduled and Currently Being Scoped	YES	9/24/18	$2,181,877	YES/UNIT	NO	NO	Reviewing property plan to establish work in vacant units to relocate residents.		4/15/21	190 Days after NTP	90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	TBD
Stoddert Terrace	YES	YES	158	137	137	YES	Scheduled and Currently Being Scoped	YES	10/15/18	$2,113,619	YES/UNIT	NO	NO	90 Days after Covid Ph 3 (Vaccination) DURATION 128 DAYS		90 Days after start of COVID Phase 3 Vaccine protocol	128 Days after NTP	90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	TBD
Woodland Terrace (TH)	YES	NO	117	65	65	YES	61% Complete - Exterior Cannot be conducted due to Resident Impact. Interior Work to resume 90 days after Covid Ph 3 release	YES	12/3/18	$911,500	YES/UNIT	NO	NO	All Interior Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 100 Days		90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	90 Days after start of COVID Phase 3 Vaccine protocol	60 Days after NTP	All Interior Work to be completed 190 days after Covid Ph 3 (Vaccine)

Lead Action Plan: Abatement

Properties in the pipeline for external abatement and abatement

	Building Exterior	Building Common Room	Units	Impacted Units Vacant	Total Residents Impacted	Relocation Required?	Status	Impacted by COVID	Risk Assessment	Estimate Cost Work Cost	Is Unit or Building Vacancy Required?	Is Work Under Contract?	Construction Started?	Estimated Construction Start Date	Estimated Completion Date	Exterior Work Start Date	Exterior Completion	Interior Estimated Start Date	Interior Completion Date	Estimated Completion Date
Harvard Towers	NO	YES	193	0	0	NO	Interior Components inspected and intact.	YES	7/23/2018	$19,800	NO	NO	NO	30 Days after Covid Ph 3 (Vaccination) DURATION 20 DAYS	TBD based on Abatement Scope. Abatement SOW is being developed expected by 2/15/21 which will determine Time/Cost. ALL Components are Interior	No Exterior Components	No Exterior Components	30 Days after start of COVID Phase 3 Vaccine protocol	Q3/21	50 Days after Covid Ph 3 (Vaccination) DURATION
Columbia Road	YES	YES	23	0		NO					NO					8/18/2020	8/26/2020	30 Days after start of COVID Phase 3 Vaccine protocol	Q3/21	
Horizon House	YES	YES	125	0	0	NO	100% Interior Interim Controls; 100% Exterior Abatement In Progress	YES	6/6/2018	$147,416	NO	YES	YES		1/30/2021	1/4/2021	1/22/2021	30 Days after start of COVID Phase 3 Vaccine protocol	All interior components intact	1/22/2021
Montana Walkups	YES	YES	15	15	15	YES	100% Exterior Abatement Completed 1/22/21. Interior Work to resume 90 days after Covid Ph 3 (Vaccine) Duration 180 Days	YES	11/5/2018	$395,500	YES/UNIT	YES	YES		1/30/2021	12/23/2020	100% Exterior Abatement Completed 1/22/21	30 Days after start of COVID Phase 3 Vaccine protocol	Q3/21	100% Exterior Abatement Completed 1/22/21
Benning Terrace Townhouses	YES	NO	97	61	61	YES	11% Interim Controls Complete - Exterior Work was previously scheduled to be Completed by 4/28/21 due to extent of work during winter months. Interior Work to resume 90 days after Covid Ph 3 (Vaccine). **Due to District Funds Allocation Strategy has pivoted from Interim Controls to Full Abatement. Abatement SOW is being developed expected by 2/15/21 which will determine time/cost.	YES	10/10/2018	$1,501,705	YES/UNIT	NO	NO	Interior Work to resume 30 days after Covid Ph 3 (Vaccine) Duration 175 Days	TBD based on Abatement Scope. Abatement SOW is being developed expected by 2/15/21 which will determine	4/1/2021	Abatement SOW is being developed expected by 2/15/21 which will determine time/cost.	30 Days after start of COVID Phase 3 Vaccine protocol	Q2/21 on Vacant units turns for relocation	TBD based on Abatement Scope. Abatement SOW is being developed expected by 2/15/21 which will determine
Benning Terrace Walk-Ups	YES	YES	176	101	101	YES	7% Complete Work to resume 90 days after Covid Ph 3 release.**Due to District Funds Allocation Strategy has pivoted from Interim Controls to Full Abatement. Abatement SOW is being developed expected by 2/15/21 which will determine time/cost.	YES	10/3/2018	$1,634,700	YES/UNIT	NO	NO	Interior Work to resume 30 days after Covid Ph 3 (Vaccine) Duration 175 Days	TBD based on Abatement Scope. Abatement SOW is being developed expected by 2/15/21 which will determine Time/Cost	4/1/2021	Exterior Work to be Completed by 4/28/21 due to extent of work during winter months.	30 Days after start of COVID Phase 3 Vaccine protocol	Q3/21	205 Days after Covid Ph 3 (Vaccination) DURATION
Langston Addition	YES	NO	34	0	0	YES	Exterior Abatement being completed with Property Renovations	YES	11/6/2018	$139,500	NO	YES	YES	Phased Modernization of Property will be conducted over a 18-24 month period.	3/30/2024	3/1/2021	3/1/2023	3/1/2021	3/1/2023	TBD
Langston Terrace	YES	YES	274	191	191	YES	Scheduled and Currently Being Scoped. **Due to District Funds Allocation Strategy has pivoted from Interim Controls to Full Abatement. Abatement SOW is being developed expected by 2/15/21 which will determine time/cost.	YES	12/3/2018	$8,005,762	YES	NO	NO	Reviewing property plan to establish work in vacant units to relocate residents.	3/30/2024	4/1/2021	12/31/2021	4/1/2021	3/31/2023	TBD
LeDroit Senior Apartments	YES	YES	124	114	114	YES	In Progress, work being conducted through Phased Modernization of Property will be conducted over a 18-24 Month Period in conjunction with RAD.	YES	8/14/2018	$250,011	YES/UNIT	YES	YES	Phased Modernization of Property will be conducted over a 18-24 Month Period in conjunction with RAD.	Phased Modernization of Property will be conducted over a 18-24 Month Period in conjunction with RAD.	4/1/2021	3/1/2023	4/1/2021	3/1/2023	TBD
Syphax Gardens	YES	YES	174	0	151	YES	Currently Being Scoped in order to create a schedule. New scope to be submitted by 2/15/21. Abatement work in common area stairwells can not be conducted due to impact to residents. Work to resume 90 days after Covid Ph3 release.	YES	11/21/2018	$2,285,634	YES/BLDG	NO	NO	Q2/21	11/15/2024	6/1/2021	12/31/2021	6/1/2021	1/31/2023	TBD

Budget: FY'20 Actual Spending $2.64M

Expenses

Properties Impacted:

- Columbia Road
- Carroll Apts.*
- Fort Dupont Additions
- Fort DuPont Dwellings**
- Fort Lincoln
- Greenleaf Gardens**
- Greenleaf Senior**
- Highland Additions
- Hopkins
- James Creek
- Judiciary House
- Kelly-Miller Walk Ups
- Kenilworth Courts
- Kentucky Court*
- Knox Hill
- Langston Terrace
- Langston Additions
- LeDroit Senior
- Montana Terrace
- Park Morton
- Potomac Gardens
- Regency House
- Richardson Dwellings
- Sibley Senior
- Woodland Terrace TH**
- Claridge Tower*

** Interim controls completed in 2020. Abatement planned for FY21*

*** Work partially completed in FY2020, will be completed starting in Q4 FY21*

$219,453.25	Risk Assessment
$428,813.17	Relocation
$313,316.37	Mold Remediation
$223,412.13	Painting & Plastering
$1,053,882.89	Interim Controls
$400,785.28	Indirect Expenses

Budget: FY'21 District Capital Spending Plan

Property	Scope of Work	Units	Cost Estimate	Funds Spent	Funding Source
Carroll Apartments	Interior and Exterior	60	$25,475.00	No	DC $50 Million
Claridge Towers	Interior and Exterior	343	$75,411.50	No	DC $50 Million
James Apartments	Interior and Exterior	141	$133,500.00	No	DC $50 Million
Kentucky Courts	Interior and Exterior	118	$114,610.72	No	DC $50 Million
Langston Terrace	Interior and Exterior	32	$1,356,557.44	No	DC $50 Million
Syphax Gardens	Interior and Exterior	175	$160,895.84	No	DC $50 Million
Benning Terrace	Interior and Exterior	247	$425.000.00	No	DC $50 Million
James Creek	Interior and Exterior	242	$450,000.00	No	DC $50 Million
Horizon House	Exterior Only	107	$450,000.00	No	DC $50 Million
TOTALS:		**1,465**	**$2,766,450.50**		

FY'21/22 The Rest of the Lead Spending Plan

Property	Scope of Work	Units	Cost	Funds Spent	Funding Source
Garfield Terrace Sr.	Interior and Exterior	171	TBD	No	TBD
Greenleaf Gardens	Interior and Exterior	96	TBD	No	TBD
Greenleaf Senior	Interior and Exterior	193	TBD	No	TBD
Richardson Dwellings	Interior and Exterior	110	TBD	No	TBD
Stoddert Terrace	Interior and Exterior	137	TBD	No	TBD
Woodland Terrace (TH)	Interior and Exterior	65	TBD	No	TBD
Ft DuPont Dwellings	Interior and Exterior	86	TBD	No	TBD
Columbia Road	Interior and Exterior	23	TBD	No	TBD
Harvard Towers	Interior Only	193	TBD	No	TBD
TOTALS:		**1,074**	**TBD**		